

Draft DCP Controls for Park Edge Special Area in Parramatta City

The following draft DCP controls for the Park Edge Special Area are proposed to be included in Parramatta City Centre DCP 2007. When the City Centre DCP provisions are amalgamated within Parramatta DCP 2011, the Park Edge Special Area controls will become part of Parramatta DCP 2011.

Park Edge Special Area

The Park Edge Special Area is located at the western edge of the Parramatta city centre adjacent to and including part of Parramatta Park (see figure 1A). Buildings within this area form a backdrop to Parramatta's Old Government House and Domain (OGHD).

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 has been identified in the study *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*, Planisphere 2012, (available on Council's web site) as an area where development is likely to have a significant impact on the world and national heritage values of OGHD, unless it is designed to mitigate potential impact to below a significant impact threshold.

In this study, the key determinants of whether development will have a significant impact on the world and national heritage values of OGHD are the view sheds of the highly significant views from and of OGHD, the proximity of the development to OGHD and topography. The layering of these three elements makes development within the Park Edge Special Area likely to have a significant impact.

Under the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act, 1999, development that is likely to have a significant impact on the world and national heritage values of OGHD must be referred to the Australian Government Department of Sustainability, Environment, Water, Populations and Community for approval from the Australian Government Environment Minister.

As this requirement has led to uncertainty and additional assessment processes, Council has worked with the Commonwealth and State Governments to enter into a Conservation Agreement. This agreement is made under the EPBC Act and removes the need for Commonwealth referrals of developments within the Park Edge (Highly Sensitive) Area under the EPBC Act, as long as the proposed development complies with the specified planning controls in the agreement. Compliance with these specified planning controls will mitigate significant impacts of development on the values of OGHD under its world and national heritage listing.

The planning controls include the applicable maximum building height and floor space ratio controls under the City Centre LEP 2007. They also include the DCP controls outlined in this section of the DCP. When these controls are complied with, development applications will not need to be referred to the Commonwealth Government for approval under the EPBC Act.

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Park Edge Special Area Built Form Controls

The Park Edge Special Area is divided into four areas, with specific controls relating to each sub area.

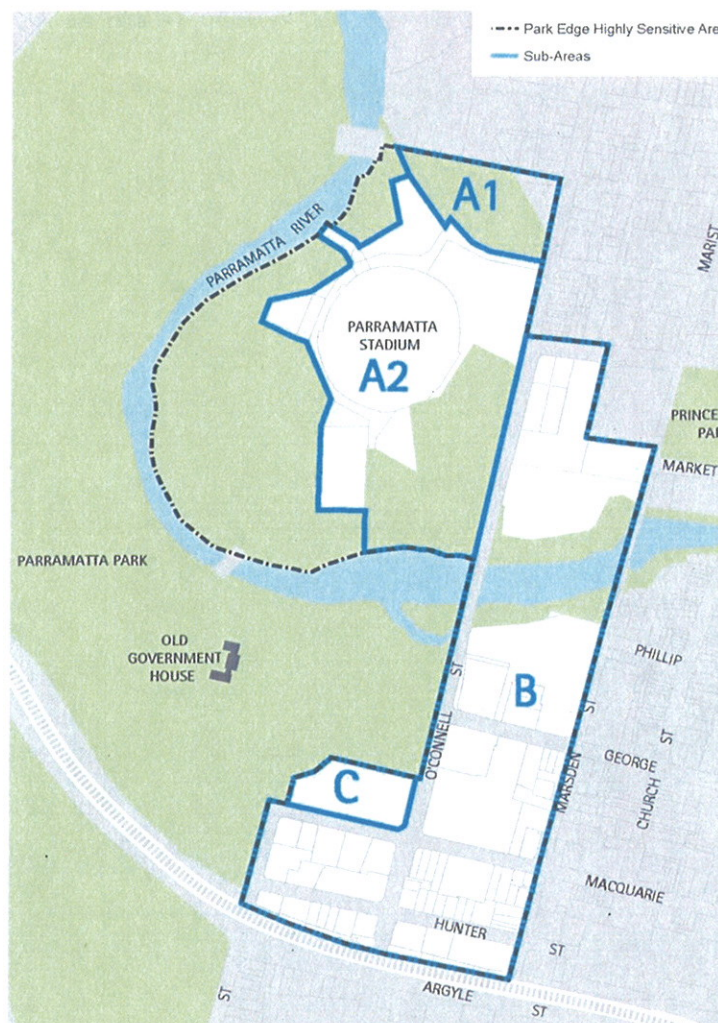


Figure 1A Park Edge Highly Sensitive Area

Area A.1– Parramatta Leagues Club Site

- (a) At least 80% of the building height must be contained below the level of the surrounding established tree canopy of Parramatta Park when viewed from any of the key viewing locations from OGHD shown in Figure 2A. Any building element must be oriented so as to minimise the visual impact from these viewing locations.
- (b) External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complementary to its setting.
- (c) Signage on the upper level of buildings must not face the Domain of Parramatta Park.

