

[Draft Parramatta City Centre Development Control Plan – to be inserted as a new section 4.3.3.7 e)]

n) Nos 142-154 Macquarie Street and 135 George Street, Parramatta

Land and Development Covered by this Part

This Part of the DCP applies the streetblock bound by George Street, Harris Street, Macquarie Street and Argus Lane as shown in Figure 4.3.3.7.20.

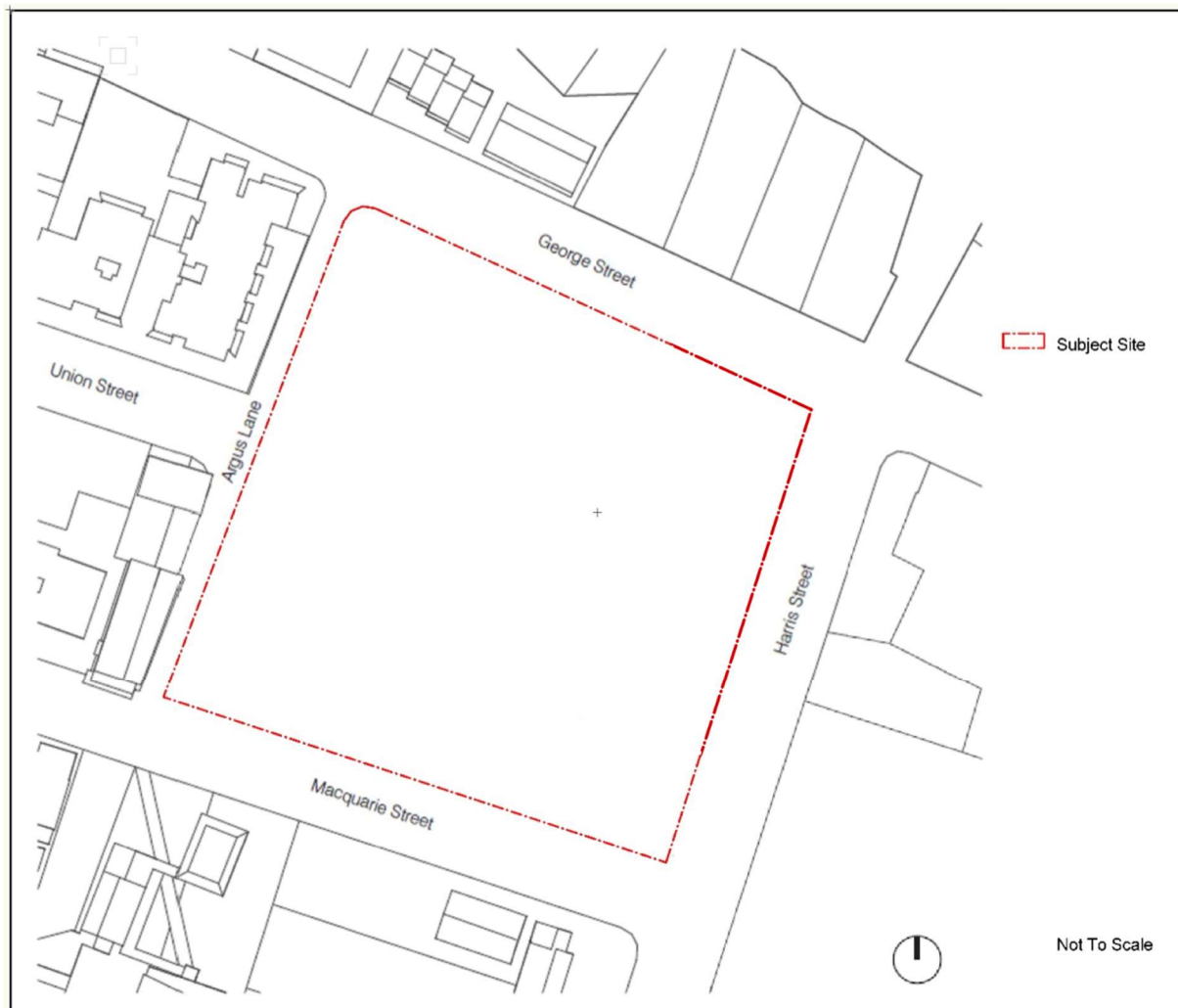


Figure 4.3.3.7.20 – Land covered by this Part

Relationship to other Planning Documents or Sections within DCP 2011

This Part is to be read in conjunction with other parts of this DCP and the *Parramatta Local Environment Plan (LEP) 2011*. The aspects of this Part that relate to the former Cumberland Media site have been prepared in accordance with the winning design from Council's Design Excellence process (LA/353/2015), as per Clause 7.10 of Parramatta LEP 2011. It establishes principles, objectives and controls to be interpreted during preparation and assessment of development applications.

Whilst this section contains site specific controls for the site, the other Parramatta City Centre DCP provisions will still apply. In particular, these controls are considered to be relevant to the development of this site.

- 4.3.3.1 (a) Built Form – Minimum Building Street Frontage
- 4.3.3.1 (d) Built Form – Building Depth and Bulk
- 4.3.3.1 (f) Built Form – Building Form and Wind Mitigation

- 4.3.3.1 (g) Built Form – Building Exteriors
- 4.3.3.2 Mixed Use Buildings
- 4.3.3.3 (e) Courtyards and Squares
- 4.3.3.5 (b) Pedestrian Access and Mobility
- 4.3.3.5 (c) Vehicular Driveways and Manoeuvring Areas
- 4.3.3.5 (d) On-site Parking
- 4.3.3.6 Environmental Management
- 4.3.3.8 Design Excellence

In addition to the Parramatta City Centre Controls (section 4.3.3, as per above), other parts of PDCP 2011 also apply.

Note: Where there is any inconsistency between this section and other parts of the DCP, this section prevails.

This part of the DCP provides principles, objectives and controls on the following:

- Public domain
- Building form
- Access, parking and servicing
- Sustainability, microclimate and water

Design Principles

The following design principles support the objectives and development controls for the site.

