

ATTACHMENT 4 – Table of proposed DCP Structure, Key Features, and Changes

Summary of draft Parramatta DCP		
PART	PROPOSED CONTENT	DESCRIPTION
Part 1 Introduction	1.1 Legislative Background	Part 1 provides information about the administrative provisions of the draft DCP, such as the name of the DCP, adoption and commencement, where the DCP applies and how to use the DCP.
	1.2 Name of this Development Control Plan	
	1.3 Where this Development Control Plan Applies	
	1.4 Relationship to other Plans and Policies	
	1.5 Purpose of this Development Control Plan	This DCP will repeal the five DCPs that currently apply and therefore Part 1 contains administrative updates to reflect the new boundary with a land application map.
	1.6 Aims of this Development Control Plan	
	1.7 Structure of this Development Control Plan	Savings and transitional provisions will also be included to ensure that development applications lodged under the previous DCP are not disadvantaged.
	1.8 Terms used in this Development Control Plan	
	1.9 Requirements for Submitting a Development Application	
Part 2 Design in Context	2.1 Context Analysis	Part 2 contains updated provisions to ensure that all objectives and controls are applicable to the new context of the City.
	2.2 Preliminary Building Envelope	
	2.3 Building Form and Massing	Controls have been adopted and/or based on the Parramatta DCP 2011, as this DCP covers the largest portion of the City, and updates have been made where appropriate to reflect the context of the other former council areas. This Part has been prepared with Council's City Design unit and was largely an administrative exercise of consolidating design and place controls into one Part of the DCP, located before controls for land use and building typology (i.e. Part 3 Residential Controls and Part 4 Non-residential controls). In addition, controls have been further clarified or strengthened in response to
	2.4 Streetscape and Building Address	
	2.5 Fences	
	2.6 Open Space and Landscape	
	2.7 Views and Vistas	
	2.8 Public Domain	
	2.9 Accessibility and Connectivity	
	2.10 Access for People with a Disability	
	2.11 Amenities in Buildings Available to the Public	
	2.12 Culture and Public Art	
	2.13 Safety and Security	
	2.14 Signage	

		<p>issues observed in the current development application process such as incompatibility with neighbourhood context, impacts on amenity and privacy, streetscape interface design, and achieving Council's tree canopy targets.</p> <p>A new section that describes the overarching qualities and vision for the City has been drafted, alongside detailed guidance on how to carry out an accurate context analysis to assist in site planning and help ensure future development is responsive to the surrounds and add to the character and continuity of the streetscape.</p> <p>This Part of the DCP is applicable to all development within the City. It provides the overarching design ideology and place context to be considered when preparing and assessing a development application to ensure the outcome is responsive to the characteristics of the land and surrounding built and natural environment.</p>
<p>Part 3 Residential Development</p>	<p>3.1 Housing Diversity and Choice 3.2 General Residential Control 3.3 Dwelling Houses, Dual Occupancies and Secondary Dwellings 3.4 Multi-Dwelling Housing 3.5 Apartment Buildings 3.6 Residential Subdivision 3.7 Boarding Houses</p>	<p>Part 3 contains consolidated objectives and controls for each residential typology and include provisions for:</p> <ul style="list-style-type: none"> • Streetscape and building address, • Building envelope (i.e. setbacks, separation, building width and depth), • Deep soil, landscaping, and open space, • Parking design and vehicular access; and • Internal amenity. <p>Where appropriate, controls are adopted and/or based upon controls from Parramatta DCP 2011 as they were considered most suitable for the context of the City or delivering on best practice outcomes.</p> <p>Following further detailed design testing, new controls have been drafted in response to issues observed in the</p>

