

## SUMMARY OF KEY AMENDMENTS TO PART 4.3.3 PARRAMATTA CITY CENTRE DCP

The following table provides detail on the key differences between the existing and proposed amendments to Part 4.3.3 Parramatta City DCP 2011. An important consideration when contemplating these changes is that while many of the numerical controls have been carried over, the strategic rationale and studies that have informed the new controls ensure they support the objectives and vision of the CBD PP in response to the increases to scale, height and collective density of urban form of the City. For this reason, direct comparisons are not always possible between the existing and proposed draft controls, and new elements are proposed as well.

EXISTING PDCP2011	AMENDED SECTION 4.3.3 PARRAMATTA CITY CENTRE DCP	RATIONALE FOR CHANGE
<p>Existing contents:</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 &amp; Pedestrian Amenity            4.3.3.4 Views and View Corridors            4.3.3.5 Access and parking            4.3.3.6 Environmental Management            4.3.3.7 City Centre Special Areas            4.3.3.8 Design Excellence</p>	<p>Proposed contents:</p> <p>01 Introduction            02 Design Quality            03 Built Form            04 Public Domain            05 Special Areas            06 Heritage            07 Flood Risk Management            08 Environmental Sustainability            09 Vehicular Access, Parking &amp; Serv.            10 Site Specific Control</p>	<p><i>The proposed amendments to the DCP content aim to include additional and more specific controls for Design Quality, Heritage, Flooding and Environmental Sustainability, as well as some built form controls to ensure alignment with the vision and objectives of the CBD PP.</i></p>
<b>DESIGN QUALITY</b>		
<p>Existing DCP includes Design Excellence provisions in 4.3.3.8 at the end of the City Centre DCP outlining objectives of LEP Design Competitions and alignment with Architectural Design Competition Procedures.</p>	<p>Amendments to the DCP relocate the provisions for Design Excellence to the front of Part 4.3.3 placing design quality at the forefront of the design and assessment process giving greater emphasis to this as an important consideration. It reinforces that the DCP should form the basis for assessment of Design Competitions, promotes development that is considerate of its individual and collective contribution to the quality of the city centre, ensures Design Competitions make reference to building envelopes established by the DCP, and</p>	<p><i>To elevate the importance of design quality and encourage design thinking as a higher order priority for consideration for all development in the City Centre.</i></p>

	requires consideration of design quality in public and private development.	
<b>HERITAGE</b>		
<p>Part 3.5 of the existing DCP includes generic heritage controls for all development within the LGA</p> <p>Controls specific to certain heritage items can be found in some 'Special Areas' and Site Specific Controls (mostly in response to site specific Planning Proposals) within Part 4.3.3.7.</p>	<p>Amendments to the DCP are correlated with PDCP2011. They set out additional heritage controls tailored for the City Centre. The additional controls require more considered development in the vicinity of heritage items and their settings, and the need for detailed heritage analysis particularly noting the importance of the heritage character of the Parramatta City Centre.</p> <p>References to specific heritage items continue to be provided in some 'Special Areas' and Site Specific Controls e.g. Harrisford House as a result of the development at 180 George Street. This is to ensure their unique character and quality is well considered in the redevelopment of surrounding/adjoining land.</p>	<p><i>To ensure heritage considerations are specific to the unique qualities and character of the City Centre and that new development is considerate of heritage places while supporting future growth.</i></p>
<b>FLOOD RISK MANAGEMENT</b>		

