

Attachment 2 - Council report on the Draft DCP for the Church Street North Precinct

The Draft DCP controls for the Church Street North area - outlined in this report to Council - are intended to support new LEP controls that will come into effect on 1 July 2024.

The **key** new LEP controls that affect the Church Street North area include amendments to heights and FSRs.

The purpose of this Attachment is to:

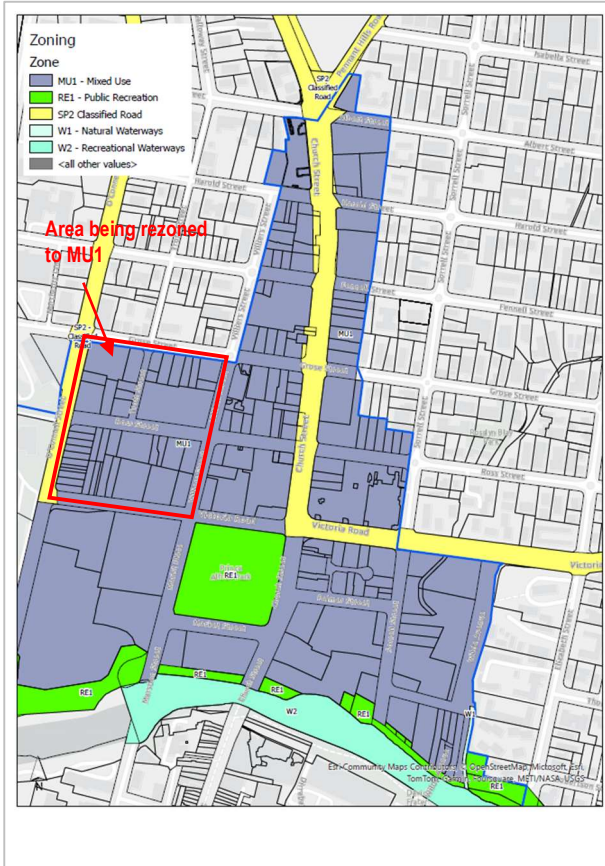
- summarise the new LEP controls that relate to the Church Street North area, which will provide context for the new draft DCP controls (**see Part A**), and
- outline other forthcoming amendments to the LEP that affect both the Church Street North area and Parramatta City Centre (**see Part B**).

Part A: Summary of the changes to the [PLEP 2023](#) by the [SEPP \(Church Street North Precinct\) 2023](#) that specifically affect the Church Street North area

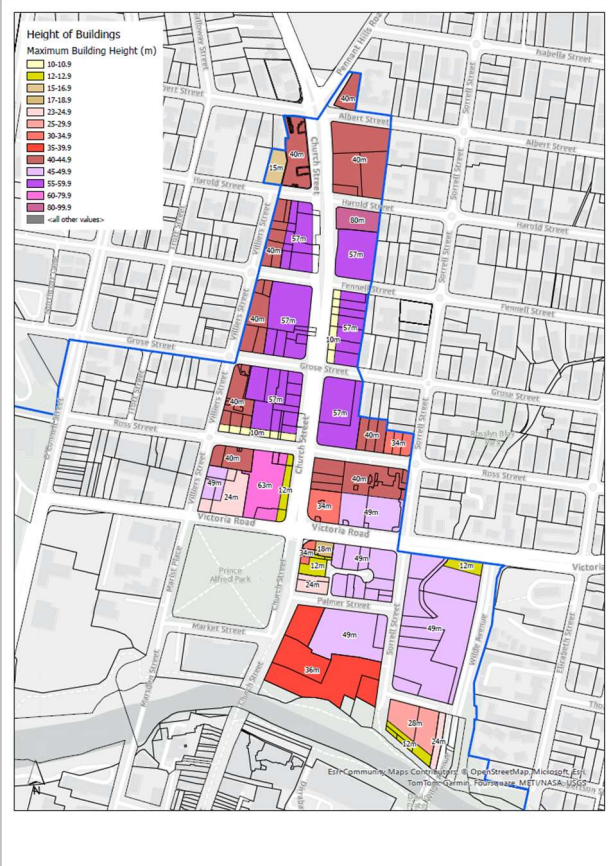
The changes include:

- Introduces a new local provisions clause that applies to an area identified in the Special Provisions Area Map referred to as “Area C” (as shown on page X of this attachment). The provision is a place-based bonus height and FSR mechanism (details available in [15] Part 7, Division 6 of the SEPP).
- Amendments to the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map and Special Provisions Area Map. The amendments to the maps are:
 - o **Land Zoning Map** – rezones the block bounded by Victoria Road and O’Connell Street, Grose Street and Villiers Streets from the R2 zone to the MU1 zone as shown in the Land Zoning Map edged with a red line below.). This rezoning removes the last remaining area of land zoned residential within the Parramatta City Centre.
 - o **Height of buildings Map** – amends heights from a mix of 15m, 24m, 34m, 40m and 80m to a mix of 10m, 18m, 28m, 34m, 40m, 57 and 63m. Refer to the forthcoming Height of Buildings Map below.
 - o **Floor Space Ratio Map** – from a mix of 2:1, 3:1 and 4:1 to a mix of mostly 4.5:1 and 5:1. Refer to the forthcoming Floor Space Ratio Map, below.
 - o **Active Frontages Map** and the **Flood Risk Management Map** – extending their application into the parts of the Church Street North Precinct area. Refer to the map, below.
 - o **Special Provisions Area Map** – Amend the ‘Area A’ boundary to remove the Church Street North Precinct which will switch on the following provisions in Part 7: 7.3 Floor space ratio; 7.14 Competitive design process; 7.15 Additional building height; 7.17 Car parking; 7.22 Managing heritage impacts; 7.23 End of journey facilities; 7.24 Dual water systems; 7.25 High performing building design; and Amends the map to identify new two new areas: “Area C” and “Area D”. Refer to the map below.
 - o **Sun Access Protection Map** – introduce a solar plane access control to prevent additional sunlight to Prince Alfred Park. Refer to the map below.

