

**Amendment of the Cabramatta Town Centre
Development Control Plan No 5/2000 to
introduce
Precinct 4A East Side Market Square and Mixed
Station Interface**



1. Introduction

This document sets out the proposed amendments to Cabramatta Town Centre DCP 5/2000' to introduce *Precinct 4A East Side Market Square and Station Interface* for land located to the east and opposite Cabramatta Station, and bounded by Broomfield Road, Fisher Street, Cabramatta Road East, the Fisher Street and Cumberland Street car parks, and a public lane in Cabramatta.

Precinct 4A shaded blue in Figure 1 below is to be inserted into the DCP to provide greater guidance of the development outcomes anticipated for the site following support for a Planning Proposal which increased the height and floor space ratio on the land. This also requires renaming the remaining parts of existing Precinct 4 shown outlined in red in Figure 1 below.



Figure 1 Land to which this part of the DCP applies

The following sets out the amendments to reference and insert the new planning provisions for Precinct 4A and rename Precinct 4 in each of the Parts of the DCP as listed below:

- Part A About the Plan
- Part B Development Activity on the Cabramatta Town Centre and Precincts
- Part C Preparing Development Applications.

These Parts of the DCP identified above form the sections in this document.

2. Part A - About the Plan

This Part of the existing DCP provides high level advice about how to use the DCP and what it addresses.

The only change to this part of the DCP is on existing page 5 in *Clause 1.4 How to use this Plan?* where the third dot point under the first paragraph needs to refer to *'The seven (not six) development and activity precincts in the Cabramatta Town Centre.'*

The amendment is required to recognise the inclusion of planning provisions for the new Precinct 4A.

No other changes are required to this Part.

3. Part B – Development and Activity in the Cabramatta Town Centre and Precincts

Part B is divided into 3 sections as follows:

- Cabramatta Town Centre - this section of the DCP sets the vision and character for the centre as well as advice for determining the planning provisions for particular Precincts. No changes are required to this section.
- Precincts – this section of the DCP identifies and provides objectives, desired character and planning provisions relevant to understanding the outcomes for each specific Precinct. Precinct 4A will need to be added after Precinct 4 utilising the same structure.
- Development and Activity – this section sets development and design guidelines applicable to all Precincts in the Cabramatta Town Centre. No changes are required to this section.

The following discussion sets out the changes required to the section on Precincts in the existing DCP.

Precincts

The following amendments to this section are required to identify and set detailed planning controls for Precinct 4A:

- **Clause 2.5.1** (on existing page 13) identifies the Precincts in the Cabramatta Town Centre.

The first sentence on page 13 should be amended to state that *'Cabramatta Town Centre has seven (not six) precincts (See Map 2).'*

- On existing page 13, the heading of 'Precinct 4: Mixed Business and Residential' should be changed to *'Precinct 4: Cabramatta Road East'*

and the next line should read

Railway Land, Cabramatta Road East and Council Car Parks

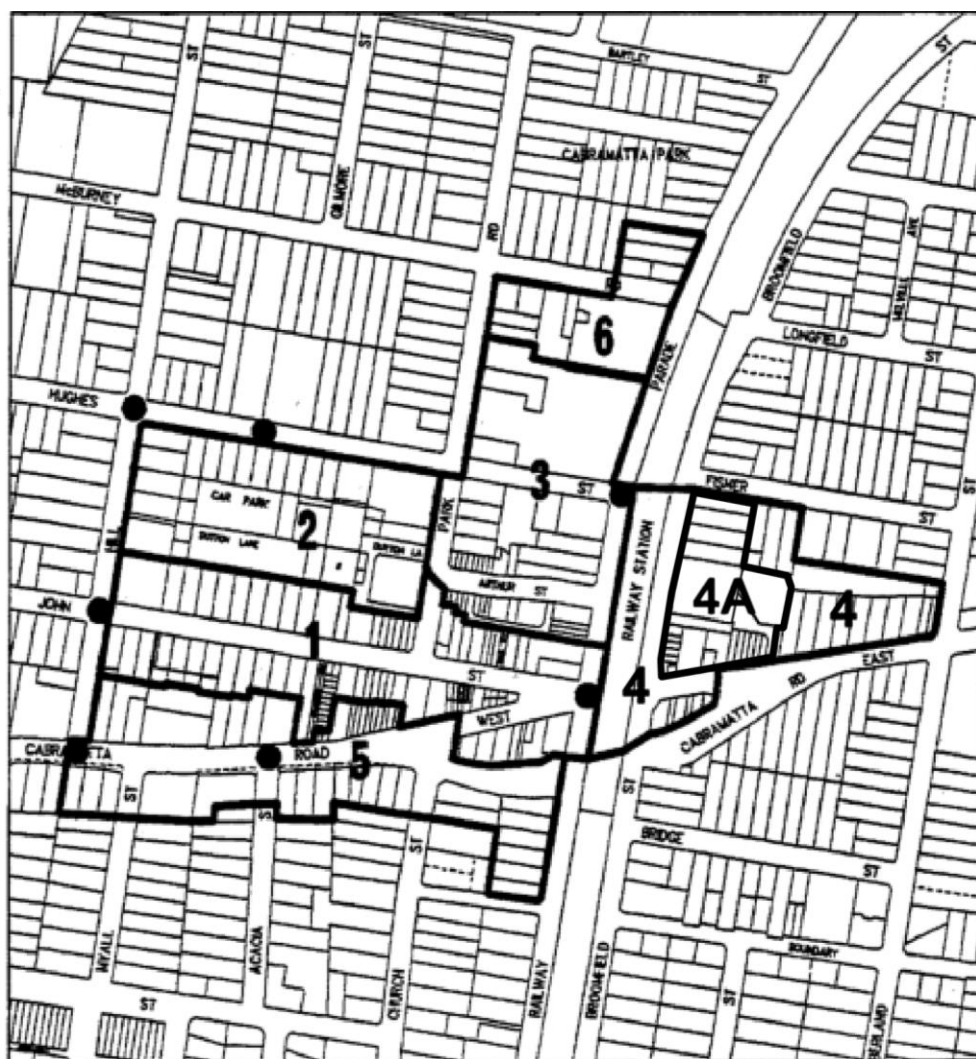
(Note the existing photograph in the DCP under Precinct 4 is of land within this Precinct and does not need replacement)

- After the photograph under Precinct 4 on existing page 13 add the following:

***Precinct 4A: East Side Market Square and Station Interface
Broomfield Street***



- On existing page 14, Map 2 Cabramatta Town Centre Precinct Map should be replaced with the map below to identify Precinct 4A:



TOWN CENTRE PRECINCTS

- | | |
|--|--|
| 1. Main Street Retail Area – John Street | 4. Railway Line, Cabramatta Rd East & Council Car Park |
| 2. Dutton Lane – Carpark, Commercial & Larger Retail | 4A. East Side Market Square and Station interface |
| 3. Park St & Arthur St – Retail Area | 5. Town Centre South – Bulky Goods & Service |
| | 6. Railway Pde – Civic and Support Services |

● Proposed Traffic Signals

————— Precinct Boundaries

Not to Scale



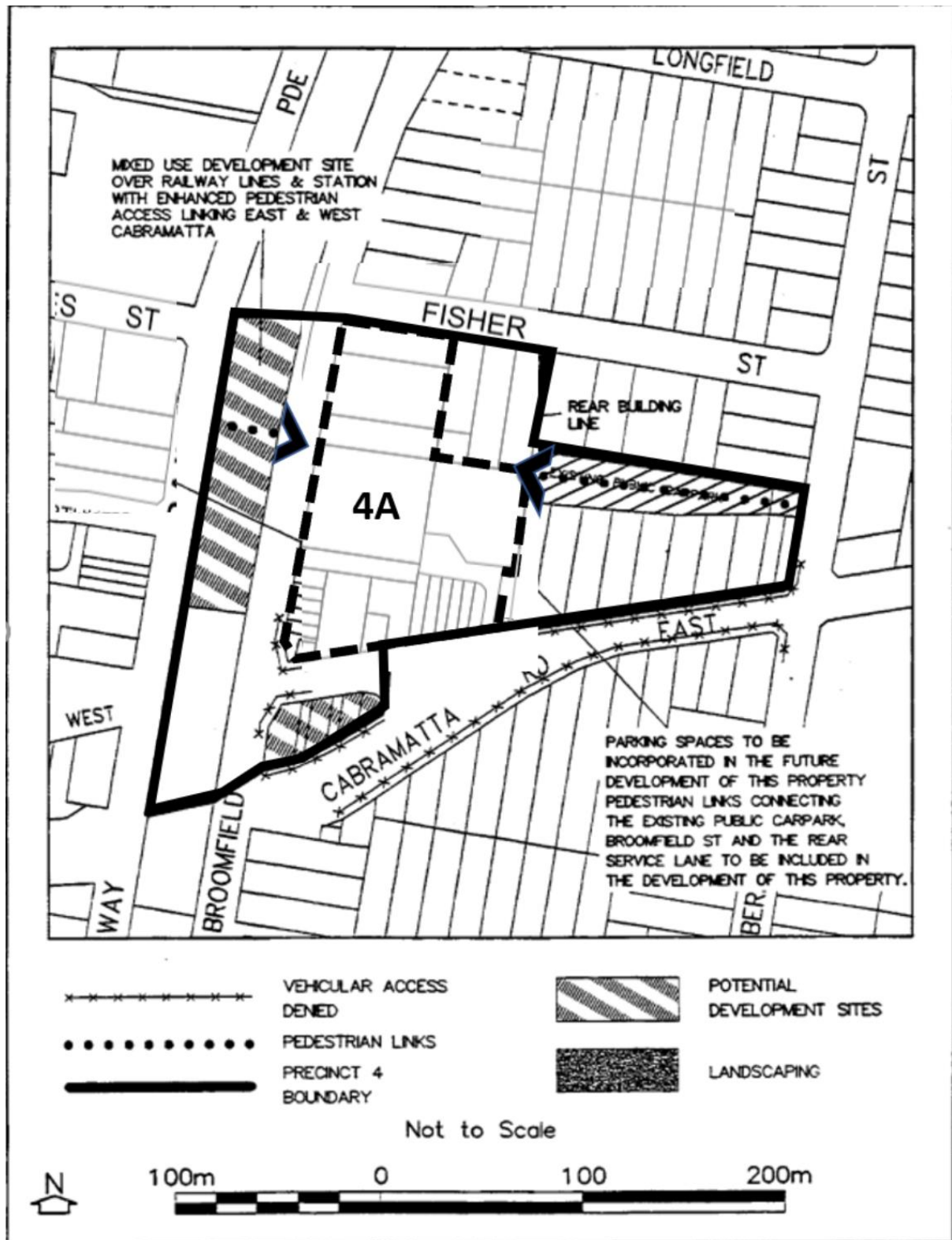
- Under Precinct 4 (on existing page 44) replace the words under Precinct 4 with the words:

