

## PART 2 – DESIGN IN CONTEXT

The City of Parramatta (the City) is made up of a diverse natural and built environment. It is important that development is informed by a comprehensive understanding of the design context influenced by the City, neighbourhood, streetscape, and site. This is to ensure that design of the proposed development responds to the important features of the City and contributes to its future character. Good design incorporates an understanding that individual buildings should relate to each other and contribute to a larger whole. It is concerned not only with how buildings look, but how they respond to the local setting and place to generate sustainable living and working environments.

This part of the DCP contains the overarching development controls, supported by a set of design objectives, that must be applied to all development types in the City. This is to ensure design outcomes are compatible with their surrounding context and promote quality design outcomes. The objectives state the desired outcome, while the controls show ways in which that outcome is to be achieved. This part must be read in conjunction with the development types contained in Part 3 – Residential Development and Part 4 – Non-residential Development.

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## 2.1 DESIGN IN CONTEXT

An understanding of the City of Parramatta (the City) context begins with Country, the traditional land of the Burramattagul people of the Dharug Nation. The City is unique in its location where it marks the head of Sydney Harbour at the confluence between freshwater and salt water and at the edge of the Cumberland Plains. With the river at its heart, the City is shaped by its Indigenous and colonial history and its landscape, marked by a considerable network of creek tributaries, riparian corridors, ridges, and valleys. These features create natural boundaries and define the extent and local character of the City's centres, precincts, and neighbourhoods.

In the City's north, a series of river valleys carve their way through suburban development on the top of the Hornsby Plateau. The curvilinear street patterns and cul-de-sacs define neighbourhoods bounded by riparian corridors and connected by a network of ridge roads.

To the south, the shale hills of the Cumberland Plains are flatter with a gently undulating landform which facilitates gridded streets with regular lot patterns. These areas more easily support greater densities with a diversity of building types and land uses.

This Section of the DCP describes requirements for designing within the City and in response to the different scales of development. By considering the contribution each individual building makes to the different context scales, the design ensures greater compatibility between developments and a cohesive public domain to define the future character of the City.

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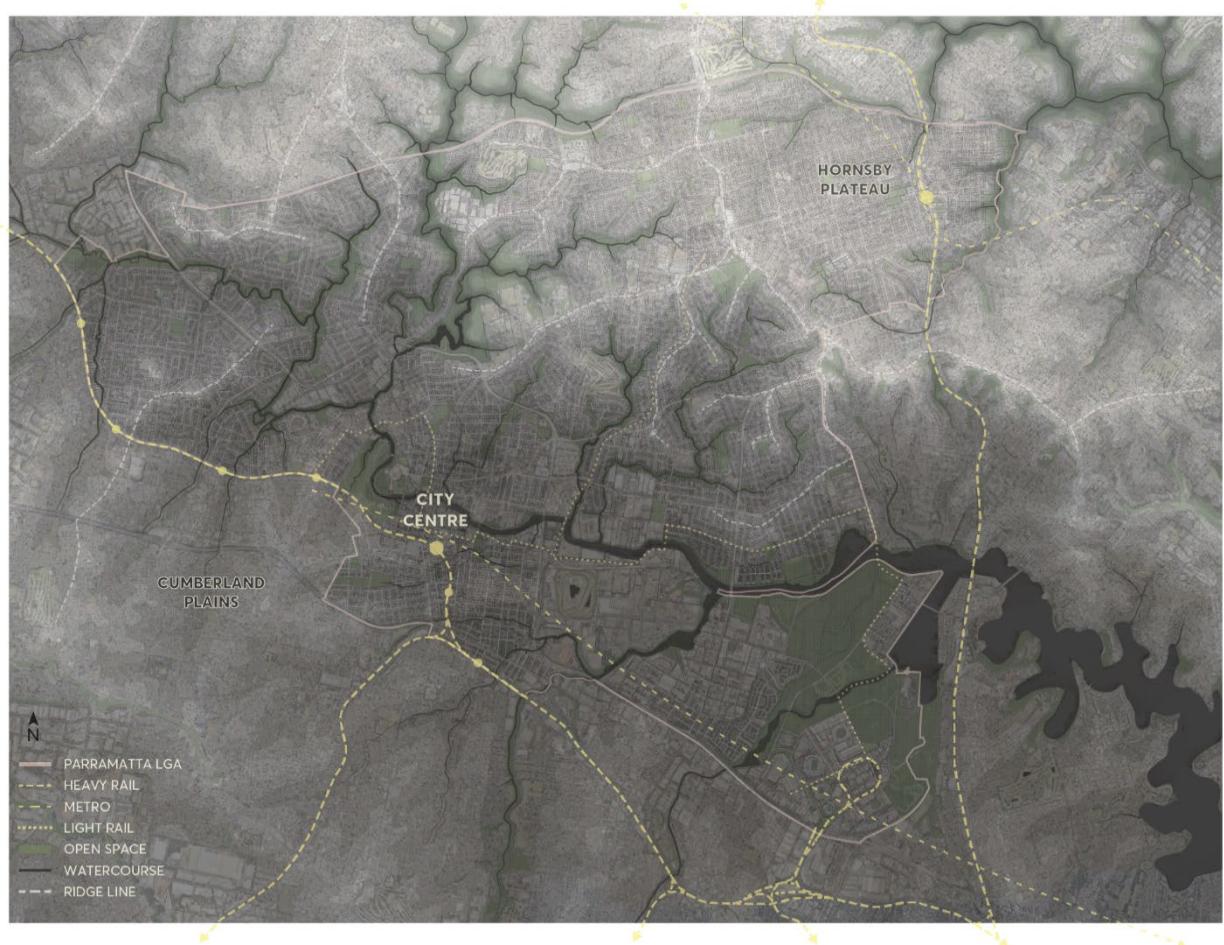


Figure 2.1.1 - City of Parramatta in Context

## Objectives

- O.01 Encourage development to respond to its context and contribute to the overall character of any place.
- O.02 Recognise and reinforce the distinctive attributes and qualities of the City's neighbourhoods and centres.
- O.03 Protect and enhance the public places, parks, and streets.
- O.04 Ensure that the spaces of the public domain – streets, parks and other public places – are comfortable, inviting and accessible.
- O.05 Promote design that maintains and enhances the character and heritage significance of heritage items and Heritage Conservation Areas.
- O.06 Encourage ecologically sustainable development to protect and improve the natural environment.

## 2.2 CONTEXT ANALYSIS

Development must respond sensitively to the broader urban context. This includes the topography, block patterns and subdivision, street alignment, landscape, views and vistas, and patterns of development within the area. A comprehensive context analysis, undertaken across multiple scales, should be submitted alongside a development application to ensure proposals are compatible with their surrounding context and add to the character positively and continuity of the streetscape. The comprehensive context analysis should include:

- A neighbourhood or precinct analysis that provides an understanding of the underlying urban structure that defines an area. At a minimum, this scale of analysis accurately details the topography, street network, the subdivision pattern, adjacent uses, open spaces and landscape features, and the surrounding public transport framework within a 400-metre radius of the subject site.
- A streetscape analysis that describes the character of the street(s) that the proposed development addresses and demonstrates how it is defined by buildings and landscape elements. At a minimum, this scale of analysis accurately details the immediate topographical conditions, subdivision and built form pattern, any heritage items, building heights, front and rear setbacks and the location of significant trees.
- A site analysis that involves a detailed consideration of the individual development site relative to its neighbouring properties, buildings directly across the street and adjacent public domain. At a minimum, this scale of analysis accurately details the site slope, orientation, vegetation and deep soil, proposed and removed trees, hydrological conditions, easements, retaining walls and fencing, driveway locations and vehicular crossovers, and public domain alignment.
- A street elevation that, at a minimum, includes the neighbouring properties either side of the proposed development.



