

Attachment 2 - Council report on the Draft DCP for the North-East Planning Investigation Area

The purpose of this Attachment is to illustrate the proposed amendments to Section 8.3 of Parramatta Development Control Plan 2023

Parramatta Development Control Plan 2023, Part 8: Centres, Precincts, Special Character Areas & Specific Sites

cityofparramatta.nsw.gov.au/sites/council/files/2023-12/PDCP-2023-Part-8.pdf

Section of the DCP being amended	Changes
Section 8.3 Neighbourhood Precincts	Amendment to Land Application Map
Section 8.3.10 North-East Parramatta	New controls

NEIGHBOURHOOD PRECINCTS

Explanatory note: Amend diagram 8.3.1 Neighbourhood Precincts in Part 8.3 to include North-East Planning Investigation Area as below.

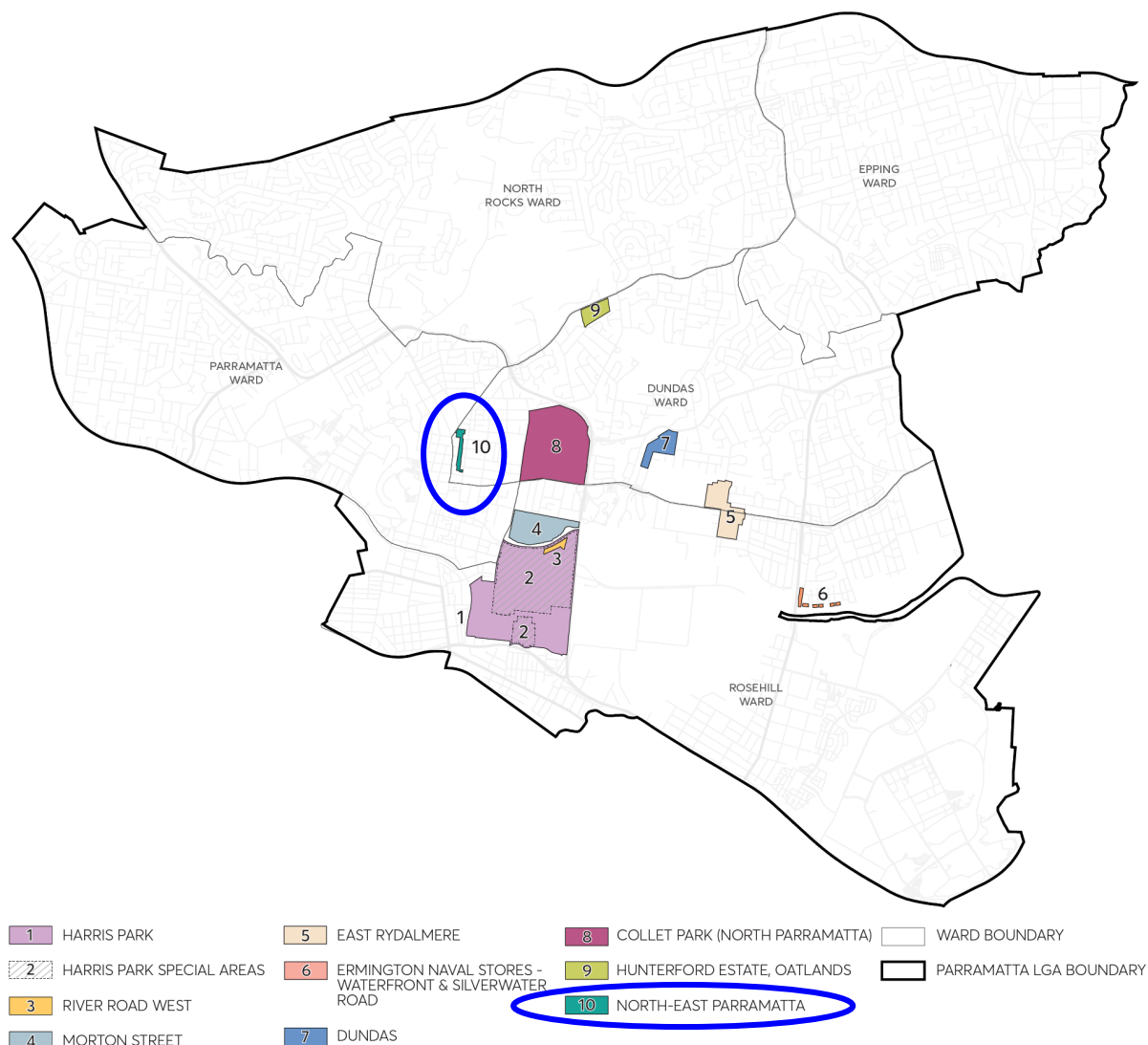


Figure 8.3.1 – Neighbourhood Precincts

NORTH-EAST PARRAMATTA PRECINCT



Figure 8.3.10.1 – North-East Parramatta Precinct

8.3.10.1 DESIRED FUTURE CHARACTER

The North-East Parramatta Precinct applies to land that sits between the northern periphery of the Parramatta City Centre and Sorrell Street Heritage Conservation Area (HCA). The adjacent Sorrell Street HCA is a residential precinct comprised mainly of 3- to 4-storey apartment buildings interspersed with smaller heritage houses. Established streetscapes where apartments have greater street setbacks and often mature tree planting, frame views of smaller heritage houses along the street. Historic buildings exist mostly on corners and in rows, with an important role in marking intersections and permitting views west up to the ridge of Church Street. Future development in this precinct is to respond to this prevalent heritage siting by ensuring that no building is built forward of well-established heritage alignments.

Future development within the North-East Parramatta Precinct will play a critical part in creating a transitional edge between larger scale development along the Church Street spine and the Sorrell Street HCA. Methods for transition include a combination of stepped building height, mid-block courtyards with tree planting, mid-block views to sky between towers along Church Street and upper-level setbacks in proximity to Sorrell Street properties. Transition ensures future built form is in response to both the existing and potential future context. The materiality and definition of podiums contribute to the streetscape, create human scale street edge and frame lower scale heritage buildings.

The wider context of North Parramatta is characterised by mature, large canopy trees within both the private and public domain. Future development should enhance this vegetated character and preserve trees on site as a priority.

The following controls acknowledge this is a precinct with a well-established residential character that will change over time. Controls are designed to recognise the potential higher density residential development within the North-East Parramatta Precinct and maximise opportunities for communal courtyards at ground that are collocated with deep soil, tree planting and increased canopy cover. Building podiums and towers are proportioned for residential uses with generous tower separation.

The specific objectives and controls for this precinct detailed below are to be applied in conjunction with the general objectives and controls in Part 2, 3, 5, 6 and 7 of this DCP. Where there is any inconsistency with any other part of the DCP, the objectives and controls of this section will prevail.

Objectives

- O.01 Transition building forms and types to mediate between the future context of towers along the Church Street spine and the low scale residential neighbourhood within the Sorrell Street Heritage Conservation Area.
