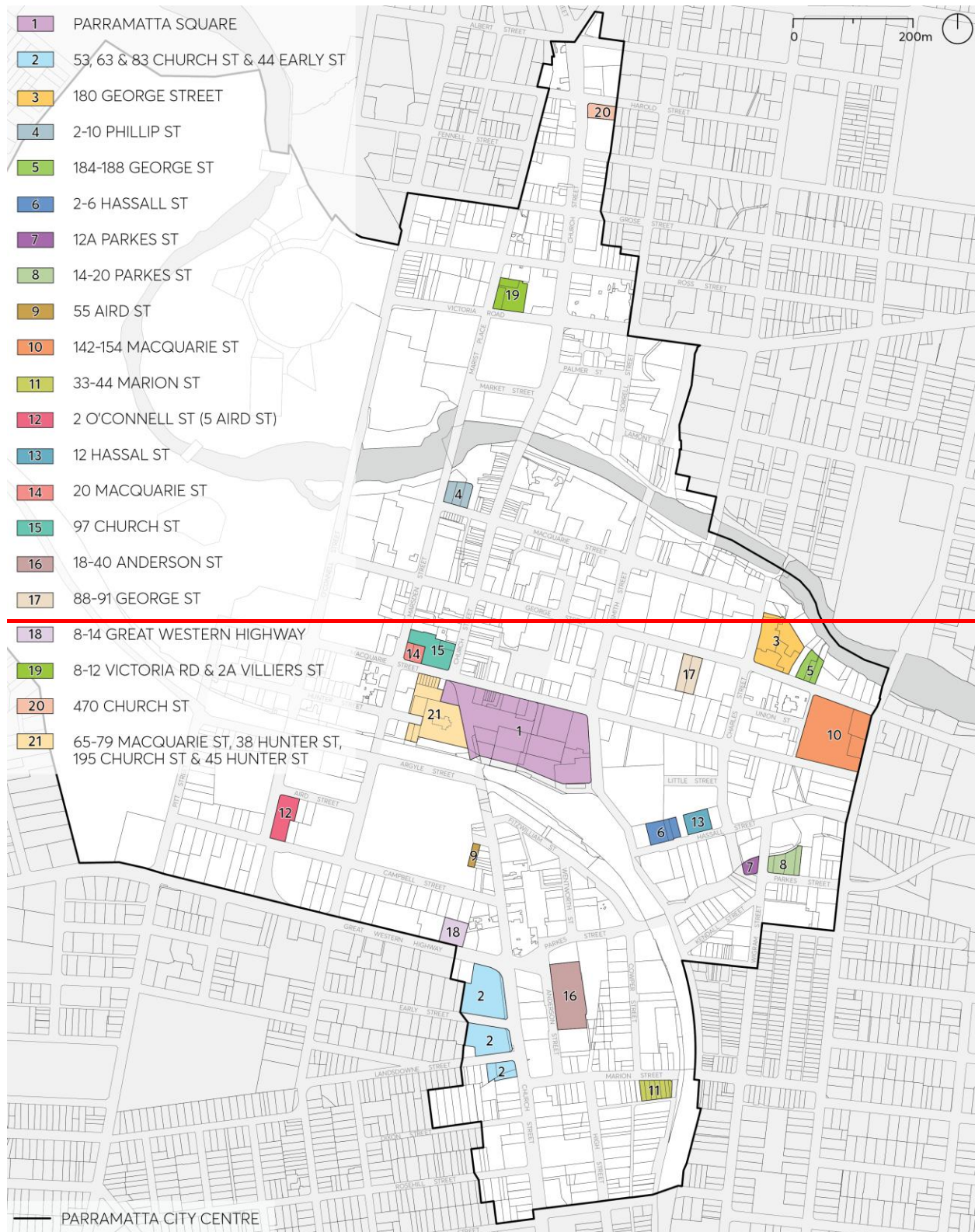


## 9.10 SITE SPECIFIC CONTROLS

This section contains development controls for specific sites in the City Centre as identified in Figure 9.10.