Figure 2.2.1 - Neighbourhood and Precinct Scale



Figure 2.2.2 - Streetscape Scale



Figure 2.2.3 - Site Scale

## 2.3 PRELIMINARY BUILDING ENVELOPE

The building envelope resulting from specific setbacks and height controls for each development type outlined in Part 3 – Residential Development and Part 4 – Non-Residential Development of this DCP constitute a three-dimensional volume within which, together with all other applicable controls, a coherent built form may be designed. Once the preliminary building envelope has been determined, refinement of the envelope is necessary so that the development may meet the objectives of this DCP.

Site constraints such as steep topography, heritage, or significant vegetation impact on building envelopes and how the maximum floor space ratio as shown in the *Parramatta LEP 2023* is expressed.

The building height provisions in the *Parramatta LEP 2023* indicate the maximum building height expressed in metres. This DCP specifies height limits measured both in storeys and metres for each development type. This DCP may specify instances where, for reasons of consistency of character, streetscape, or heritage considerations, pitched roof forms will be encouraged.

Additionally, certain places have special characteristics, such as heritage significance, view corridors, and amenity considerations require particular design outcomes and may impact on building height.

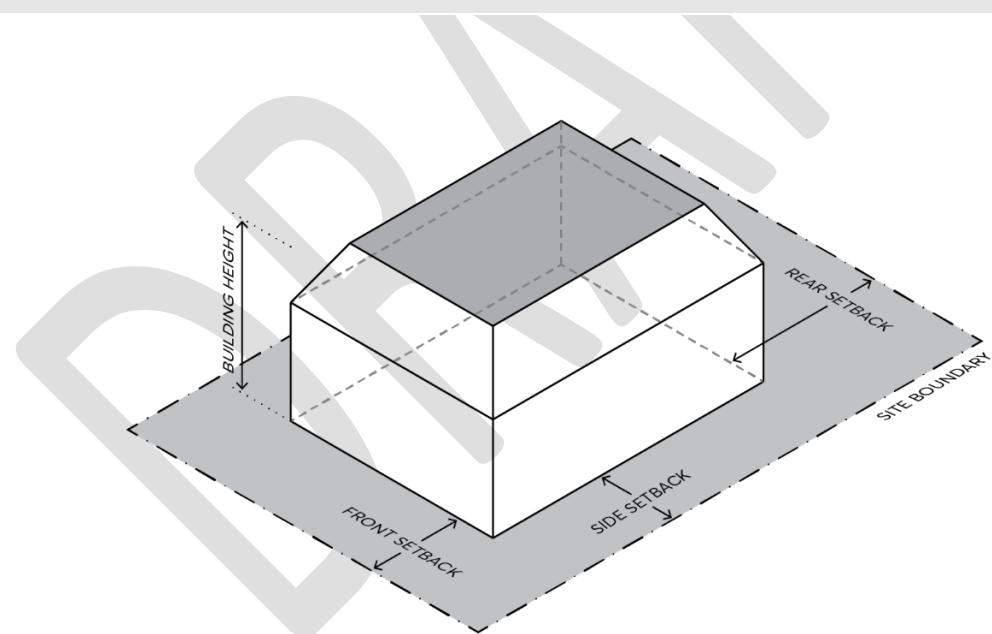


Figure 2.3.1 - Preliminary Building Envelope

### Controls

- C.01 Articulation zones for blade walls, shading devices and similar must be included within the building envelope and may not project into the required setback zones.
- C.02 Unless otherwise specified, balconies, bay windows, chimneys, gutters, lift overruns, and eaves may project into the required setback zones subject to assessment of other development objectives.

- C.03 Balconies and eaves are not to project more than 800mm beyond the building envelope. If balconies are orientated towards side boundaries, they must be contained within the building envelope and address issues of privacy and overlooking.
- C.04 Juliet balconies and bay windows are not to project more than 600mm beyond the building envelope.
- C.05 Development must not exceed the height limit in metres and the noted number of storeys where specified in this DCP.
- C.06 The ground floor level (finished) of any building must not exceed 500mm above or below natural ground level.
- C.07 Refer to Part 8 – Centres, Precinct, Special Character Areas and Specific Sites of this DCP for further site specific height controls.

## 2.4 BUILDING FORM AND MASSING

The form and massing of individual buildings, including height, bulk and scale, is a critical element in defining character and creating unity within a streetscape. To ensure successful integration of new development within existing neighbourhoods and centres in the City of Parramatta (the City), it is important to have sympathetic relationships between the form and massing of buildings, and for development to be compatible with site conditions.

### Objectives

- O.01 Ensure the distribution of building height, mass and form preserves or enhances neighbourhood amenity, site characteristics and environmental features.
- O.02 Ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surroundings or nearby development.
- O.03 Ensure development that achieves the maximum floor space ratio permitted on any site does not inhibit any other objective or design controls contained within this DCP.

### Controls

- C.01 Buildings are to be of a height that responds to the topography and the shape of the site.
- C.02 The proportion and massing of buildings is to relate to the form, proportions, and massing of existing and proposed buildings patterns in the street.
- C.03 Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.
- C.04 Buildings are to be modulated in plan and elevation to reduce the appearance of bulk.
- C.05 Facades of buildings should be designed with a balance of horizontal and vertical elements that express the building's architecture.
- C.06 A mix of building materials and/or colours should be used to reduce the appearance of bulk and to integrate the building within the material and colour palette of the local area.
- C.07 Development adjoining land use zone boundaries should provide a transition in form and massing, considering elements such as height, scale, landscape, appearance, and setbacks, as per Figure 2.4.1.

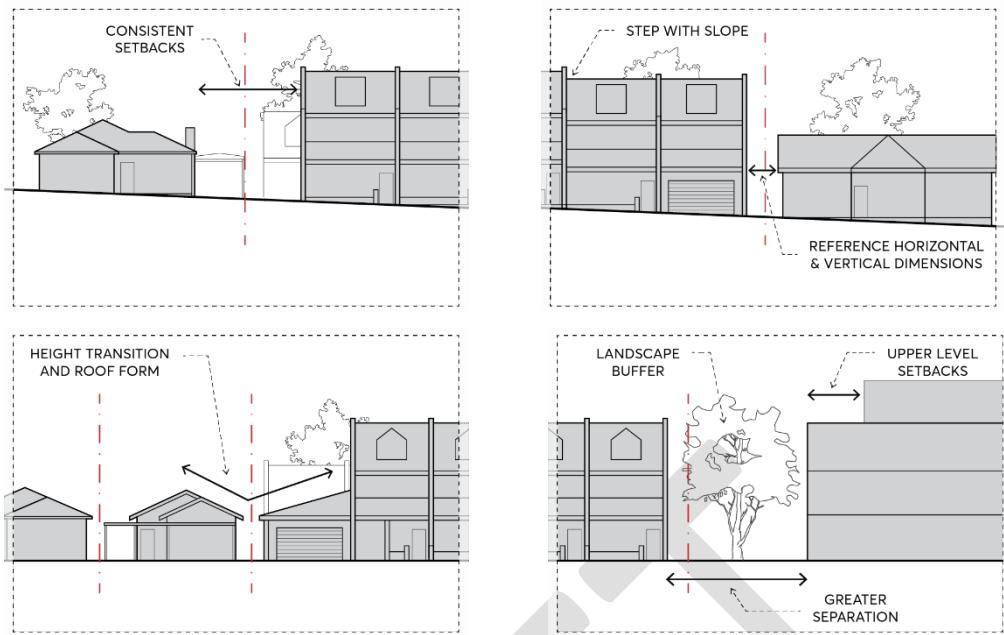


Figure 2.4.1 - Methods for transitioning between land use zones

## 2.5 STREETSCAPE AND BUILDING ADDRESS

The streetscape embodies the inter-relationship between buildings, landscape, the public domain, and open spaces which all contribute to the whole street scene. The quality of the streetscape impacts on the local amenity and identity. The streetscape qualities are often attributed to building form, scale, landscape, material, and colours. Together, these elements support the identified character of the local area.

