



CITY OF
PARRAMATTA

Draft Parramatta City Centre Development Control Plan *Community Summary*



Introduction

The Draft City Centre DCP is being exhibited so that affected landowners, applicants, key Public Authorities and Services Providers and the wider community can provide comment.

The Draft City Centre DCP is a component of the Parramatta CBD Planning Framework which is a comprehensive strategic planning framework involving numerous strategic planning policy addressing land use and building form, development contributions, traffic and transport and flood risk. The diagram below illustrates the various components of the framework.

The Draft City Centre DCP provides detailed planning and design guidelines to support the Draft City Centre LEP which was approved by Council on 15 June 2021 and is now with the Department of Planning, Industry and Environment (DPIE) for finalisation.

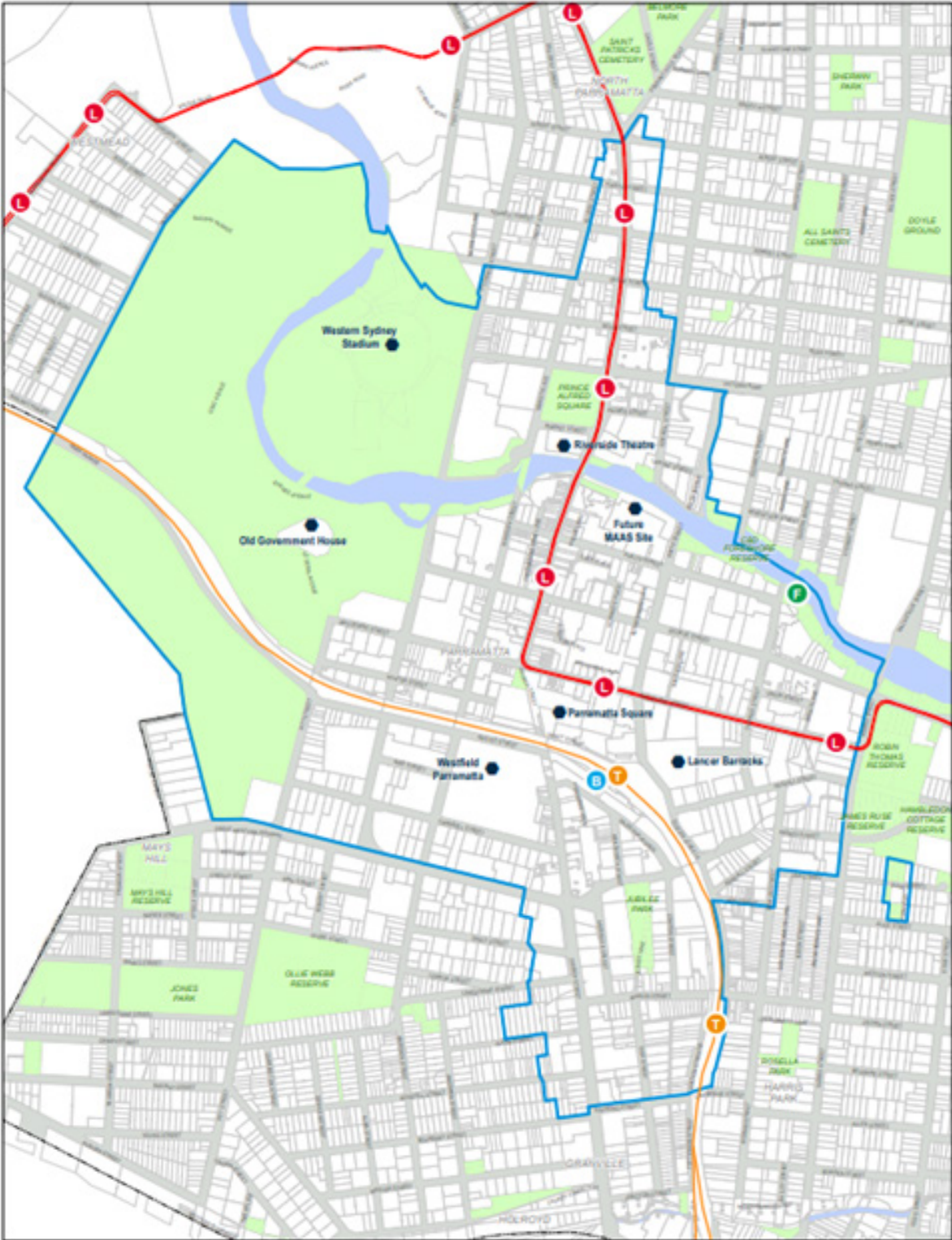
The Draft City Centre DCP proposes to amend Part 4.3.3 of Parramatta DCP 2011. Consequential amendments are also required to Sections 4.4.4.1 and 4.4.3.3 because of a zoning change affecting two heritage conservation areas.