Cabramatta Road East

- Replace the photograph on Page 45 under the heading with the photograph below:



- Replace the heading under the photograph with the following:
Railway Land, Cabramatta Road East and Council Car Parks
- Amend the first sentence under the photograph and heading on page 44 to read:
This precinct is located east of railway line and north of Cabramatta Road but excludes Precinct 4A.
- Amend the title of the Map on Page 47 to read:
*Precinct 4: Map of Cabramatta Road East
Railway Land, Cabramatta Road East and Council Car Parks*
- Replace existing map on page 47 with the map 6A below:



- Precinct 4A is to be inserted after Precinct 4 following the existing Page 53 and is to read as follows:

Precinct 4A

East Side Market Square and Station Interface



Broomfield Street

This Precinct is located opposite, and on the east side of Cabramatta Station, and bounded by Broomfield Road, Fisher Street, Cabramatta Road East, the Fisher Street and Cumberland Street car parks, and a public lane.

Objectives

Objectives for Precinct 4A are:

- *To set an appropriate urban structure centred on a new market square and promoting open and activated pedestrian connections through the site to adjoining streets, car parks and new overhead link to Cabramatta Rail Station.*
- *To articulate a built form that can be achieved under Fairfield LEP 2013 where the siting and massing of buildings maximises solar access into the market square and future dwellings both within and adjoining the precinct.*
- *To articulate street setbacks, podium treatments and awnings to set the amenity for the street environment.*
- *To ensure retail and/or business uses are provided at ground level to activate streets and public spaces.*
- *To detail requirements for tree preservation and landscaping*
- *To ensure adequate safe, convenient, and accessible car parking and on site loading and waste collection access.*
- *To inform design responses for overland flow paths through the land in storm events*
- *To provide guidance on the location of signage*
- *To provide a staging framework to enable the orderly development of this part of the Cabramatta town centre.*

Desired Character

A Precinct where the amalgamation of sites facilitates mixed use development incorporating, shops, commercial, religious and residential uses.

The development will facilitate high levels of permeability to convey pedestrians through the site via vibrant laneways bordered by shops and cafes, or from the station via a new pedestrian overbridge into a generous central market square incorporating seating, water features, public art and outdoor dining.

The development will also include a small supermarket and commercial premises including maintaining floor space of the existing tavern and church, with provision for new commercial spaces tailored for medical, childcare or similar uses. Retail activities will not adversely change the existing balance of the retail centre.

The massing of the buildings within the height and floor space ratio controls will provide for a variation in built form to ensure that solar access to the market square and to residential dwellings within and in proximity to the site. The market square and ground level lanes will contain shop tenancies and awnings reflecting Cabramatta's vibrant Asian heritage, interspersed with green walls and vertical landscape elements to soften the building facades.

Vehicular access to the Precinct will be from single access locations on Fisher Street and Cabramatta Road East to basements catering for both loading, waste collection and car parking

The development will manage flows through the site to avoid nuisance flooding or hazard. New trees will be incorporated in the Broomfield Street, Cabramatta Road East and Fisher Street frontages as well as in and around the market square. Roof top gardens and communal areas will also be provided at podium level.

Are there any development incentives in this precinct?

None applicable for this precinct.

Precinct 4A: Map of East side Market Square and Station Interface

Insert Map 6A

Performance Criteria and Development Controls

A. Structure Plan – Precinct 4A

Performance Criteria

The Urban Structure of the Precinct is connected by a new market square with lane connections to adjoining streets, car parks and new overhead link to Cabramatta Rail Station.

Development Controls

The structure of the Precinct will focus on a generous central plaza/market square from which there will be clear activated pedestrian connections linking with Fisher Street, Cabramatta Road East, Broomfield Street and the Fisher Street and Cumberland Street Car Parks as well as the Station and Cabramatta West (See **Figure 2**).

An escalator and/or lift is to be provided to connect the ground level with first level linking to other commercial uses in the development facing Broomfield Street and a new overhead pedestrian bridge to the Cabramatta Rail concourse.

The connections will be provided generally in accordance with **Figures 3A and 3B** and will incorporate clear way finding measures to draw pedestrians to places within or destinations outside the Precinct by signage and/or floor markings or other devices.