Facade treatment, design detail and quality of construction contribute significantly to the way a building 'reads' from the street. The composition of the building facade also has an impact on the apparent bulk and scale of a building. It is important when considering the design of new development that the articulation of facades reinforces the character and continuity of the streetscape. This does not mean replicating the appearance of buildings. Instead, contemporary design solutions based on sound design principles, which refer to the underlying elements that create the character of the area, are encouraged.

### Objectives

- O.01 Ensure the appearance of buildings reinforce, complement, and enhance neighbourhood and streetscape character.
- O.02 Respond to, reinforce, and sensitively relate new development to the spatial characteristics of the existing urban environment such as setbacks, location of open space and building grain.
- O.03 Increase the legibility of streetscapes and urban spaces so that the inter-relationship between development, landscape and open space is visually coherent and harmonious.
- O.04 Encourage contemporary designs which integrate with the appearance of the streetscape.
- O.05 Integrate development with the built and natural elements that define the streetscape, including street layout, building patterns and landscape elements including street trees and front gardens.
- O.06 Interpret and respond to the positive character of the locality, including the dominant patterns, textures, and material compositions of buildings.
- O.07 Provide attractive building facades which establish identity, enable depth to the façade, have a legible sense of street address and contribute to the streetscape.

### Controls

- C.01 New buildings must recognise and enhance the patterns and elements of facades within the street. Designs are to provide visual cohesion, continuity and distinction, having regard to the horizontal and vertical proportions of building elements which create the visual scene.

C.02 Design consideration must be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; the location and proportion of windows and doors.

C.03 Building setbacks from the street boundary are to be consistent with prevailing setbacks and alignment of adjoining and nearby buildings. A minimum of three lots either side of the subject lot, and six lots directly across the street, must be utilised to determine the prevailing street setback, as per Figure 2.5.1.

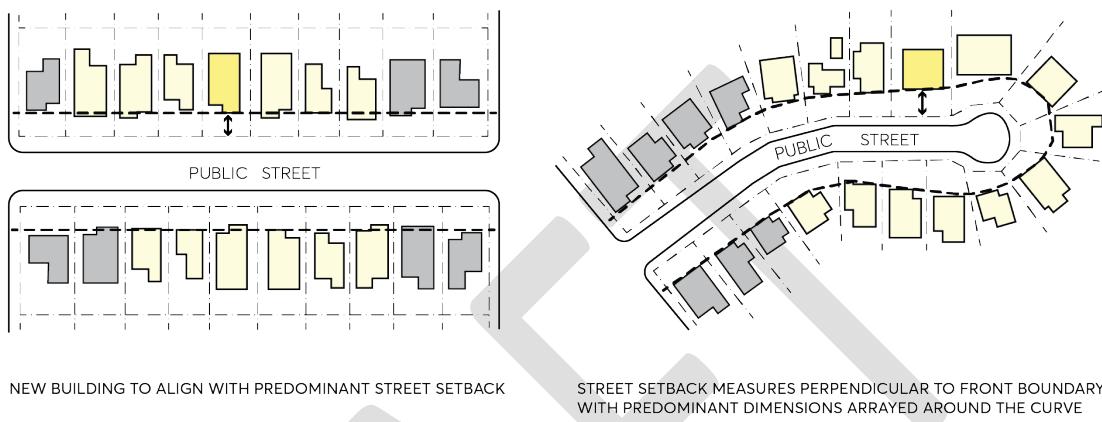


Figure 2.5.1 - Predominant street setbacks – rectilinear and curvilinear streets

C.04 Buildings on corner sites are to be articulated to address each street frontage and are to define prominent corners.

C.05 Primary and secondary frontages on corner lots are to be determined based on development type and surrounding context. On lower-density infill sites, the primary frontage typically refers to the street which the front entry of an existing dwelling is facing – in most cases this is the short edge of a lot, as per Figure 2.5.2. On higher-density consolidated sites, the primary frontage responds to the street hierarchy, as per Figure 2.5.3.