Relationship to Parramatta CBD:

1. To revitalise the eastern edge of Parramatta’s CBD and create a new destination for the city.

Architectural Design:

2. To create a high quality, high-density mixed-use development in Parramatta CBD.
3. To respond to the existing streetscape pattern and scale.
4. To mitigate wind impact through design of towers and podiums.
5. To provide an accessible open space with separate plaza spaces activated by a variety of retail, cultural, community, entertainment and commercial uses.

Landscape and Public Domain:

6. To support the amenity of the adjacent parklands and open space.
7. To improve the landscape character and quality of the public domain which adjoins the site.
8. To provide a high quality communal open space.
9. To minimise overshadowing impacts on the open space and heritage items.

Pedestrian Connectivity:

10. To improve connectivity in a north-south and east-west direction across the site and link a series of smaller public open spaces of different shapes and character.
11. To provide active street frontages to George Street, Harris Street and Macquarie Street.
12. To minimise traffic conflicts between pedestrians and vehicles on the site.
13. To integrate pedestrian linkages with the future Light Rail station.

History and Culture:

14. To respond to the history, heritage and archaeological values of the area and incorporate Aboriginal and European elements into the future development through the built elements, streetscape, landscape design and interpretation on the site.

The proposed master plan concept for the site is shown on Figure 4.3.3.7.21.

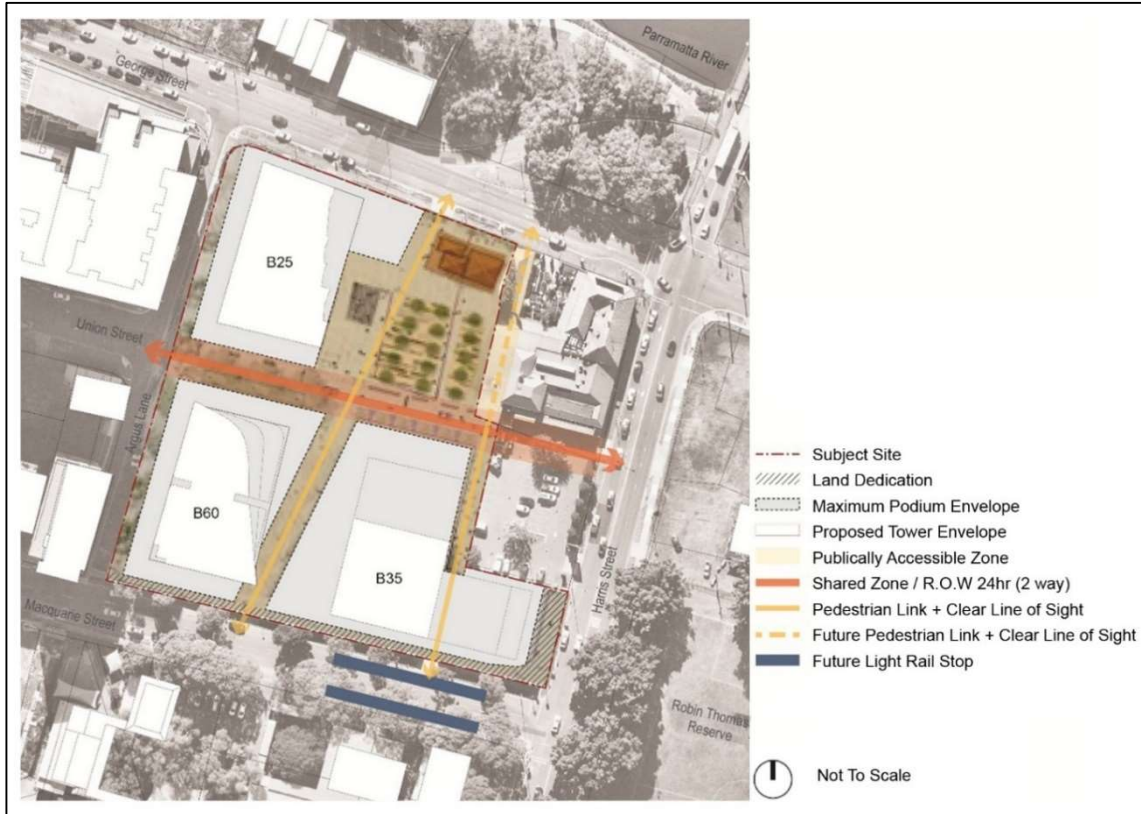


Figure 4.3.3.7.21 – Master plan diagram for 142-154 Macquarie Street



Figure 4.3.3.7.22 – Master plan diagram for former Albion Hotel Site 135 George Street

Plazas and Walkways

The publicly accessible plaza includes publicly accessible walkways and shared spaces within and around the site including streets, lanes and plazas which provide 24/7 access (to be delivered by a voluntary planning agreement).

Objectives

1. Enhance the public domain through improvements to the streets and lanes within and adjoining the site and the creation of publicly accessible plazas.
2. Respond to the existing and planned streetscape pattern and scale
3. Provide active street frontages to George Street, Harris Street and Macquarie Street.
4. Provide a new publicly accessible open space which is activated by a variety of retail, cultural, community, entertainment and commercial uses.
5. Provide heritage interpretation within the publicly accessible open space.
6. Improve connectivity in a north-south and east-west direction across the site and link a series of smaller public open spaces of different shapes and character.
7. Ensure a high level of pedestrian amenity, safety and security through the inclusion of weather protection and lighting.
8. Address the new public place to the riverfront.
9. Ensure the Heritage Cottage Pavilion is activated.
10. Ensure that the plazas and walkways respond to the history, heritage and archaeological values of the area.