- O.02 Define the visual setting of the heritage conservation area by ensuring views of sky from Sorrell Street over buildings within the North-East Parramatta Precinct and between towers.
- O.03 Orientate building forms to create consistent spacing between towers that align with tower development along Church Street increasing views to sky.
- O.04 Utilise building materiality and form to accentuate the lower levels of buildings in proximity to heritage buildings and along streets.
- O.05 Enhance the vegetated character of North Parramatta through consistent setbacks that preserve existing trees and enable further large canopy tree planting in the street, front setback, and rear setback zones.
- O.06 Ensure deep soil spaces with large canopy trees are delivered in a location where they also function as a background setting to the Sorrell Street Heritage Conservation Area.
- O.07 Allow heritage items to be the dominant features of the streetscape, forward of any future development.
- O.08 Support detached residential apartment buildings with good amenity.



Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks & Built Form

NOTE: The building envelopes are indicative only and will be subject to further analysis and design refinement relating to flooding, overshadowing, heritage transition and the like.

8.3.10.2 MINIMUM SITE REQUIREMENTS

Objectives

O.01 Ensure sites are of sufficient width to achieve:

- The necessary standard of amenity in relation to privacy, solar access, ventilation, outlook, deep soil, and landscaped area,
- Desired tower alignment and orientation to create space between buildings and views to sky,
- Adequate building separation in accordance with this section of the DCP,
- A sense of address and passive surveillance of the street, and
- Safe and efficient access and servicing.

O.02 Ensure development does not isolate or compromise the amenity or development potential on adjacent sites.

Controls

C.01 Site consolidation must comply with **Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment** to meet all of the objectives of the **8.3.10 North-East Parramatta Precinct**.



Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment

- C.02 A development lot must have a minimum site frontage width of 40 metres, except for development lots identified as site 04 and site 12 in Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment.
- C.03 Lots identified as site 04 and site 12 in Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment must have a minimum site frontage width of 24 metres.
- C.04 Where a site has the minimum frontage width or more, it must nonetheless be demonstrated that objective O.01 and O.02 of this control can be satisfied.

8.3.10.3 THE BUILDING ENVELOPE

Objectives

- O.01 Provide space for landscape amenity and canopy tree planting that also contributes to the public domain.
- O.02 Align and orientate future development in a way that creates space between towers that align with tower development along Church Street and enables views to sky when observed from the Sorrell Street Heritage Conservation Area.
- O.03 Provide adequate privacy, access to light, air and outlook for the occupants of buildings, neighbouring properties and future buildings.
- O.04 Ensure building form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale and mitigation of urban heat and wind effects of tower buildings.
- O.05 Utilise building form and site layout to achieve a transitional relationship between Church Street properties and properties within the Sorrell Street Heritage Conservation Area.

