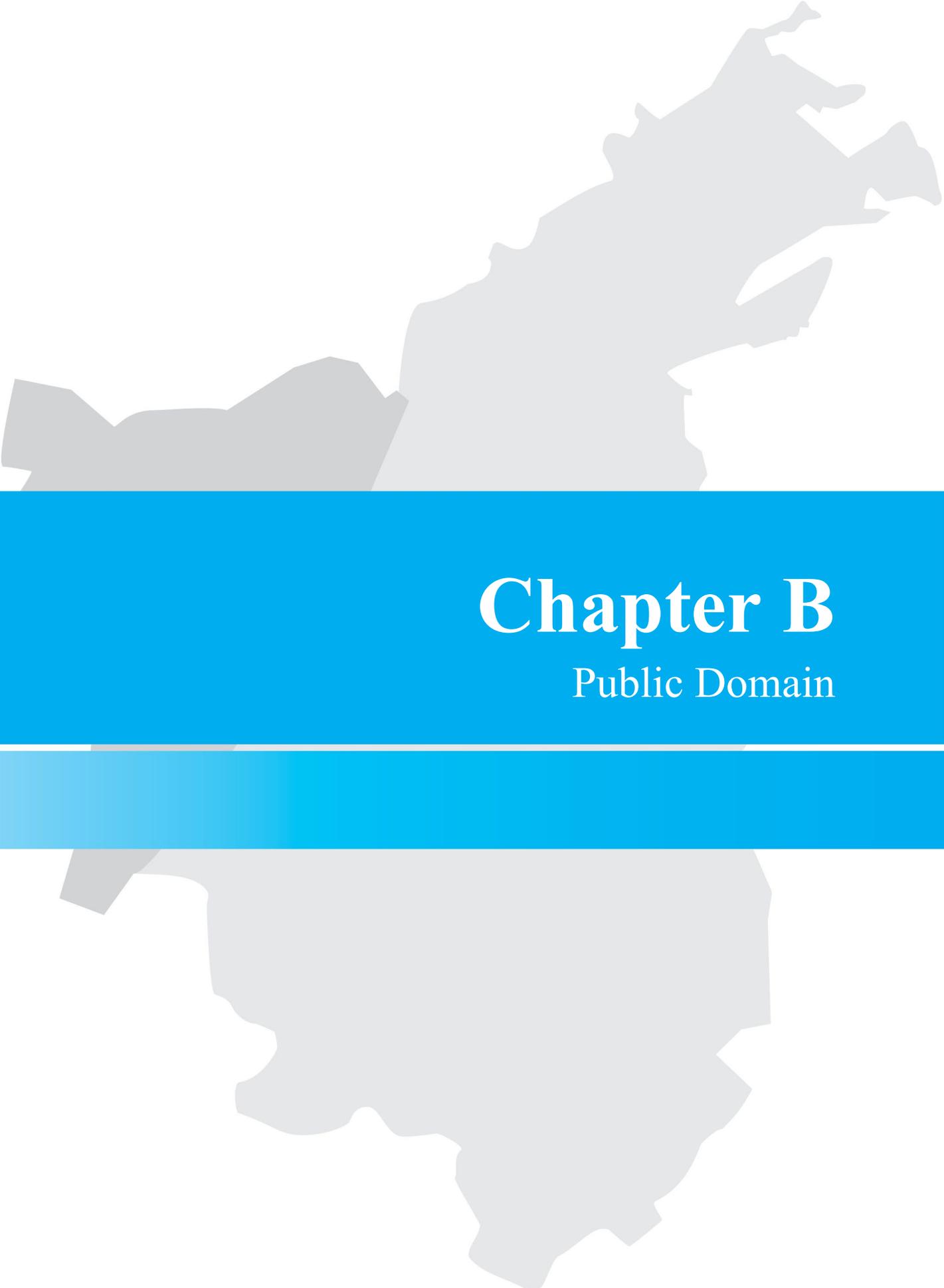


Section 2

General Guidelines



Chapter B

Public Domain

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Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure that development contributes to the creation of a high quality, safe and vibrant public domain that reinforces the distinct, attractive the LGA character and encourages people to walk, cycle and interact outdoors