Controls

1. New pedestrian walkways and plazas shall be provided in accordance with Figure 4.3.3.7.23.

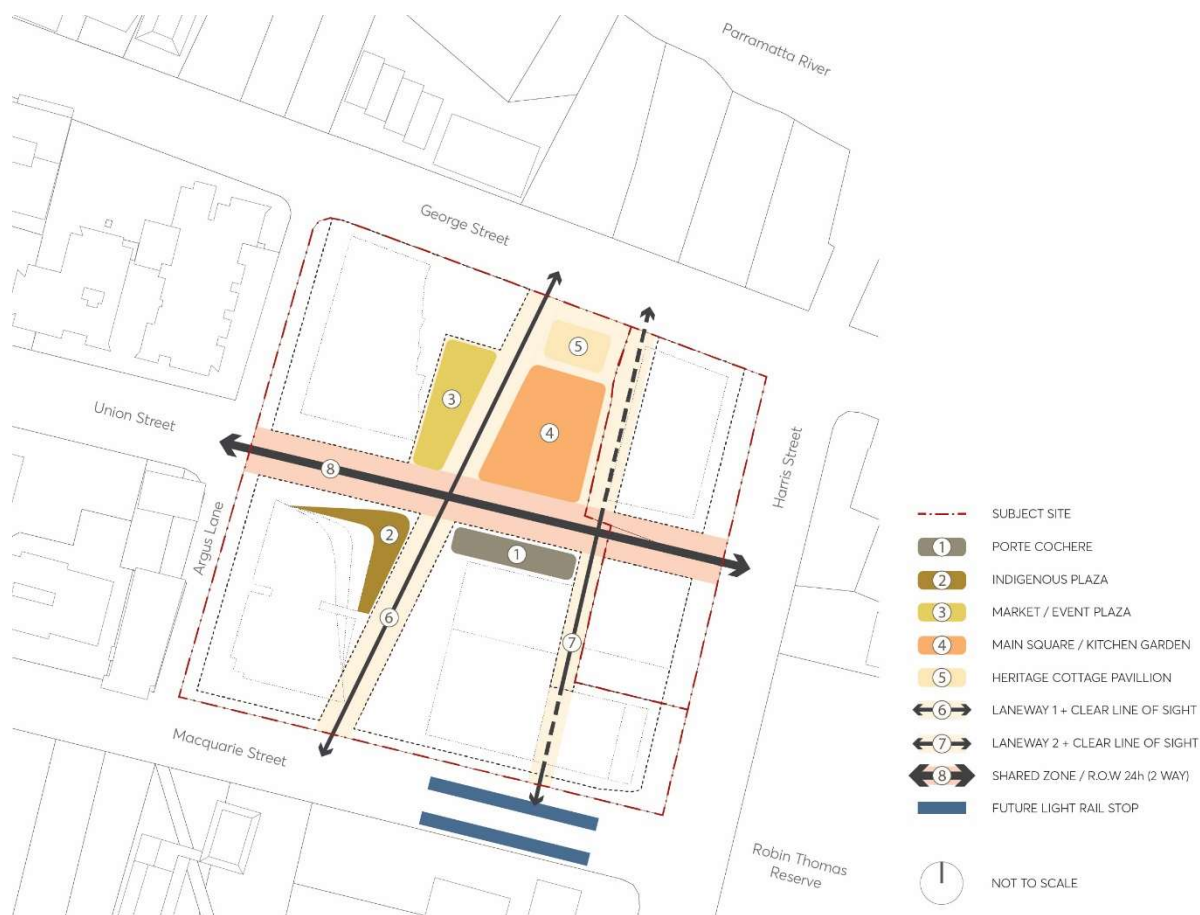


Figure 4.3.3.7.23 – Control diagram: Open Space - Plazas, walkways and shareway

2. New pedestrian walkways, plazas and shareway are composed of the following areas:

- a) Plaza area – 2,500sqm (comprising Plazas 1 to 4)
- b) Shareway – 1,000sqm
- c) Laneways – 850sqm

The total area of the entire public open space to be provided is 4,400sqm.

3. Plaza 3 (Market/Events), 4 (Main Square/Kitchen Garden), 5 (Heritage Cottages Pavilion) are to receive a minimum of 2 hours of solar access between the hours of 10am and 3pm on June 21st to a minimum of 50% of the area
4. The plazas and laneways are designed to celebrate the heritage and archaeological values of the site's history and location through high quality public domain design and on site interpretation, with consideration given to the themes in Figure 4.3.3.7.23 (above) as well as the descriptions provided in the table below. Alternate themes that link to the history and values of the site may also be considered (subject to Council's approval).

PUBLIC DOMAIN PLAZA	USES/DESCRIPTION
Plaza 3 – Market / Events	<ul style="list-style-type: none"> flexible event space in the plaza space adjoining the markets Market Stalls and seating – grand market containing an eatery within the ground floor of Building 25 (B25). Flexible stalls and seats spill out into the open space and towards the Laneway 1.

Plaza 4 - Main Square / Kitchen Garden	<ul style="list-style-type: none"> • Kitchen Garden- Contained within Heritage Lots 49 & 50. To provide edible gardens containing passive recreation space and supplies of produce to the kitchen garden restaurant (restaurant contained within B25 and serving the Convict Cottages).
Plaza 5 - Heritage Cottages Pavilion	<ul style="list-style-type: none"> • An open pavilion structure interpreting the convict cottages on Lots 48 & 49; acting as an educational tool. It also provides sheltered seating for the customers of the Kitchen Garden Restaurant.

5. A two storey colonnade is to be provided along Laneway 2 in the south east building and north east building to allow for a clean line of sight as indicated in figure 4.3.3.7.23
6. A shareway as indicated in Figures 4.3.3.7.23 and 4.3.3.7.28 is to be provided, forming an active spine across the site. The minimum width of the shareway is 12 metres.
7. Continuous street frontage awnings are to be provided along building frontages and along active frontages to provide shade and shelter in accordance with Figure 4.3.3.7.24.



Figure 4.3.3.7.24 – Control diagram: Awning location for former Cumberland Media Site + former Albion Hotel Site



Figure 4.3.3.7.25 – Control diagram: Location of active edges and/or pedestrian entries for former Cumberland Media Centre Site and former Albion Hotel Site

8. Frontage, activation and entries:
 - a) The site is to provide active frontages on ground level along the public spaces as per Figures 4.3.3.7.25.
 - b) Access to residential and commercial uses above ground level is to be provided directly from plaza or ground level pedestrian walkway.

Private Domain

The private domain comprises a series of spaces within the residential component of the development that are enjoyed by the development's future residents.

Objectives

1. To provide high quality private open space and recreational facilities within the development, to meet the needs of future residents.
2. Accessible terraces are to provide opportunities to enhance its amenity for residents.