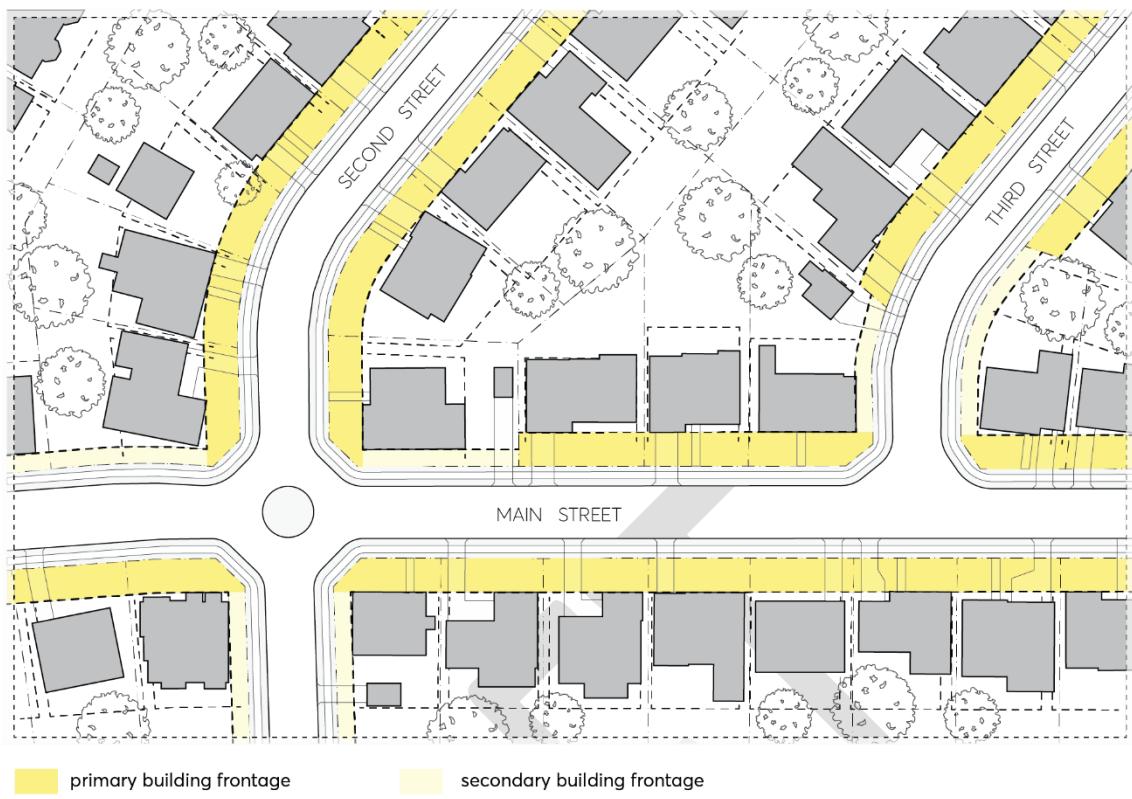


Figure 2.5.2 - Determining primary and secondary street frontages on infill lots

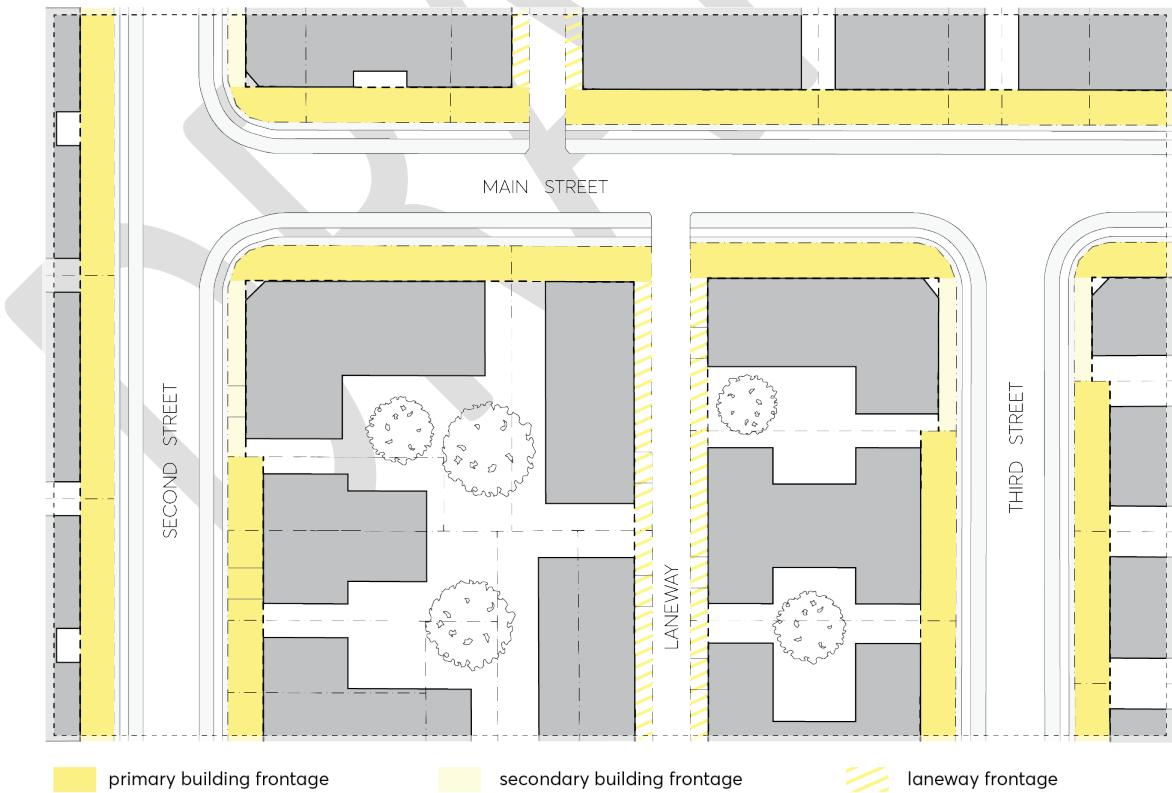


Figure 2.5.3 – Determining primary and secondary street frontages on amalgamated lots

C.06 Building frontages and entries must provide a legible sense of street address and visual interest from the street through clear building frontages and entries.

- C.07 Buildings are to be constructed of suitably robust and durable materials which add to the depth of the façade and contribute to the overall quality of the streetscape.
- C.08 Garages or parking structures must not dominate the building facade and front setback.
- C.09 Vehicular access points must be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.
- C.10 Where development adjoins an existing or desired pedestrian or vehicle laneway, development should provide an address to the laneway and provide opportunities to activate the space to improve pedestrian amenity and safety. This could be achieved by creating pedestrian entries directly off the laneway, encourage passive surveillance of the laneway through building design, or provide landscaping to the laneway.
- C.11 Any alterations and additions are to be compatible with design elements of the existing building.
- C.12 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures must:
  - a) Be located away from the street frontage,
  - b) Integrate into the roof design and in a position where such facilities will not become a skyline feature at the top of any building,
  - c) Be adequately set back from the perimeter wall or roof edge of buildings, and
  - d) Use a master antenna for residential apartment buildings.

## 2.6 FENCES

In most residential areas, fences make a significant contribution to the streetscape and building address. Fences also impact upon the views between private areas and the public domain. It is important that fences are designed to promote high quality streetscapes, good passive surveillance and provide sufficient privacy to residences.

Additional requirements for fences are also contained in Part 7 – Heritage and Archaeology and Part 8 – Centres, Precinct, Special Character Areas and Specific Sites where certain areas or items have historical significance and special character.

### Objectives

- O.01 Complement and conserve the visual character of the street and neighbourhood.
- O.02 Define the boundaries or edges between public, communal and private land.
- O.03 Contribute positively to the public domain.

### Controls

- C.01 Front fences are to be a maximum height of 1.2 metres, as per Figure 2.6.1.
- C.02 On sloping sites, front fences should vary in height to suit the topography of the site up to a maximum height of 1.2 metres. Front fences should form a horizontal plinth with minimal stepping.
- C.03 All other fences are to be a maximum height of 1.8 metres. Site fencing should respond to the topography of a site by providing a masonry base with a minimum height of 300mm. Upper portions of the fence are to be made of lightweight material that retains a relatively horizontal line, with minimal stepping.
- C.04 Where a property is located on a corner, a higher side fence up to 1.8 metres may be considered along the secondary street frontage if required for privacy or security.
- C.05 Where noise attenuation or protection of amenity requires a higher fence, front fences may be permitted to a maximum height of 1.8 metres and must be set back a minimum of 1 metre from the boundary to allow landscape screening to be provided. Landscape species chosen should be designed to screen the fence without impeding pedestrian movement along the street. Front fences and landscape screening must not compromise vehicular movement sightlines.
- C.06 New fences and walls are to be constructed of robust and durable materials which reduce the possibility of graffiti. The material should be compatible with the associated building and adjoining fences.
- C.07 Sheet metal fencing is not to be used at the street frontage, forward of the building line or in any location that has an interface with the public domain.

- C.08 Front fences should not be erected where the streetscape is characterized by an absence of front fences. Instead, landscaping should be used to create street address and privacy.
- C.09 Continuous lengths of blank walls at street level are to be avoided.
- C.10 The edges of fences between properties and the interface of the public domain are to be softened with suitable planting.
- C.11 Fences should not be constructed in floodways. Where this is unavoidable, fences are to be constructed of flood compatible and open type materials that will not restrict the flow of flood waters and be resistant to blockage.