<p>Part 2.4.2.1 of the existing DCP includes LGA wide flood management controls. These are not specific to the CBD area. They provide a general framework for assessment of applications that are affected by flooding.</p>	<p>Proposed amendments provide enhanced City Centre specific controls tailored to the Parramatta CBD. Council's approach to flood controls in the Draft DCP supports the framework established under the CBD Planning Proposal (CBD PP) and the Draft Floodplain Risk Management Plan. In general terms, the draft flood controls do the following:</p> <ul style="list-style-type: none"> <li>• Provide further design guidance on measures to comply with the "shelter-in-place" strategy (vertical evacuation) established under the CBD PP, which applies to the PMF.</li> <li>• Require flood hazard modelling and hazard, risk and safety assessments to be undertaken.</li> <li>• Provide a framework for uses that are appropriate to the flood risk within a CBD environment.</li> </ul>	<p><i>New flood controls are needed to support the significant increased densities provided under the CBD PP.</i></p>
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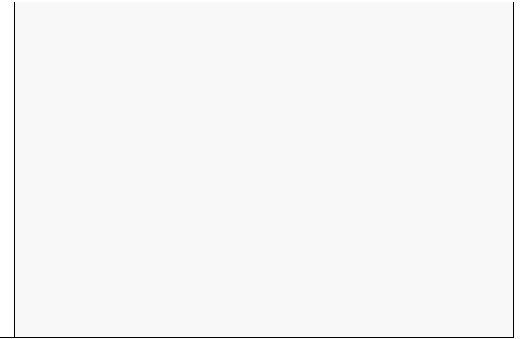
	<ul style="list-style-type: none"> <li>• Allow for an integrated built form response and merit assessment.</li> <li>• Give specific consideration for Parramatta Riverbank and foreshore given high public use.</li> <li>• Ensure flood warning and emergency response planning is undertaken for flood prone developments to assist in reducing risk of harm.</li> </ul>	
<b>ENVIRONMENTAL SUSTAINABILITY</b>		
<p>Part 4.3.3.6 of the existing DCP includes broad objectives for Environmental Management including some of the requirements for High Performing Buildings.</p>	<p>Provides an updated Environmental Sustainability section for the City Centre that responds to the increasing demands on energy, water and sewerage infrastructure, as well as in response to improved sustainable building technologies.</p> <p>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.</p> <p>Many of the controls above are the same as those incorporated into the Telopea DCP and Melrose Park DCP.</p> <p>The additional controls tailored for the City Centre environment are for All Electric Buildings, encouraging the use of Natural Refrigerants in air conditioning and for Bird friendly Design.</p>	<p><i>To limit environmental impacts from increased growth and to deliver High Performing Buildings in the City Centre.</i></p>

BUILT FORM CONTROLS		
<p><u>Street setbacks</u></p> <p>Between 0m and 6m depending on location.</p>	<p><u>Street setbacks</u></p> <p>0m - where there are active frontages</p> <p>6m - if proposing residential only (depending on location and context).</p>	<p><i>Simpler controls for more consistent street alignment and street wall conditions in the City Centre depending on activation requirements and building types.</i></p>
<p><u>Street wall heights</u></p> <p>14m or 26m depending on location (Figure 4.3.3.1.3)</p>	<p><u>Street wall heights</u></p> <p>14m – 21m as the generic control.</p>	<p><i>To allow a consistent range and scale throughout the City for comfortable 4 to 6 storey street environments.</i></p>
<p><u>Setbacks above street wall</u></p> <p>Corner Sites: 6m on primary street frontage 0m on secondary street frontage (up to 45m from the street corner)</p> <p>City Centre North: 4m City Centre South: 6m City Centre: 6m</p> <p>River Foreshore: 8m Church St: 18m George Street: 20m</p>	<p><u>Setbacks above street wall</u></p> <p>6m on all street frontages (3m on laneways subject to building separation requirements)</p> <p>6m on all street frontages (3m on laneways subject to building separation requirements)</p> <p>City River: WIP (*6m for City East Block River Frontage) (Special Area) Church Street: (as per CBD PP changes *12m) (Special Area) George Street: 12m (Special Area)</p>	<p><i>To support tall and slender towers that are set back to allow daylight, views and circulation of air to the streets and public spaces below. This mitigates some of the impact of large towers and makes streets (and other public spaces) as well scaled and comfortable as possible for people.</i></p> <p><i>The decrease in the setbacks above street wall height in George Street provide a more consistent built form outcome aligned with the predominant and prevailing setbacks, facilitates the delivery of larger tower floor plates as well as respecting the special character of this street.</i></p> <p><i>The Church Street upper-level setback has been adjusted in accordance with the CBD PP.</i></p>