Controls

1. The development is to provide private recreational facilities (a communal gymnasium and pool facility) to complement Robin Thomas Reserve and other local recreation facilities.
2. Each tower within the development must provide high quality communal open space. This may be in the form of communal gardens or other alternate communal opens space facilities or by way of accessible roof terraces containing landscaped rooftop gardens and activity spaces/uses.

Activity spaces/uses are required to suit the orientation, height, proximity and privacy of the differing levels.

Building form

Objectives

1. Establish high quality architectural and urban design of the site.
2. Create three distinct built forms (towers) with heights varying from 25 storeys to 35 storeys to 60 storeys which transition within the site towards the park and the river.
3. Protect the amenity of adjacent parklands and open space, nearby schools, heritage items and surrounding urban areas by minimising overshadowing impacts.
4. Mitigate wind impact through design of towers and podiums.



Figure 4.3.3.7.26 – Control diagram: Height of buildings in storeys on former Cumberland Media Site

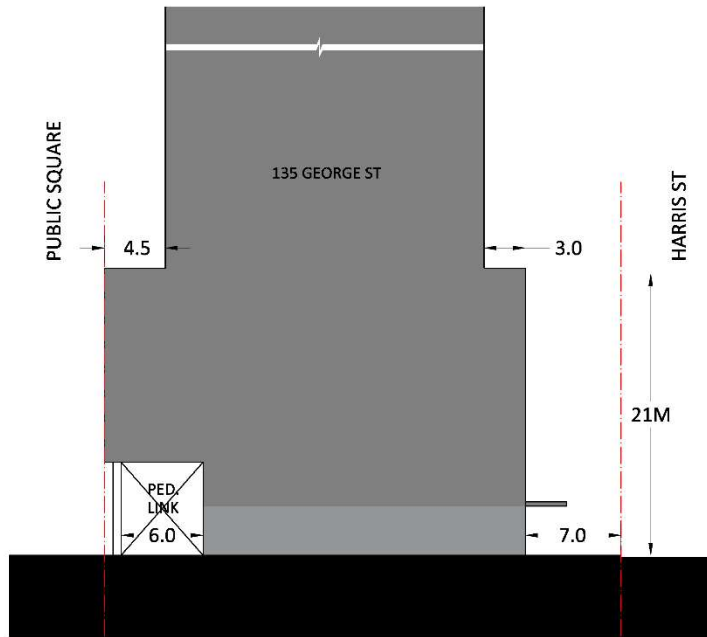


Figure 4.3.3.7.26a – Section showing double height colonnade and setbacks to tower at the cnr of Harris and George Streets

Controls

1. Building envelopes
 - a) The heights (in storeys) of the podium and tower elements are to be consistent with Figure 4.3.3.7.26.
 - b) The Heritage Cottages Pavilion is to have no internal and external walls (as it is an open pavilion structure and not part of the GFA of the development).
 - c) New building forms are to be consistent with dimensions of the street setbacks and above street setbacks as shown in Figure 4.3.3.7.27, Figure 4.3.3.7.28 and Figure 4.3.3.7.29.
 - d) Residential towers should not exceed the maximum building floor plate of 950sqm.
 - e) The size of a podium floor plate is to be proportional to the height of each tower in order to achieve the effect of a slim tower form. Taller tower forms will require a larger floor plate and lower tower forms will require a smaller floor plate (refer to Figure 4.3.3.7.27).

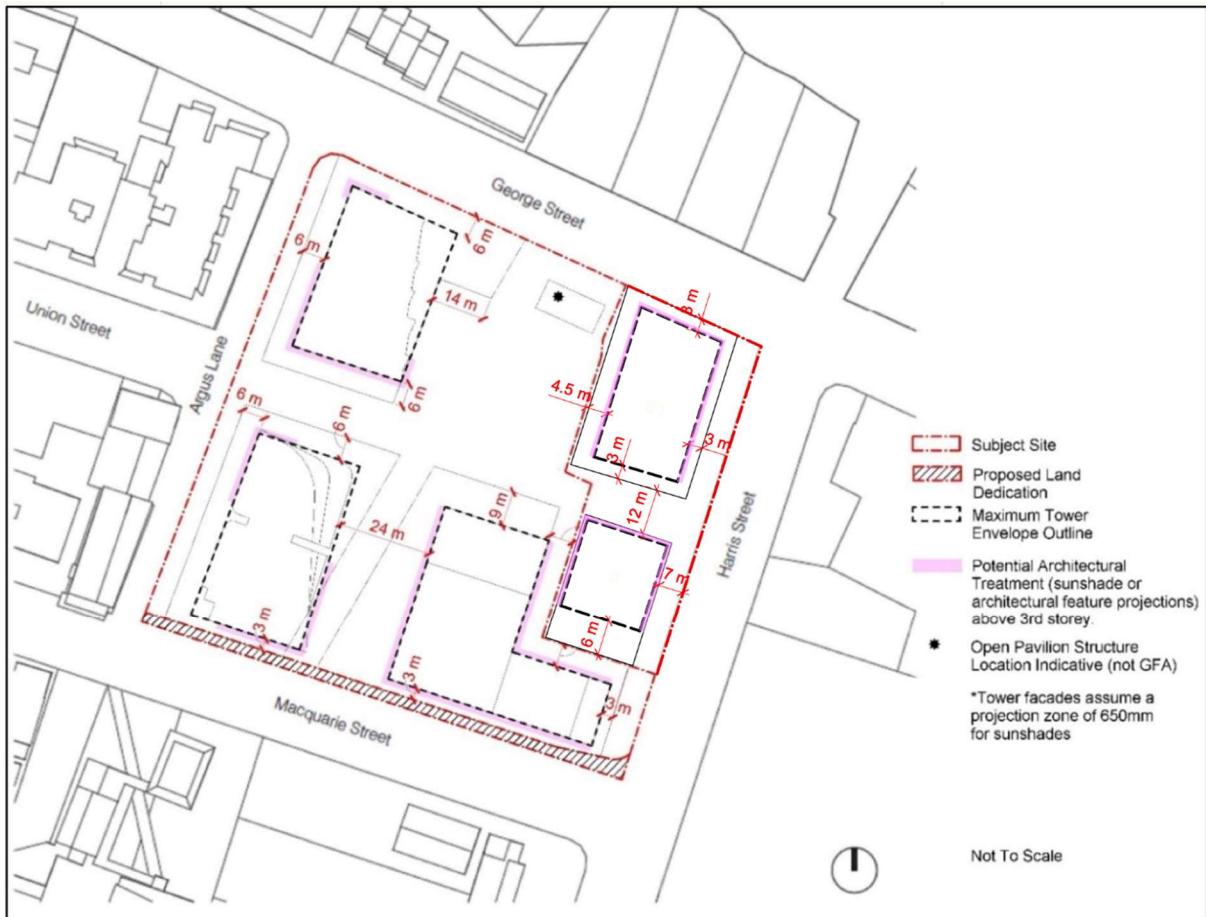


Figure 4.3.3.7.27 – Control diagram: Setbacks to towers above podium on former Cumberland Media Site