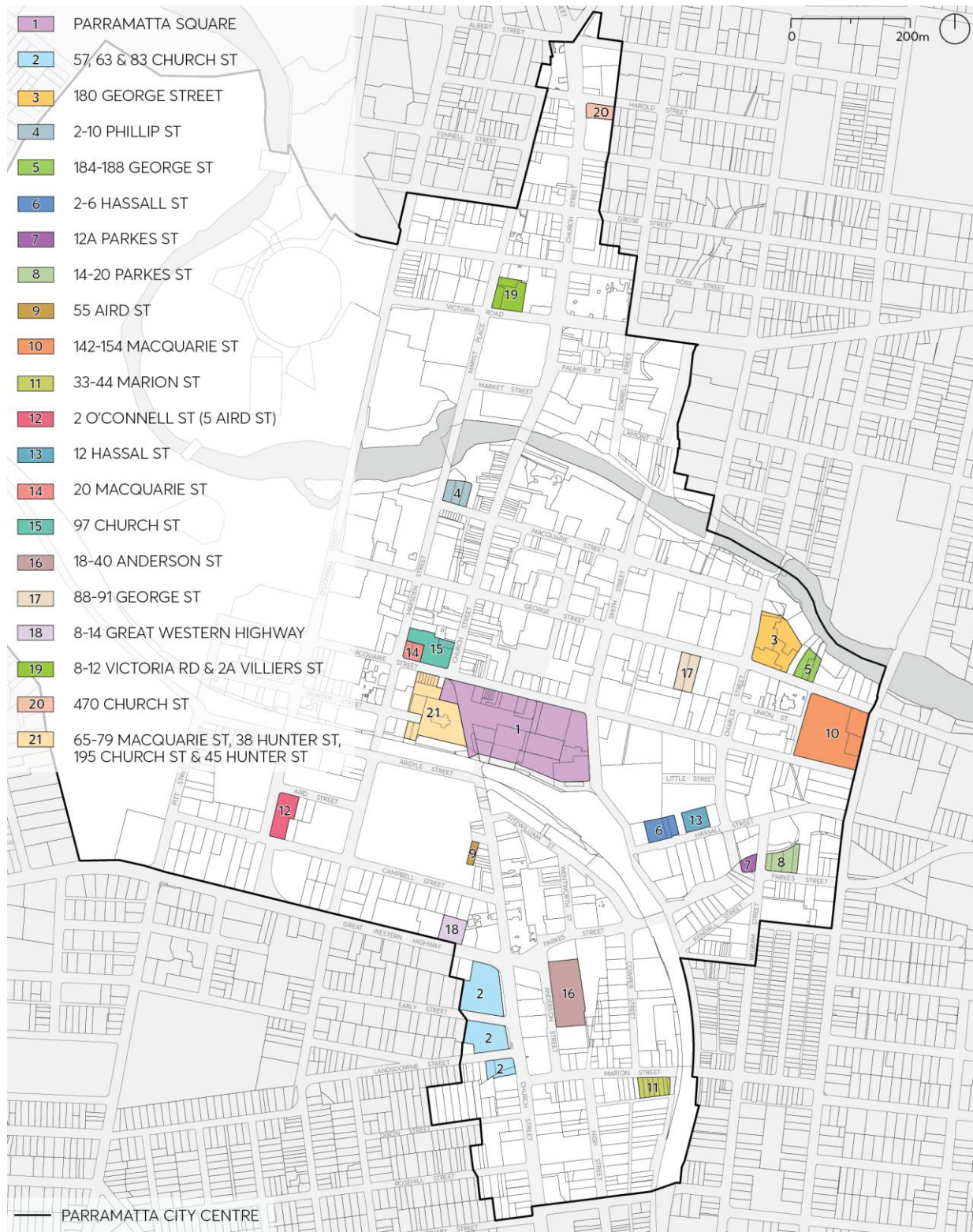


Figure 9.10 – Land parcels with Site Specific Controls

### 9.10.2 57, 63 AND 83 CHURCH STREET ~~AND 44 EARLY STREET~~

This Section applies to land at 57, 63 and 87 Church Street ~~and 44 Early Street~~, Parramatta. The subject land comprises 3 parcels fronting Church Street and the Great Western Highway, Early Street and Lansdowne Streets, as shown in Figure 9.10.2.1.