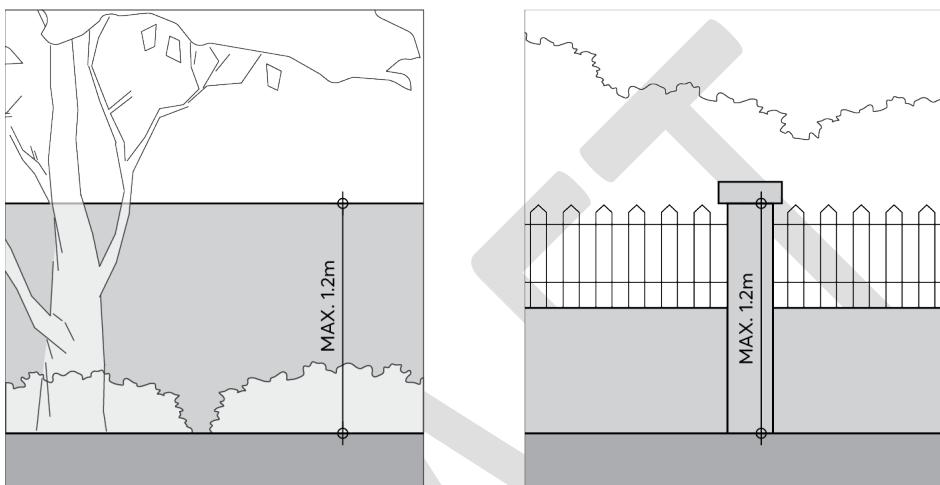


Figure 2.6.1 - Combined fencing and landscape design

## 2.7 OPEN SPACE AND LANDSCAPE

Reducing the impact on vegetation has benefits to increase amenity and enjoyment of places and spaces throughout City of Parramatta. In private development, maintaining an appropriate level of tree cover and natural landscaping enhances the biodiversity of areas, provides shade, reduces the visual impact of development, and contributes to reducing urban heat island effect.

Landscaped area has the same meaning as in the *Parramatta LEP 2023* and is defined as a part of the site used for growing, plants, grasses and trees, but does not include any building structure or hard paved area. Buildings should be designed to maintain, incorporate and enhance natural features on the site such as trees, rock outcrops, cliffs, ledges, indigenous species, and vegetation communities.

### Objectives

- O.01 Conserve significant natural features of the site and contribute to the effective management of biodiversity.
- O.02 Retain and provide for mature vegetation, particularly large and medium sized trees.
- O.03 Provide landscape and deep soil zones that contribute to continuous vegetation corridors across the street and block.
- O.04 Encourage the planting of indigenous, native, and low water consumption plants and trees.
- O.05 Enhance the streetscape through planting in the private front setback.
- O.06 Promoting a scale and density of planting that softens the visual impact of buildings and provides privacy and amenity to dwellings.
- O.07 Promote energy efficiency by planting species that enhance both solar access and shade.
- O.08 Provide landscape that enables infiltration of water to the water table, minimizes run-off and assists with stormwater management.
- O.09 Ensure developments make an equitable contribution to the landscape setting of the locality.
- O.10 Provide sufficient and high-quality deep soil areas for canopy trees and vegetation planting.

### Controls

- C.01 The area of landscaping required for each development type may be included in landscape area calculations if it meets the following criteria:
  - a) is a minimum of 2 metres by 2 metres in size,
  - b) is located at ground level,

- c) has a minimum soil depth of 1.2 metres,
- d) is permeable, soft landscape or the water surface of a swimming pool, and
- e) is not an impervious surface such as driveway, paved area, roofed area, carparking, storm water structure, or deck, which is to be excluded from landscape calculations.

C.02 Refer to Part 3 – Residential Development and Part 4 – Non-Residential Development of this DCP for private open space and landscape area requirements of each development type.

C.03 Deep soil areas must:

- a) Be a minimum of 4 metres by 4 metres in size,
- b) Be located at ground, and
- c) Not be located on any structures including buildings, basements, podium terraces, roof gardens, outbuildings or any other structures.
- d) Not include swimming pools, tennis courts, patios and decks, or other impervious surfaces such as paved areas, roofed areas, driveways and carparking.

C.04 Refer to Part 3 – Residential Development and Part 4 – Non-Residential Development of this DCP for deep soil requirements of each development type.

C.05 Deep soil zones should adjoin the deep soil zones of neighbouring properties where practicable to provide a contiguous area of deep soil and vegetation across blocks, as per Figure 2.7.1.



Figure 2.7.1 - Contiguous deep soil network

C.06 Existing healthy trees are to be retained and protected, wherever possible, and incorporated into the design of the development.

C.07 Where an existing tree is approved for removal, Council will seek the planting of a suitable canopy replacement tree or trees in a suitable location on the site. Any replacement trees will need to be grown to maturity and replaced if the planting fails to survive and thrive. In circumstances where there is no suitable location on site (for example, in the case of small backyards), a financial contribution will be required to be paid to support public tree planting. Offset fees are contained within Council's published fees and charges.

C.08 Trees should be planted to the front and rear of properties to encourage a generous tree canopy across the block and continuity of the landscape pattern. Part 3 – Residential Development and Part 4 – Non-Residential Development of this DCP

C.09 Indigenous species, especially low water consumption plants, should be used in preference to exotic species, reflecting the vegetation communities of the locality, refer Part 5 – Environmental Management, Section 5.3.1 – Biodiversity of this DCP for endemic species to be considered for planting in the City of Parramatta.

C.10 Landscaping abutting the C2 Environmental Conservation Zone under the *Parramatta LEP 2023* is to be landscaped with local indigenous species to protect bushland, wildlife corridors and soften the interface between the natural landscape and urban environment.

C.11 Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape views and vistas.

C.12 Landscaping is to be designed to minimise overlooking between properties.

C.13 Landscaping should provide shade in summer without reducing solar access in winter.

C.14 Landscaped areas must be designed to require minimal maintenance by using robust landscape elements and using hardy plants with low fertilizer requirements.

C.15 The amount of hard surface area must be minimised to reduce run-off. Run-off should be reduced by directing the overland flow from rainwater to permeable surfaces such as garden beds.

C.16 A landscape plan prepared by a qualified landscape architect or designer is to be submitted for the following development types:

- Development including any forms of residential accommodation
- Development abutting the RE1 Public Recreation zone, E2 Environmental Conservation zone or W1 Natural Waterways zone under the *Parramatta LEP 2023*.
- Land identified as 'Biodiversity' or 'Riparian Land and Waterways' on the Natural Resources Map in the *Parramatta LEP 2023*.
- Commercial development.
- Industrial development
- Childcare centres
- Places of public worship
- Any other development that, in Council's opinion, will significantly alter the landscape character of that area.

## 2.8 VIEWS AND VISTAS

The topographical setting of the City of Parramatta (the City), located in a river basin and bounded by hills to the north and west, means that there are significant views and vistas which contribute to the sense of place for the City. Preservation and, where possible, enhancement of public views to landmark and landscape features allows people to interpret and appreciate the special character of the City.

In sensitive areas or as part of larger development proposals, Council may request three-dimensional models or photo montages from selected locations be submitted to demonstrate how the proposal affects the setting and views and vistas.

### Objectives

- O.01 Protect public views and vistas from streets and public places.
- O.02 Preserve and enhance district and local views to improve legibility and wayfinding.
- O.03 Encourage view sharing through complementary siting of buildings, responsive design and well-positioned landscaping.
- O.04 Ensure highly visible sites are designed in scale with the surrounding setting and encourage visual connectivity between places of significance.