Existing controls that remain consistent with the LEP and all existing site-specific controls have been carried over into the amended DCP. A Summary Table of Key Amendments to Part 4.3.3 Parramatta City Centre DCP is available at participate.cityofparramatta.nsw.gov.au/cbd-dcp.

The proposed new controls apply to the same land affected by the Draft City Centre LEP, as shown on page 5 (delineated by the blue boundary).



**Draft City Centre
DCP application
area**





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Preparation of the Draft City Centre DCP

The preparation of the Draft City Centre DCP has followed a rigorous methodology involving the following elements:

1

The Draft DCP controls were prepared by an internal team of officers across the City Design, City Planning, Development and Traffic Services Unit and City Strategy units. Input was also provided by specialist external heritage, architecture and urban design advisors.

2

Nearly 30 technical and/or background studies inform the Draft DCP controls. These studies

fall across:

- design quality, built form and public domain (13 studies)
- heritage (4 studies)
- vehicular access, parking and servicing (5 studies)
- flood risk management (3 studies)
- environmental sustainability (3 studies)

3

The future built form and densities are established by the Draft City Centre LEP controls. Recent site specific Planning Proposals and DCPs within the City Centre have also informed key controls such as inter-building separation, street walls and the quality of space between buildings.

4

Other considerations such as:

- Council's vision for new built form to define streets and high quality active public spaces, with tall slender towers above the street wall, set back to allow daylight, views and air to the streets and public spaces below.
- the importance of design quality as a consideration in the development assessment process and reinforcing that the DCP should form the basis for assessment of Design Competitions.
- the cumulative impact of increasing densities, heights and building floorplates upon sun access to public places, wind, views to sky, significant views, vistas and the skyline.
- ensuring development achieves amenity consistent with the NSW Apartment Design Guideline objectives.
- acknowledgement of the legacy of existing built form where established street frontages, setbacks and building form will persist in parts of the city as it evolves.
- the importance of heritage controls tailored for the unique character and setting within the City Centre and the need for detailed heritage consideration.
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- increasing pressure upon energy, water and sewerage infrastructure, as well as in response to improved sustainable building technologies.
- changes to the movement and flow of activity within the City Centre in response to the Parramatta Light Rail and Metro West projects.
- various resolutions of Council.

5

As a final step, the draft controls were externally peer reviewed by an independent urban designer and architect.



Built Form controls

A key focus of the amended DCP controls is on the way people experience the city, particularly at the ground level, where direct contact between buildings and people is at its most intense.

The overarching Draft LEP framework requires a large portion of the City's streets to have active ground floor frontages. In these areas, the envisaged city form is broadly made up of two components: a lower stratum of defined streets and public spaces, and an upper one of tall, slender towers. The street wall, aligned with and attached to adjacent street walls, is the collective architectural component that defines the street and forms its character.

Well-scaled street walls built to the frontage, and tall and slender towers that are set back to allow daylight, views, circulation of air, and amenity to the streets and public spaces below, mitigating some of the impact of large towers and making streets (and other public spaces) as comfortable as possible for people are the central principles at work in the Draft DCP.

In areas zoned B4 Mixed Use that are not required to have active frontages, buildings with residential ground floors are possible. Where this occurs, the building is set back from the street, potentially generating a more fragmented built form at the lower levels. Here the role of landscape takes on added importance in defining the street, enriching its character and ensuring long term amenity.

The controls in the Built Form section of the Draft DCP apply to all developments in the Parramatta City Centre unless modified by Special Area controls.

Public Domain controls

To increase clarity, the fragmented public domain controls applying to the City Centre in the existing DCP have been consolidated in one section within the Draft DCP.

The Public Domain section includes specific controls for the design and location of awnings, street trees, vehicular crossovers, and it responds to concerns in the CBD Planning Proposal Gateway conditions with regard to overshadowing of peripheral open spaces around the City Centre.

Based on the areas identified in the Technical Overshadowing Report related to the CBD Planning Proposal, and Council Officer investigations, protection from overshadowing controls have been provided to parts of the following open spaces:

- Ollie Web Reserve
- Robin Thomas and James Ruse Reserve
- Rosella Park, and
- St John's Cemetery.