Controls

BUILDING SETBACKS

- C.01 Development within the precinct must comply with the setbacks and envelope controls specified in Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form.
- C.02 All building setbacks must be measured perpendicular to the boundary and extend to the outer faces of the building including balconies, sunscreens and the like.
- C.03 For sites with a 40m height limit as per the Parramatta LEP 2023, buildings must be set back a minimum of 6 metres from the street boundary as shown in Figure 8.3.10.4. Tower setbacks must comply with Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form.
- C.04 For sites with a 40m height limit, the street wall must be designed to be of predominantly masonry character and articulated with depth, relief and shadow on the street façade. Where no upper level setback is required by Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form, the lower 4 storeys of the development must still be designed with the same materiality and character as the street wall, and be clearly distinct from the tower element.

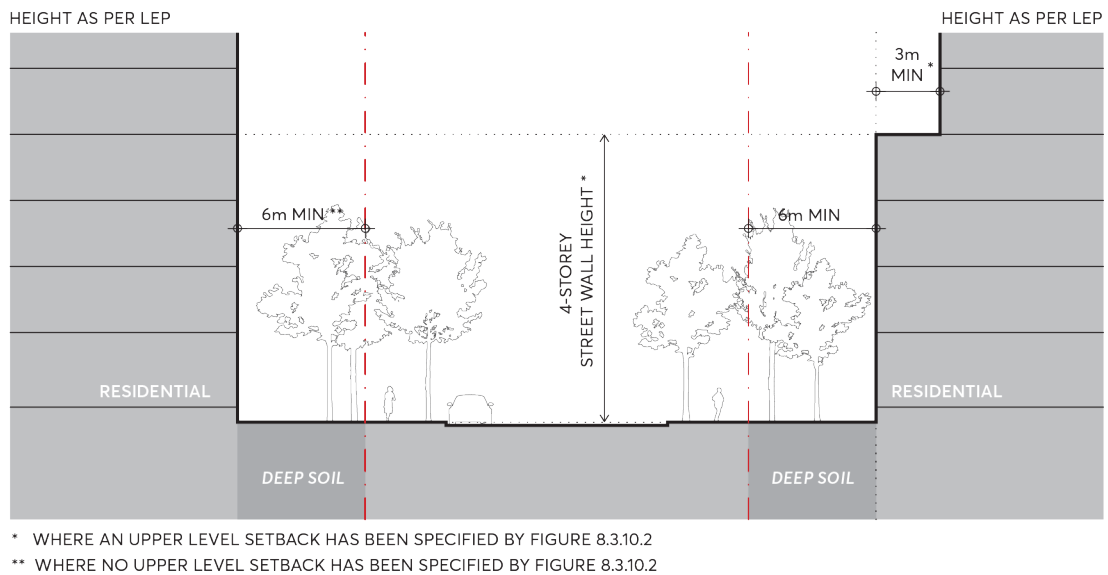


Figure 8.3.10.4 – Street setbacks and street wall height for sites with a 40m height limit

- C.05 For sites with a 24m height limit as per the Parramatta LEP 2023, buildings must be set back a minimum of 6 metres from the street boundary, and upper level set back a minimum of 3m from the street wall, as shown in **Figure 8.3.10.5**. The lower 5 storeys must be designed to be of predominantly masonry character and articulated with depth, relief and shadow on the street façade.