Figure 9.10.2.1 – Land application map

This Section must be read in conjunction with other Sections of this DCP and *Parramatta LEP 2023*. If there is any inconsistency between this Section and other Sections of Parramatta DCP 2023, this Section prevails.

This Section establishes objectives and controls to be interpreted during preparation and assessment of development applications and supports the objectives of the LEP.

#### 9.10.2.1 DESIRED FUTURE CHARACTER

The redevelopment of these sites into a mixed use precinct enables the revitalisation of Church Street, and reinforces the character of the City Centre as a destination for employment, retail and high density living.

The sites' introduce high density residential dwellings and a mix of commercial and retail space that transforms the local character into an exciting pedestrian friendly precinct.

The sites' location is within walking distance of the City Centre core including the Parramatta Transport Interchange as well as Harris Park Rail Station reducing car dependence and promoting

the use of sustainable public transport as well as walking and cycling transport options for residents and business.

The mix of uses provides jobs to increase activity in the City Centre. The redevelopment provides a range of apartment dwellings in high-density building forms, meeting the needs of different household types.

A revitalised public domain is a key component of the redevelopment. A series of pedestrian walkways connecting the 3 parcels of land activate the street level and provide an internal access network.

The sites are a catalyst for future development in Auto Alley aimed at reflecting the Parramatta City Centre as the Metropolitan Centre for the Central City District.

### 9.10.2.2 SITE OBJECTIVES

#### Objectives

- O.01 To create an urban environment that provides a mix of uses including high density residential, commercial, retail and community facilities.
- O.02 To ensure built form articulation and an attractive composition of building elements with a strong relationship between buildings and streetscape.
- O.03 To provide appropriate public domain elements, including internal pedestrian walkways, footpaths, open space for the benefit of the existing and future community.
- O.04 To ensure building height is distributed across the site having regard for orientation, overshadowing, and views and vistas suitable for this gateway to Parramatta.
- O.05 To provide opportunity for future car showroom functions on the ground level.
- O.06 To provide local amenities for existing and new residents with a variety of activities, services, and functions to attract people and places for them to meet and stay.
- O.07 To provide an appropriate level of active ground floor uses to increase safety, pedestrian activity and use of public domain areas.
- O.08 To provide a visual and physical connection throughout the site for a high level of surveillance and safety.
- O.09 To accommodate generated traffic, and to mitigate traffic effects.
- O.10 To include stormwater management measures which appropriately address the level of flood affectation on the site and immediate surrounds.

### 9.10.2.3 PUBLIC DOMAIN

The site offers an opportunity to enhance the public domain through improvements to streets, lanes, plazas and urban parks.

## Objectives

- O.01 To create an environment that is comfortable for pedestrians.
- O.02 To ensure a high level of pedestrian amenity, safety and security through the inclusion of weather protection, lighting and safety by design principles.
- O.03 To ensure pedestrian walkway areas are formed from a sequence of spaces and plazas running north-south, connecting all 3 parcels of land.
- O.04 To facilitate and establish social uses of public plaza space and walkways such as cafes, restaurants, bars, markets, with public seating areas.
- O.05 To ensure that where utilities are visible from the public domain, that their appearance and design is of the highest quality.
- O.06 To provide for effective linkages and interfaces between public space and private land and provide a high quality physical setting and surrounds for buildings.