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Active Street Frontage	
	<p>DS1.1 A minimum of 75% of the ground floor of the building fronting the primary street is occupied by one or more of the following active uses:</p> <ul style="list-style-type: none"> • Shops • cafés or restaurants • offices • community facilities
	<p>DS1.2 Buildings are built to the boundary of the primary street frontage for their entire length</p>
	<p>DS1.3 Development may be setback from the boundary of the primary street frontage for part or all of its frontage where it creates a high quality, context appropriate and useable public plaza</p>
	<p>DS1.4 Where a setback exposes a the blank wall of an adjoining building, this wall is screened by artwork, green walls or other visually interesting treatment</p>
	<p>DS1.5 Parts of a use that generate the highest level of activity such as customer service areas, gathering and seating areas are located adjoining the footpath or otherwise clearly visible from the footpath</p>
	<p>DS1.6 The ground floor of buildings fronting the primary street is at the same level as the adjoining footpath</p>
	<p>DS1.7 A minimum of 75% of the ground floor façade of buildings fronting the primary street is occupied by large, transparent, non-reflective glass windows or other openings that allow for clear sightlines between the adjoining footpath and the inside of the building</p>
	<p>DS1.8 Ground floor facades are:</p> <ul style="list-style-type: none"> • well designed with a high level of architectural quality and finish • provide for diversity and visual interest within a cohesive whole • have a high level of functionality • are comprised of quality, durable and low maintenance materials
	<p>DS1.9 Above the ground floor, and in particular the first two levels above ground, uses are oriented to directly overlook the public domain and facades include design features such as balconies, decks and large transparent windows that facilitate casual passive surveillance of the adjoining public domain</p>
	<p>DS1.10 Basement car parks do not protrude above ground level at primary street frontages</p>
	<p>DS1.11 Where provided, car parks located above the ground floor level are:</p>

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> sleeved behind active uses <p>Or</p> <ul style="list-style-type: none"> occupy a maximum of 50% of the façade length and a maximum of two storeys in height and are screened by artwork, green walls or other visually interesting treatment
	<p>DS1.12 Where provided, security grills are fitted internally behind the shop front, are fully retractable and are a minimum 50% transparent when closed</p>
	<p>DS1.13 The number of individual tenancies fronting the street is maximised</p> <p><i>Note: as a general guide, it is preferred that the maximum width of an individual tenancy fronting the primary street frontage is 10m</i></p>
	<p>DS1.14 Where available, vehicle access is obtained from a secondary street</p>
	<p>DS1.15 Where vehicle access cannot be obtained from a secondary street, its width is minimised</p>
	<p>DS1.16 Signage at the ground floor is co-ordinated and integrate into the building design</p>
Awnings to buildings over public land	
<p>PC1. To ensure that awnings are provided that enhance the amenity and useability of the public domain by providing shelter for pedestrians from rain and shading from direct sunlight</p>	<p>DS2.1 A continuous awnings is provided to the entire ground floor of the building fronting the primary street</p>
	<p>DS2.2 Awnings project a minimum of 50% of the width of the adjoining footpath</p>
	<p>DS2.3 Awnings are consistent with the design of the buildings and are integrated into the buildings framework</p>
	<p>DS2.4 Awnings have a simple, flat design</p>
	<p>DS2.5 Awnings are cantilevered from the top of the ground floor of the building</p>
Street trees	
<p>PC2. To ensure that street trees create a distinct, unified street character, enhance the attractiveness and comfort of the public domain and provide for environmental benefits such as improving biodiversity and microclimate</p>	<p>DS3.1 Street trees are provided within deep soil zones on all streets as identified in Council’s street tree strategy</p>
	<p>DS3.2 Street trees reinforce the street hierarchy</p>
	<p>DS3.3 Street trees create or reinforce an existing desirable, distinct street tree or landscaping character in particular that of heritage street tree plantings</p>
	<p>DS3.4 Street trees are appropriate to the LGA climate, and preferably include a selection of deciduous species to provide for solar access in winter months and shading in summer months</p>
	<p>DS3.5 Street trees are planted in a co-ordinated way, with large spreading canopy trees to be planted at consistent, regular intervals</p>

Performance Criteria	Design Solution
	<p>DS3.6 Street trees are used to screen blank or unattractive building walls from view from the public domain</p> <p>DS3.7 Street trees are robust, low maintenance and do not create a nuisance or hazard to pedestrians through excessive dropping of vegetation, in particular flowers</p> <p>DS3.8 Street trees are to be selected from the list of species on the relevant Tree Policy</p>
Wind effects of buildings	
<p>PC3. To ensure that buildings do not create or exacerbate existing adverse wind conditions on outdoor areas that have high levels of pedestrian or recreational use, in particular the ground level public domain</p>	<p>DS4.1 Buildings that have a height of 45m or greater or due to their location are likely to create the risk of significant adverse wind affects:</p> <ul style="list-style-type: none"> • are sited and designed to reduce adverse wind conditions on communal and private recreation facilities, open spaces and the public domain to levels that do not cause discomfort or danger to pedestrians or building users • include design features that mitigate the adverse impacts of wind such as operable screens, pergolas and shutters on balconies on that part of a building up to 45m in height • recess balconies within the external fabric of the building or have wintergardens on that part of a building over 45m in height • are supported by a wind effects report that is prepared by a suitably qualified engineer that <ul style="list-style-type: none"> – is based on wind tunnel testing which compares and analyses the current wind conditions and the wind conditions created by the development – assesses and reports the impacts of wind on communal and private recreation facilities, open spaces and the public domain – provides design solutions to minimise the impact of wind on the public and private domain – demonstrates that the proposed development and solutions are consistent with the provisions of this DCP
Reflectivity of buildings	
<p>PC4. External building materials ensure reflected sunlight does not create risk of discomfort, nuisance or hazard to pedestrians, motorists or occupants of other buildings.</p>	<p>DS5.1 Light reflectivity from building materials used on facades does not exceed 20%</p> <p>DS5.2 Building siting and design, including shape, diffuses reflected sunlight and is not angled to concentrate it on specific locations</p> <p>DS5.3 Reflective glass or other materials such as metal is not extensively used on external building elements such as facades or roofs</p>
Public domain plan	
<p>PC5. To ensure that development that proposes to impact on the public domain is required to be supported by a Public Domain Plan</p>	<p>DS6.1 A development application for development that proposes to impact on the public domain that is:</p> <ul style="list-style-type: none"> • prepared by a suitably qualified and experienced