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Area A.2 – Parramatta Stadium Site, Parramatta Pool and Car Park

- (a) At least 80% of the building height (other than lighting towers for Parramatta Stadium) must be contained below the established tree canopy of Parramatta Park when viewed from any of the key viewing locations from OGHD shown in Figure 2A. Buildings must be oriented so as to minimise the visual impact from these viewing locations.
- (b) External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complimentary to its setting.
- (c) Signage on the upper level of buildings must not face the Domain of Parramatta Park.

Area B

- (a) The street frontage height for podiums, setbacks to the street, side and rear boundaries must comply with figures 3, 4, & 5.
- (b) Upper level building setbacks must contribute to spaces between buildings and an openness in the city skyline, with upper level setbacks of:
 - (i) 8 metres at the river foreshore as shown in figure 6; and
 - (ii) 6 metres at the street frontage as shown in figure 7; except for George Street (see clause c).
- (c) Upper level building setback to George Street of 20 metres must comply with figure 8, to frame the vista along this street, reinforcing the historic Georgian town plan and the relationship between George Street and OGHD.
- (d) Upper level side and rear building setbacks must comply with figure 5 to contribute to spaces between buildings and an openness in the city skyline.
- (e) Where reasonably practicable, having regard to the orientation of the particular development parcel, buildings must be oriented with their narrow end not exceeding 30 metres in width facing the Domain.
- (f) External building materials must reduce visibility against the sky, for example, use of light colours or reflective surfaces.
- (g) Signage on the upper level of buildings must not face the Domain of Parramatta Park.

Minor departures exceeding the above built form controls (by up to 5%) for Area B will only be permitted where the consent authority is satisfied that the visual impact of the proposed development will not visually dominate OGHD as a result of any such variation when the proposed development is viewed from any of the key viewing locations from OGHD shown in Figure 2A.

Area B Building Height and Floor Space Ratio controls: The Parramatta City Centre LEP 2007 specifies the applicable maximum building height and floor space ratio controls for Area B within the Park Edge Special Area. Bonus height and floor space ratio provisions under the LEP apply when the development exhibits design excellence as judged under an architectural design competition.

When a design competition is carried out for development within the Park Edge Special Area, the brief for the design competition will specify that consideration must be given to the protection of the world and national heritage values of OGHD from

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significant impacts when the proposed development is viewed from any of the key viewing locations shown in Figure 2A and that the requirements of this section of the DCP are complied with.

In Area B, minor variations to building height such as for architectural roof features, or minor variations in floor space ratio of up to 5%, will only be permitted where the consent authority is satisfied that the visual impact of the proposed development will not visually dominate OGH D as a result of any such variation when the proposed development is viewed from any of the key viewing locations from OGH D shown in Figure 2A.

Area C – Lot 362 DP 752058, No. 2 Macquarie Street Parramatta (RSL Site)

- a) Built form is to provide minimum setbacks to Parramatta Park as indicated in Figure 9.
- b) The maximum building height is 10 metres.
- c) External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complimentary to its setting.
- d) Signage on the upper level of buildings must not face the Domain of Parramatta Park.

Protection of important views to and from Old Government House and Domain

Within the Park Edge Special Area, development must not be carried out that obstructs the sight lines between Old Government House and the Old Kings School site and the spire of St Patrick's Cathedral.

Note:

Parramatta Park is also listed on the NSW State Heritage Register and as an item of State Heritage significance under the Parramatta City Centre LEP 2007. These listings mean that the provisions of the Heritage Act, 1977 and the heritage clauses of Parramatta City Centre LEP 2007 must be complied with for development on or within the vicinity of OGH D. These considerations do not impact on the referral requirements of the EPBC Act.