## Controls

- C.01 New pedestrian walkways, park and plazas shall be provided in accordance with Figure 9.10.2.2 and should be no less than minimum size indicated in the control table below:

Public Domain	Minimum Size in Sqm (m <sup>2</sup> )
Northern Plaza/Pedestrian Walkway	1,600
Central Plaza	1,350
Urban Park	1,790

- C.02 Public street frontages are to comply with the [Parramatta Public Domain Guidelines](#) and are to have:
- C.03 Appropriate paving and urban elements:
- a) Public Art suitable for the site; and
  - b) Appropriate spaces for outdoor trading and outdoor dining.
- C.04 Pedestrian walkways are to comply with Section 6.3 – Laneways in [Parramatta Public Domain Guidelines](#) and the objectives of the [Parramatta Laneways Policy](#).
- C.05 Pedestrian walkways are to be generally 15m wide, with a 4m zone clear of obstructions to movement to allow for sufficient space for outdoor trading and dining.
- C.06 Awnings and colonnades are to be provided along building frontages along public domain to provide shade and shelter.
- C.07 Where colonnades are provided, they must:
- a) be continuous for the entire public domain frontage or link with awnings;
  - b) have a minimum width of 4.5m between columns; and
  - c) a minimum height of 4.5m to the underside of soffit.

C.08 The southern site is to be provided as an Urban Park in accordance with 9.10.2.2. The design of this park will balance public access and amenity with safety with water management objectives.

~~C.09 To allow for future road widening along an appropriate length of Church Street and the Great Western highway, and to provide a cycle / pedestrian path along the Church Street frontages, as shown on Figure 9.10.2.2.~~





Figure 9.10.2.2 – Public Domain

#### 9.10.2.4 BUILDING FORM

The development provisions on building form in this section are intended to encourage high quality design for new buildings. The resulting built form and character of development should contribute to an attractive public domain and produce a desirable setting for its intended uses.

#### Objectives

- O.01 To establish high quality architectural and urban design for buildings.
- O.02 To locate high density housing with good access to retail, employment, transport, and high quality public domain and open space.

O.03 To provide for a variety of retail experiences ~~by way of new format automotive retail, specialty shops, and supermarket.~~

~~O.04~~ To provide appropriate articulation of building form that is responsive to street address, microclimate and pedestrian-orientated environment.

~~O.04~~~~O.05~~ ~~To reduce visual bulk and scale and provide upper-level modulation for slender tower forms.~~

~~O.05~~~~O.06~~ To ensure that new development minimises and mitigates adverse overshadowing and privacy impact on adjoining public domain and land uses.

~~O.06~~~~O.07~~ To ensure the setback of residential towers is at an appropriate distance from heavily used streets of Church Street and the Great Western Highway.

~~O.07~~~~O.08~~ To create active streets and plazas by locating fine grain shop fronts at the ground floor with all fronts and entrances at street level.

## Controls

### Building Envelopes

C.01 Future built form should be consistent with the building envelopes shown at Figure 9.10.2.3 and Figure 9.10.2.4.

C.02 New buildings along Church Street should not exceed the maximum building depth of 22m, shown on Figure 9.10.2.3 and Figure 9.10.2.4.

C.03 Residential towers should not exceed the maximum building internal floor plate requirement, shown on Figure 9.10.2.3.

### Building Height

~~C.04~~ Building heights shall be in accordance with Figure 9.10.2.3 and Figure 9.10.2.4 to respond to the context, to provide visual interest and to minimise and mitigate adverse overshadowing and privacy impact to adjoining public domain and land use.

~~C.04~~~~C.05~~ ~~Additional storeys above 32 storeys on 63 Church Street must be reasonably modulated and stepped in on a smaller floor plate.~~

### Building Setbacks

~~C.05~~~~C.06~~ Building setbacks are to be in accordance with Figure 9.10.2.3 and Figure 9.10.2.4.

~~C.06~~~~C.07~~ Provide 6m building setback in key locations along the western boundaries of the site as shown on Figure 9.10.2.3 and Figure 9.10.2.4.

