



# **DEVELOPMENT CONTROL PLAN**

**33-43 Marion Street, Parramatta**

# 1. 33-43 Marion Street, Harris Park

## 1.1 Land to which this DCP applies

This site specific Development Control Plan (DCP) applies to land located at 33-43 Marion Street, Harris Park as illustrated in Figure 1 below. The subject site comprises seven (7) allotments and is known legally as follows:

- 33 Marion Street (Lot 10 DP 976) - 411 m<sup>2</sup>
- 35 Marion Street (Lot 11 DP 976) – 398.4 m<sup>2</sup>
- 37 Marion Street (Lot 12 DP 976) - 392 m<sup>2</sup>
- 39 Marion Street (Lot 13 DP 976) – 379.4 m<sup>2</sup>
- 41 Marion Street (Lot 14 DP 182289) – 366.7 m<sup>2</sup>
- 43 Marion Street (Lot A DP 349279) – 246.6 m<sup>2</sup> and (Lot 1 DP 747666) – 173.4m<sup>2</sup>

**Total area = 2367.5 sq.m.**

### Scope of this DCP

This DCP sets relevant development controls for the built form and urban design objectives for development at 33-43 Marion Street, Harris Park, including setbacks, pedestrian and heritage interface, vehicular access and movement, and landscaping.