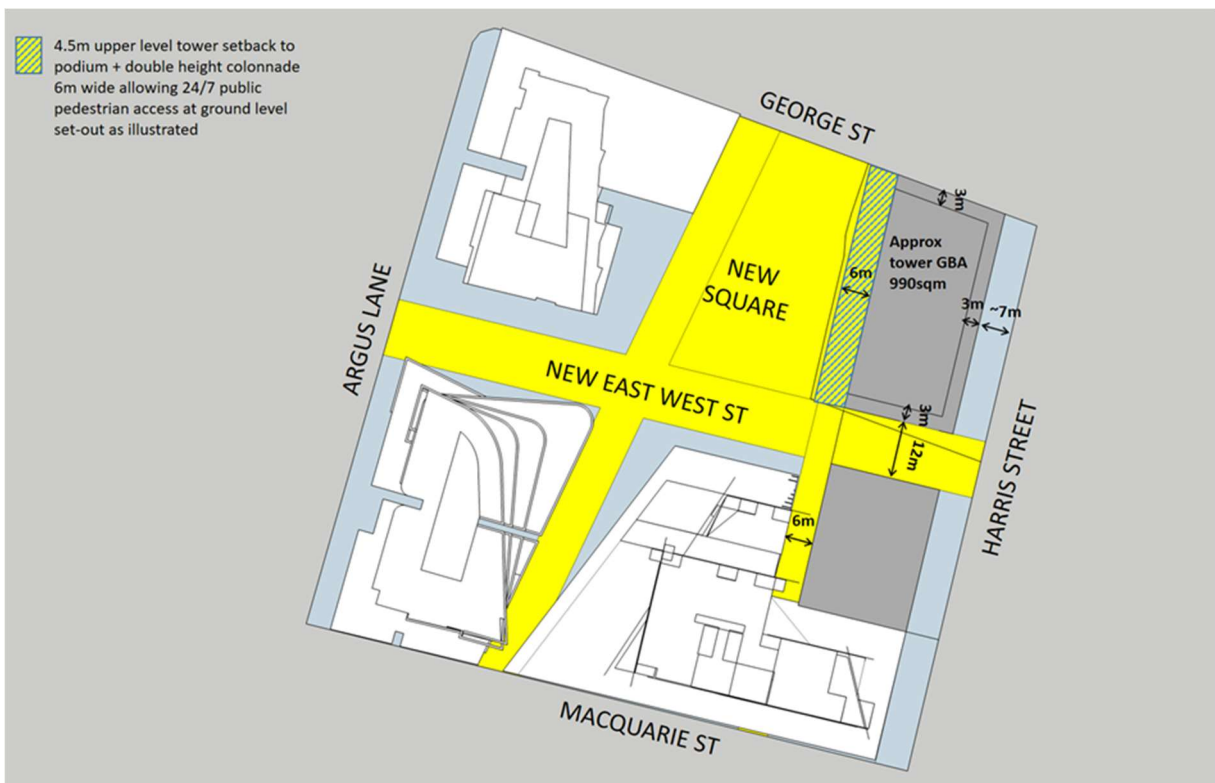


Figure 4.3.3.7.28 – Control diagram: Height of Building in Storeys and Setbacks to towers over podium on former Albion Hotel Site

2. Building podiums are to be consistent with the setbacks shown in Figure 4.3.3.7.29 and be predominantly non-residential in character.