~~C.07~~~~C.08~~ Where a zero allotment setback is provided a merit assessment will be undertaken with consideration given to the amenity impact on adjacent properties. Consideration should be given to the provision of articulation and high-quality architectural treatment and materials to avoid bland, imposing expanses of wall to neighbouring properties.





Figure 9.10.2.3 – Building Form Control Plan

### Building Separation

**C.08C.09** Minimum separation between buildings should be in accordance with Figure 9.10.2.3 and Figure 9.10.2.4.

### Frontage, activities and entries

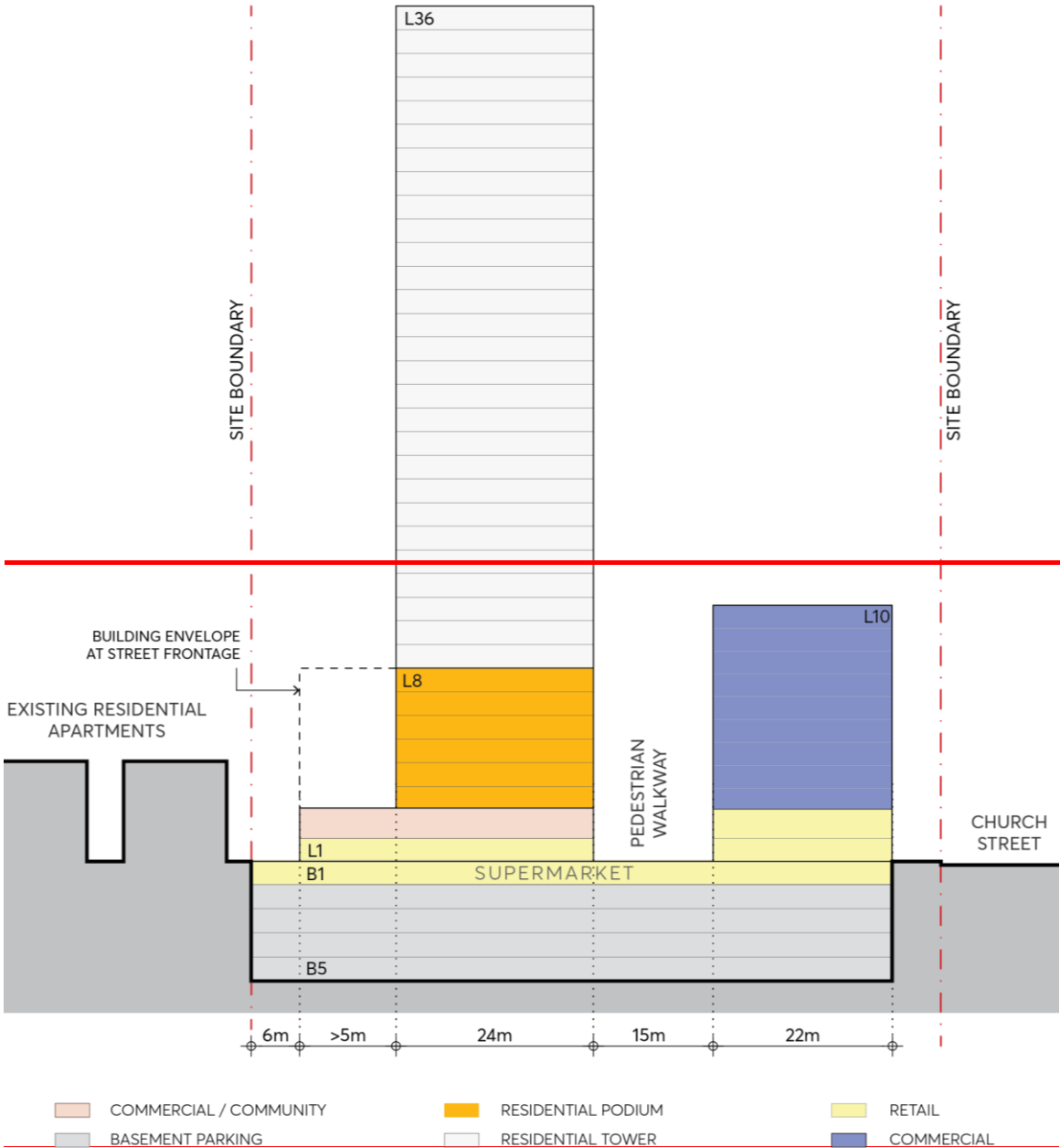
**C.09C.10** Continuous active frontages are to be in accordance with Figure 9.10.2.3. This should include retail and commercial spaces.