		<p>current development application process for dual occupancy development. Further clarity has been provided on streetscape interface design, building address, building separation and setbacks, internal amenity, and resolution of corner lots or sloping sites.</p> <p>New controls have been prepared for Manor Houses and Terrace Houses in response to their introduction under the Codes SEPP.</p> <p>These changes have been informed by urban design testing for specific typologies and prepared with Council's City Design unit.</p>
<p>Part 4 Non-Residential Development</p>	<p>4.1 General Non-Residential Controls 4.2 Business and Commercial Development 4.3 Industrial Development 4.4 Places of Public Worship 4.5 Educational Establishments 4.6 Centre-based Child Care Facilities 4.7 Sex Service Premises and Restricted Premises 4.8 Telecommunications Facilities</p>	<p>Part 4 provides specific controls that guide non-residential development types. The provisions largely retain the approach from Parramatta DCP and in some instances, Auburn as these were considered the more robust, suitable, and practical for business and industrial development. This includes adapted safety and security provisions.</p> <p>To address the introduction of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 - Chapter 3 - Educational establishments and child care facilities</i>, which supersedes the Education and Childcare SEPP, a review of the controls was undertaken to ensure consistency and avoid duplication for educational establishments and childcare facilities.</p> <p>The provisions for childcare facilities largely retain existing approach from Parramatta DCP 2011, with updates from Auburn DCP and the Holroyd DCP to deliver improved landscape setback and parking design controls.</p> <p>This is further explained in Attachment 2.</p> <p>Due to the specific requirements for non-residential uses, the list of DA requirements have been retained from Parramatta DCP for the following uses:</p>

		<ul style="list-style-type: none"> • Places of Public Worship • Educational establishments • Centre based childcare facilities • Sex services and restricted premises • Telecommunication facilities
<p>Part 5 Environmental Management</p>	<p>5.1 Water Management</p> <p>5.1.1 Flooding</p> <p>5.1.2 Water Sensitive Urban Design</p> <p>5.1.3 Stormwater Management</p> <p>5.1.4 On-Site Detention Management</p> <p>5.1.5 Groundwater</p> <p>5.2 Hazard and Pollution Management</p> <p>5.2.1 Control of Soil Erosion And Sedimentation</p> <p>5.2.2 Acid Sulfate Soils</p> <p>5.2.3 Salinity</p> <p>5.2.4 Earthworks And Development On Sloping Land</p> <p>5.2.5 Land Contamination</p> <p>5.2.6 Air Quality</p> <p>5.2.7 Bush Fire Prone Land</p> <p>5.3 Protection of The Natural Environment</p> <p>5.3.1 Biodiversity</p> <p>5.3.2 Waterways And Riparian Zone</p> <p>5.3.3 Development On Land Adjoining Land Zoned C2 Environmental Protection Or W1 Natural Waterways Zone</p> <p>5.3.4 Tree And Vegetation Preservation</p> <p>5.4 Environmental Performance</p> <p>5.4.1 Energy Efficiency</p> <p>5.4.2 Water Efficiency</p> <p>5.4.3 All-Electric Buildings</p> <p>5.4.4 Urban Cooling</p> <p>5.4.4.1 Roof Surface</p> <p>5.4.4.2 Open Space</p> <p>5.4.4.3 Facades</p> <p>5.4.4.3 Technical Requirements - Uhi Façade Shading</p> <p>5.4.4.4 Heating Cooling Systems – Heat Rejection</p> <p>5.4.4.5 Green Roofs Or Walls</p> <p>5.4.5 Solar Light Reflectivity (Glare)</p> <p>5.4.6 Natural Refrigerants In Air Conditioning</p>	<p>Part 5 contain objectives and controls designed to address site constraints and specific environmental considerations to ensure sustainable and safe development outcomes within the City.