Performance Criteria	Design Solution
	<p>person</p> <ul style="list-style-type: none"> • is based on an accurate survey plan • has sufficient detail including site plans and sections • clearly shows the existing public domain elements surrounding the site • identifies elements to be retained and protected • identifies elements to be removed or replaced • identifies the works proposed to reconstruct the public domain around that site in accordance with council standards • addresses matters such as roads, drainage infrastructure, kerbs and gutters, footways, driveways, pedestrian kerb ramps, service pit covers, street trees and other landscaping, furniture, lighting, signage and other elements

Public Footway	
<p>PC6. To ensure that development provides for a public footway along its entire street frontage that is well designed, accessible to all, safe, comfortable, attractive and functional</p>	<p>DS7.1 A pedestrian clearway appropriate width for expected pedestrian volumes is provided along the entire length of the site to enable continuous, unobstructed and comfortable pedestrian movement and sightlines</p> <hr/> <p>DS7.2 In business zones, the public footway is paved for its entire length and width between the site boundary and the carriageway</p> <hr/> <p>DS7.3 In residential zones, the public footway incorporates a turfed or landscaped nature strip along the entire length of the site except where required to provide for vehicle access</p> <hr/> <p>DS7.4 Street furniture is to be provided in accordance with the relevant council public domain plan</p> <hr/> <p>DS7.5 Unnecessary level changes are avoided</p> <hr/> <p>DS7.6 Paving material is suitable for its context, including the use of feature paving in key locations, is high quality, durable and low maintenance and provides for a low slip risk in all weather conditions</p> <hr/> <p>DS7.7 The public footway provides for universal access, and in particular has a surface, width, gradient and inclusion of tactile surfaces that enables easy access by mobility impaired persons <i>Note: where a site frontage is steeply sloping, break-out spaces are encouraged to assist in navigation</i></p> <hr/> <p>DS7.8 Where a council public domain plan does not exist, a consistent, simple palette of street furniture is provided, which includes where appropriate:</p> <ul style="list-style-type: none"> • seating • lighting • rubbish bins <p>And</p> <ul style="list-style-type: none"> • wayfinding signage

Performance Criteria	Design Solution
	<p><i>Note: the type of street furniture that is appropriate will differ based on whether the site is in a centre or suburban context</i></p> <p>DS7.9 In town centre locations the public footway provides for areas of outdoor dining associated with adjoining café and restaurant premises</p> <p>DS7.10 The public footway is designed to reflect and strengthen the distinct local character of places</p> <p>DS7.11 Design features that enhance the amenity of the public footway, such as planted kerb build outs and raingardens, are provided where possible and appropriate</p> <p>DS7.12 Design of the public footway is consistent with council’s standards for relevant matters such as road design, vehicle access, stormwater drainage and levels</p> <p>DS7.13 Damage or disturbance made to the public domain as part of site preparation or construction works, including by public utility providers, is repaired to the same or higher standard as existed immediately prior</p> <p><i>Note: in areas where special paving has been provided, replacement with the same paving style is required</i></p>
External lighting	
<p>PC7. To ensure that external lighting is used in limited situations that contributes to the quality of the night urban environment, is sustainable and does not reduce the amenity of the neighbourhood</p>	<p>DS8.1 External lighting of building facades is limited to business zones and where highlighting distinct architectural features</p> <p>DS8.2 External light fixtures are integrated with the building design and are not readily visible as separate elements from the public domain</p> <p>DS8.3 External lighting is energy efficient, high quality durable and low maintenance and subject to</p> <p>DS8.4 External lighting does not nuisance or hazard to occupants of the building or adjoining or nearby buildings, in particular residents, or motorists</p> <p>DS8.5 External lighting minimises light spill into the night sky</p> <p>DS8.6 In general, external lighting is of soft, natural colours</p> <p>DS8.7 LED down lighting is preferred over up lighting to minimise light pollution</p>
Undergrounding of services	
<p>PC8. To ensure that utility services are located to improve the visual amenity of the public domain, in particular reducing clutter, and minimise maintenance costs and conflict with street plantings</p>	<p>DS9.1 Where possible, utility services are to be located underground in shared services pits</p> <p>DS9.2 Where undergrounding of services is not possible, utility services are bundled together</p>
Public Art	

Performance Criteria	Design Solution
<p>PC9. To ensure that development provides public art in order to enhance the public domain and create a sense of place.</p>	<p>DS10.1 Refer to Council’s public art policy</p>