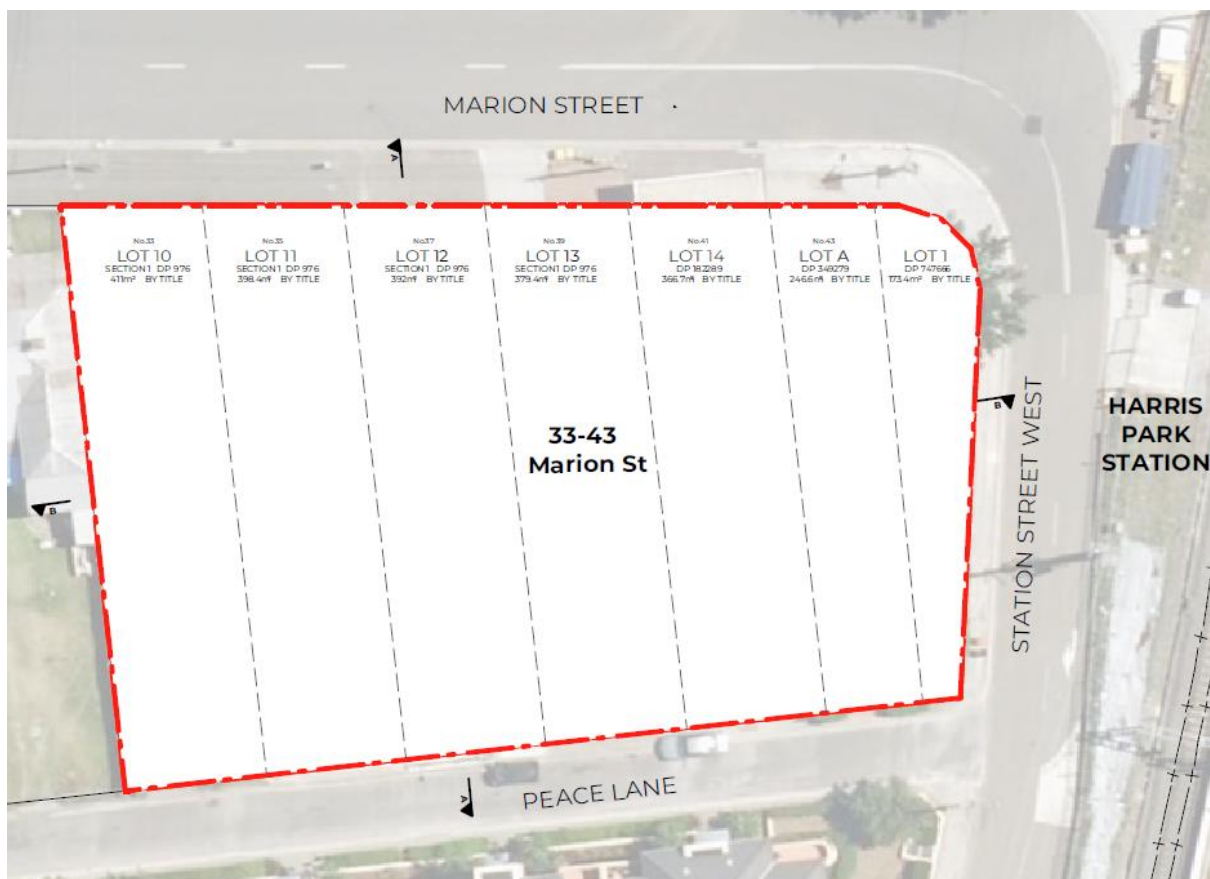


Figure 1: Land covered by this part

## 1.2 Relationship to other planning documents

This site specific DCP is to be read in conjunction with other parts of the Parramatta DCP and the Parramatta Local Environmental Plan (PLEP 2011).

If there is any inconsistency between this part of the DCP and other parts of the Parramatta DCP 2011, this part of the DCP will prevail. This part establishes objectives and controls to be applied to the preparation and assessment of a development application for the site.

It should be noted that future development will be subject to a design excellence competition process under the Parramatta LEP 2011. The scope of this brief will be informed by the urban design outcomes and principles identified by this DCP.

## 1.3 Built form objectives

The site has two main frontages, with 62 metres to Marion Street and 35 metres to Station Street West. The site has a secondary frontage to the south to Peace Lane of 60 metres, and a 40 metre boundary to a heritage item to the west at 31 Marion Street.

The objectives have been developed to respond to the context of the site, and in doing so maximise the building interface with the two primary frontages, encourage permeability at the ground plane and to manage the interface between existing and new development.

### Objectives

- O.1 To facilitate the provision of a mixed-use development on the site.
- O.2 To provide an improved, pedestrian-friendly environment.
- O.3 Activate ground floor space, particularly along Marion Street.
- O.4 Ensure a suitable interface with adjoining heritage items.
- O.5 Create a permeable ground plane through visual and physical connections and maximise permeability.
- O.6 To provide for access and vehicular movements away from the two key active frontages along Marion Street and Station Street West.

## 1.4 Built form controls

### 1.4.1 Alignment

- C1. The site is to have a variable alignment to Marion St. Buildings located on the eastern portion shall be parallel to Marion Street. Buildings located on the western portion of the site are to be setback and align with the adjoining heritage item and be perpendicular to the subdivision pattern. Refer to Figure 1

### **1.4.2 Podium Setbacks**

- C2. Minimum of 3 metres from northern boundary (eastern half of building) and a Minimum of 6 metres (western part of building).
- C3. Minimum 6 metre setback to the east (Station Street West).
- C4. Minimum 4 metre setback to the south (Peace Lane).
- C5. Minimum 6 metre setback to the west (31 Marion Street).

### **1.4.3 Basement Setbacks, Planting and ingress/egress**

- C6. Eastern and western setbacks to be deep soil zones – no basement underneath.
- C7. Vehicle entry to be located on the south of the site via Peace Lane.
- C8. Ingress and egress points must be contained within the envelope of the building.

### **1.4.4 Tower setbacks from boundary**

- C9. 9 metres and variable to northern boundary (Marion Street).
- C10. 9 metres to the eastern boundary (Station Street West).
- C11. 6 metres to southern boundary (Peace Lane).
- C12. 12 metres to western boundary (31 Marion Street)

### **1.4.5 Built form**

- C13. Maximum tower building length of 45 metres.
- C14. Maximum tower building depth of 23 metres.
- C15. Maximum podium footprint of 1,565sqm.
- C16. Maximum tower footprint of 955sqm.