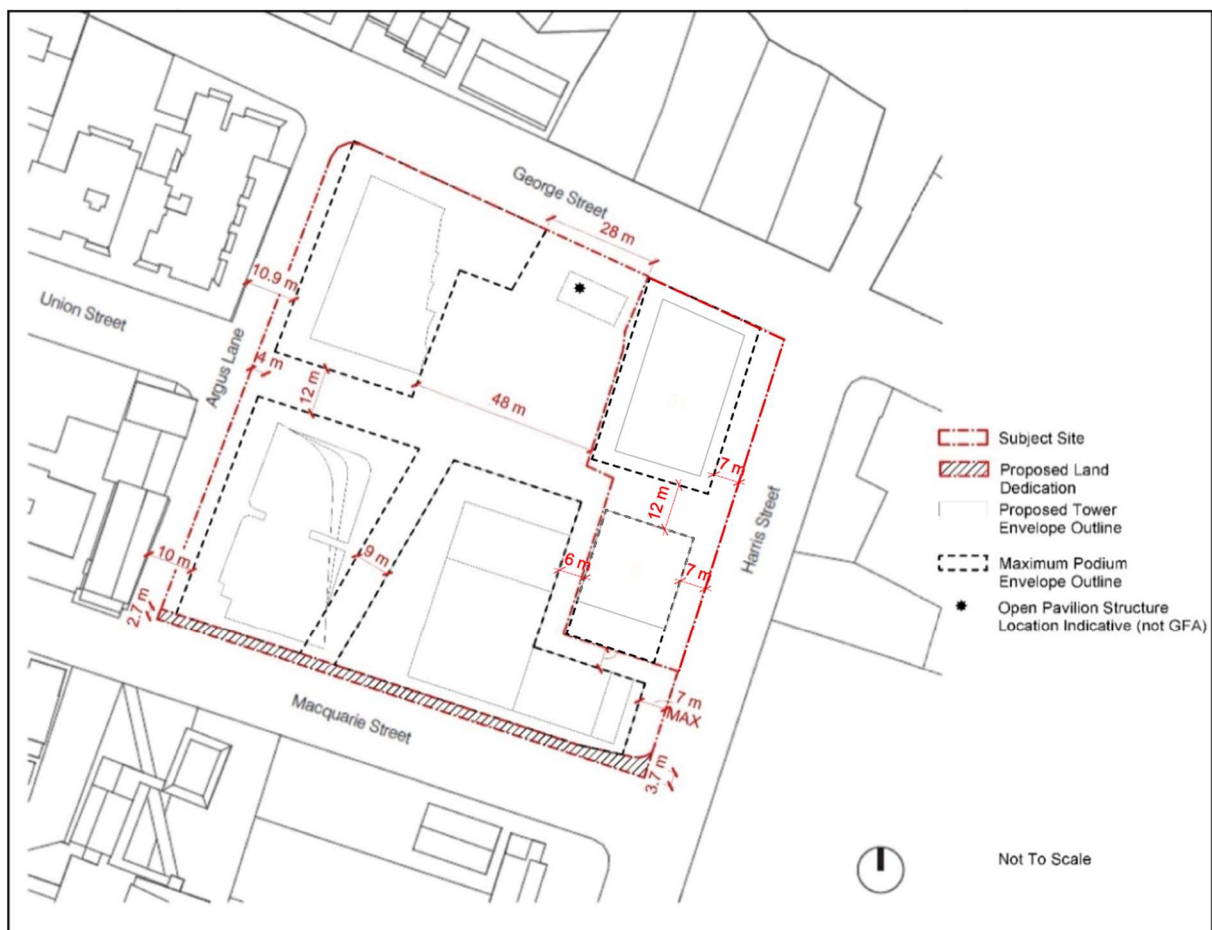


Figure 4.3.3.7.29 – Control diagram: Setbacks and separations at street level

Access, Parking and Servicing

Objectives

1. Connect the new network of spaces to Robin Thomas Reserve.
2. Provide access for vehicles to the site balanced with pedestrian amenity, access and safety.
3. Improve traffic impacts by widening Argus Lane
4. Minimise the number of vehicular access and service points along the active frontages in particular along George Street and Macquarie Street.
5. Provide high quality design of the vehicular access areas with high quality materials.
6. Ensure safety by minimising pedestrian and vehicular conflicts through lighting and signage.
7. Reduce the visual impact of above ground car parking.
8. Increase opportunities to use public transport, to cycle or walk to work.
9. Improved pedestrian connectivity through the site to the City Centre.
10. Ensure that the design of the development, below ground structures and basement is sympathetic to the archaeological heritage on the site and provides in situ retention of State Significant Archelogy on lot 46, 47, 48 and 49.

Controls

1. Vehicular access and servicing:
 - a) Vehicular access and egress are to be provided in the locations shown on Figure 4.3.3.7.30.
 - b) Service vehicle access points and utilities are to be minimised along pedestrian routes and adjacent public open space.
 - c) A 12 metre wide two-way share way shall connect Argus lane and Harris Street for pedestrian and service vehicle access. The share way shall deny access to private vehicles except for emergency vehicles, vehicles associated with the hotel/serviced apartments (i.e. taxis and hotel deliveries) and loading/unloading during defined loading times. The development application shall address any temporary parking and loading/unloading arrangements to be implemented.
 - d) Entry to the share way via Harris Street shall not be permitted. The development application must outline the security measures that will be implemented to control access into the share way such as bollards.
 - e) Vehicular and service access widths are to be minimised and incorporated into the building design.
 - f) High quality design and materials are to be used for the security shutters into the car park and loading areas. Details of design and materials are to accompany the development application.
 - g) Any on grade or above ground car parking and service areas are to be sleeved with other uses such as commercial and residential and is not to be visible to the public domain.
 - h) Development application plans are to provide evidence of signage and urban design elements that reduce pedestrian and vehicle conflicts over the shared zones illustrated in Figure 4.3.3.7.31.
 - i) Facilities for cyclists such as parking, storage and end of trip facilities for bicycles must be provided in accordance with Parramatta DCP 2011. Additional showers for office buildings and public bicycle racks located within the pedestrian walkways must also be provided to encourage the use of bicycles to encourage the use of bicycles.



Figure 4.3.3.7.30 – Control diagram: Vehicular Access and Servicing

2. A Travel Plan consistent with section 3.6.1 of this DCP must accompany each DA stage with the last stage including a comprehensive Travel Plan for the entire development. In addition, the following is also required:
 - a) An annual survey to estimate the travel behaviour to and from the site and a review of the measures.
 - b) A copy of the Travel Plan must be available to Council on request.

Travel Plan:

Provision of Travel Plans and Travel Information Guides A Travel Plan is a package of measures designed to reduce car trips and encourage the use of sustainable transport. Where a Travel Plan is required as a condition of development, it must be submitted to Council prior to the release of the Occupation Certificate.

If the future occupant(s) are known then the Travel Plan must be prepared in co-operation with them. The condition of consent remains for the life of the development:

- a) *Development that contains 5,000sqm of gross floor space or 50 or more employees must prepare a Travel Plan.*
- b) *Travel Plan must include:*
 - *Targets: This typically includes the reduction of single occupant car trips to the site for the journey to work and the reduction of business travel particularly single occupant car trips.*
 - *Travel data: An initial estimate of the number of trips to the site by mode that is required*
 - *Measures: a list of specific tools or actions to achieve the target.*
 - *An annual survey to estimate the travel behaviour to and from the site and a review of the measures.*

- A copy of the Travel Plan must be available to Council on request.

3. A community car share scheme is available for the future residents and is integrated into the development. Development application plans for the basement are to show car share car spaces.
4. Pedestrian movement controls:
 - a) Provide a series of pedestrian links allowing access from Macquarie Street to the main plaza and George Street and from Argus Lane to the Harris Street as shown on the Figure 4.3.3.7.31.