### Controls

- C.01 Development is to preserve views of significant topographical features such as ridges and natural corridors, the urban skyline, heritage and civic buildings, sites of historical significance and areas of high visibility, particularly those identified in Appendix 1 – Views and Vistas. Also refer to Part 8 – Centres, Precinct, Special Character Areas and Specific Sites and Part 9 – Parramatta City Centre for other identified view corridors.
- C.02 Building alignment, street interface, design detail and massing is to reinforce existing and new view corridors. In some locations, this may be achieved through uniform heights, horizontal plinths, and street walls.
- C.03 Separation distances between buildings are to enable views to the Parramatta River, riparian zones, parks, and natural features from the public domain.
- C.04 Street and public domain planting is to reinforce existing view corridors and create new view corridors where appropriate.
- C.05 Buildings are to be designed so that significant and district views from the public domain are retained.
- C.06 Building design, location and landscaping is to enable view sharing between properties. This may be achieved by appropriately:
  - a) siting the building,

- b) designing the building, and
- c) planting open foliage and well positioned landscaping.

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## 2.9 PUBLIC DOMAIN

The public domain comprises of the publicly accessible streets, parks, squares, reserves and natural waterways, the structures that relate to those spaces and the infrastructure that supports and serves them. The public domain may also incorporate elements such as fences, bridges, trees, footpaths, lighting, street furniture and artworks – it is therefore very important that the delivery of these public domain is a well-integrated process to ensure these spaces remain accessible, attractive, and uncluttered. Development of private property should have regard and make a positive contribution to the interface with the public domain.

**In certain areas, public domain improvements are required by Council. Refer to Council's [Public Domain Guidelines](#) for further information.**

### Objectives

- O.01 Enhance the quality of the public domain to ensure the public domain is attractive, safe, interesting, comfortable, readily understood and easily accessed.
- O.02 Ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, complements the landscape character, public use and enjoyment of that land.
- O.03 Ensure the public domain is uncluttered and forms an integrated part of the urban fabric.
- O.04 Reduce impacts on the environment at the local level and improve the natural environmental features and local ecology.

### Controls

- C.01 Development is to consider upgrades of the adjacent public domain according to the requirements of the Parramatta [Public Domain Guidelines](#), which sets out the process, design guidelines and submission requirements for all new public domain assets.
- C.02 Development is to be designed to address elements of the public domain, including the building interface between private and public domains, circulation patterns and access ways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street.
- C.03 Buildings are to be located to provide an outlook to the public domain, without appearing to privatise that space.
- C.04 Development is to provide passive surveillance to the public domain. Continuous lengths of blank walls and fences at the public domain interface are to be avoided.
- C.05 Where appropriate, ground floor areas abutting public space should maximise uses that create active building fronts with pedestrian flow and contribute to the life of the street and other public spaces.

- C.06 Mixed use development should enhance the role of the public domain as a meeting and gathering place and should encourage active use of the public domain through active street frontages.
- C.07 Where required, through-site links between mixed use buildings should be provided at ground, be open to sky, and encourage pedestrian activity.
- C.08 Street tree planning shall be consistent with the [Parramatta Street Tree Plan 2011](#) or street tree mapping as per the Parramatta [Public Domain Guidelines](#).
- C.09 Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.
- C.10 Outdoor dining areas must not interfere with pedestrian amenity.

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## 2.10 ACCESSIBILITY AND CONNECTIVITY

Some areas of the City of Parramatta (the City) are characterised by a topography or street pattern that limits the ability of pedestrians to walk to neighbourhood facilities - raising the dependence on cars, lowering opportunities for social interaction, and reducing the safety and vitality of the public realm. New development, particularly on large sites, can provide opportunities for the creation of new pedestrian links through sites to improve the accessibility and connectivity within neighbourhoods.

Pedestrian links are best located through development sites where they may improve connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.

### Objectives

- O.01 Improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.
- O.02 Encourage pedestrian through-site links that are designed to promote safety and amenity.
- O.03 Maximise access to the public domain.

### Controls

- C.01 Through-site links are to be integrated with the surrounding street network, they must allow circulation within the site and allow for through site connectivity.
- C.02 Through-site links are to be arranged on the site to enable casual surveillance from buildings on the site and from the street or public domain.
- C.03 Through-site links are to be landscaped and appropriate lighting levels provided and maintained.
- C.04 Public, communal, and private areas are to be clearly delineated within the site.
- C.05 Pedestrian and cycle links should be provided on sites adjacent to waterways to improve accessibility to these natural systems.
- C.06 Existing through-site pedestrian links are to be retained by all types of development, except where alternative access can be provided to Council's satisfaction.
- C.07 Pedestrian through-site links are to have a minimum width of 4 metres and are to be constructed to an appropriate standard, using materials and finishes specified in the Parramatta [Public Domain Guidelines](#).
- C.08 Where dedicated to Council, through-site links must be open to sky and must not be located over basement car parking or any other structure.

- C.09 Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and set-down areas to public building entrances.
- C.10 Access to public areas of buildings shall not have unnecessary barriers or obstructions including uneven and slippery surfaces, steep stairs and ramps, narrow doorways, paths, or corridors.

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## 2.11 ACCESS FOR PEOPLE WITH A DISABILITY

People who design, build, own, manage, lease, operate, regulate, and use premises have responsibilities and rights under the *Disability Discrimination Act 1992* (DDA). The DDA is a Commonwealth Act, which seeks to eliminate bias against people with disabilities and protect their rights. The DDA states that failure to provide equal access is unlawful, unless to do so would impose an unjustifiable hardship.

### Objectives

O.01 Ensure that all people within the City of Parramatta are able to:

- participate in community life; and
- access all public spaces and premises and utilise all goods, services and facilities provided in these spaces and premises.

O.02 Ensure that applicants are aware that they have obligations under the *Disability Discrimination Act 1992*.

### Controls

C.01 The siting, design and construction of development is to ensure an appropriate level of accessibility, so that all people can enter and use the premises. All new building work is to meet the requirements of the *Disability Discrimination Act 1992* (DDA), the relevant Australian Standards and the Building Code of Australia (BCA), where applicable.

NOTE: Compliance with the BCA, the Australian Standards and this DCP does not mean that a development will be compliant with the DDA and provide protection against a complaint under the DDA.

### Further information

Advisory Notes on Access to Premises (Human Rights and Equal Opportunity Commission 1998)

Building Code of Australia

*Disability Discrimination Act 1992*

Disability (Access to Premises –Buildings) Standards 2010

Human Rights and Equal Opportunity Commission website, [www.hreoc.gov.au](http://www.hreoc.gov.au)

Relevant Australian Standards, such as:

- AS 1428.1 to AS 1428.4 - Design for Access and Mobility
- AS 2890.6 (2009) - Parking Facilities Off Street Parking for People with Disabilities
- AS 2890.5 (1993) - On-street parking
- AS 1735.12 (1999) - Lifts for persons with Disabilities
- AS 4299 (1995) - Adaptable Housing

- AS 4586 (2002) - Slip resistance classification of new pedestrian surface materials
- AS 4663 (2002) - Slip resistance measurement of existing pedestrian surfaces.

Standards Australia website, [www.standards.com.au](http://www.standards.com.au)

Transport Standards, Human Rights and Equal Opportunity Commission, 2002

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## 2.12 AMENITIES IN BUILDINGS AVAILABLE TO THE PUBLIC

High-quality and well-located public amenities improve pedestrian comfort and the liveability of the City of Parramatta's (the City) shared spaces. The provision of adequate amenities which cater to the needs of the public in a manner that is equitable, safe, and accessible is an integral part of any community infrastructure network.

### Objectives

O.01 Encourage a high standard of women's facilities, and amenities for parents in both women's and men's toilets in buildings available to the public.