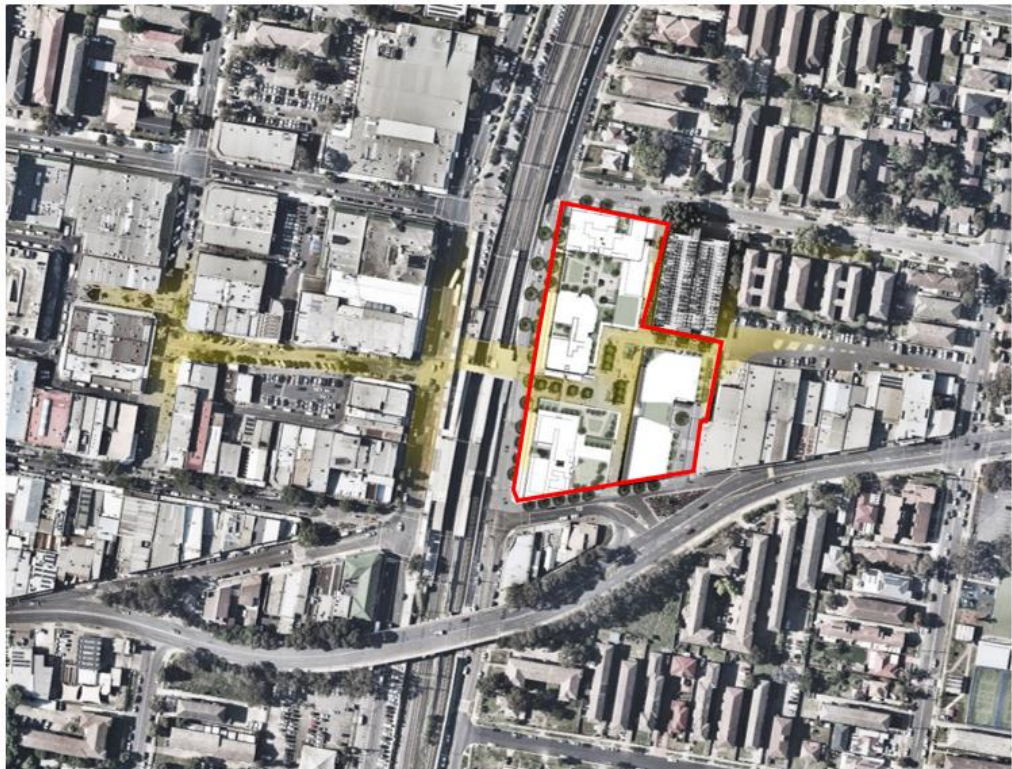


Figure 2 Site activation and connectivity

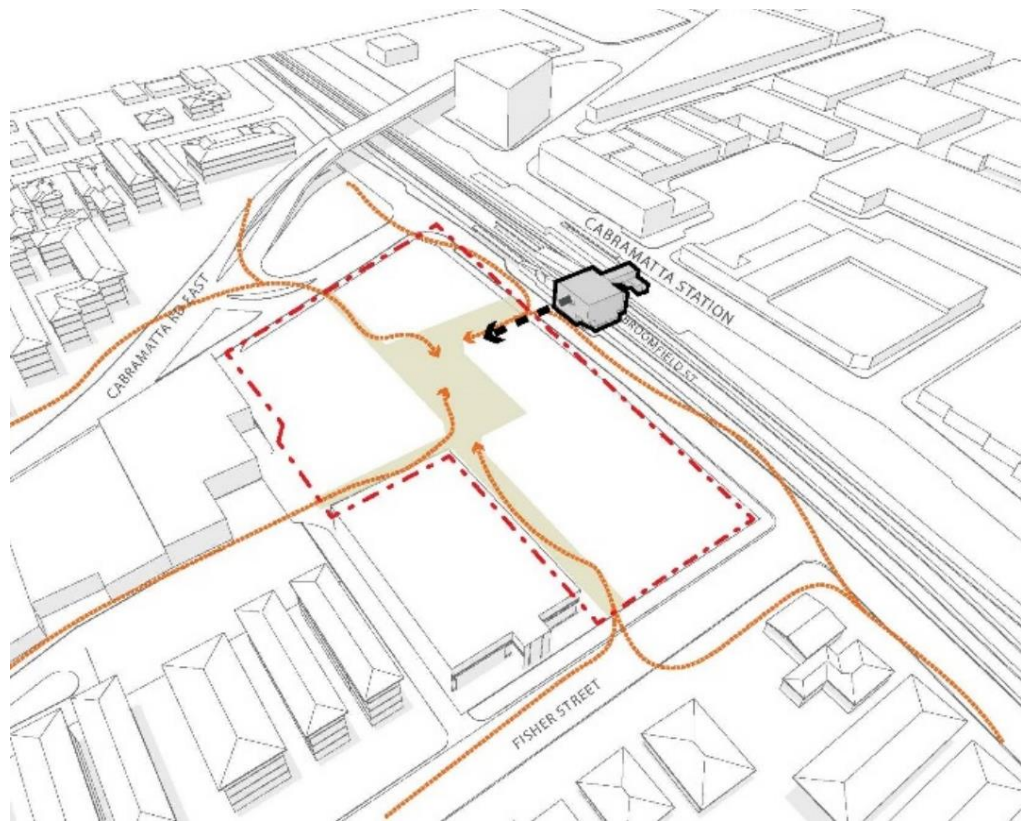


Figure 3A Pedestrian connections through the precinct

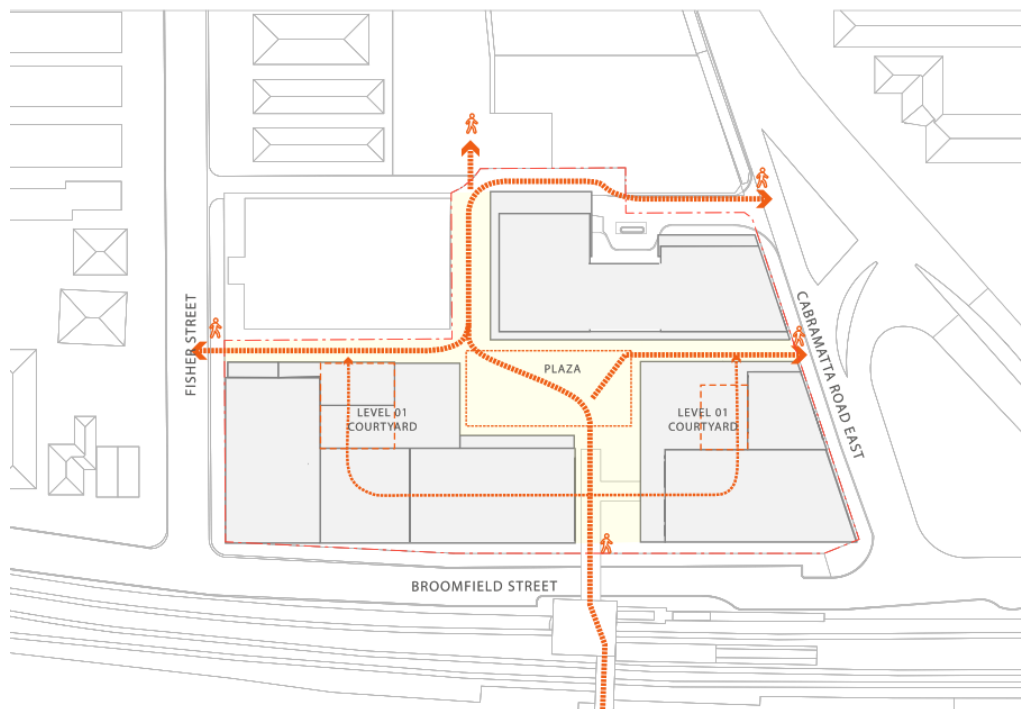


Figure 3B Pedestrian connections through the precinct

B. Built Form, Siting and Height – Precinct 4A

Performance Criteria

The floor space permitted under Cabramatta Local Environmental Plan 2013 is to be allocated to create a mix of building heights which achieve a gateway place marking tower on the corner of Broomfield Street and Cabramatta Road East and building heights which maximise solar access to the market square and dwellings within and external to the Precinct.

Development Controls

Towers on top of podiums within the Precinct are to increase in height from north to south, with the tower on the south west corner being the maximum forming a place marking gesture of 19 storeys. The heights of buildings, general siting and setbacks is to accord with the **Figure 4 and 5**.

The final heights and siting of buildings must ensure that at least 50% of the market square achieves at least 2 hours of sunlight in mid-winter as shown in **Figure 6**, and that dwellings within the development and in proximity to the Precinct are capable of achieving the required solar access as prescribed in the Apartment Design Guide. See **Figure 7**.