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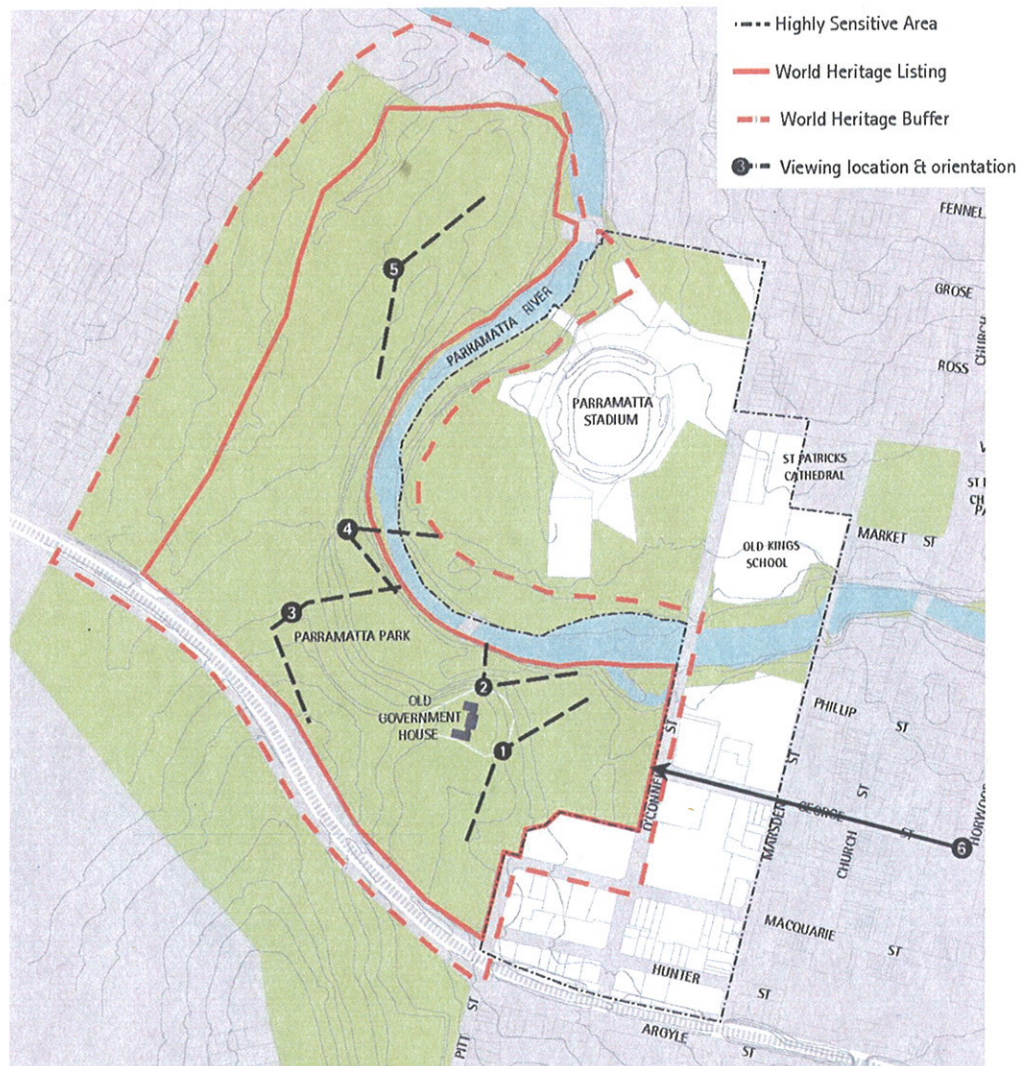


Figure 2A OGHD Viewing Locations

Map reference	View
1	From lawns east and south of OGH towards the city
2	From NE corner of OGH to Old Kings School
3	From Bath House area west of OGH to city
4	Parramatta River views towards city from road within Parramatta Park on west side of river
5	From Dairy Precinct within Parramatta Park looking north east and south east towards city
6	West along George Street towards Gatehouse of OGH