### **1.4.6 Public Domain**

- C17. Tree planting is to be maximised across the site.
- C18. If awnings are provided, they are to be consistent with Council's Public Domain Guidelines.
- C19. Publicly accessible through-site link is to be provided along the western setback to 31 Marion Street.
- C20. 3 metres of the northern setback and 3 metres of the western setback are to be publicly accessible to allow for footpath widening.
- C21. Active frontages are to be provided on Marion Street and Station Street West.

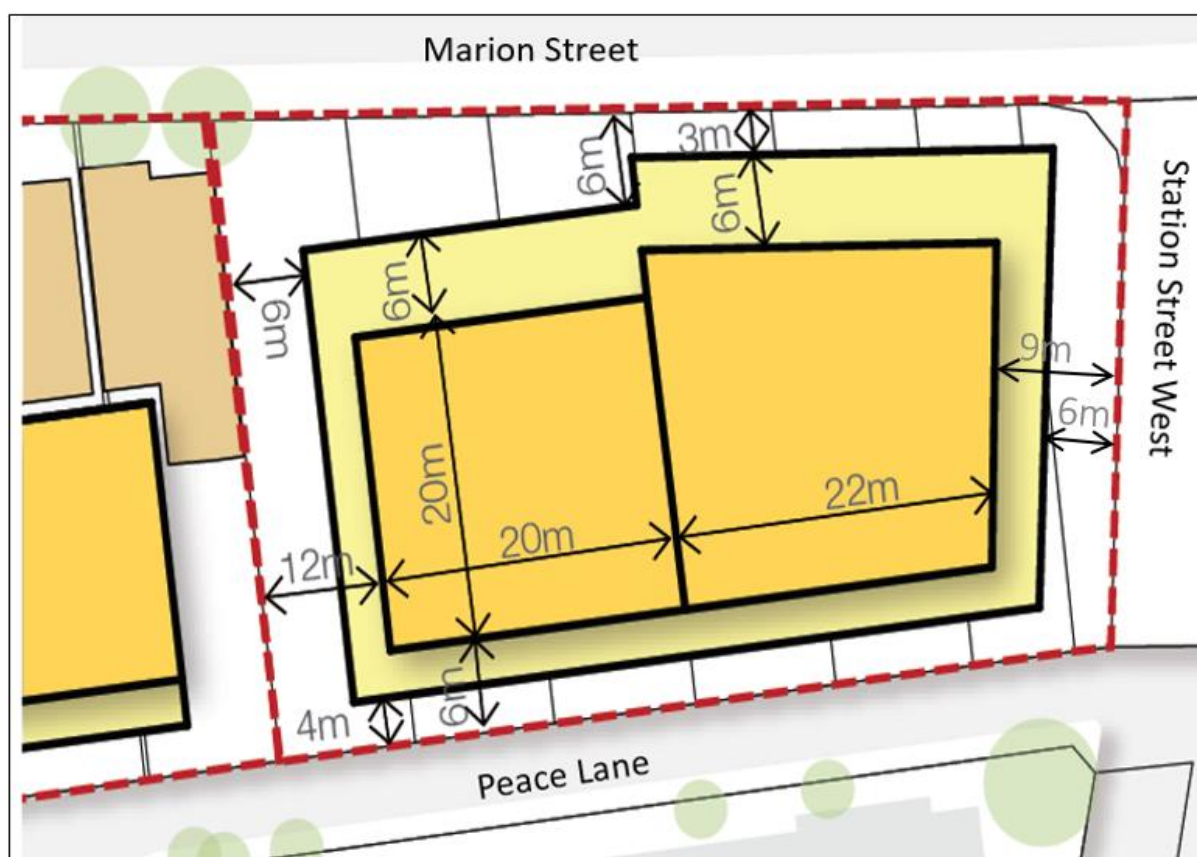


Figure 1: Building alignment and setbacks