Figure 4.3.3.7.31 – Control diagram: Pedestrian links and shared zones

- b) The pedestrian links are to be in accordance with the street level setback widths outlined in Figure 4.3.3.7.31 and the minimum width be no less than 6m.
5. Basement and below ground structure controls:
 - a) The basement line is not to extend further north (into the protected archaeological zone) than the existing sewer line shown in Figure 4.3.3.7.32 and shall be designed such that it will not result in adverse heritage impacts on the archaeology in Lots 46, 47, 48 and 49. This is to be demonstrated on the development application plans.

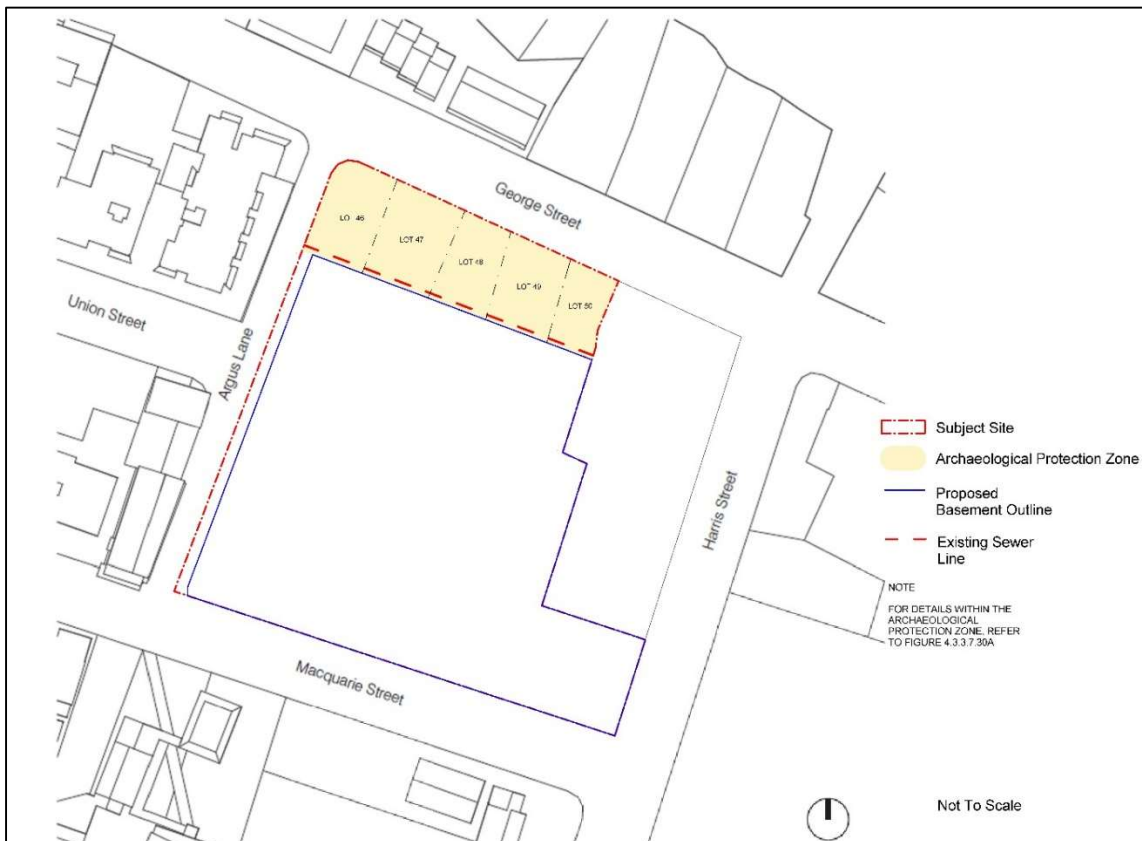


Figure 4.3.3.7.32 – Control diagram: Protected archaeological zone and lots

- b) Ensure that the basement and below ground structures and services allow for the in-situ retention of State Significant Archaeology in lots 46, 47, 48 and 49 in Figure 4.3.3.7.33. Ramp access and building lift cores are to be located south of the basement line, outside of the protected archaeological zone. This is to be demonstrated on the development application plans.
- c) The design of the piling and foundations for building B25 shall ensure the retention of the archaeology in Lots 46, 47, 48 and 49 in-situ. All piles and structures must fall outside of a one-metre exclusion zone as shown in Figure 4.3.3.7.33. This is to be demonstrated on the development application plans.

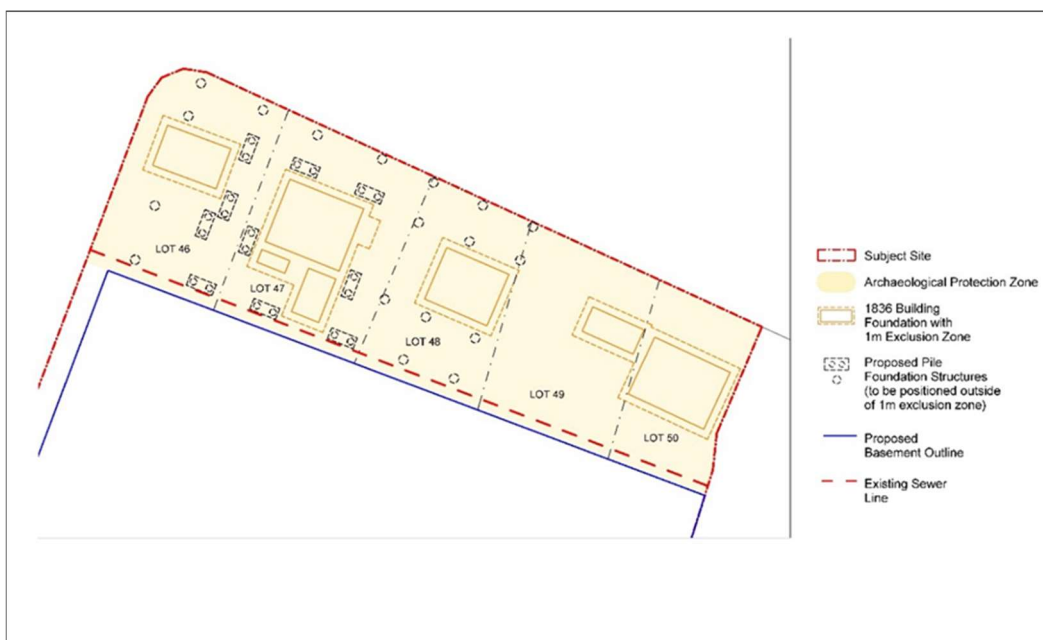


Figure 4.3.3.7.33 – Control diagram: Piles and structures in relation to archaeological exclusion zone

- d) An application pursuant to Section 140 of the Heritage Act 1977 is to be submitted with the development application that seeks consent for excavation or below ground works on the site.