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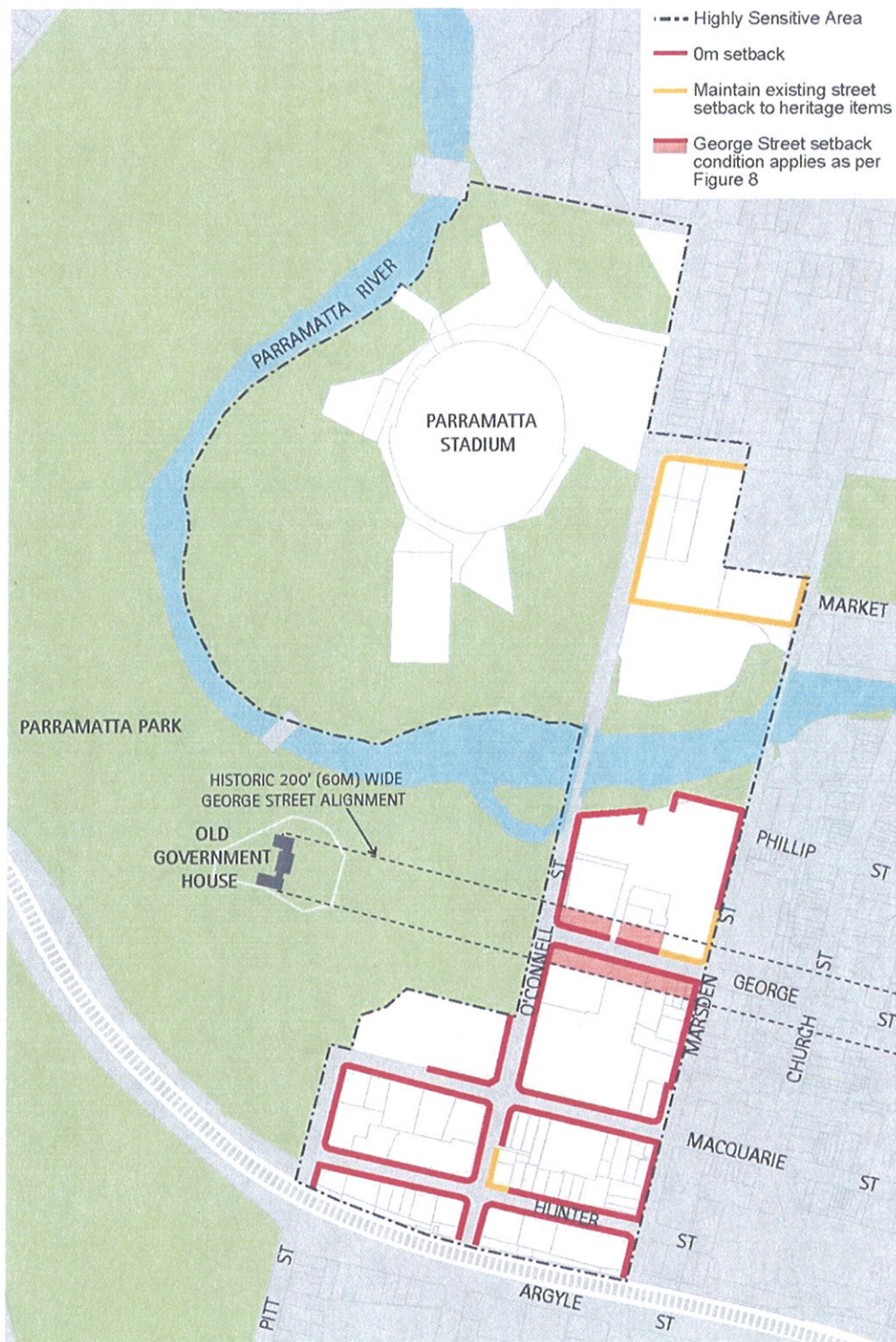


Figure 3 Building Alignment and Front Setbacks
(to streets, public domain and watercourses)