### Controls

C.01 The number of women facilities and amenities for parents in women's and men's toilets are encouraged to be of a higher rate and standard than that prescribed in the Building Code of Australia.

## 2.13 CULTURE AND PUBLIC ART

Council is committed to strengthening the City of Parramatta (the City) as an urban place by reinvigorating its identity through means that encourage reinterpretation of history and reflect contemporary culture.

The City has a diverse community of cultural, linguistic and religious groups. Many sites have cultural significance relating to links with a particular social or cultural sub-group in the community or a link with the settlement and indigenous history of the City. There is an opportunity to reflect these cultural links in the character and design of major development, including the provision of public art and interpretation to enrich the quality of the urban environment of the City.

The City's heritage assets and public art have a visible presence in the city. The development of historical interpretation and contemporary public art has created a distinctive urban environment that signifies and articulates the history of the area while reflecting the culture of the contemporary community, particularly within the City's major local centres. Recent capital upgrades of the public domain in these centres have seen the inclusion of a number of site-specific artworks.

### Objectives

- O.01 Recognise and build on cultural identity and diversity in the design of development by creating 'places' through the integration of art and interpretive material into the fabric of the City in ways to reflect, respond and give meaning to the City's unique environment, history and culturally diverse society.
- O.02 Promote development that is unique to the City and reflects links to social or cultural sub-groups in the community or links with the settlement and indigenous history of the City and to reflect and engage with community aspirations, create discussion, interest and awareness, and foster relationships between people and place.
- O.03 Promote the inclusion and integration of site-specific public artworks within developments which are accessible to the public, make a positive contribution to the urban environment and add to the culture of the City. This will include identifying sites for public artworks that are both large and pedestrian scaled.
- O.04 Facilitate and encourage artists to work in multidisciplinary teams in the development of projects that shape and redesign the City's built environment and public domain.

### Controls

- C.01 All new development having a capital value of more than \$5,000,000 in the following major local centres and zoned as indicated in the *Parramatta LEP 2023* is required to provide and implement an Arts Plan as part of the overall development. The plan is to include the provision of high-quality artworks within the development in publicly accessible locations, near main entrances and street frontages and in lobbies.

- a) Epping - B2 Local Centre
- b) Ermington - B2 Local Centre
- c) Granville - B2 Local Centre and B4 Mixed Use
- d) Harris Park - B1 Neighbourhood Centre
- e) Westmead - B4 Mixed Use
- f) Parramatta City Centre - All Zones

C.02 In addition, development on sites over 5,000m<sup>2</sup> in area are required to provide and implement an Arts Plan as part of the overall development. The plan is to include the provision of high-quality artworks within the development in a publicly accessible or visible location.

C.03 Arts and Cultural Plans are to be prepared having regard to links between the development site and any particular social or cultural sub-groups in the community, the settlement and indigenous history of the City, or other culturally significant elements. Development on such land should be designed in a manner that considers and reflects those links. Historical and cultural elements, including buildings and archaeological features are to be interpreted and integrated with artworks.

#### Further Information

City of Parramatta, Public Art Policy 2017

## 2.14 SAFETY AND SECURITY

The design of buildings and places has an impact on perceptions of safety and security as well as actual opportunities to commit crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access, and managing space.

The application of the principles outlined in the NSW Police Service's 'Crime Prevention Through Environmental Design' (CPTED), promotes physical conditions that deter opportunities for criminal behaviour and aims to make our communities safer places.

### Objectives

- O.01 Reduce crime risk and minimise opportunities for crime.
- O.02 Increase and contribute to the safety and perception of safety in public and semi-public spaces.
- O.03 Encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
- O.04 Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.
- O.05 Incorporate and enhance opportunities for effective natural surveillance in development.

### Controls

- C.01 Casual surveillance is to be provided by designing buildings with a clear sense of address and orientating active uses or habitable rooms towards the street, as per Figure 2.14.1.
- C.02 Buildings adjoining laneways and through block connections should be designed to activate these spaces at ground level and provide casual surveillance from ground and upper levels.
- C.03 Clear sight lines must be provided between public and private places.
- C.04 Development should provide a clear definition and transition of boundaries between public and private spaces. Methods other than gates, fences and enclosures are encouraged.
- C.05 Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as carparks.
- C.06 Crime prevention measures in new buildings and spaces must not detract from the quality of the streetscape. Subtle design techniques should be applied to blend into façades and places. The installation of solid security shutters will not be supported.
- C.07 Design elements should contribute to community ownership of public and communal spaces, fostering a shared sense of responsibility for a place's use and condition.

C.08 Reduce the attractiveness of crime by minimising, removing or concealing crime opportunities. The design of development should increase the possibility of detection, challenge and apprehension of persons engaged in crime.

C.09 Public pedestrian areas within developments as well as communal access ways within multi-dwelling developments are to provide non-slip pavement surfaces.

C.10 A site management plan and formal crime risk assessment (Safer by Design Evaluation) involving the NSW Police Service may be required for large developments, which in Council's opinion, would create a crime risk.

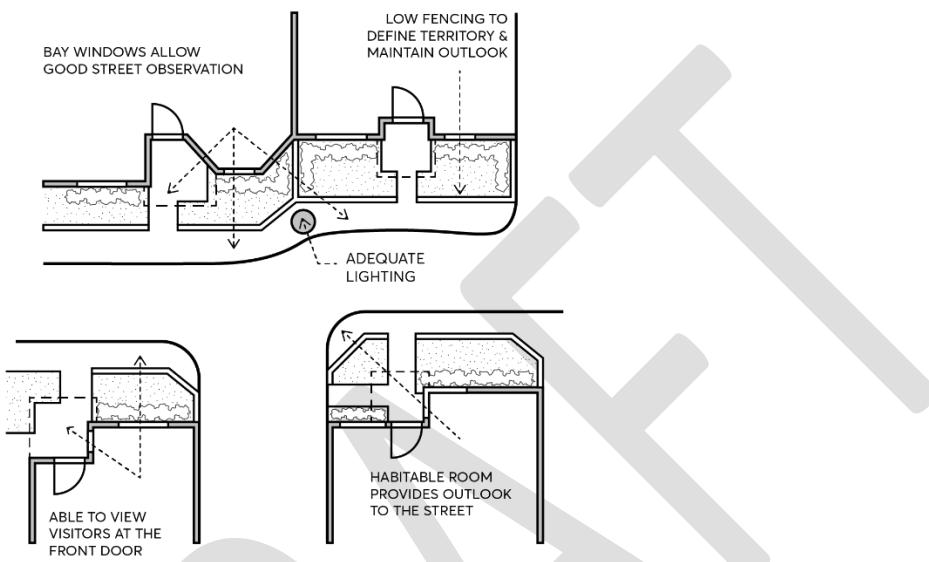


Figure 2.14.1 – Design for natural surveillance (Source: AMCORD)

C.11 The principal entry to dwellings should not be provided off rear lanes except where:

- the lane is well lit,
- there is some natural surveillance of the lane from adjoining dwellings,
- the lane provides access to other dwellings, and
- the land is not regularly used by service vehicles.

C.12 Mailboxes are to be:

- Visually integrated with the development and have regard to the amenity of the streetscape. Design and location details are to be provided with the development application.
- Located for convenient access by residents and deliverers on main pathways, and
- In compliance with Australia Post requirements for positioning and dimensions.