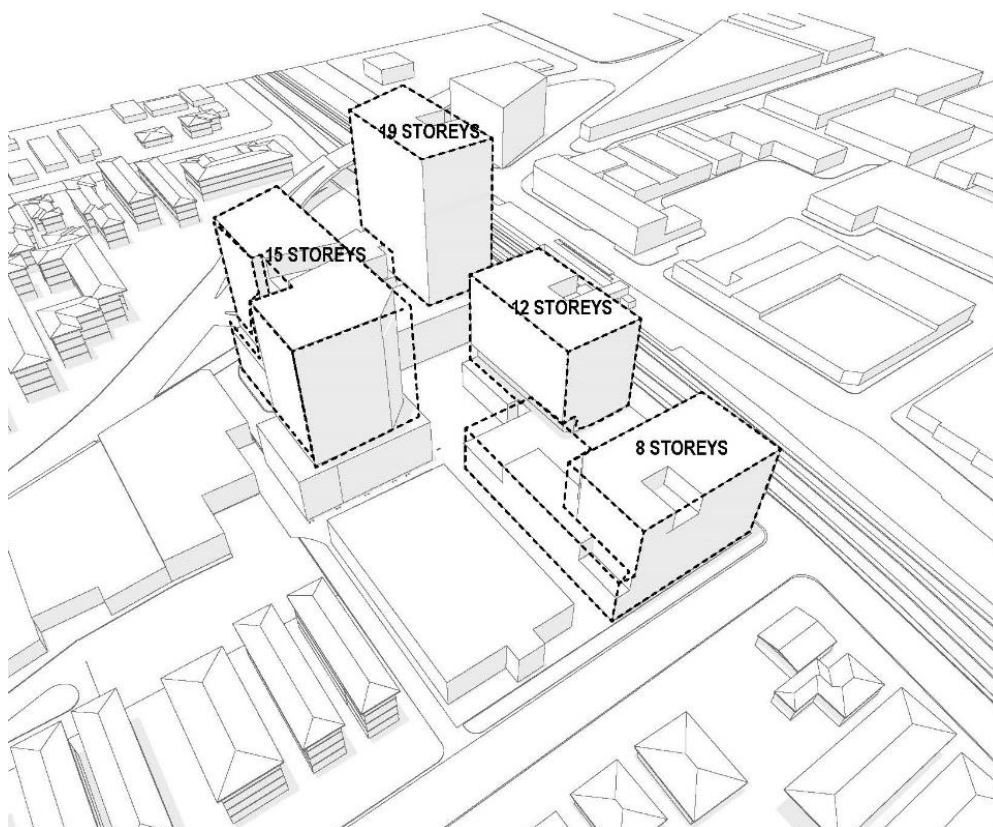


Figure 4 Proposed building envelopes

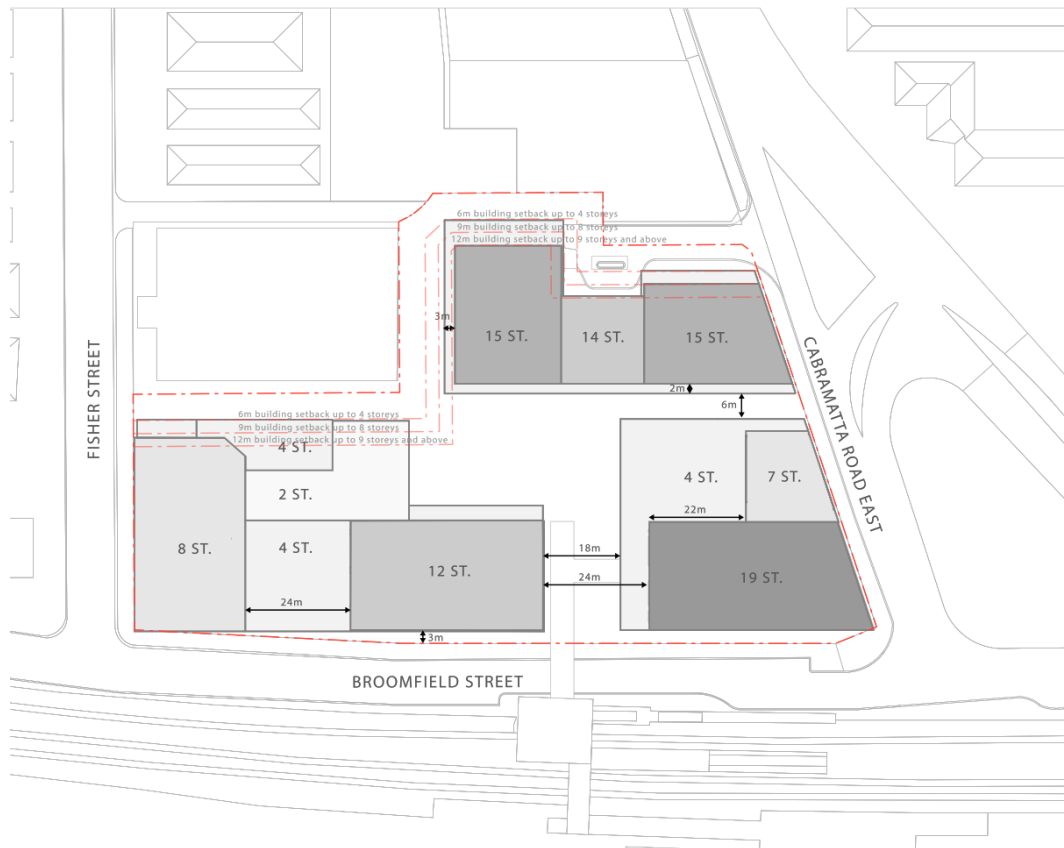


Figure 5 Heights and siting of building envelopes

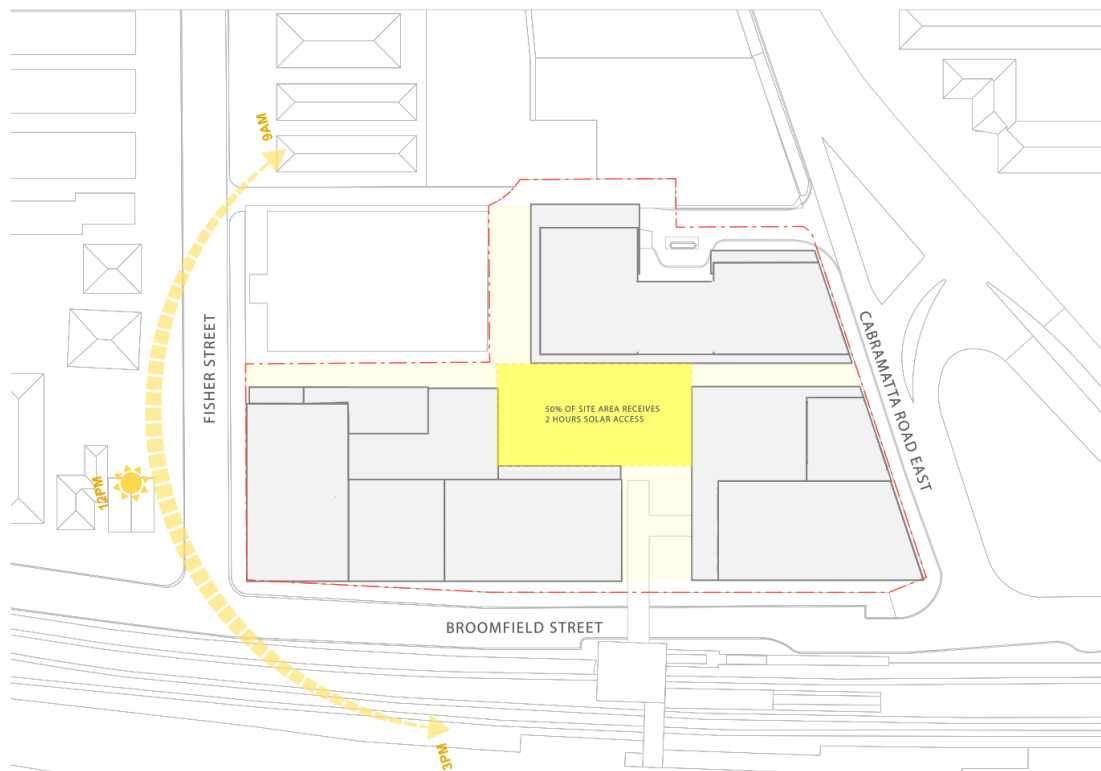


Figure 6 Solar access to plaza

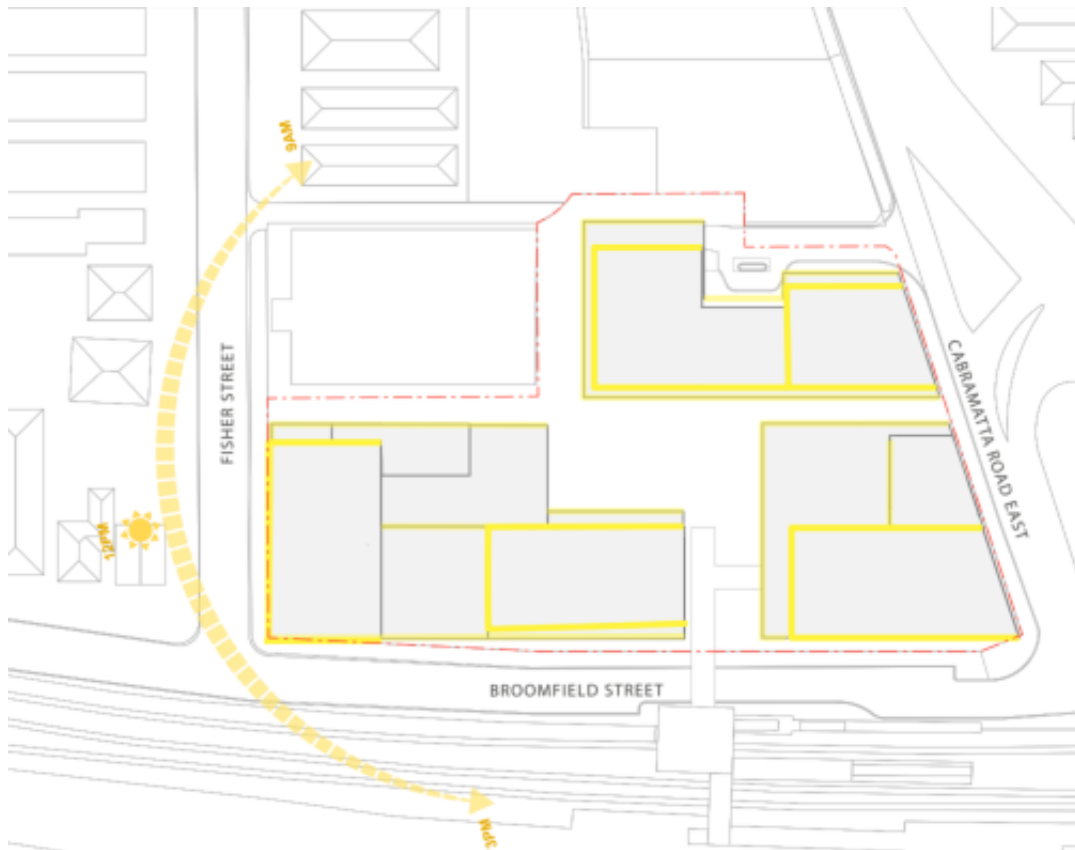


Figure 7 Solar access to residential build form in line with ADG



Figures 8 and 9 - Artist impression of the central plaza and residential development

C. Active street frontages, awnings and materials

Performance Criteria

Provide a mix of uses at ground level activate street frontages and internal lanes and spaces.

Articulate street setbacks, podium treatments and awnings to set the human scale and amenity for the street environment.

Development Controls

The development will incorporate retail, residential and commercial type uses including places of public worship, medical centres, child care centres and similar uses.

Retail, commercial premises and places of public worship at ground level shall address the perimeter streets to activate these spaces. Internal tenancies fronting pedestrian laneways and the centre market square shall address and activate these areas. Tenancies requiring active frontage are shown in **Figure 10**.

The market square and ground level lanes are suited to tenancies which celebrate Cabramatta's vibrant Asian heritage.

Outdoor dining is permitted in the pedestrian laneways and market square areas.

Retail tenancies are not permitted above ground level so that the quantum of retail does not impact on broader retail trading in the Cabramatta Town Centre.

All residential lobbies will have a clearly identifiable address to a street or laneway. See **Figure 11**.

Each lobby is to incorporate visible and secure mail boxes for the residents of the building and be of sufficient size to ensure secure access of persons and goods.