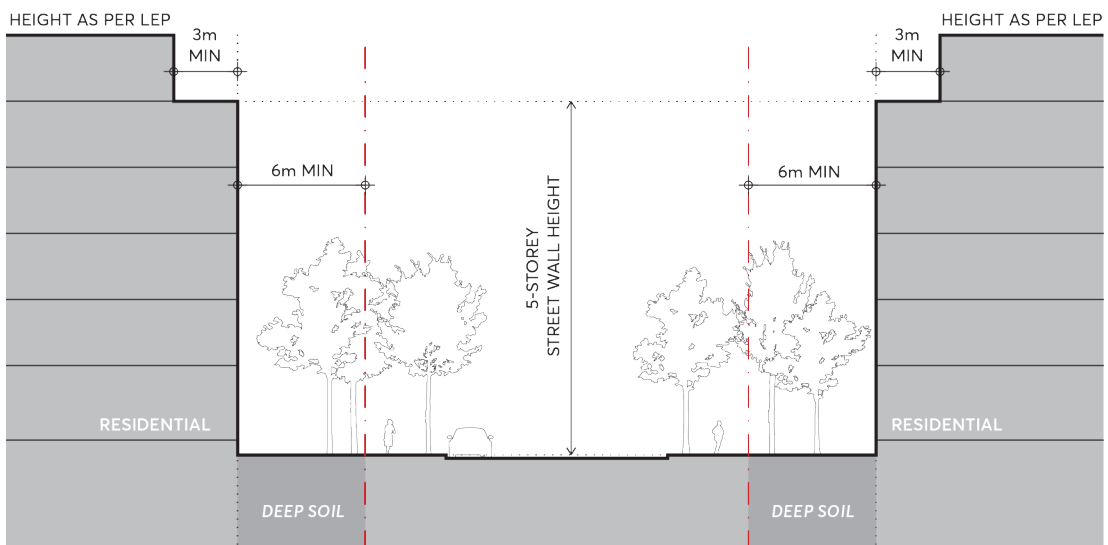
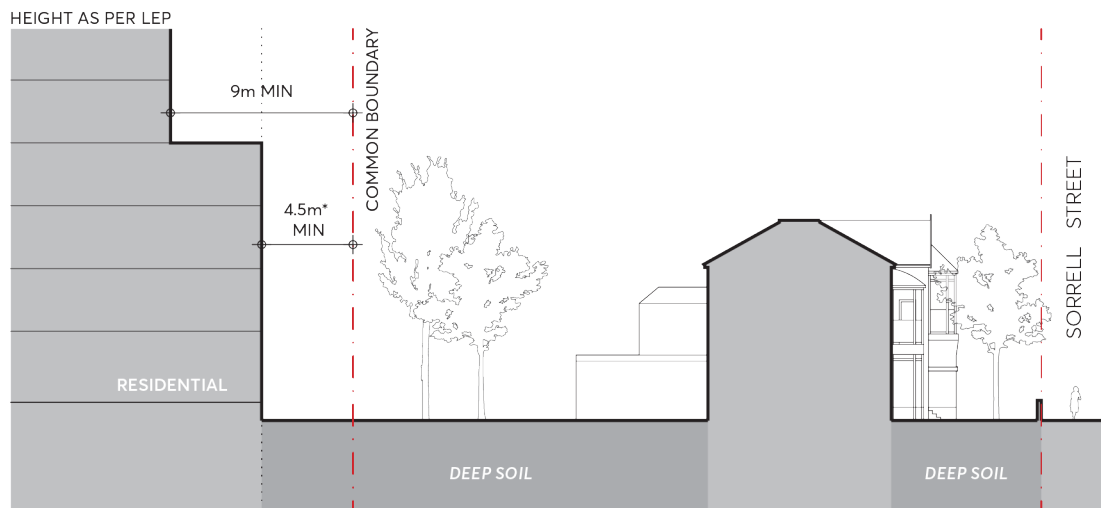


Figure 8.3.10.5 – Street setbacks and street wall height for sites with a 24m height limit

- C.06 A 1 metre articulation zone is permitted forward of the street setback, in which building elements may occupy a maximum of one third of the area of the façade. Services or lift shafts are not permitted in the articulation zone.
- C.07 For sites with a 40m height limit, buildings must provide a minimum 4.5 metres setback from the common boundary shared with any lot in the Sorrell Street Heritage Conservation Area and towers set back a minimum of 9 metres from the common boundary, as per Figure 8.3.10.6.



* UNLESS OTHERWISE SPECIFIED BY FIGURE 8.5.10.3

Figure 8.3.10.6 – Setback to properties within the Sorrell Street Heritage Conservation Zone

- C.08 Buildings on site 05, site 06 and site 12 must provide a minimum 6 metres setback from the common boundary shared with any lot in the Sorrell Street Heritage Conservation Area and the upper level must be set back a minimum of 9 metres from the common boundary.
- C.09 Buildings on site 01, site 02 and site 04 must provide a minimum 4.5 metre setback from side boundaries and the upper level must be set back a minimum of 9 metres from side boundaries.
- C.10 Development site 05, site 06, site 09 and site 10 must provide a minimum of 6 metres setback from the common boundary shared with lots fronting Church Street, as per Figure 8.3.10.7. Towers/upper levels must be set back a minimum of 3 metres from the podium, subject to building separation requirements.