</p> <p>Council staff identified as part of the Harmonisation review process that due to key differences across the five DCPs, and changes to policy at a state level and industry benchmarks, additional changes were needed to ensure the harmonised controls are robust, sophisticated, best practice, and fit for purpose for the City of Parramatta.</p> <p>This includes improvements and updates to provisions for the following:</p> <ul style="list-style-type: none"> • Tree and vegetation protection • Water Sensitive Urban Design • Stormwater Management • Protection of Groundwater • Environmental Performance <p>In addition, Flooding and Environmental Performance controls have been improved in consultation with relevant technical Council officers to ensure that the controls reflect industry standard. These controls were informed by the controls for Flooding and Environmental Performance within the Parramatta City Centre DCP. The harmonisation process reviewed and assessed these controls to ensure their suitability for application across the broader City.</p>

	5.4.7 Bird Friendly Design 5.4.8 Wind Mitigation 5.4.9 Waste Management	
Part 6 Traffic and Transport	6.1 Sustainable Transport 6.1.1 Car Share 6.1.2 Travel Plans 6.1.3 Electric Vehicle Charging Infrastructure 6.2 Parking and Vehicular Access 6.3 Bicycle Parking 6.4 Loading and Servicing	<p>Part 6 provides traffic and parking requirements for land uses. These were drafted inline with the recommendations of the Discussion Paper and in accordance with the <i>TfNSW Guide to Traffic Generating Development</i>. Precinct-specific parking rates have been retained within the respective precinct within Part 8 of the DCP.</p> <p>In addition, Electric Vehicle controls have been introduced in consultation with relevant technical Council officers to ensure that the controls reflect industry standards. The draft EV controls were informed by the controls within the Parramatta City Centre DCP and were adapted where necessary to ensure their suitability for application across the broader City.</p>
Part 7 Heritage and Archaeology	7.1 Introduction 7.2 Consent Requirements 7.3 Conservation Incentives 7.4 General Provisions 7.5 Development In The Vicinity Of Heritage 7.6 Solar Energy Systems 7.7 Archaeology 7.8 Aboriginal Cultural Heritage 7.9 Signs On Heritage Buildings And Heritage Conservation Areas 7.10 Heritage Conservation Areas Parramatta Ward 7.10.1 North Parramatta And Sorrell Street Conservation Areas Rosehill Ward 7.10.2 South Parramatta Conservation Area 7.10.3 Harris Park West Conservation Area 7.10.4 Experiment Farm Conservation Area	<p>Part 7 consolidates the general heritage and archaeology controls, and the Heritage Conservation Areas to assist with the functionality, legibility, practical application, and enforcement of the controls. As part of this consolidation process, non-policy or administrative changes were also made to remove duplicate controls contained within the general heritage section and the HCAs, and the categorisation of the HCAs by ward.</p> <p>Part 7 guides proposed development or works to heritage items and within heritage conservation areas, as well as works proposed nearby.</p> <p>The provisions largely retain the approach from Parramatta DCP and in some instances, adapted controls from Hornsby and the Hills DCP for the following themes:</p> <ul style="list-style-type: none"> • Development in the vicinity of items/conservation areas • Archaeology • Heritage Conservation Areas