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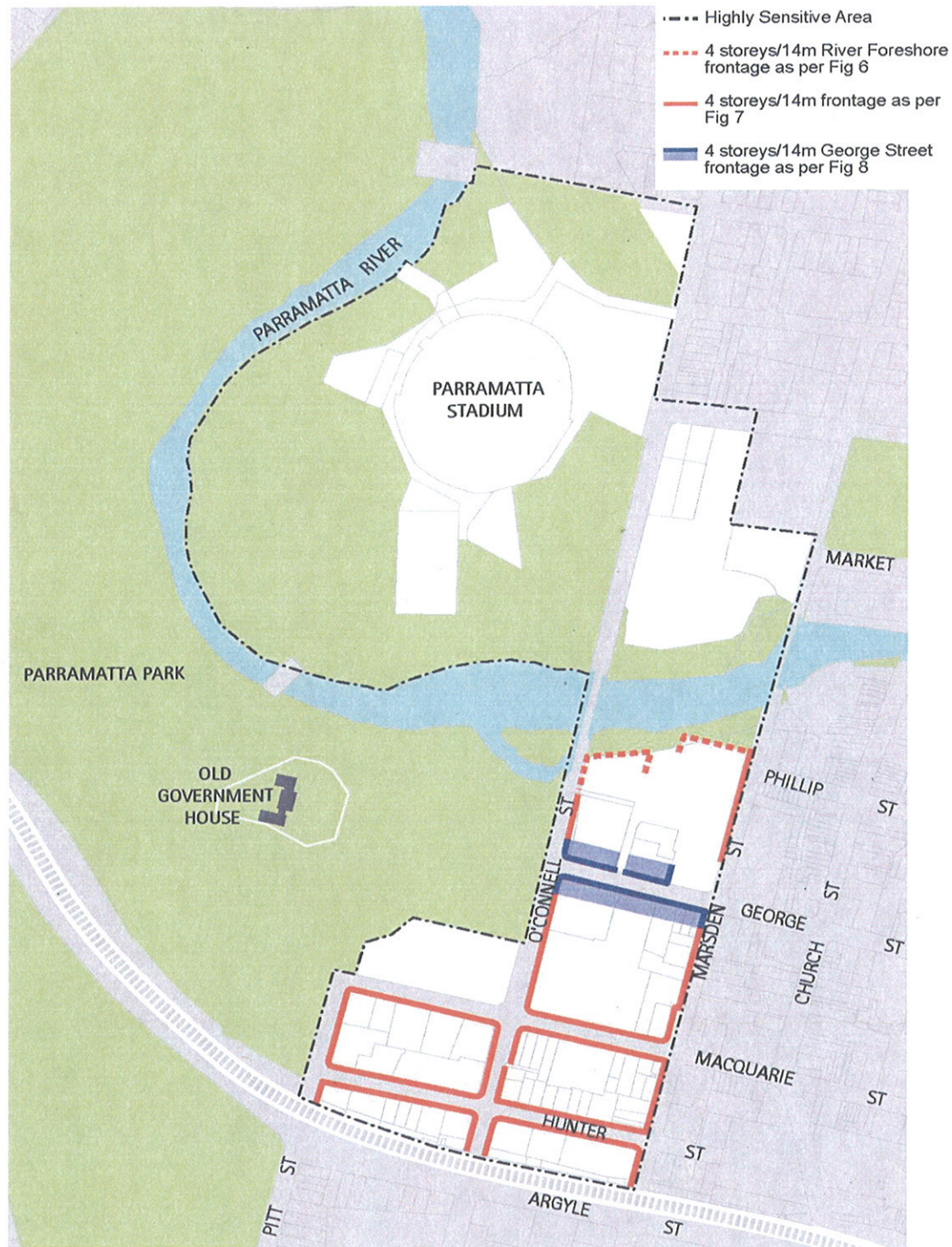


Figure 4 Street / River Frontage Heights (podiums)