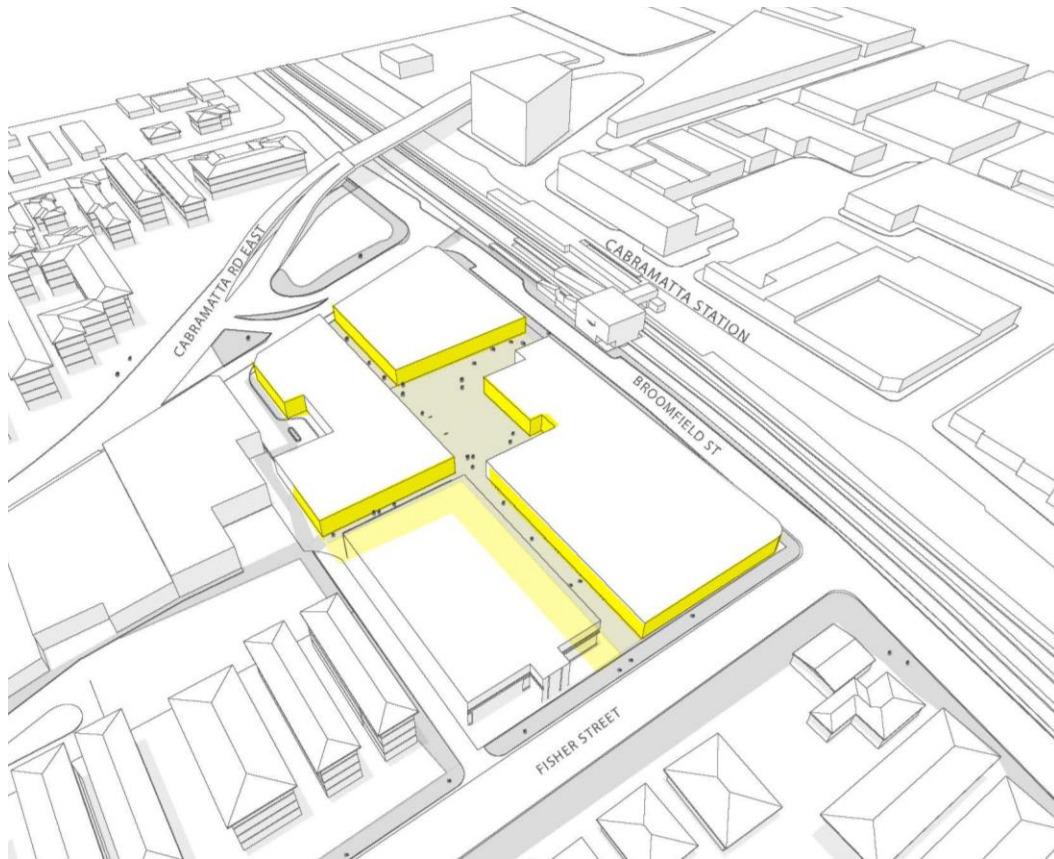


Figure 10 – Tenancies where active frontages are to be provided

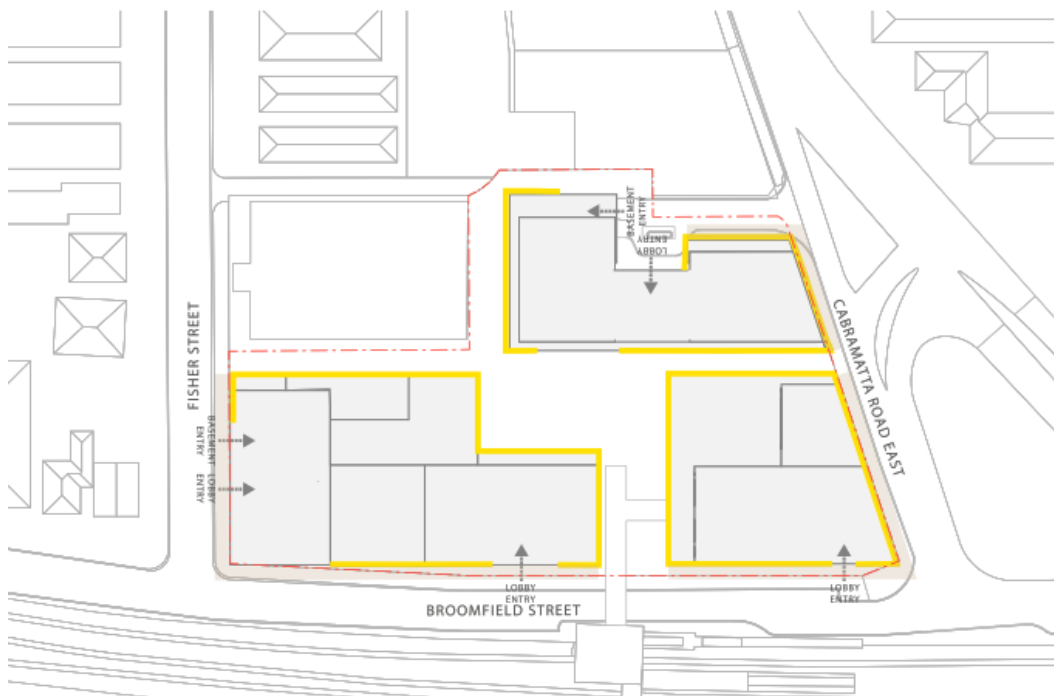


Figure 11 – Tenancies with indicative lobby locations

Continuous awnings of consistent style shall be provided external and internal to the development as shown in **Figures 12, 13 and 14**. All awnings are to be use durable materials suitable for all weather conditions.

The podium facing the surrounding streets is to be broken only by access to basements and pedestrian connections/laneways into the Precinct. Above awning level, the façade is to incorporate banding and differing colours, textures and treatments to break up its massing as shown in the images at **Figure 15 and 16**.

