

PART 9 – PARRAMATTA CITY CENTRE

This Part of this DCP will contain the controls that apply to the Parramatta City Centre, which is subject to a separate planning process outside of the Harmonisation Project.

As part of the finalisation of the Parramatta City Centre LEP (formerly the Parramatta CBD Planning Proposal), the Department of Planning and Environments removed proposed controls for Parramatta North, Parramatta Park, Phillip Street Block, and Auto Alley. The exclusion of these areas resulted in different controls applying to different parts of the Parramatta City Centre, detailed in Figure 9.1.

Part 9A will contain the City Centre controls that are contained in [Part 6 – Parramatta City Centre](#) of the Parramatta DCP 2011, specifically the area situated south of the Parramatta River (including Phillip Street Block and the Park Edge Highly Sensitive Area). This DCP supports the Parramatta City Centre LEP controls, and came into effect on 2 December 2022.

Part 9B will contain provisions from [Section 4.3.3 – Parramatta City Centre – Deferred Area](#) of the Parramatta DCP 2011 (shaded grey in Figure 9.1). This section has been revised on account of being excluded from the finalized Parramatta City Centre LEP. Due to this area's exclusion, the Department of Planning and Environments is currently undertaking an investigation of Parramatta North. This may result in future changes to this section of the DCP.

It is envisaged that once the new DCP controls for North Parramatta are finalized and endorsed by Council (not likely to commence before completion of the North Parramatta Place Strategy), Parts 9A and 9B will be consolidated into a single Part consistent with Part 7 of the *Parramatta LEP 2023*.

As part of the finalisation of the Draft DCP, Council officers anticipate that there may be administrative updates within Part 9 to ensure that the final DCP is consistent and up to date as required.

Part 9 of this DCP will be read in conjunction with other Parts of this DCP. Should there be any inconsistency between this section and any other Part of this DCP, this Part prevails to the extent of the inconsistency.

Note. Numbering will change following the transfer however, for current numbering has been included to provide reference to the existing Parramatta DCP 2011.

APPLICATION OF DCP CONTROLS - PARRAMATTA CITY CENTRE

- PARRAMATTA NORTH, PARRAMATTA PARK & AUTO ALLEY PART OF DEFERRED AREA A**
 APPLICABLE CONTROLS:
 - SECTION 4.3.3
 - SECTION 6.4.7 VIEWS

- PARK EDGE HIGHLY SENSITIVE AREA - NO CHANGE TO THE CONTROLS**
 APPLICABLE CONTROLS:
 - SECTION 6.5.10
 - SECTION 6.4.7 VIEWS

- PARRAMATTA CITY CENTRE (INCLUDING PHILLIP STREET BLOCK)**
 APPLICABLE CONTROLS:
 - PART 6

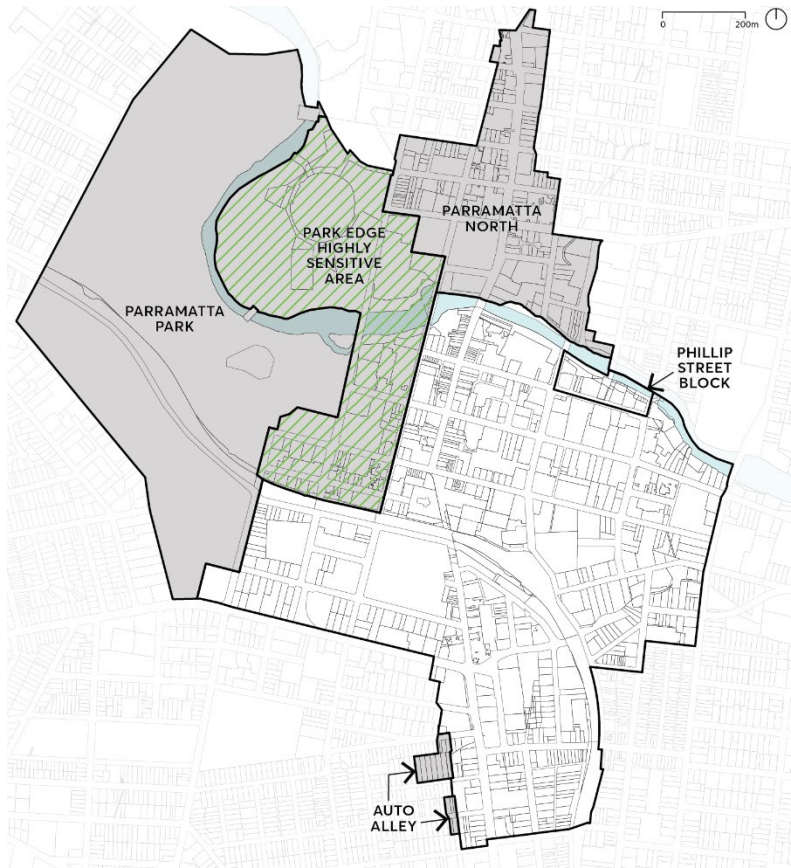


Figure 9.1 – Application of DCP controls for the Parramatta City Centre

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