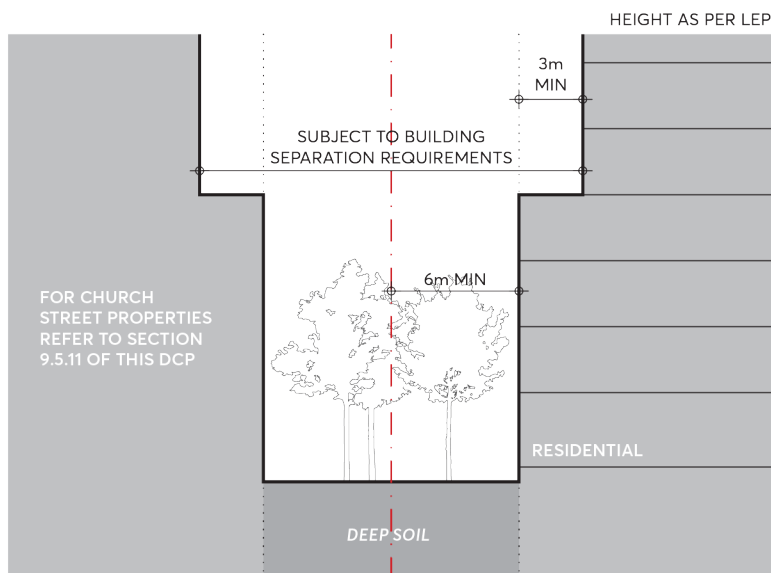


Figure 8.3.10.7 – Setbacks and separation with properties fronting Church Street (site 05, site 06, site 09, and site 10)

- C.11 Development on site 07, site 08, and site 11 must provide a minimum of 4.5 metre setback from the common boundary shared with lots fronting Church Street, as per **Figure 8.3.10.8**.

Towers must be set back a minimum of 4.5 metres from the podium, subject to building separation requirements.

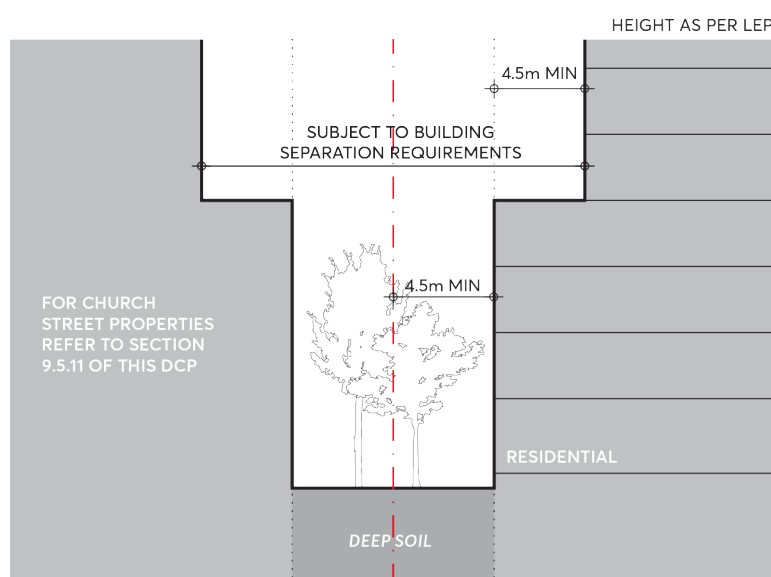


Figure 8.3.10.8 – Setbacks and separation with properties fronting Church Street (site 07, site 08 and site 11)

- C.12 The rear setback to any part of the building up to 4 storeys must be a minimum of 6 metres. For any part of the building above 4 storeys, the rear setback must be a minimum of 20% of the site length or 12 metres, whichever is greater.
- C.13 Only one step in the built form between the street wall and tower is permissible.
- C.14 Basements must be contained within the building envelope and not encroach into minimum setback zones.

BUILDING SEPARATION

- C.15 For all sites with a 40m height limit as per the Parramatta LEP 2023, towers must have a minimum separation of:
 - a) 18 metres between lots in the North-East Parramatta Precinct and lots on Church Street for any part of the development over 4 storeys.
 - b) 24 metres between lots in the North-East Parramatta Precinct for any part of the development over 4 storeys.

Refer to Figure 8.3.10.9 – Tower Separation.

- C.16 Any existing adjacent building, including heritage listings, cannot be used to justify reduced separation or setbacks.
- C.17 Separation between each of the buildings should enable generous views to sky from the Sorrell Street Heritage Conservation Area towards Church Street, as per Figure 8.3.10.10 and Figure 8.3.10.11.