**C.10C.11** Access to residential use and commercial use above ground level should be provided directly from plaza or pedestrian walkway.

a) Large format retail with floor space exceeding 2,000m<sup>2</sup> shall be provided at a basement level and accessed directly from a plaza or a pedestrian walkway.

**C.11** Basement floor space for Site 1

~~Of the total commercial floorspace component for Site 1, 6,000m<sup>2</sup> must be located at a basement level for retail purposes only. The 6,000m<sup>2</sup> of floorspace cannot be relocated above the basement level if the retail component is not to proceed.~~



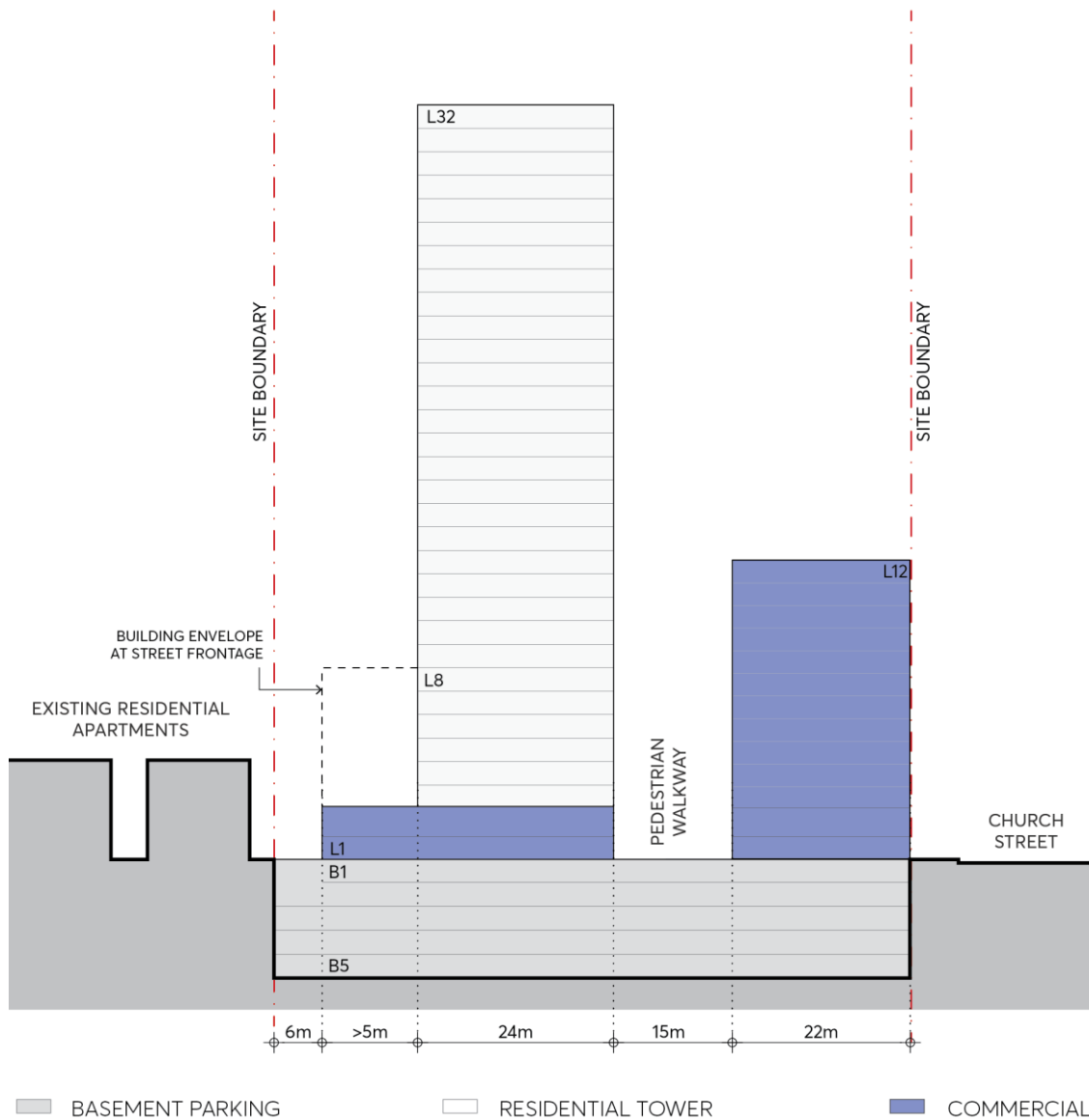


Figure 9.10.2.4 – Building Form Control Section (Northern Side)

### 9.10.2.5 SUSTAINABILITY, MICROCLIMATE & WATER

#### Objectives

The sites should integrate appropriate sustainability initiatives into individual buildings and the public domain, to address microclimate, energy, and water use.

- O.01 To use landscape design to respond to summer and winter climatic conditions and improve amenity for people using the open space.
- O.02 To ensure the buildings are designed to minimise detrimental wind generation within public and private open spaces.

- O.03 To implement the principles of water sensitive urban design into the design of the public domain.
- O.04 To minimise reliance on mechanical ventilation through applying good climate design principles to building and public domain design.