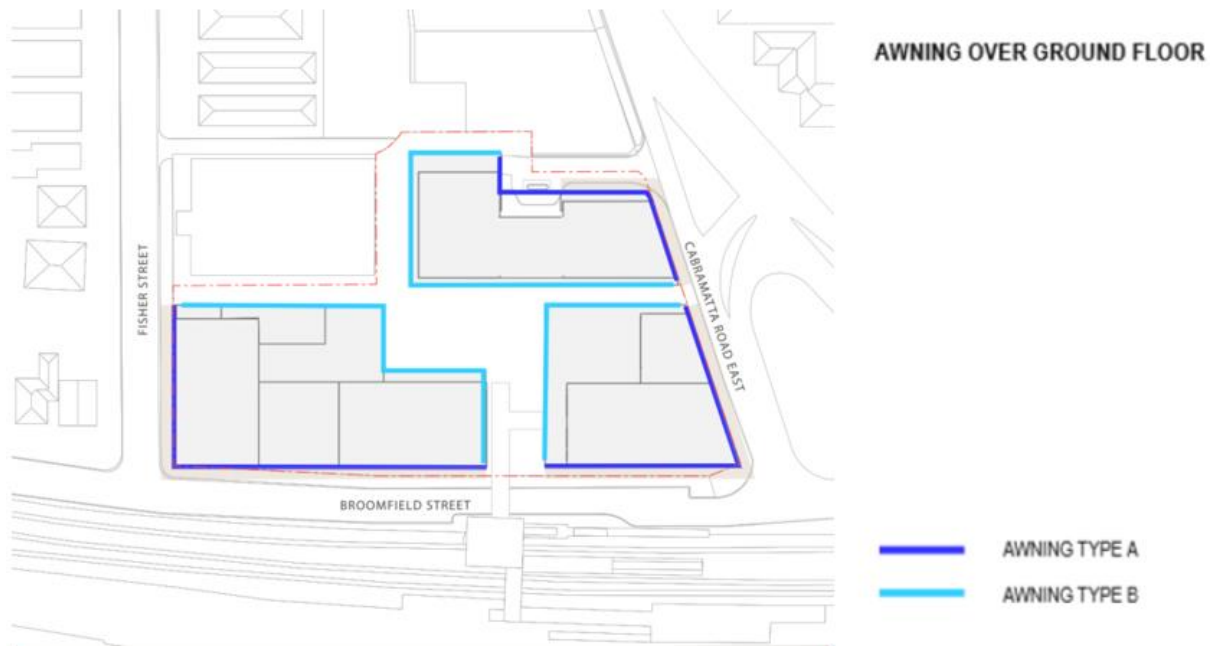


Figure 12 – Awning types along external roads and internal precinct spaces

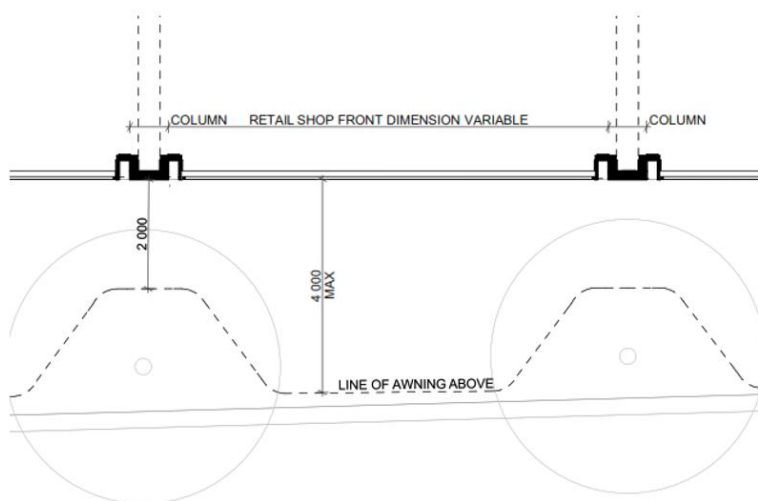


Figure 13A - Awning type A – External awning plan

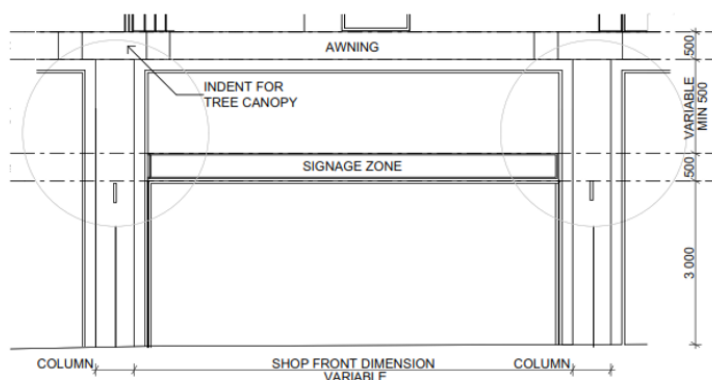


Figure 13B - Awning type A - Shopfront and awning elevations

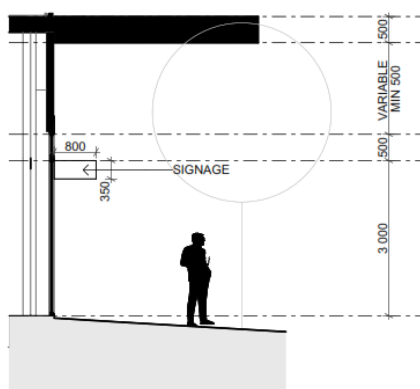


Figure 13C – Awning type A - External awning and retail section

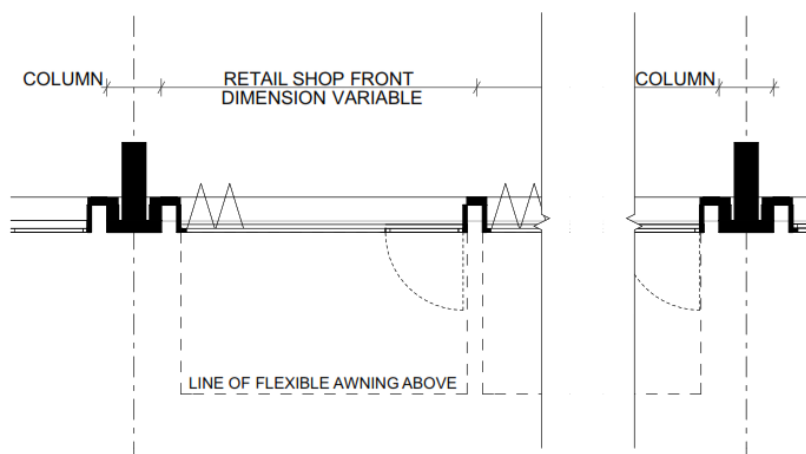


Figure 14A – Awning type B - Internal awning plan

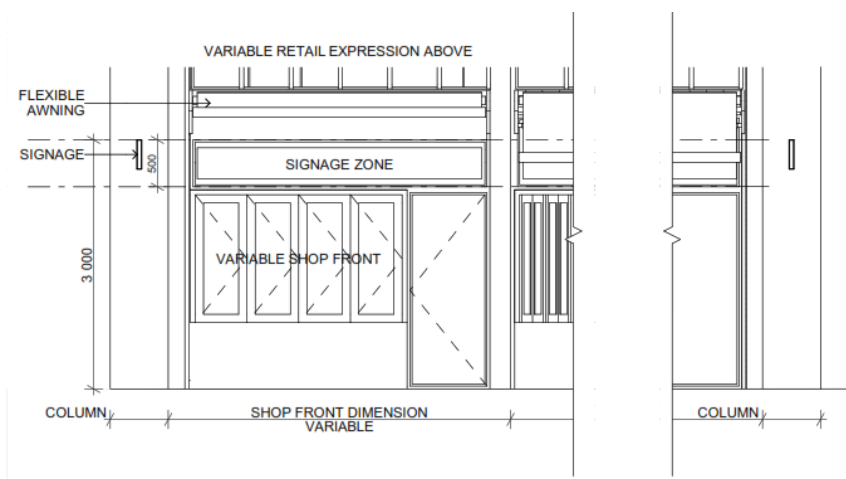


Figure 14B – Awning type B - Shopfront and awning elevations

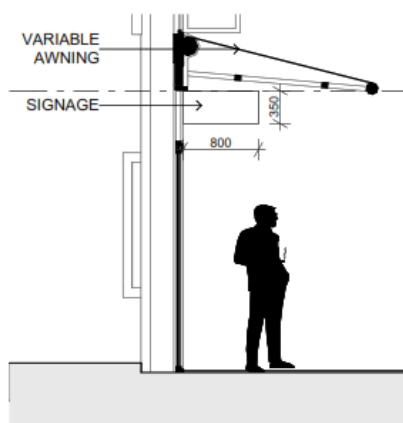


Figure 14C – Awning type B - Internal awning and retail section



Figures 15 and 16 – Architectural expression use of banding at podium and other levels to distinguish podium and break up the façade into key elements.

E. Safety and Security

Performance Criteria

Lighting and CCTV provide safe public domain and laneway connections.

Development Controls

Adequate lighting is to be provided to illuminate the central plaza/market square and connections through the Precinct.

An external lighting strategy/plan shall be submitted with any development application and must detail the location and design of lighting and the proposed hours of operation.

A light spill impact assessment prepared by a suitably qualified person is to be submitted with any development application to ensure proposed, adjoining or nearby existing residential properties are not adversely impacted by lighting reflection and glare and shall comply with Australian Standard AS4282 (1997) – Control of the Obtrusive Effects of Outdoor Lighting.

Each stage of development is to provide a plan showing locations of CCTV (including specification of the CCTV units) covering adjoining streets, the central plaza market square, ground level connections to adjoining streets and internal and external car parks, upper level connections including to the station concourse and residential lobby locations.

CCTV must record 30 days of footage capable of capturing the identity of individuals including unobstructed view of the persons face and the person represents not less than 100% of screen height.

Camera views are not to be obstructed by temporary or permanent structures, signage or Landscaping.

F. Landscaping and Tree Preservation

Performance Criteria

Landscaping to the perimeter streets and public domain areas will provide shade, reduce the height island effect and soften urban spaces.

Development Controls

Landscaping outcomes are to be high quality and easily maintained including inbuilt watering systems.

There is no requirement for deep soil landscaping to be provided within the Precinct given it is a high density mixed use environment. However, the development will incorporate raised or sunken planters which have sufficient soil depth to support canopy trees within the Market Square and public domain area between this space and Broomfield Street.

The laneway adjacent to the Fisher Road Car Park should, in consultation with Council, include tree planting and landscaping to soften the car park structure.

Street trees are to be provided in the footpath areas in Broomfield Street, Fisher Street and Cabramatta Road East. The existing tree in front of the Fisher Street car park is to be preserved.

The concept landscape outcomes as discussed above are shown as generally shown on **Figure 17**.

Roof top planting and landscaped communal open space shall be provided at podium level of the building.

The concept landscape outcomes as discussed above are shown as generally shown on **Figure 18**.

A landscape plan with a detailed planting list including species, number and location is to be submitted with any Development Application proposing new built form of the site. Landscaping should not impede CCTV to public spaces.

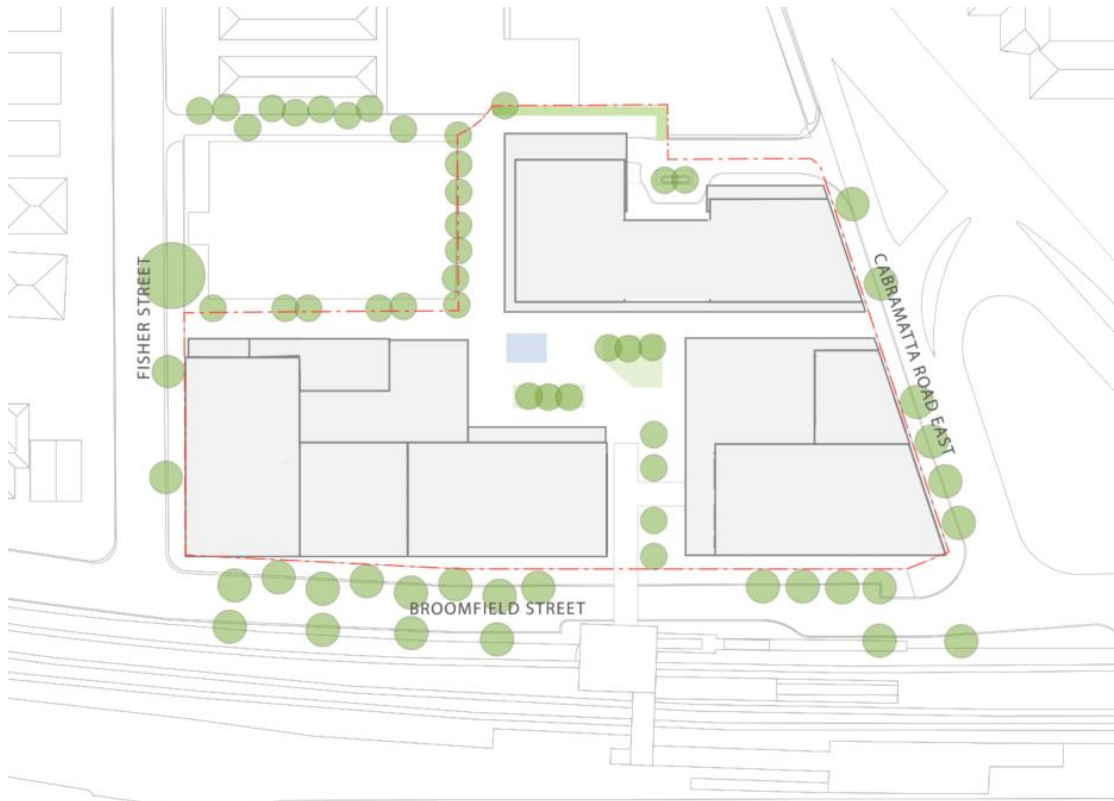


Figure – 17a Landscape ground levels



Figure 17b – Public domain ground level landscape

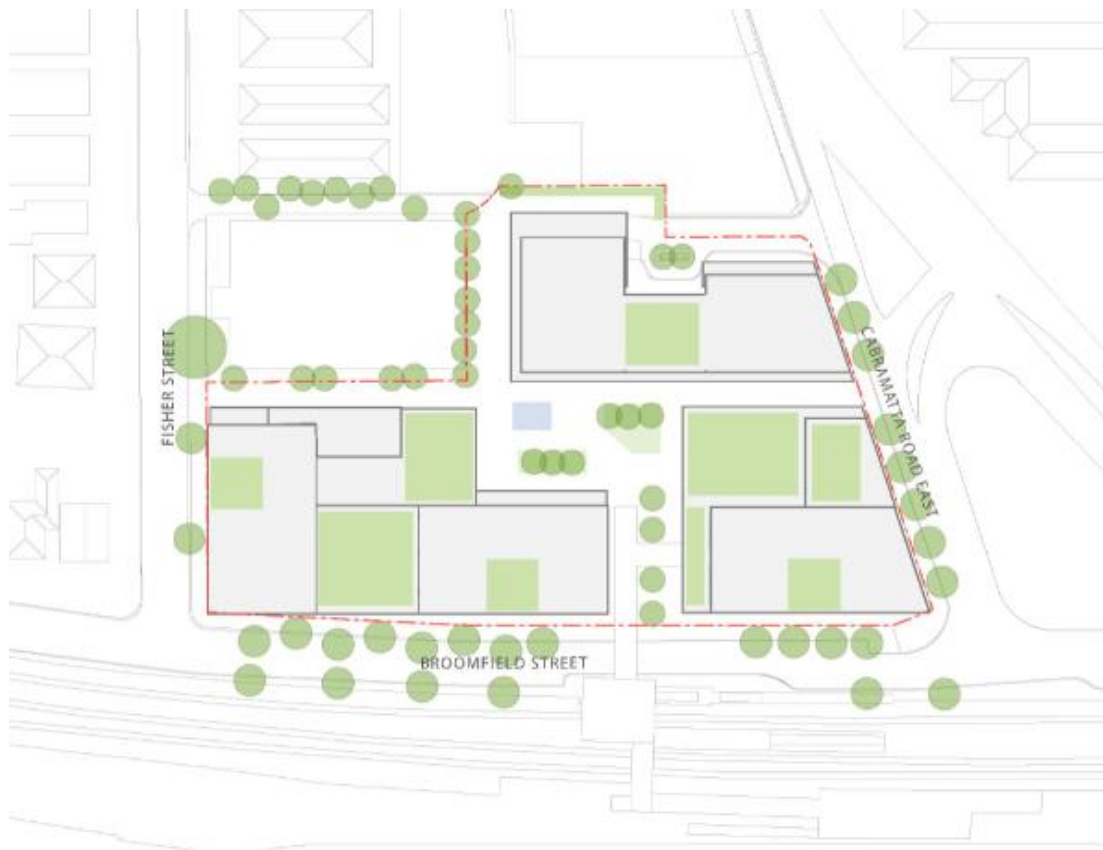


Figure 18a – Podium Landscape



Figure 18b – Podium and Roof Landscaping opportunities

G. Loading, waste, vehicle access and car parking

Performance Criteria

Provide adequate basement to facilitate the deliveries, waste collection, car parking and storage for the development.