<p><u>Building separation</u></p> <p>Given as setbacks.</p> <p>Side setbacks:</p> <p>For buildings less than or equal to 54m in height:</p> <ul style="list-style-type: none"> <li>• 3m side setback (non-residential)</li> <li>• 6m side setback residential</li> </ul> <p>For buildings greater than 54m in height:</p> <ul style="list-style-type: none"> <li>• 6m side setbacks</li> </ul> <p>Rear setbacks:</p> <p>For buildings less than or equal to 54m in height:</p> <ul style="list-style-type: none"> <li>• 9m rear setback</li> </ul> <p>For buildings greater than 54m in height:</p> <ul style="list-style-type: none"> <li>• 12m rear setback</li> </ul>	<p><u>Building separation</u></p> <p>Proposed as building separation.</p> <ul style="list-style-type: none"> <li>• Minimum 12m building separation between commercial towers.</li> <li>• Minimum 18m building separation between residential towers or between residential and commercial towers.</li> </ul>	<p><i>As above. To support tall and slender towers that are set back to allow daylight, views and circulation of air to the streets and public spaces below. This mitigates some of the impact of large towers and makes streets (and other public spaces) as well scaled and comfortable as possible for people.</i></p>
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Towers on laneways:

- A 3m upper-level setback or 6m from centre line of lane



<p><u>Minimum site frontage</u></p> <p>20m</p>	<p><u>Minimum site frontage</u></p> <p>35m</p>	<p><i>The increase in minimum site frontage requirements responds to the increasing scale of buildings and densities supported by the CBD PP to facilitate adequate setbacks and tower separation for larger building footprints to ensure amenity and alignment with the objectives and criteria of the ADG. It also ensures individual sites can satisfy their own setback requirements and be equally apportioned without burdening or impacting upon the development potential of adjoining sites.</i></p>
<p><u>Tower slenderness</u></p> <p>Maximum commercial building length: 45m in B3 Zones</p> <p>Maximum residential or serviced apartment floor plates in B3 Zones: 1,000m<sup>2</sup></p>	<p><u>Tower slenderness</u></p> <p>Max commercial building length: 60m in B3 Zones 45m in B4 Zones</p> <p>Max floorplate area for residential towers: 800m<sup>2</sup> - buildings less than 75m in height. 950m<sup>2</sup> - buildings between 75-105m in height. 1,100m<sup>2</sup> - buildings greater than 105m in height.</p> <p>Max residential building length: 45m</p> <p>Max floor plate area commercial towers: 2,500m<sup>2</sup> in B3 Zones 2,000m<sup>2</sup> in B4 Zones</p>	<p><i>Provides enhanced guidance on the limited controls in the current DCP relating to tower slenderness. The new controls provide for more compatible tower floorplates within each land use zone. They also respond to the vision for high quality, tall slender towers of a diversity of heights based on the Architectus recommendations of 2014, and in response to site testing and current market demand for commercial floor space.</i></p>



**PUBLIC DOMAIN CONTROLS**

Controls related to the Public domain are currently spread over multiple sections in the City Centre DCP.

The proposed amendments aim to consolidate the public domain controls, such as specific controls for the design and location of awnings and street trees.

The controls also respond to concerns in the CBD PP Gateway conditions on overshadowing of peripheral open spaces around the City Centre.

Based on the areas identified in the Technical Overshadowing Report 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 following have also been updated in the Public Domain section:

- Laneways and links map revised to reflect include all the updated public domain initiatives in the special areas e.g. Civic Link, Marion St, Auto Alley.
- The No Additional Vehicular Entry map has been incorporated into the public domain section.
- Any doubling up with Section 03 Built Form has been removed e.g. active street frontages controls.

*To increase clarity and improve the usability of the document by consolidating and updating the public domain controls under one section.*

**SPECIAL AREAS AND SITE SPECIFIC CONTROLS**

Part 4.3.3.7 City Centre Special Areas of the current DCP include both Special Area Controls and Site Specific Controls co-located within one section. The 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. In both instances, there are site circumstances that require a unique built form outcome or response.

The proposed amendments aim to make a distinction between special areas (larger character precincts) and site-specific development controls by separating each element within the DCP.