### Controls

- C.01 Provide appropriate water management infrastructure in the design of the public domain and urban park, to minimise water use.
- C.02 Incorporate appropriate built form structures/shade structures to create appropriate microclimate in public domain areas, to ameliorate the temperature extremes of summer and winter.
- C.03 To design dwellings to maximise access to sunlight.
- C.04 Residential building designs are encouraged to meet a Green Star – Multi-Unit Residential design rating.
- C.05 Commercial building designs are encouraged to meet Green Star design rating.

### 9.10.2.6 ACCESS, PARKING AND SERVICING

Provide access for vehicles to the site balanced with pedestrian amenity, access, and safety.

### Objectives

- O.01 To provide for safe and easy access for all pedestrians, cyclists, vehicles to buildings and public domain.
- O.02 To locate vehicle access points into buildings to minimise pedestrian and cycle conflicts.
- O.03 To ensure that service vehicle access points are concealed as far as possible on major pedestrian routes.
- O.04 To provide all parking underground for residents and visitors to ensure an active, vibrant, and car-free public domain.
- O.05 To implement appropriate traffic management measures on Early and Lansdowne Streets.
- O.06 To encourage an improved level of pedestrian connectivity of the site to the City Centre.

### Controls

- C.01 Footpaths, cycle links, pedestrian walkways, plazas and vehicle access points to buildings are to be consistent with the pedestrian and vehicle access principles as shown on Figure 9.10.2.5.