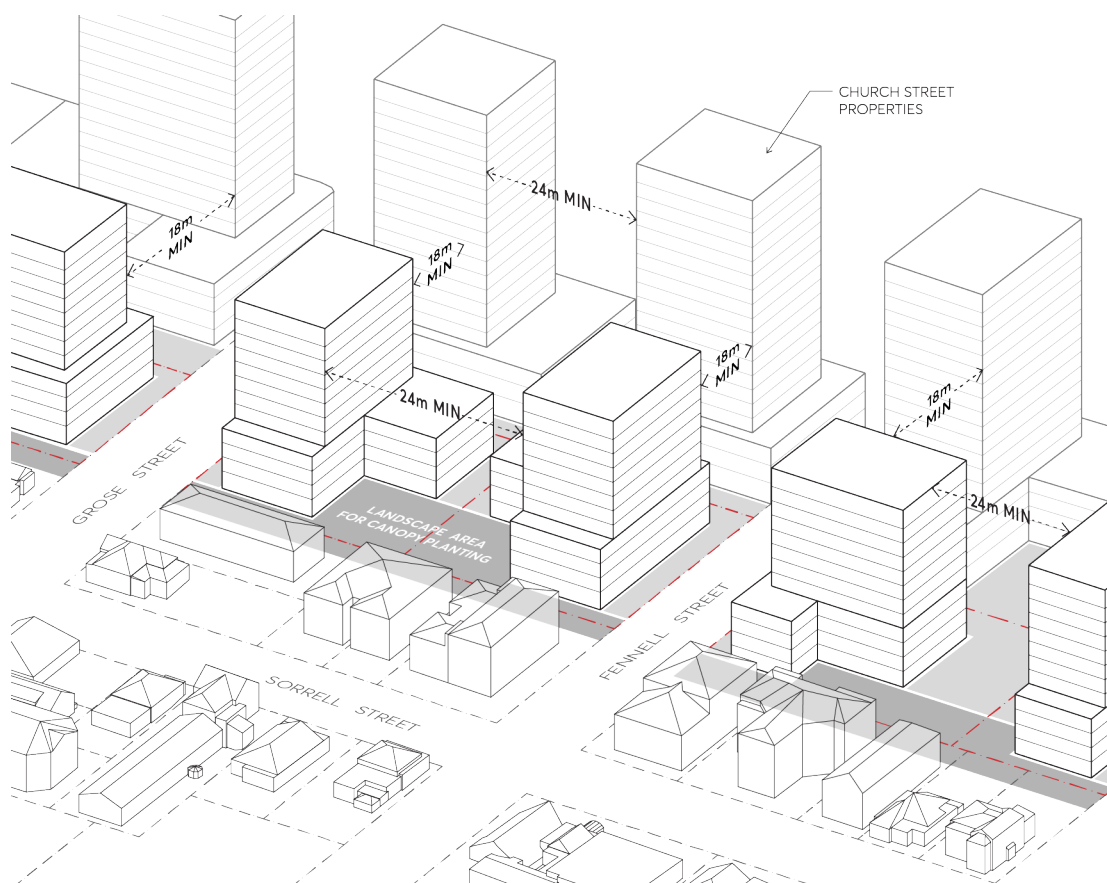


Figure 8.3.10.9 – Tower Separation

BUILDING PROPORTION AND HEIGHT

- C.18 Height of new buildings are to ensure positive and cohesive relationships with other buildings both on the site and off the site and are to respond to the scale and character of the Sorrell Street Heritage Conservation Area.
- C.19 The maximum number of storeys permitted within the height limit specified by the Parramatta LEP 2023 must be consistent with the table below:

Height in metres	Height in storeys
24 metres	6 storeys
40 metres	12 storeys

- C.20 The maximum floorplate length for any tower must be 35 metres and maximum floorplate area for any tower must be 800 square metres.
- C.21 Where possible, buildings should be designed so that the short edge of towers may be orientated to the Sorrell Street Heritage Conservation Area to create generous views to sky between towers when observed from the HCA, as per Figure 8.3.10.10 and Figure 8.3.10.11.



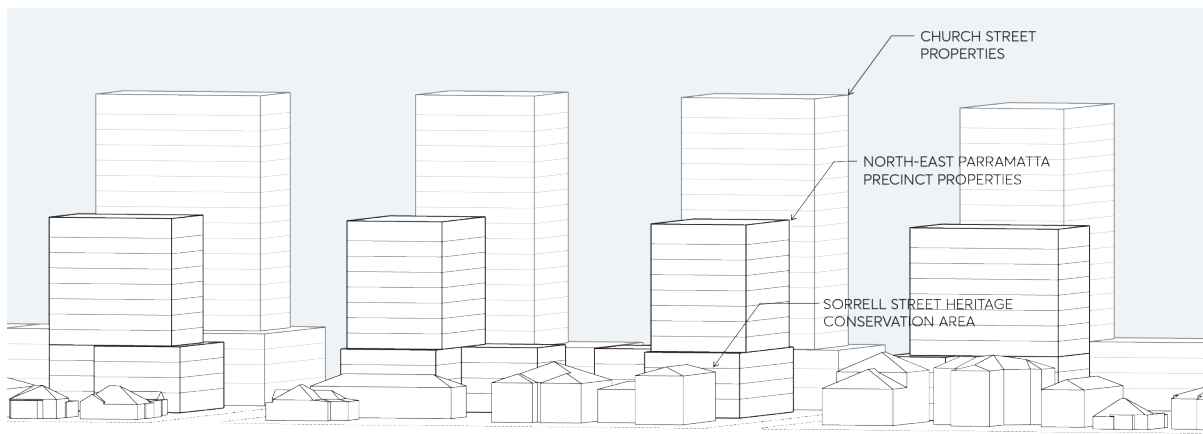


Figure 8.3.10.11 – Views to sky between towers

8.3.10.4 RESIDENTIAL APARTMENT DESIGN QUALITY

Objectives

- O.01 Provide for the amenity, interest and liveliness of the street environment.
- O.02 Appropriately define and design the street edge and setback area to achieve amenity and privacy for residents as well as engagement with and passive surveillance of the street.
- O.03 Ensure development achieves good amenity standards for residents in relation to daylight, ventilation, outlook, and privacy.