All existing and endorsed site-specific controls are being carried over and remain unchanged. These are:

- Parramatta Square
- 57,63 & 83 Church And 44 Early Street
- 8-12 Victoria Rd and 2a Villers Street
- 180 George Street
- 2-10 Phillip Street
- 184-188 George Street
- 2-6 Hassall Street
- 12a Parkes Street
- 14-20 Parkes Street
- 55 Aird Street
- 142-154 Macquarie Street
- 470 Church Street
- 33-44 Marion Street
- 2 O'Connell Street
- 12 Hassall Street
- 20 Macquarie Street
- 197 Church Street

The list of Special Areas containing existing controls in the current DCP that are being revised by the Draft DCP include:

*The draft City Centre DCP acknowledges special areas as precincts within the City of special importance or prominence that require tailored controls to manage their future growth. The proposed amendment to distinguish between Special Areas and site specific controls aims to provide greater clarity and ease of use of the document.*

*The Special Area controls are distinct from site specific controls which are a result of site-specific Planning Proposals typically 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.*

	<p>City River (City East Block is new) Civic Link – some change George Street - minor Church Street -minor Park Edge (OGHD) – minor administrative</p>	
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	<p>The list of additional Special Areas proposed based on studies associated with the CBD PP, Gateway conditions, internal investigations and or Council resolutions include:</p> <p>Marion Street Campbell and Great Western Highway Auto Alley Station Street West Creek Corridors</p> <p>The key features and controls of the special areas are discussed below.</p>	
	<p><u>City River (including City East Block)</u></p> <p>New controls proposed for the City East block (Phillip St Block) will be included in the current draft as part of the City River Special Area.</p> <p>Controls for the whole of the City River Special Area are still under development and will form part of a future briefing session and amendment to the Draft City Centre DCP.</p>	<p><i>The new City East Block (Phillip St Block) controls aim to respond to the vision of the CBD PP and ensure that amenity, high quality, and tall slender towers are realised in a manner that ensure streets (and other public spaces) are as well scaled and comfortable as possible for people.</i></p>
	<p><u>Civic Link</u></p> <p>Updated controls for Civic Link which progresses the framework for Block 2 and Block 3 in greater detail in response to Council's resolution, incorporating 71 (part), 73 &amp; 75 George Street sites, with special controls for the desired future character, public domain layout, setbacks, building envelope requirements and consolidation of lots.</p>	<p><i>Further Council's vision to establish Civic Link as the premier pedestrian connection linking Parramatta Square and Parramatta Rail Station to future Metro and the City River foreshore.</i></p>

	<p><u>George Street</u></p> <p>Amendments are proposed to the controls for George Street to allow:</p> <p>Street alignment to the boundary instead of a street wall range of 14m – 21m and reduce the upper-level setback to 12m which is correlated with the upper-level setback for Church Street, also at 12m.</p>	<p><i>To strengthen and frame a more consistent built form outcome for George Street, facilitate the delivery of larger tower floor plates and to respect the special character of this street and its axial relationship to Church Street.</i></p>
	<p><u>Church Street</u></p> <p>Adjusts the upper-level setback to align with the CBD PP by reducing it from 18m to 12m.</p>	<p><i>To align with the CBD PP and reinforce the LEP controls for Church Street.</i></p>
	<p><u>Park Edge (OGHD)</u></p> <p>OGHD is one of eleven sites in a group forming the Australian Convict Sites on the UNESCO World Heritage List. OGHD is also on the National Heritage List. The Park Edge (Highly Sensitive) Area and its special controls are bound by a Conservation Agreement under commonwealth legislation. These controls are carried over in the draft DCP unchanged with minor updates to correct references and names of places e.g. the latest LEP and CommBank stadium.</p>	<p><i>To maintain the and uphold the Conservation Agreement and protect the OGHD world heritage site.</i></p>
	<p><u>Marion Street</u></p> <p>Implements the endorsed recommendations of the Marion Street precinct plan by forming special controls to ameliorate impacts on heritage items, encourage activation, provide tailored setbacks, building envelope requirements, public domain layout and consolidation of lots for the desired future character of the area.</p>	<p><i>To ensure future development ameliorates impacts to existing heritage items and to provide a correlated framework for the delivery of buildings within the LEP height and FSR limits.</i></p>