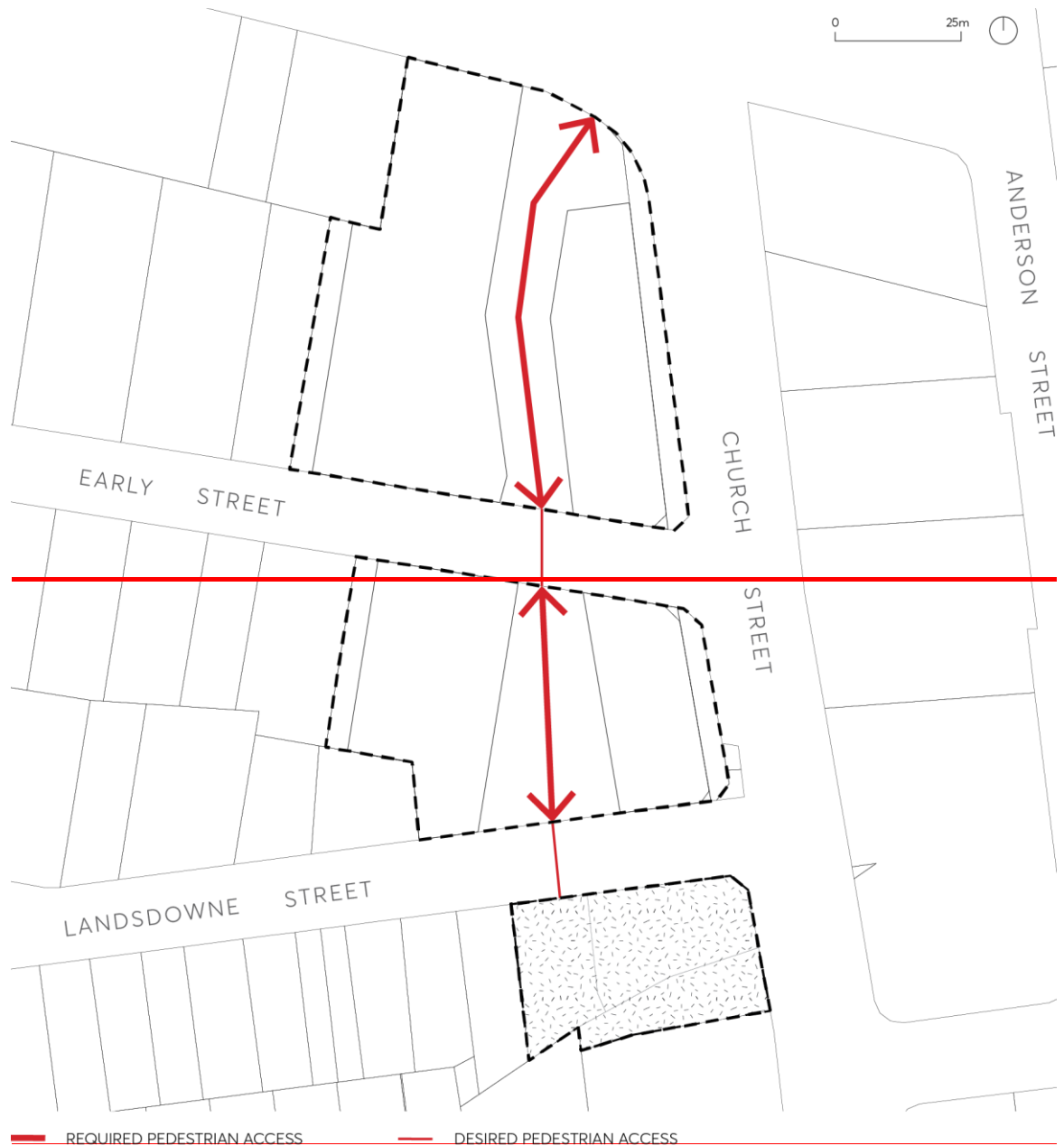




Figure 9.10.2.5 – Access and Servicing

- C.02 Service vehicle access points and utilities are to be minimised along pedestrian routes and adjacent public open space. Where necessary, utilities are to be incorporated into building design.
- C.03 Locate public bicycle racks on ground level, on the street and within the pedestrian walkways linking to key destinations within the development and the cycle network.
- C.04 Locate traffic management measures and pedestrian crossings on Early and Lansdowne Streets to enable the continuation of the pedestrian walkway and priority access for pedestrians.
- C.05 The development of the northernmost site should not preclude future pedestrian connection across (over or under) Church Street or Great Western Highway.

C.06—Provide for the future road widening of Church Street.