Controls

- C.01 Buildings are to be designed to ensure that solar access and cross ventilation requirements of the Apartment Design Guide and Part 3: Residential Development of this DCP are achieved for residential development both on and off the site.
- C.02 Solar access must be reasonably provided and retained within the existing and future public domain areas and on adjoining sites.
- C.03 The minimum floor to floor height must be 3.5m for the ground floor level and 3.1m for any level above the ground floor level as per Figure 8.3.10.11 – Ground floor interface and floor to floor heights.
- C.04 High level windows must not be used as the primary source of light, ventilation and outlook for habitable rooms.
- C.05 Daylight and natural ventilation must be provided to all common circulation spaces and windows must be visible from any lift core, as well as the ends of corridors.
- C.06 To balance privacy and street activation, ground floor apartment levels must be a minimum of 500mm and maximum of 900mm above footpath level as per Figure 8.3.10.11 – Ground floor interface and floor to floor heights.

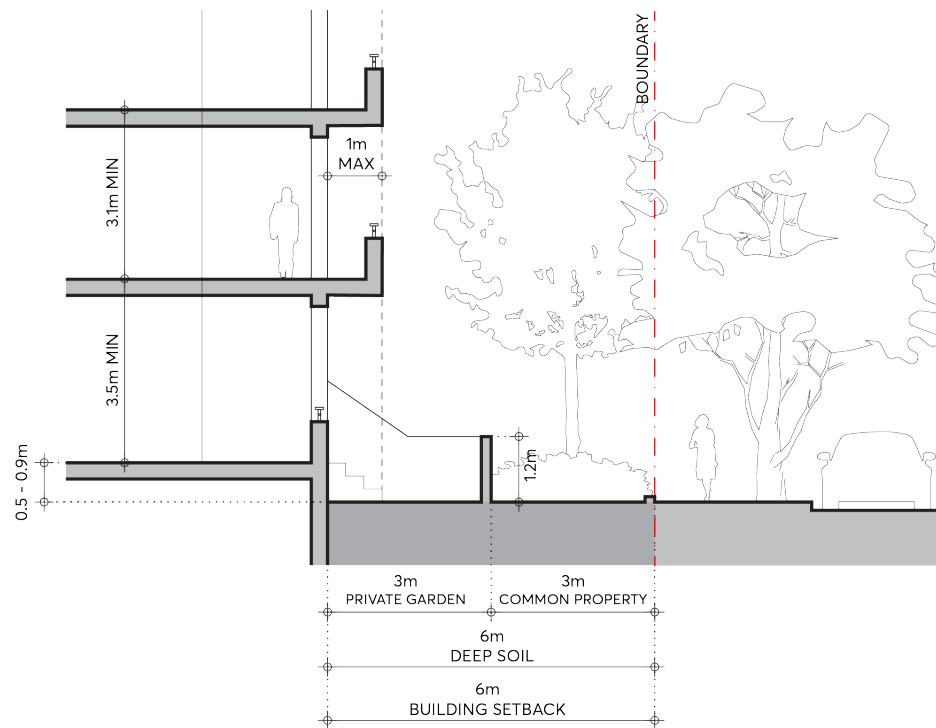


Figure 8.3.10.11 – Ground floor interface and floor to floor heights

- C.07 The setback area must allocate the front 3 metres adjacent to the footpath as common property for landscaping. Canopy trees must be planted in this area, a minimum 3.5 metres from any structure, to enable a tree with greater than 13 metres mature height and spread, at the rate of 1 canopy tree for every 15 lineal metres of frontage.
- C.08 A wall set back 3 metres from the street boundary must articulate the front areas in private ownership. The wall must be a maximum 1.2 metres high and of masonry construction, integrated with dividing masonry walls for private open spaces.
- C.09 Where individual apartment entries from the street serve as a primary address, a ground floor balcony space between the entry and private garden, and a hinged front door with a distinct entry space within the apartment, must be provided. Sliding glass doors for ground floor apartments fronting the street are discouraged. If the entries are only for the use of residents they must be understated, with post boxes and street numbers located at the common entry.
- C.10 All stairs and ramps providing access to lobbies must be internalised where necessary to ensure the street interface is not compromised.
- C.11 A fully illustrated and co-ordinated ground floor design, showing all the necessary levels and detail, must accompany development applications. Drawings must include:
- C.12 A detailed ground level plan and sections as part of the architectural submission which illustrates the relationships between the interior and the exterior spaces of the setback area, including the landscape and hydraulic detail, and extends into the public domain.
- C.13 Any required services must be discreetly integrated into the design.
- C.14 The architectural drawings must be fully co-ordinated with the landscape and hydraulic drawings.