	<p><u>Campbell and Great Western Highway</u></p> <p>Special controls have been developed which identify and enhance the existing character of the special area through creating more opportunity for increasing deep soil and canopy tree planting.</p> <p>The street setback from Great Western Highway increased from 3m to 6m with provision for deep soil room for canopy tree planting.</p>	<p><i>To enable adequate frontage to facilitate tree canopy and reduce heat island effect.</i></p>
	<p><u>Auto Alley</u></p> <p>Controls based on the Auto Alley studies associated with the CBD PP including precinct specific setbacks, building envelopes and future public domain and open space layouts which are also linked to the flood water management strategy for the area.</p>	<p><i>Further Council's vision to expand commercial and residential growth in the Auto Alley precinct to the cities south while providing new open space and public domain.</i></p>
	<p><u>Station Street West</u></p> <p>Co-ordinated controls with the Marion Street special area to form integrated public domain outcomes, footpath widening along Station Street West and permeability within the block to improve accessibility to and from Harris park Station.</p> <p>The built form controls respond to CBD PP Gateway conditions around impacts on peripheral and adjacent Heritage Conservation Areas by providing upper level setbacks of 6m to street frontages.</p> <p>The special area controls are also co-ordinated with the 12m height limit set by the LEP and the tree lined character of High Street as a response to the existing heritage items present.</p>	<p><i>To ensure an integrated public domain and built form response which is sensitive to the adjacent Tottenham Street HCA, Marion Street Special Area and the character of High Street.</i></p>
	<p><u>Creek Corridors</u></p> <p>Controls to guide built form interface to creek corridors with a 6m setback from the top of bank proposed along with deep soil and canopy planting to be provided in the setback.</p>	<p><i>To recognise and enhance the special ecological value of the creek networks and opportunities for increasing canopy trees in the City Centre.</i></p>

OTHER MISCELLANEOUS DIFFERENCES	
Existing PDCP2011	Amended Section 4.3.3 Parramatta City Centre DCP
<ul style="list-style-type: none"> <li>Balconies allowed to project into setbacks by 600mm (as well as other minor projections for sun shading and entry awnings).</li> </ul>	<ul style="list-style-type: none"> <li>Silent on projecting into 'setbacks' specifically, however building separation must be maintained: "Separation must be measured to the outside face of the building including balconies, vertical and horizontal circulation, internal voids and external walls."</li> </ul>
<p>Building Form and Wind Mitigation</p> <ul style="list-style-type: none"> <li>Wind mitigation measures and wind study requirements for development based on previous planning regime in PDCP2011</li> </ul>	<p>Draft equivalent: Section 08 Environmental Sustainability</p> <ul style="list-style-type: none"> <li>See "Section 8.9 Wind Mitigation" which provides an updated set of wind mitigation controls based on studies and consultancy in anticipation of expected future growth.</li> </ul>
<p>Building Exteriors</p> <ul style="list-style-type: none"> <li>General controls for the detailed design of building exteriors. Does not distinguish between development types e.g. commercial or residential or flood affected scenarios.</li> </ul>	<p>Draft equivalent: Section 03 Built Form</p> <ul style="list-style-type: none"> <li>See "Section 3.4 The Street Wall and 3.5 The Ground Floor" for detailed and refined controls inclusive of flood affected scenarios, active frontages and residential development types.</li> </ul>

<p>Sun Access to Public Spaces</p> <ul style="list-style-type: none"><li>• Previous regime of controls for sun access to public spaces.</li></ul>	<ul style="list-style-type: none"><li>• This specific section no longer required in DCP. Deferred to Clause 7.4 Sun Access Protection in the LEP with its nominated measures and locations, and the Sun Access Protection Map.</li></ul>
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	<ul style="list-style-type: none"> <li>The draft PCCDCP also contains generic street wall controls related to buildings that may be affected by Land Reservation Acquisition in the LEP.</li> </ul>
	<p>Controls proposed for 'floor to floor' heights</p> <ul style="list-style-type: none"> <li>Refined controls for floor-to-floor heights in building design for all types in order to accommodate adaptability and change of use over time in the City Centre. <ul style="list-style-type: none"> <li>Commercial floor to floor: 3.8m</li> <li>Residential floor to floor: 3.1m</li> <li>Ground floor active street frontage: 4.5m</li> <li>Above ground parking: <ul style="list-style-type: none"> <li>In B3: 3.8m</li> <li>In B4: 3.1m</li> </ul> </li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Contains the existing view corridor controls.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporated into the public domain section.</li> </ul>
<ul style="list-style-type: none"> <li>Contains the existing access and parking controls.</li> </ul>	<ul style="list-style-type: none"> <li>Contains a revised Vehicular Access, Servicing and Parking section.</li> <li>Controls overlapping with Built Form or Public Domain removed from this chapter and incorporated in respective sections.</li> <li>Revised and upgraded bicycle parking controls and new end of trip facilities controls in line with latest strategy.</li> </ul>