The Public Domain section also includes a revised Laneways and links map reflecting the current public domain initiatives in the City Centre.

Special Areas controls

The current DCP include both Special Area Controls and Site Specific Controls co-located within one section. Special Area controls relate to larger areas of unique and distinct character, while the site-specific controls focus upon singular sites that have been subject to site specific planning proposal processes.

While in both instances, there are circumstances that require a unique built form outcome or response, the proposed amendments acknowledge that City Centre Special Areas are precincts distinguished by their unique character, special importance or prominence that require tailored controls to manage their future growth. They are much larger and distinct from site specific DCP controls which are much smaller in scale, e.g. a single or amalgamated collection of development parcels as opposed to multiple city blocks and streets that a special area may be comprised of.

The organisation of site specific and special area controls in dedicated sections of the Draft City Centre DCP provides greater clarity and ease of use of the document.

Civic Link

In response to Council's resolution of 12 October 2020, requiring detailed controls be reported to Council for Civic Link as a future DCP amendment, updated and revised controls are incorporated for the special area, inclusive of 71 (part), 73 and 75 George Street. This is in response to receipt of two site-specific DCP applications received during the preparation of the Draft Parramatta City Centre DCP.

Phillip Street / City River East Block

In response to feedback from Council following its consideration of the CBD Planning Proposal, additional controls for the Phillip Street / City River East block are proposed to be included as part of the City River Special Area. The new controls respond to the vision of the CBD Planning Proposal for this precinct consistent with Council's resolution on 15 June 2021 and 11 October 2021 to ensure that there are separations between buildings from ground level upwards, including the tower elements, to maintain visual and physical connectivity between the river and the broader CBD to the south. These will also ensure that amenity and high quality tall slender towers are realised in a manner that ensure streets (and other public spaces) are as comfortable as possible for people. Detailed controls for the remainder of the City River Special Area will form part of a future DCP amendment.

Flood Risk Management controls

The CBD is within the floodplain of the Parramatta River causing the city to experience flash flood conditions making it difficult to evacuate people. Flood studies prepared for the CBD resulted in the Draft City Centre LEP containing a new clause (clause 7.6L) to manage risk to life and property from flooding.

The flood risk management controls in the Draft City Centre DCP apply to flood prone land in the Parramatta CBD identified as being within the 'Floodplain Risk Management Area' on the Floodplain Risk Management map in the Draft Parramatta City Centre LEP.

The Draft City Centre DCP supports Draft City Centre LEP by providing guidance for early consideration of integrated built form solutions that address flood risk, flood safety and good design. For many sites, conventional (horizontal) evacuation of a building during a flood event is suitable. For sites where conventional evacuation is not possible, taking refuge within buildings above the Probable Maximum Flood is required. This is termed 'Shelter in Place'.

The flood risk management controls explain how these alternatives are pursued for new and upgrading development.

Environmental Sustainability controls

Technical studies prepared to inform the Draft City Centre LEP controls predicted that the envisaged growth in the CBD will result in a three-fold increase in energy and water demand, a four-fold increase in sewer loads. They also predicted temperature increases and urban heat impacts.

To limit these impacts, the Draft City Centre LEP contains clauses that:

- foster the efficient and sustainable use of energy and resources that minimise new buildings' consumption of energy and water (clause 7.6A High performing buildings).
- require dual water systems to be contained within all new buildings (clause 7.6B Dual water systems).
- require end of journey facilities to be provided within a commercial development or a mixed-use development (clause 7.6E End of journey facilities).

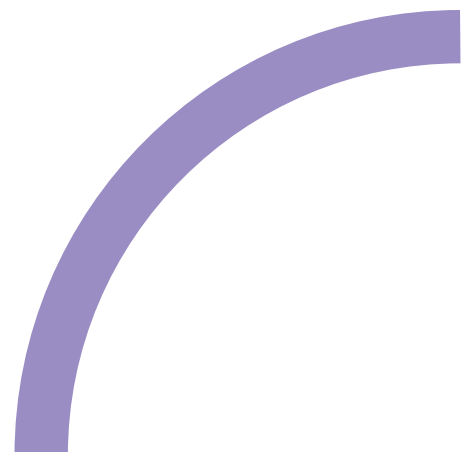
The Draft City Centre DCP controls support these LEP controls by providing more detailed controls that promote improved sustainable building technologies. This includes principles and controls relating to high performing buildings, urban heat mitigation, design of building surfaces and choice of materials, bird strike, solar reflectivity, wind mitigation, all electric buildings, natural refrigerants in air conditioners and electric vehicles.