#### Further Information

NSW Police Service 2001, Safer by Design

NSW Department of Urban Affairs and Planning 1979,

Crime Prevention and the Assessment of Development Applications, Guidelines under Section 4.15  
of the *Environmental Planning and Assessment Act, 1979*.

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## 2.15 SIGNAGE

Signs are a prominent element of most urban landscapes that, when well designed, can add to understanding the identity of a place and cultural setting in which they are found. Whether they direct people or inform them, in some way, signs should contribute clarity and legibility.

Like other development types, signage should be considerate of context and respond to significant characteristics of buildings, streetscapes, vistas, and the skyline. For specific controls guiding signage on heritage buildings or in conservation areas, refer to Part 7 – Heritage of this DCP.

### Objectives

- O.01 Encourage signage that provides identification and information about premises in a manner that complements the development on which it is displayed and minimises the visual impact on the surrounding locality.
- O.02 Contribute to the appearance of the building, structure, or place by encouraging coordinated signage of high-quality design and materials.
- O.03 Protect residential areas, open space areas and buildings or areas of heritage significance or special character from the adverse impacts of inappropriate signage.
- O.04 Ensure that the visual and physical amenity of a locality is not impaired by a proliferation of signs.
- O.05 Protect the significant characteristics of buildings, streetscapes, vistas, and the City's skyline.
- O.06 Ensure that signs complement the architectural style and use of buildings.
- O.07 Promote signs that will add character to the streetscape and assist with way finding and the pedestrian usability of the City.
- O.08 Limit the overall amount of signage through the provision of fewer, more effective signs, to avoid the creation of visual clutter on buildings and streetscapes.

### Controls

- C.01 Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. Signs are not to dominate or obscure other signs or result in visual clutter.
- C.02 For ground floor retail or commercial uses, no more than 40% of windows can be obscured by signage and advertising material in to prevent visual clutter and maintain activation of the street.
- C.03 Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.

C.04 Structures supporting signs should be of a high aesthetic appearance and not impact on the visual amenity of the locality.

C.05 Materials used should be durable, fade proof and of a high aesthetic quality.

C.06 Advertisements and advertising structures should not protrude above the skyline.

C.07 Advertisements and advertising structures should complement natural features and not result in the trimming and lopping of significant trees.

C.08 The following types of advertising and signs are discouraged:

- a) Posters on poles or other structures in public places
- b) Sky signs
- c) Temporary signs of a commercial nature on land whether zoned or unzoned
- d) Trees used to support advertisement
- e) Flashing lights
- f) A-frame signs, goods, and signboards in public places
- g) Pylon signs not directly related to an activity carried out on the site.
- h) Signs painted on or applied on the roof.

C.09 Sign content is to relate directly to a use, business or activity carried out on or associated with the building or site on which the sign is to be placed, or to within 400m of the site, except where the sign:

- a) is incorporated with a bus shelter, home kiosk, telephone booth,
- b) street furniture and the like, or
- c) is in conjunction with the provision of public infrastructure, or
- d) incorporates sponsorship acknowledgement.

C.10 Sponsorship acknowledgement will be limited to words related to the sponsoring company's name, and the sponsor's logo, provided it does not exceed 5% of the area of the sign.

C.11 The language of signs is to be accessible to the wider population. All signs displaying the language of a foreign country are to also contain the English equivalent.

C.12 Signs and their supporting structures are to be structurally sound and constructed to ensure pedestrian and traffic safety.

C.13 Signs and their supporting structures should not be:

- a) hazardous to passers-by and for traffic safety,
- b) located so as to obscure a driver's or pedestrian's view of road or rail vehicles, pedestrians or features of the road, railway, or footpath,
- c) highly illuminated so as to cause discomfort to, or inhibit vision of drivers or pedestrians, or

- d) mistaken as an official traffic sign and should not distract a driver's attention or be confused with traffic signal instructions.

C.14 Illuminated signs are not to detract from the architecture of the supporting building during daylight.

C.15 Illuminated signs are to be energy efficient.

C.16 In considering applications for new signs, the consent authority must have regard to the number of existing signs on the site or the number of signs on a new building and in its vicinity and whether the cumulative impact gives rise to visual clutter.

C.17 A curfew may be imposed on the operation of illuminated signs where continuous illumination may impact adversely on the amenity of residential buildings, serviced apartments or other visitor accommodation, or have adverse environmental effects.

C.18 External lighting of signs is to be downward pointing and focused directly on the sign and is to prevent or minimise the escape of light beyond the sign.

C.19 The erection of any sign must comply with the applicable requirements of the Building Code of Australia.

#### Residential Zones

C.20 Signs in residential zones are not to detract from the residential amenity of the locality.

C.21 Signage is restricted to one business identification sign identifying the office of a professional person, or a home occupation business that meets the exempt development requirements.

#### Business Zones

C.22 Signs should permit adequate identification and business advertising while avoiding visual clutter.

C.23 Signs are to reflect the character of the town, neighbourhood centre or mixed-use locality in which they are located and are to be incorporated into the development at the design stage.

C.24 To protect the amenity of adjoining residential uses:

- a) Signs may not be permitted on walls facing adjoining residences.
- b) Signs should be located on the street facing wall areas of buildings, below the roof eaves line or parapet line, and relate to the architectural appearance of the building.
- c) Special care is to be taken to avoid any likely nuisance to nearby residents as a result of glare or light spillage.

C.25 Flush wall signs should not span across window openings or facade bays. Where traditional recessed advertising panels have been incorporated into the design of the facade, these should be utilised.

C.26 Under awning signs, illuminated and non-illuminated, are to:

- a) have maximum dimensions 2,500mm in length and 500mm in height,
- b) be erected horizontal to the ground and at no point be less than 2,600mm from the ground, and
- c) not project beyond the edge of the awning include a separation distance of 3m from other under awning signs.

C.27 Top hamper signs are to be:

- a) proportionate to the size of the top hamper fascia, but shall not exceed 600mm in height and 4,000mm in length,
- b) set back 600mm from side boundaries to satisfy fire regulations, where illuminated, and
- c) be restricted to one per premises.

C.28 Signs on multi-storey office and multi tenancy retail buildings, usually referred to as naming rights, will be limited to a corporate or head tenant identification only. Secondary naming rights may also be located at the entrance(s) of a building. All other signs relating to the tenants of the building are to be contained in a directory board. Such directory boards are to be designed and constructed of high-quality material, incorporated into the architecture of the building and are not to dominate landscaped areas and public domain areas. Individual tenant signs are not permitted.

C.29 Signs for individual non-residential land uses are restricted to 1 top-hamper sign, 1 under-awning sign and 1 wall sign.

C.30 Fascia signs are generally to be no larger than 0.75m<sup>2</sup>, where the bottom of the sign is at least 2.6m above the pavement and where the outer edge is at least 1 metre from the kerb. Surface mounted box signs attached to the front fascia's which detract from the building's appearance will not be favoured. Timber or cast metal signs are encouraged on traditional shop frontages.

#### Industrial Zones

C.31 Signs in the industrial zones are to adequately identify the premises in a coordinated way while preserving the architectural qualities of the site.

C.32 Signage should be incorporated into the architecture of the buildings on the site.

C.33 Signs identifying multiple occupancy buildings should take the form of one/two directory boards at the entrance. Such boards are to:

- a) be designed and constructed of high-quality material and incorporated into the architecture of the building,
- b) complement landscaped areas and are not to dominate public domain areas, and
- c) identify the name of industrial estate and the occupants.