- C.15 Elevations and sections at minimum 1:50 scale of all built elements in the setback area must be provided.

8.3.10.5 DEEP SOIL AND LANDSCAPING

Objectives

- O.01 Provide space for landscape amenity and canopy tree planting that also contributes to the public domain.
- O.02 Ensure communal open spaces facilitate opportunities for recreational and social activities, passive amenity, landscaping, and deep soil planning.
- O.03 Create contiguous deep soil networks across lots to support large canopy tree communities and unobstructed groundwater movement.

Controls

- C.01 A minimum 30% of the total site area is to be provided as deep soil. All deep soil zones must have a minimum dimension of 4 metres x 4 metres.
- C.02 Where green coloured areas are shown in Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form, these areas be used as a courtyard and/or landscaped area.
- C.03 Buildings must provide communal open space to meet the requirements of Section 3D of the Apartment Design Guide, and should be located to be:
- a) Highly visible and directly accessible to the maximum number of dwellings, and
 - b) Integrated with deep soil to provide a landscape setting with opportunities for large and medium size tree planting.
- C.04 Roof gardens may be permitted on top of podiums; however, these must provide adequate visual and acoustic privacy to other buildings within the development and on adjoining sites.
- C.05 Impervious surface at ground level must be minimised on the site.

8.3.10.6 HERITAGE RELATIONSHIPS AND TRANSITION

Objectives

- O.01 Ensure new development is situated alongside heritage listed sites in a way that is respectful, appropriate and will enhance the heritage values of the place.
- O.02 Protect and enhance the setting of heritage items and conservation areas, including the contribution of items to the broader context including views, immediate setting and heritage value.
- O.03 Create appropriate relationships between new development, heritage items and the Sorrell Street Heritage Conservation Area.

Controls

- C.01 C.01 Development must not be designed to step away from heritage buildings like a zigurat but have vertical walls that create well defined space around a heritage item.

- C.02 The parts of development that form the backdrop to a heritage item must be designed so the visual prominence of a heritage item is retained and enhanced.
- C.03 A deep soil area adjoining the common boundary of a lot containing a heritage building must be delivered to allow canopy tree planting to form an immediate backdrop to heritage items.
- C.04 Development must not adversely affect the amenity of buildings within the Sorrell Street HCA, such as overlooking or overshadowing.

8.3.10.7 PARKING DESIGN AND VEHICULAR ACCESS

Objectives

- O.01 Minimise the impact of on-site parking on the design quality of the building and the public domain.
- O.02 Minimise the amount of vehicular traffic generated in relation to development.

Controls

- C.01 The maximum number of car parking spaces, including any existing car parking spaces, must be consistent with the following rates:
 - a) 0.2 space for each studio apartment
 - b) 0.4 space for each 1-bedroom apartment
 - c) 0.8 space for each 2-bedroom apartment
 - d) 1.1 space for each apartment with 3- or more bedrooms
- C.02 The following rates may be provided, in addition to the rates contained in C.01 above, as maximum visitor parking spaces (calculated cumulatively):
 - a) For each dwelling up to 30 dwellings – 0.167 spaces
 - b) For each dwelling more than 30 and up to 70 dwellings – 0.1 spaces
 - c) For each dwelling more than 70 dwellings – 0.05 spaces
- C.03 Bicycle parking spaces must be provided at a rate of 1 space per dwelling.
- C.04 All car parking is to be provided at basement level to ensure that the visual appearance of car parking structures does not dominate the street frontage or impact the ability to provide landscape at ground level.
- C.05 Pedestrian and vehicle conflict are to be minimised with limited vehicle crossings to the public domain. Design must demonstrate compliance with Council's 'Public Domain Guidelines'.
- C.06 Provision of loading bays or service vehicle areas, building service/plant areas, and building services (such as substation) must be adequately screened from any public domain areas, including the street or through site links.

8.3.10.8 FLOODPLAIN RISK MANAGEMENT

Objectives

- O.01 Allow development in the floodplain that is appropriate to the flood hazard and risk at a particular location.
- O.02 Ensure early site planning and consideration of flood conditions to achieve an integrated flood response that manages flood risk and provides optimum development design outcomes to provide adequate amenity on and off site, and interface with the public domain.

Controls

- C.01 Site consolidation patterns outlined in **Figure 8.3.10.2** – *Preferred Lot Amalgamation for Redevelopment* must be achieved to ensure access and egress to buildings is maintained without transversing public roads affected by the Probable Maximum Flood (PMF) level, where access to a road not affected by the PMF is accessible.
- C.02 Development must comply with the requirements in Part 5.1.1 Flooding and Part 9.7 Flood Risk Management to Council's satisfaction.