Sustainability, Microclimate and Water

Objectives

1. Use landscape design to respond to summer and winter climatic conditions and improve amenity for people using the open space.
2. Ensure the buildings are designed to minimise detrimental wind generation within public and private open spaces.
3. Implement the principles of water sensitive urban design into the design of the public domain.
4. Minimise reliance on mechanical ventilation through applying good climate design principles to building and public domain design.

Controls

1. Utilise best practice in water sensitive urban design (WSUD) elements for water management infrastructure in the design of the publicly accessible plaza to minimise water use (for e.g. grey water for irrigation and surrounding trees). Details are to be provided with the development application.
2. Drought tolerant planting is to be used for landscape planting in the public domain and private communal open spaces.
3. Water features within the plaza space (i.e. the civic reflection pond) shall make use of water harvested from the development
3. Incorporate appropriate built form structures / shade structures to create appropriate microclimate in public domain areas, to ameliorate the temperature extremes of summer and winter.
4. For optimum internal amenity, the design of dwellings is to maximise sunlight access to private open spaces and the common areas of the individual units.
5. The design of buildings is to maximise natural/cross ventilation to individual units, corridors and lobbies (including lift lobbies) within the development in accordance with the ADG.
6. Lobbies (including Lift lobbies) and corridors within all towers are to be designed to maximise use of natural light to reduce reliance on artificial lighting in accordance with the ADG.
7. Achieve a 5 Star Green Star Design and As-built rating for any commercial office or commercial hotel components. Evidence is provided by a Design Review certified rating from the Green Building Council of Australia at CC stage for any relevant building portion.
8. Consideration shall be given to the provision of solar hot water and solar photovoltaics within the development. Panels should be located to optimise orientation and efficiency and avoid areas that are overshadowed. If this cannot be achieved, evidence must be provided with the Development Application.
9. The provision of an on-site Central Energy Plant is to be considered in the design of the development. If this cannot be provided, alternative energy efficient mechanical systems must be incorporated into the development such as floor by floor condensers or centralised plant room for air-conditioning. Evidence must be provided with the Development Application.

Flood Risk Management

Objectives

1. To facilitate redevelopment of the site as a high quality mixed use development.
2. To ensure the building interfaces positively with the public areas and contributes to an attractive public domain and desirable setting for its intended uses.
3. To ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths.
4. To minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency.
5. To allow uses and development on the site that are appropriate to the flood hazard.

Controls

Building Footprint and Uses

1. All structures must have flood compatible building components below the PMF.
2. Residential lobbies must be located above the PMF, where access points to basement levels are provided in the residential lobby level.
3. All habitable rooms / floors must be above the 1% annual exceedance probability (AEP) flood level plus 0.5m freeboard.

Building and Basement Design

4. To minimise the chance of a fire during a flood situation, the building must have a fire management system which meets the Australian Building Code Board (ABCB).
5. External fire doors must be located above the 1% annual exceedance probability (AEP) flood level plus 0.5m freeboard.
6. To prevent flood waters from entering the basement car park, a driveway crest at or above the flood planning level (1% AEP flood level plus 0.5m freeboard) including associated bund walls must be provided. Above this, at or near the crest of the driveway, a passive automatic flood barrier up to the probable maximum flood (PMF) must be installed. Flood doors and other measures must also be provided to ensure flood waters up to the PMF cannot enter the basements.
7. Wherever possible, critical services infrastructure that could be damaged by flooding such as electrical, lift, sewer and water are to be placed above the PMF level, or, where that cannot reasonably be achieved, effectively floodproofed.
8. Development Application submission requirements must:
 - demonstrate that the building and basement will be protected from floodwaters up to the PMF; and
 - include evidence demonstrating why all or some of the critical infrastructure services cannot be located above the PMF and the floodproofing measures to be taken instead.

Areas of Refuge and Evacuation Routes

9. All building occupants (residents, workers and visitors) must have access to a safe area of refuge above the PMF where they can remain until the flood event has passed and any subsequent disruption after the flood has been rendered safe and serviceable. A safe area of refuge can be within a resident's own apartment, and or a communal area for workers, residents and visitors.

10. A communal safe area of refuge must have emergency electricity, clean water, food, ablutions and medical equipment including a first aid kit.
11. All safe areas of refuge (residents own apartment or a communal area) must have:
 - fail safe access from anywhere in the building (elevator access is not allowed) that is protected from floodwaters up to the PMF by suitable flood doors, flood gates and the like; and
 - fail safe access to an exit/entry point located above the 1% AEP flood level plus 0.5m freeboard that enables people to exit the building during a fire and/or flood, and allows emergency service personnel to enter a building to attend to a medical emergency.
12. The buildings exit/entry points located above the 1% AEP flood level plus 0.5m freeboard, must enable a safe route above the 1% AEP from the site to a flood free location above the PMF.
13. Development Application submission requirements must include a Flood Emergency Response Plan (FERP) consistent with the FERP for the CBD. The FERP must outline:
 - both warning and evacuation measures for occupants in the building including the most appropriate 'safe areas 'and 'safe evacuation routes';
 - measures to prevent evacuation from the site by private vehicle;
 - the most appropriate emergency response for flood and fire events that occur together;
 - a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually; and
 - consultation undertaken with relevant state and local agencies in the preparation of the FERP.

Applicable flood levels

14. The Applicant must make a 'Flood Enquiry' to Council to obtain adopted flood levels for the Parramatta River for this site.
15. Council may also require the Applicant to carry out an overland flow flood study of the rainfall catchment that directly affects this site.
16. The applicable 1% AEP flood level and the corresponding flood planning level will be the higher of the river and the overland flow flood levels.
17. The applicable PMF level will be that advised for the Parramatta River flood.