	<p>7.10.5 Elizabeth Farm Conservation Area</p> <p>7.10.6 Tottenham Street Conservation Area</p> <p>7.10.7 Silverwater Prison Complex</p> <p>Epping Ward</p> <p>7.10.8 East Epping Conservation Area</p> <p>7.10.9 Essex Street Conservation</p> <p>7.10.10 Rosebank Avenue Conservation Area</p> <p>7.10.11 Epping/Eastwood, Boronia Avenue And Wyralla Avenue Conservation Areas</p> <p>North Rocks Ward</p> <p>7.10.12 Burnside Homes Conservation Area, North Parramatta</p> <p>7.11 Glossary of Heritage Terms</p>	<ul style="list-style-type: none"> • Fences <p>The adapted controls are more comprehensive and appropriate to meet the objectives of the City.</p> <p>As per the Discussion Paper, controls have been included to provide clarity and strengthen Council's ability to respond to issues observed in the current development application process for the installation of new technologies and solar energy systems.</p>
<p>Part 8 Centres, Precincts, Special Character Areas and Specific Sites</p>	<p>8.1 Strategic Centres</p> <p>8.1.1 Epping Strategic Centre</p> <p>8.2 Local Centres</p> <p>8.2.1 Westmead Local Centre</p> <p>8.2.2 Parramatta North Urban Transformation Precinct</p> <p>8.2.3 Granville Local Centre</p> <p>8.2.3.1 Granville Town Centre</p> <p>8.2.4 Camellia And Rydalmere</p> <p>8.2.5 Newington Local Centre</p> <p>8.2.5.1 Newington Small Village</p> <p>8.2.5.2 Newington Business Park Precinct</p> <p>8.2.5.3 Newington Residential Precinct</p> <p>8.2.6 Melrose Park Urban Renewal Precinct</p> <p>8.2.7 Telopea Local Centre</p> <p>8.2.8 Carlingford Local Centre</p> <p>8.2.8.1 Carlingford Central</p> <p>8.2.8.2 Carlingford South</p> <p>8.2.8.3 Carlingford East</p> <p>8.3 Neighbourhood Precincts</p> <p>8.3.1 Harris Park</p> <p>8.3.2 Harris Park Special Areas</p> <p>8.3.3 River Road West</p> <p>8.3.4 Morton Street</p> <p>8.3.5 (East) Rydalmere</p> <p>8.3.6 Ermington Naval Stores– Waterfront And Silverwater Road</p> <p>8.3.7 Dundas</p> <p>8.3.8 Collet Park (North Parramatta)</p>	<p>Part 8 groups the City's strategic centres, local centres, neighbourhood precincts, special character areas, and controls for specific sites into one Part of the DCP.</p> <p>The preparation of this Part of the DCP is largely administrative, with the existing objectives and controls for each centre, precinct, area or site being transferred into the new draft CoP DCP. Some structure and syntax changes were made to ensure consistency across this Part given the different format/structure of centres across the five DCPs subject to this harmonisation process.</p> <p>The strategic centres, precincts, and specific sites have been categorised by the hierarchy of centres for Strategic Centres and Local Centres within the Parramatta Local Strategic Planning Statement 2020, and the ordered by ward to assist with functionality and ease of reference.</p>

	<p>8.3.9 Hunterford Estate, Oatlands</p> <p>8.4 Special Character Areas</p> <p>8.4.1 Sylvia Gardens</p> <p>8.4.2 Thomas And Lombard Streets</p> <p>8.4.3 Jeffery Avenue</p> <p>8.4.4 Sutherland Road</p> <p>8.4.5 Area Bounded By Brickfield, Belmore, Buller And Albert Streets</p> <p>8.4.6 All Saints Cemetery</p> <p>8.4.7 Hillside Estate</p> <p>8.4.8 Winston Hills</p> <p>8.5 Specific Sites</p> <p>Parramatta Ward</p> <p>8.5.1 158-164 Hawkesbury Road And Part Of 2a Darcy Road, Westmead</p> <p>8.5.2 24-26 Railway Parade, Westmead</p> <p>Rosehill Ward</p> <p>8.5.3 Land On The Corner Of Parramatta Road, Good Street And Cowper Street, Granville</p> <p>8.5.4 38-42 East Street, Granville</p> <p>8.5.5 38 Cowper Street, Granville</p> <p>Dundas Ward</p> <p>8.5.6 258-262 Pennant Hills Road And 17 & 20 Azile Court, Carlingford (Land In The Former Parramatta Lga)</p> <p>8.5.7 264-268 Pennant Hills Road, Carlingford</p> <p>North Rocks Ward</p> <p>8.5.8 27-33 North Rocks Road, North Rocks</p> <p>8.5.9 257 Windsor Road and Russell Street, Baulkham Hills</p> <p>8.5.10 23-25 Windsor Road, Northmead</p> <p>8.5.11 Identified Land with Additional Matters for Consideration</p>	