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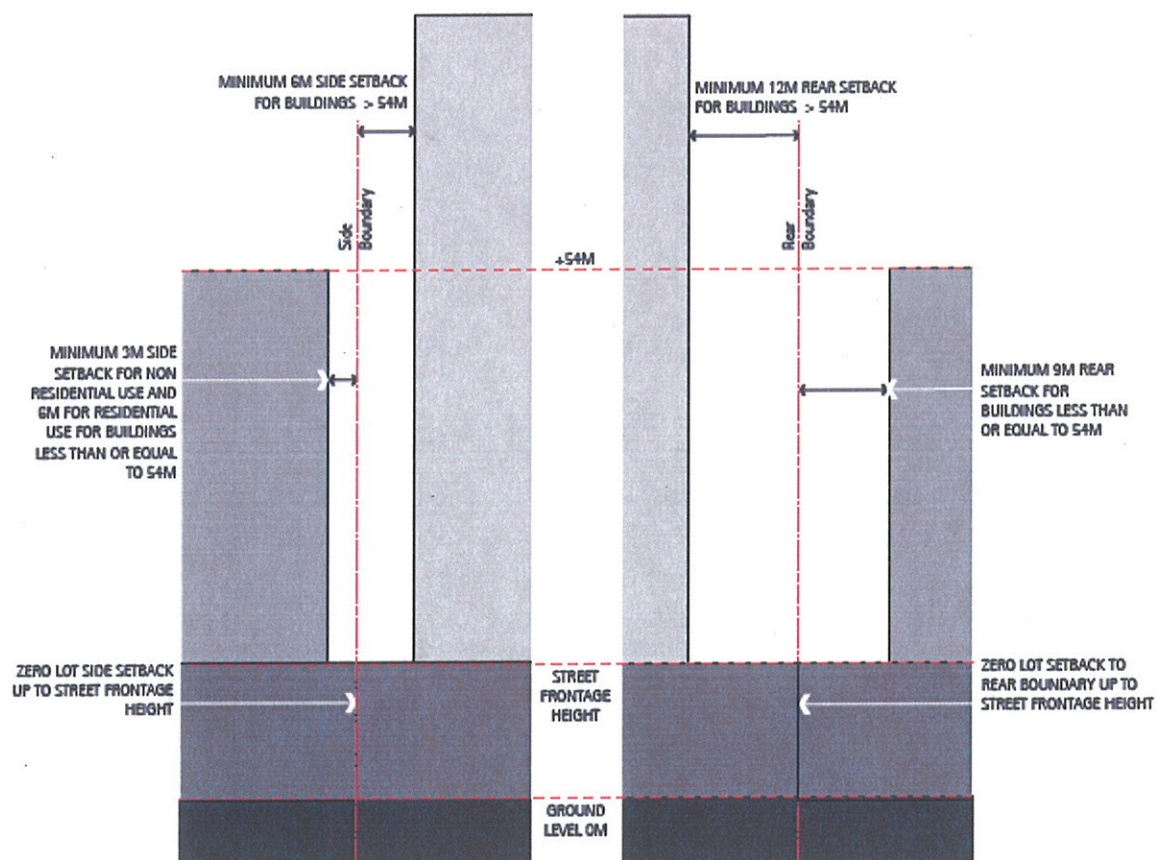


Figure 5 Side and rear Setbacks

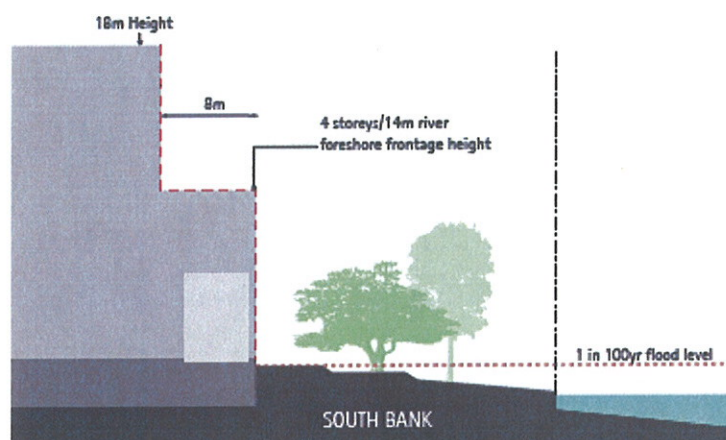


Figure 6 River Foreshore

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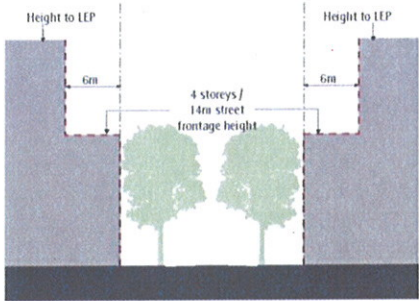


Figure 7 4 storeys/14m street frontage height

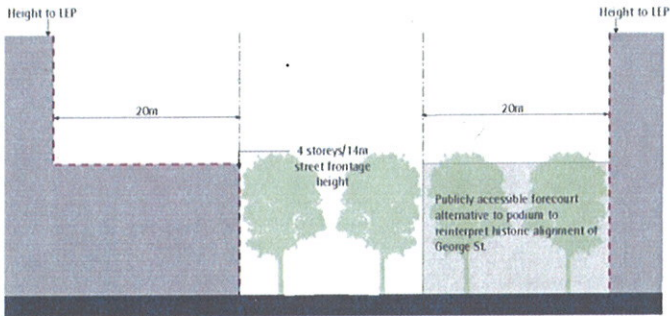


Figure 8 George Street



Figure 9 2 Macquarie Street, Parramatta - Setback to Parramatta Park