Heritage controls

A key challenge for Parramatta is to retain the authenticity and setting of its heritage amidst new large scale, high-rise development, particularly as heritage buildings are generally small in scale. The aim of the heritage controls is to conserve the collective network of heritage buildings and places that together, enliven, enrich and add value to the character of the City Centre.

The draft controls, which are correlated with the broader Parramatta DCP 2011, require a detailed understanding of the heritage values of a place, its setting, and its wider relationships with other places within the City Centre to be demonstrated through detailed heritage analysis and appropriate responses by any new development.

Provisions continue to be integrated in some Special Area and Site Specific Controls that contain heritage items to ensure their unique character is well considered in the redevelopment of surrounding sites, for example: the Roxy and Kia Ora along Civic Link; Harrisford House adjacent to 180 George Street.



Park Edge – Conservation agreement

Council has an existing Conservation Agreement with the Commonwealth and State Governments regarding development in the Park Edge (Highly Sensitive) area situated adjacent to the World Heritage listed Old Government House and Domain. This area is shown in Figure 5.10.1 Park Edge Highly Sensitive Area in the Draft DCP. Because of the terms of the agreement, no review of the controls in the Draft City Centre LEP could be undertaken.

The Conservation Agreement also applies to the Parramatta DCP 2011 controls. However, the Draft City Centre DCP currently on exhibition seeks minor amendments to the 'Park Edge' section. These amendments seek to:

- replace 'City Centre LEP' references with 'Parramatta LEP 2011' to reflect the revised name of Council's local environmental plan which houses the City Centre controls;
- replace 'Parramatta Stadium' with 'Commbank Stadium' to reflect the current naming rights;
- remove references to Parramatta Pool given its demolition and relocation to a site outside the Park Edge (Highly Sensitive) area;
- visually update all figures so they are consistent with the style of figures across other parts of the Draft City Centre DCP;
- update figure numbering and references to reflect the amendments across the Draft City Centre DCP; and
- correct urban design terminology across Figures 5.10.3, 5.10.4, 5.10.5.

The changes ensure consistency across the Draft City Centre DCP. Furthermore, because the changes do not constitute a policy change, they are considered minor and justifiable in the context of the Parramatta CBD Planning Framework.

During the exhibition period, Council will formally consult the Heritage Branch of the Federal Department of the Environment and Energy to seek its authorisation for these minor changes.

Consequential amendments to the Parramatta DCP 2011

The Draft City Centre LEP which is being finalised by DPIE seeks to rezone land in the Harris Park West and North Parramatta Heritage Conservation Areas to the B4 Mixed Use zone. As a result, minor policy amendments are required to Section 4.4 Heritage Conservation Areas (HCAs), specifically:

- Section 4.4.3.3.1 Harris Park West; and
- Section 4.4.4.1 North Parramatta and Sorrell Street.

The proposed changes are minor and are detailed in Consequential amendments available at participate.cityofparramatta.nsw.gov.au/cbd-DCP

Timeline







Have your Say

For more information and to have your say visit participate.cityofparramatta.nsw.gov.au/cbd-DCP

Online Submissions:

Submissions can be submitted online by visiting participate.cityofparramatta.nsw.gov.au/cbd-DCP

Email Submissions:

Subject: Submission on Draft Parra CBD DCP (F2021/02935)

Email to: parracbdplanning@cityofparramatta.nsw.gov.au

Submission should include your name and the address of the affected property.

Postal Submissions:

City of Parramatta Council

Attention: Parramatta CBD Planning Team (quoting reference F2021/02935)

Subject: Submission on Draft Parra CBD DCP

PO Box 32, Parramatta NSW 2124

Submission should include your name and the address of the affected property.

Please refer to participate.cityofparramatta.nsw.gov.au/cbd-DCP to check when submissions close.

Contact Us

You can contact the Parramatta CBD Planning Team on **1300 617 058** or via email at parracbdplanning@cityofparramatta.nsw.gov.au if you have any questions.

Council is committed to making sure everyone can access the information they need in a format that is right for them.

Contact the National Relay Service at relayservice.gov.au and provide them with the City of Parramatta contact number: **1300 617 058**.

Please note, any personal information provided by you in your submission (such as your name and contact details) will be used by Council to properly consider your submission and communicate with you further about this matter if required. The provision of this information is voluntary. Any personal information collected can be accessed by you and may also be available to third parties in accordance with Council's Access to Information Policy.



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