<p>Part 9A Parramatta City Centre*</p> <p><i>*Land will be shown via a land application map</i></p>	<p>The Parramatta City Centre DCP controls anticipated to be adopted in late 2022 will apply to this section - Note: numbering will change following transfer into the draft DCP.</p> <p>6.1 Introduction</p> <p>6.1.1 Application</p> <p>6.1.2 General Objectives</p>	<p>The adopted Parramatta City Centre DCP will apply to the land included in the finalised Parramatta City Centre Planning Proposal and the making of Amendment 56 to the PLEP 2011.</p> <p>This land will be shown using a land application map and generally includes land south of the Parramatta River</p>

	<p>6.2 Design Quality</p> <p>6.3 Built Form</p> <p>6.3.1 Guiding Principles</p> <p>6.3.2 Minimum Site Frontage</p> <p>6.3.3 The Building Envelope</p> <p>6.3.4 The Street Wall</p> <p>6.3.5 The Ground Floor</p> <p>6.3.6 Above Ground Parking</p> <p>6.3.7 Residential Apartment Design Quality</p> <p>6.3.8 Wintergardens</p> <p>6.3.9 Dwelling Mix and Flexible Housing</p> <p>6.4 Public Domain</p> <p>6.4.1 Solar Access to Significant Parks and Spaces</p> <p>6.4.2 Awnings and Trees on Streets</p> <p>6.4.3 Design of Awnings</p> <p>6.4.4 Pedestrian Lanes, Shared Zones and Service Lanes</p> <p>6.4.5 Pedestrian Overpasses and Underpasses</p> <p>6.4.6 Vehicle Footpath Crossings</p> <p>6.4.7 Views</p> <p>6.5 Special Areas</p> <p>6.5.1 City River</p> <p>6.5.2 Civic Link</p> <p>6.5.3 George Street</p> <p>6.5.4 Church Street</p> <p>6.5.5 Marion Street</p> <p>6.5.6 Campbell Street & Great Western Highway</p> <p>6.5.7 Auto Alley</p> <p>6.5.8 Station Street West</p> <p>6.5.9 Creek Corridors</p> <p>6.5.10 Park Edge Highly Sensitive Area</p> <p>6.6 Heritage</p> <p>6.6.1 Guiding Principles</p> <p>6.6.2 Understanding the Place</p> <p>6.6.3 Heritage Relationship</p> <p>6.6.4 Demolition</p> <p>6.6.5 Amalgamation of Lots</p> <p>6.6.6 Development to Benefit a Heritage Item</p> <p>6.6.7 Interpretation</p> <p>6.7 Flood Risk Management</p> <p>6.7.1 Assessment and Minimisation of Flood Hazards, Risks and Potential for Harm</p> <p>6.7.2 Land Use and Building Levels</p>	<p>included within the City Centre Planning Proposal boundary.</p> <p>This area will be read in conjunction with the other respective parts of the new draft DCP where not covered by the City Centre DCP.</p> <p>It is envisaged that once the new DCP controls for Parramatta North are finalised and endorsed by Council (not likely to commence before completion of the Parramatta North Planning Study in September 2023) Parts 9A and 9B will be consolidated into a single Part consistent with Part 7 of PLEP 2011.</p>
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	<p>6.7.3 Sensitive and Critical Uses</p> <p>6.7.4 Flood Warning and Emergency Response Planning</p> <p>6.7.5 Development in and Near Floodways, Riparian Zones and Naturalised Channels</p> <p>6.7.6 Controls for Floodways</p> <p>6.7.7 Controls for Parramatta River Bank And Foreshores</p> <p>6.7.8 Car Park Basements in Flood Prone Areas</p> <p>6.8 Environmental Sustainability</p> <p>6.8.1 High Performing Buildings</p> <p>6.8.2 Dual Water Systems</p> <p>6.8.3 All Electric Buildings</p> <p>6.8.4 Electric Vehicle Charging Infrastructure</p> <p>6.8.5 Urban Cooling</p> <p>6.8.6 Solar Light Reflectivity (Glare)</p> <p>6.8.7 Natural Refrigerants in Air Conditioning</p> <p>6.8.8 Bird Friendly Design</p> <p>6.8.9 Wind Mitigation</p> <p>6.9 Vehicular Access, Parking And Servicing</p> <p>6.9.1 Vehicle Driveways and Manoeuvring</p> <p>6.9.2 On Site Car Parking</p> <p>6.9.3 Bicycle Parking and End of Journey Facilities</p> <p>6.10 Site Specific Controls</p> <p>6.10.1 Parramatta Square</p> <p>6.10.2 57, 63 And 83 Church Street and 44 Early Street</p> <p>6.10.3 180 George Street</p> <p>6.10.4 2-10 Phillip Street</p> <p>6.10.5 184-188 George Street</p> <p>6.10.6 2-6 Hassall Street, Parramatta</p> <p>6.10.7 12a Parkes Street</p> <p>6.10.8 14-20 Parkes Street, Harris Park</p> <p>6.10.9 55 Aird Street</p> <p>6.10.10 142-154 Macquarie Street, 118 Harris Street and 135 George Street</p> <p>6.10.11 33-34 Marion Street</p> <p>6.10.12 2 O'connell Street, Parramatta</p> <p>6.10.13 12 Hassall Street</p>	