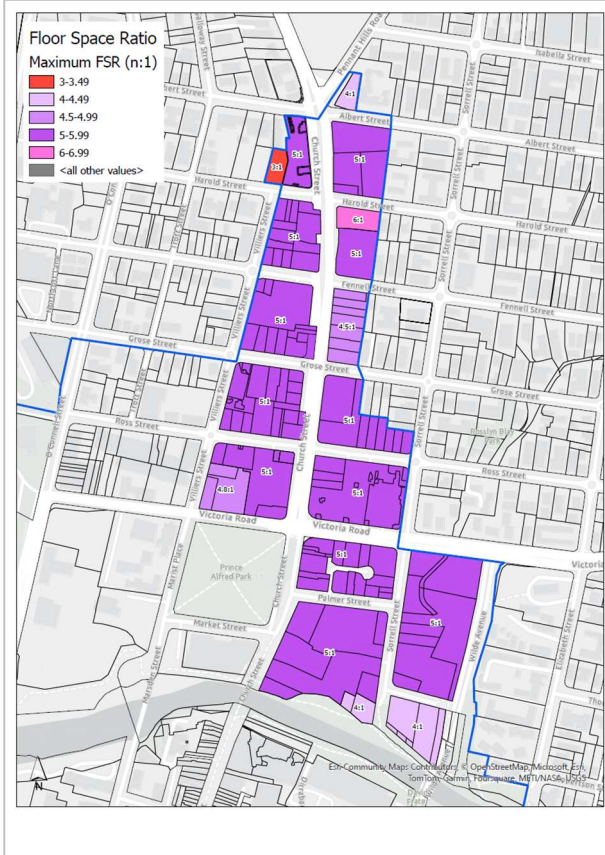
Land Zoning Map



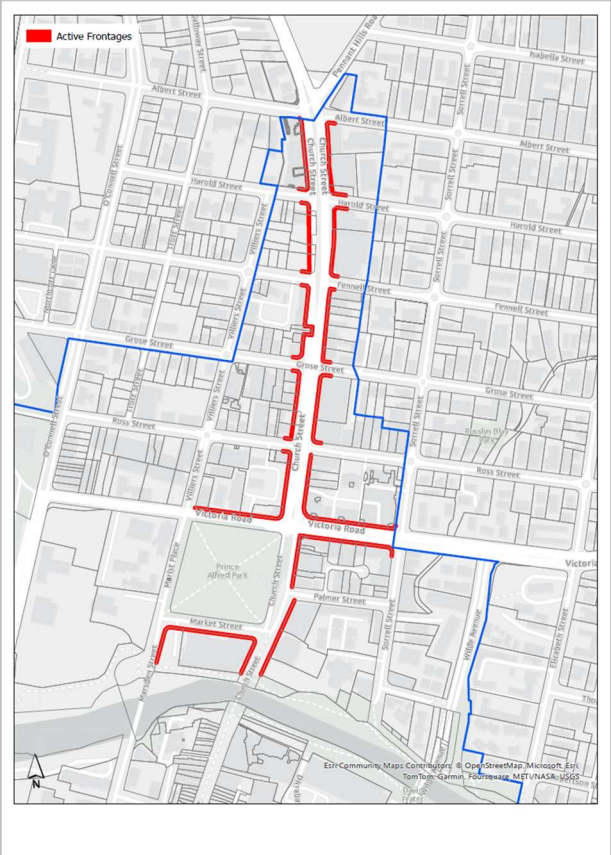
Height of Buildings Map



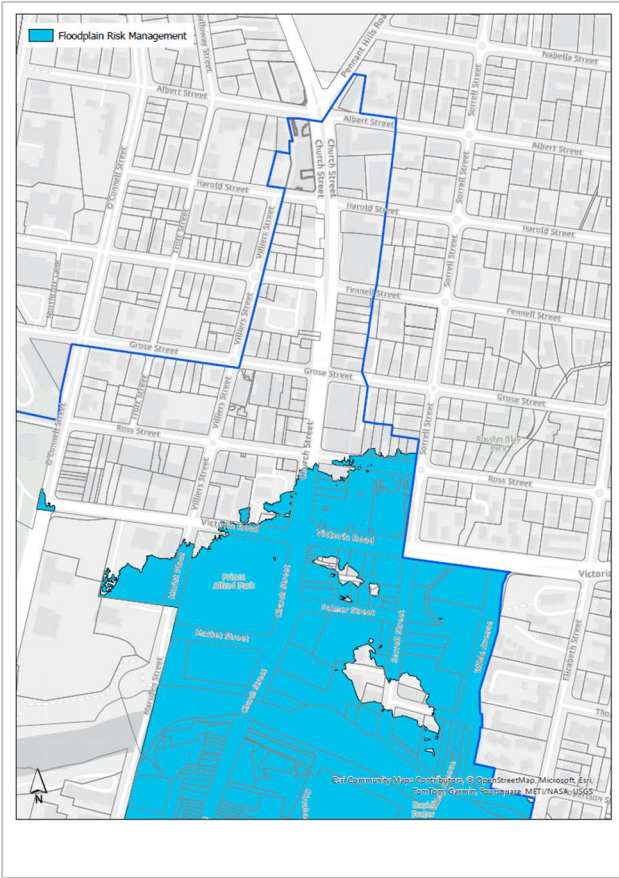
Floor Space Ratio Map



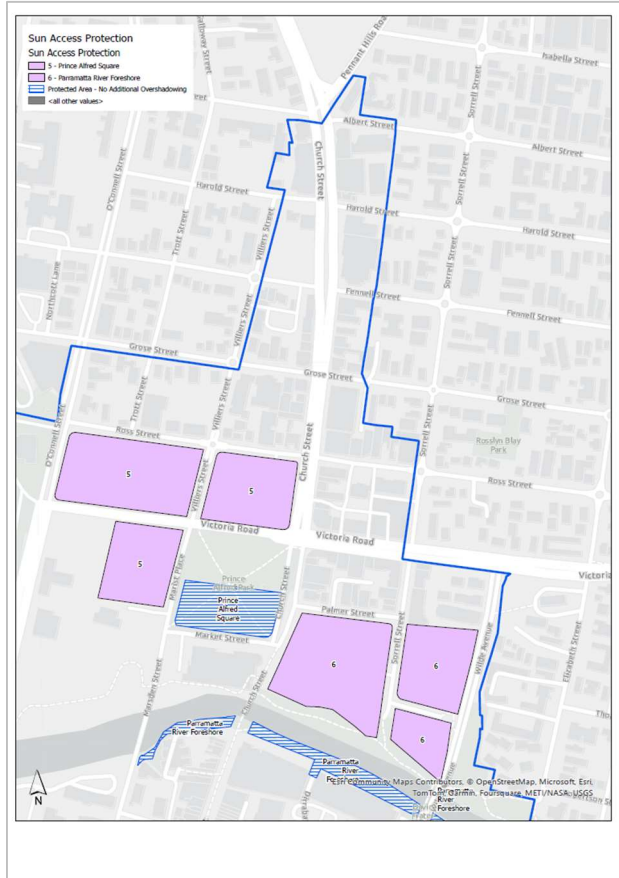
Active Frontages Map



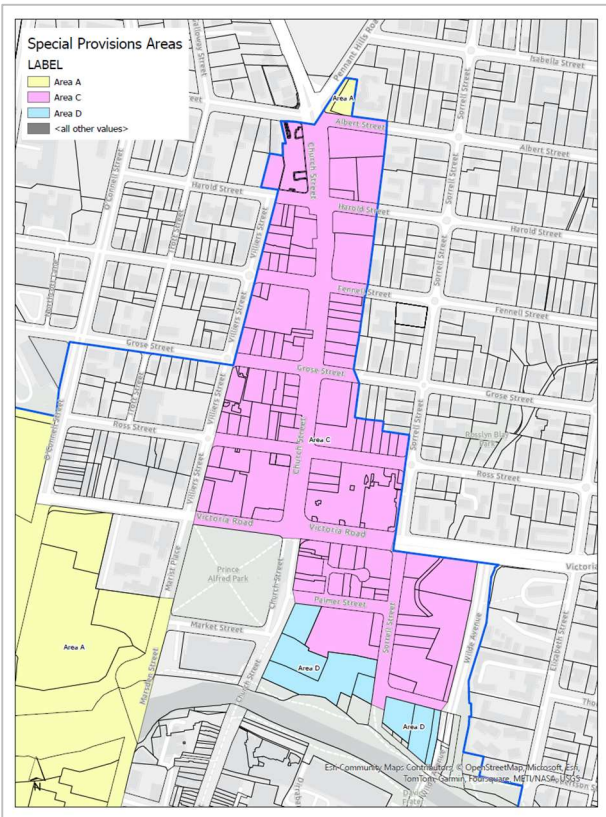
Floodplain Risk Management Map



Sun Access Protection Map



Special Provisions Area Map



Part B: Summary of the changes to the [PLEP 2023](#) by the [SEPP \(Church Street North Precinct\) 2023](#) that affect the Parramatta City Centre and Church Street North area

The SEPP amends Part 7 Additional local provisions – Parramatta City Centre, as follows:

1. Amends the following clauses:
 - a. **7.3 Floor space ratio** – sets a sliding scale for FSRs for sites under 1,800 sqm.
 - b. **7.14 Competitive design process** – changes the threshold for triggering a design competition becomes a building height greater than 40 metres.
 - c. **7.15 Additional building height and floor space ratio** – where there is an opportunity for an additional 15% height and FSR subject to a development being the winner of a design process and exhibiting design excellence.
 - d. **7.17 Car parking** – ensure this clause applies to the Church Street North Precinct.
 - e. **7.22 Managing heritage impacts** – to apply this clause to ‘Area C’ and ‘Area D’ and include the southern portion of the North Parramatta Heritage Conservation Area so as to be considered by the consent authority.
 - f. **7.23 End or journey facilities** – ensure this clause applies to the Church Street North Precinct.
 - g. **7.24 Dual water** – ensure this clause applies to the Church Street North Precinct.
 - h. **7.25. High performing building design** – ensure this clause applies to the Church Street North Precinct.