Development Controls

All car parking, deliveries, waste collection and car parking are to occur in underground basements.

The basement is to be designed to accommodate clearance height for all vehicles entering the basement and enable them to enter and leave in a forward direction and as per Table 2.1 of AS 2890.2-2002.

Loading and waste collection is to be provided in a central area.

If the basement area is constructed in stages, it should contain car parking, delivery areas, and areas for loading, waste storage sufficient to cater for each stage.

Waste for the buildings is to be compacted and stored in the basement for collection. Communal waste and separate secure recycling rooms for residential and commercial businesses must be located in convenient and accessible locations related to each vertical core. An area should also be provided for the temporary storage of bulky waste items.

A waste management plan must be prepared and submitted with the development application.

Access to the basements will be as shown in **Figure 19**.

Car parking for the development is as follows:

- **Office and business use** - 1 space per 25 square metres of gross leasable ground floor area and 1 space per 40 square metres of gross leasable floor space above ground level.
- **Retail, restaurants, cafés and refreshment rooms** – 1 space per 25m² of gross leasable floor area.
- **Medical centres** – 4 space per 100m² of gross floor area
- **Hotel** – 1 space per 5m² of customer area bar/lounge/dining area/restaurant/function room plus 1 space per 40m² gross leasable area of any office/administration area plus 1 space per 3 bedrooms accommodation (if applicable)
- **Child Care Centres** – 1 space per 4 children in care
- **Residential dwellings** as follows
 - one bed dwelling – 0.5 spaces per dwelling
 - two bed dwelling – 0.75 spaces per dwelling
 - three or more bed dwelling – 1 space per dwelling
 - visitor's car parking - 0.20 spaces per dwelling

:

○ **Place of Public Worship**

- 1 space per 6 seats (a pew is deemed to seat one person every 0.43m of pew length).

Note: Car parking can be reduced where there are other uses sharing the same parking area that are not in operation at the same time (such as a child care centre or offices) and/or where existing street parking or public carparking is available within 400m of the site as demonstrated by a parking survey.

Speciality uses such as Child Care centres, medical centres and places of public worship are to have identified parking or drop off areas located in close proximity to the lifts, stairs or entry.

Car parking standards in this part of the DCP set a benchmark for assessment and any variation to individual rate requirements due to dual use functions proposed will need to be specifically justified with any development application submission.

Development shall provide access for disabled persons in accordance with the relevant Australian Standards.

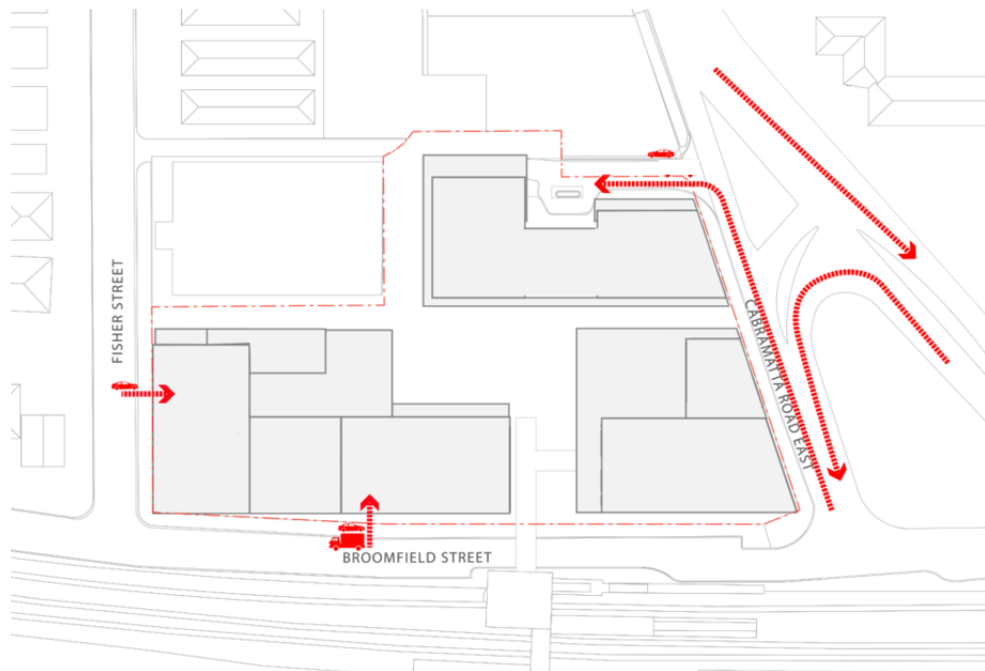


Figure 19 – Vehicular Access

H. Flooding and overland flow paths

Performance Criteria

Existing overland flows will be safely accommodated as part of the development of the Precinct.

Development Controls

The design will accommodate existing overland flows through the Precinct in a manner that does not increase the risk of flooding to adjacent properties and to the proposed development ground floor retail premises or expose pedestrians to unacceptable hazard in public domain areas.

Overland flows can be accommodated in swales in the public and private land as shown in the following diagrams and sections.

Development applications will need to provide the results of flood modelling as relevant to each stage of the development to achieve the performance criteria and development controls in this section.

I. Signage

Performance Criteria

Signs blend with the form and design of the building facades.

Development Controls

Signage is restricted to shop fronts, awnings and under awnings and must be integrated into the design of the building.

Signs are permitted within carparks, except in locations that may be visible from Fisher Street, and Cabramatta Road East.

Details of the likely sign locations and types should be provided when development applications are lodged.

Each stage development application will incorporate clear way finding measures to draw pedestrians to places within or destinations outside the Precinct by signage and/or floor markings or other devices.

J. Staging

Performance Criteria

Staging of the development can occur where the design enables the buildings to function independently prior to the next stage of development.

Development Controls

Where the development is to be constructed in stages an indicative staging plan is to be submitted with the development application

The minimum size for a stage must be no less than 1,800m² of site area and must consider the built form outcomes of adjoining stages and have required facilities to operate independently until other stages are developed. The staging does not need to occur in consecutive order. The indicative staging is shown in the **Figure 20** below:

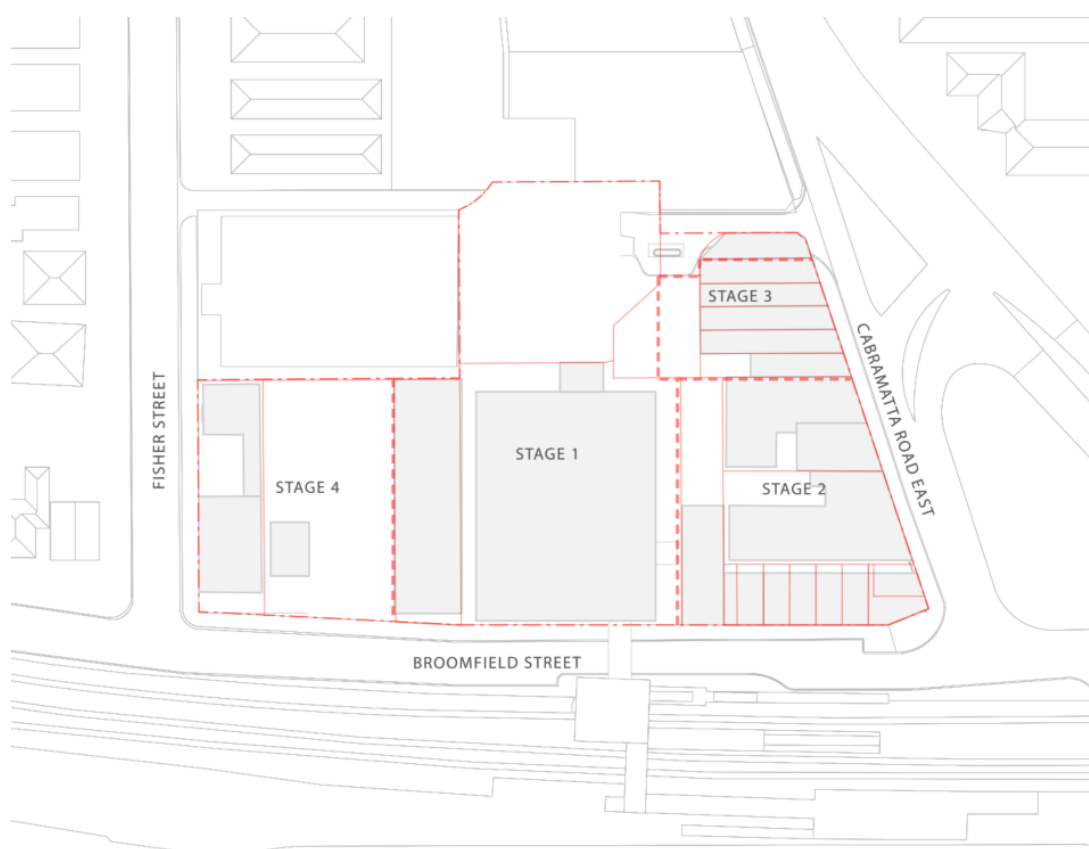


Figure 20a – Staging plan

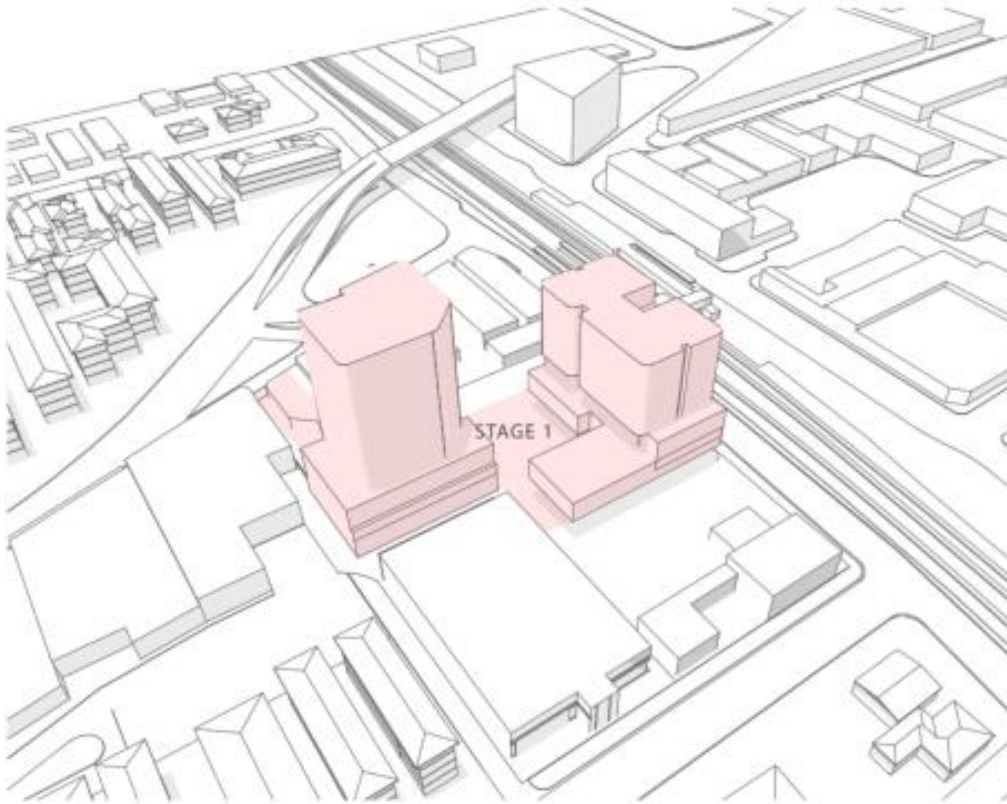


Figure 20b – Stage 1: Central Block

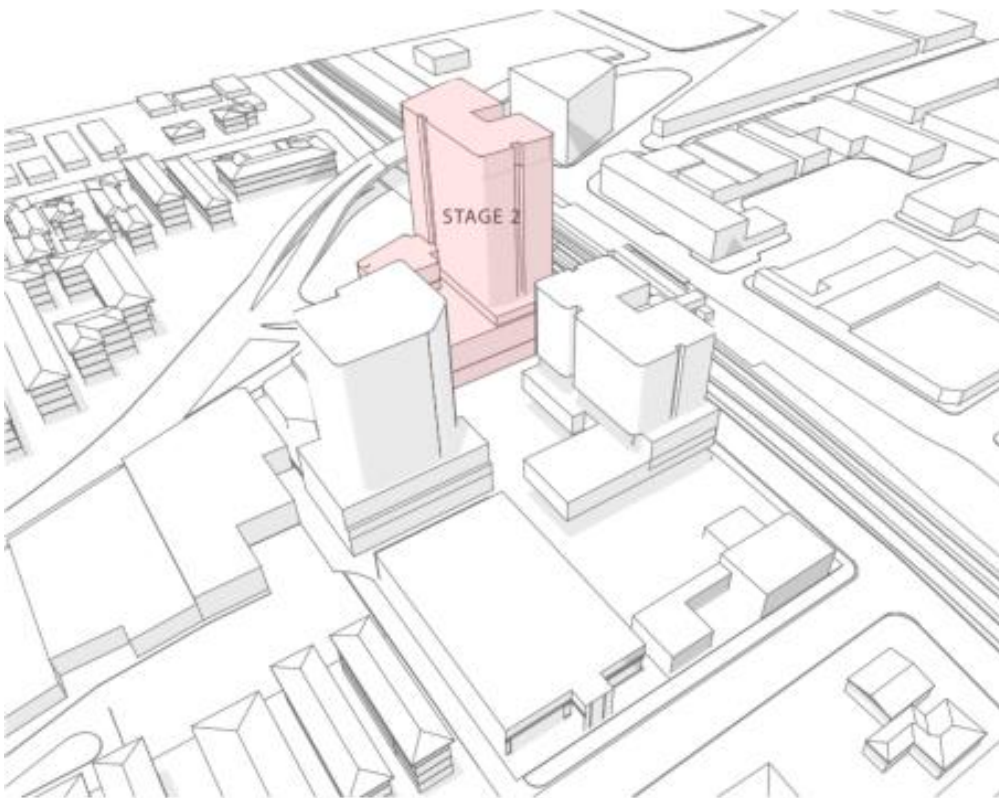


Figure 20c – Stage 2: South West Block

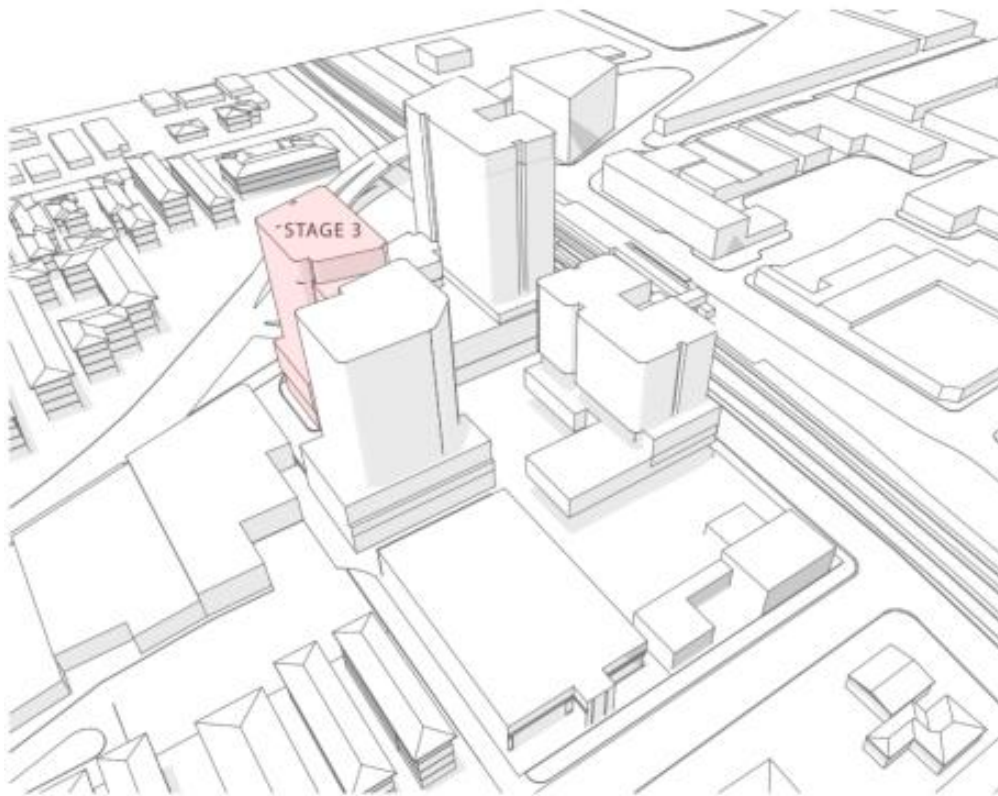


Figure 20d – Stage 3: South East Block

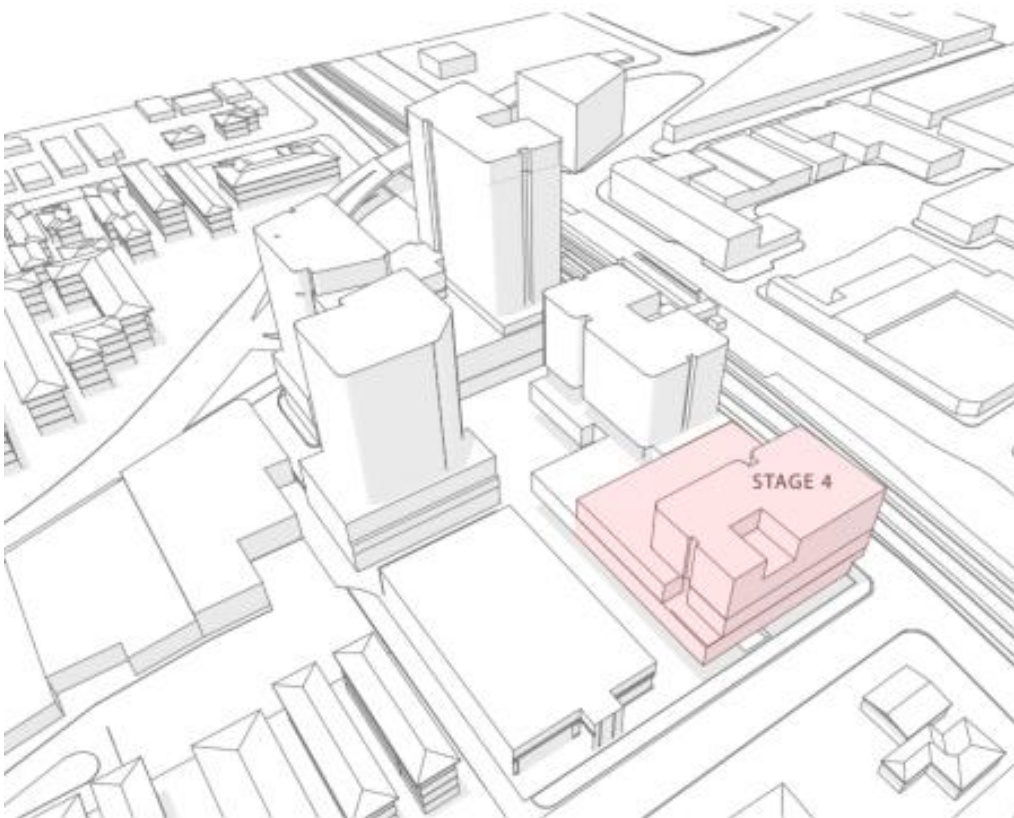


Figure 20e – Stage 4: North Block

3. Part C – Preparing development proposals

Part C give advice on what is required and what must be considered when preparing a Development Application.

No other changes are required to this Part.