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<p>Part 9B Parramatta City Centre - Deferred Area A*</p> <p><i>*Land will be shown via a land application map</i></p>	<p>Content to be carried over from the current Parramatta DCP 2011 relating to Section 4.3.3 Parramatta City Centre – Deferred Area A. Note: numbering will change following transfer however has been included to provide reference to the current Parramatta DCP 2011:</p> <p>4.3.3 Parramatta City Centre 4.3.3.1 Building Form 4.3.3.2 Mixed Use Buildings 4.3.3.3 Public Domain and Pedestrian Amenity 4.3.3.4 Access and Parking 4.3.3.5 Environmental Management 4.3.3.6 Site Specific Controls</p>	<p>Section 4.3.3 Parramatta City Centre of Parramatta DCP 2011 as amended and anticipated to be endorsed by Council in late 2022 is to be carried over into the new draft DCP to reflect the forthcoming two sets of controls that apply across the City Centre following the finalisation of the Parramatta City Centre Planning Proposal and the making of Amendment 56 to the PLEP 2011. As some land was excluded from the finalisation of the planning proposal, the existing Parramatta DCP 2011 controls continue to apply until future review and update is completed. This land will be shown using a land application map and generally includes land north of the Parramatta River and land west of Auto Alley that were originally included within the City Centre Planning Proposal boundary.</p> <p>As per the current operation of the Parramatta DCP 2011, this section will be read in conjunction with the other respective parts of the new draft DCP relating to flooding and other site considerations.</p>
<p>Appendix</p>	<p>Appendix 1 – Views and Vistas Appendix 2 – Waste Management- Guidelines Appendix 3 – Heritage information: terms, responsibilities, and procedures</p>	<p>As part of the Harmonisation DCP process, Council officers undertook a review of the appendices to determine suitability of the appendices.</p> <p>The Appendices that have been retained are from the Parramatta DCP 2011 and have been updated to reflect the draft DCP. For example:</p> <ul style="list-style-type: none"> • Appendix 1 is the former Appendix 2 that has been updated to remove views and vistas that are no longer within the boundary area. • Appendix 2 is the former Appendix 8 and Appendix 8.2 which has been

		<p>updated to reflect industry standard for Waste Management.</p> <ul style="list-style-type: none"> Appendix 3 is the former Appendix 6 which has been updated with a section that provides Solar Energy System Guidelines to support new provisions contained in Part 7 of the DCP. <p>All other Appendices from the Parramatta DCP 2011 have either been removed, reconciled into the DCP, or relocated to Council website to assist the development assessment process.</p> <p>Appendices from Holroyd DCP and The Hills Shire DCP contained Sheet Maps that apply to land within the City. The Sheet maps were moved into the DCP to retain the existing policy as they provide site-specific controls for setbacks, subdivision patterns and road widening. The relevant Sheet maps have been incorporated into Part 8.5.11 of the DCP.</p>
Glossary	Glossary of Terms	Provides description and definition for terms throughout the DCP. There are parts of the DCP that also contain a specific glossary of terms for ease of reference.