CONTENTS

SITE SPECIFIC DCP – 9 Albert Street and 31 O'Connell Street North Parramatta

8.2.2 PARRAMATTA NORTH URBAN TRANSFORMATION PRECINCT

In addition to the general provisions set out in Section 8.2.2 Parramatta North Urban Transformation Precinct, the following specific provisions apply to specific land identified in the land application map below. This Section should be read in conjunction with Part 4 – Non-Residential Development and Part 3 – Residential Development of this DCP. To the extent of any inconsistencies, the specific provisions within this Section shall prevail.

8.2.2.12.15 LOTS H2-H5

This Section applies to a 8,921m2 land parcel in North Parramatta that has frontage to O'Connell Street and Albert Street, as shown in Figure 8.2.2.12.15.2. The site comprises 2 individual land parcels: Lot 1, DP 998240 and Lot 1 DP 1143431.

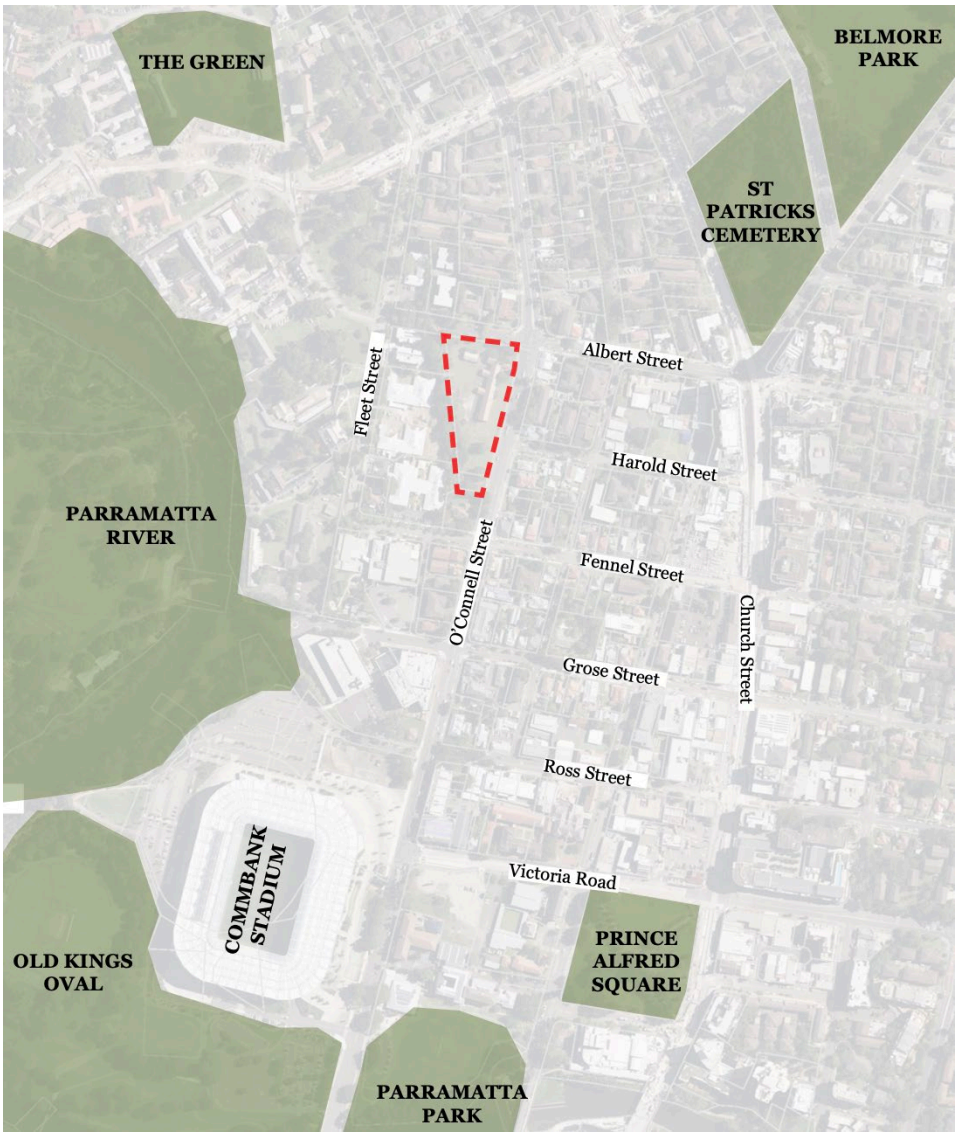

Figure 8.2.2.12.15.2 – Land application map

8.2.2.1 BUILT FORM GENERAL

Objectives

O.3 Contribute to the design quality of the Parramatta North heritage precinct and surrounding conservation areas.

O.4 Provide a publicly accessible through site link aligned to Harold Street that provides a view corridor and supports movement and wayfinding.

O.5 Arrange podiums and towers on the site to reduce view impacts from the Female Factory heritage precinct, establish and reinforce view corridors, and respond to the site's natural topography.

Controls

C.1 Development is to be consistent with the arrangement of buildings and the through site link in Figure 8.2.2.12.15.3.

C.2 A maximum of two towers is permitted on the site.

C.3 Locate the tallest tower at the corner of O'Connell Street and Albert Street to reinforce the corner.

C.4 Towers should be oriented East-West to minimise view impacts from the Female Factory heritage precinct.

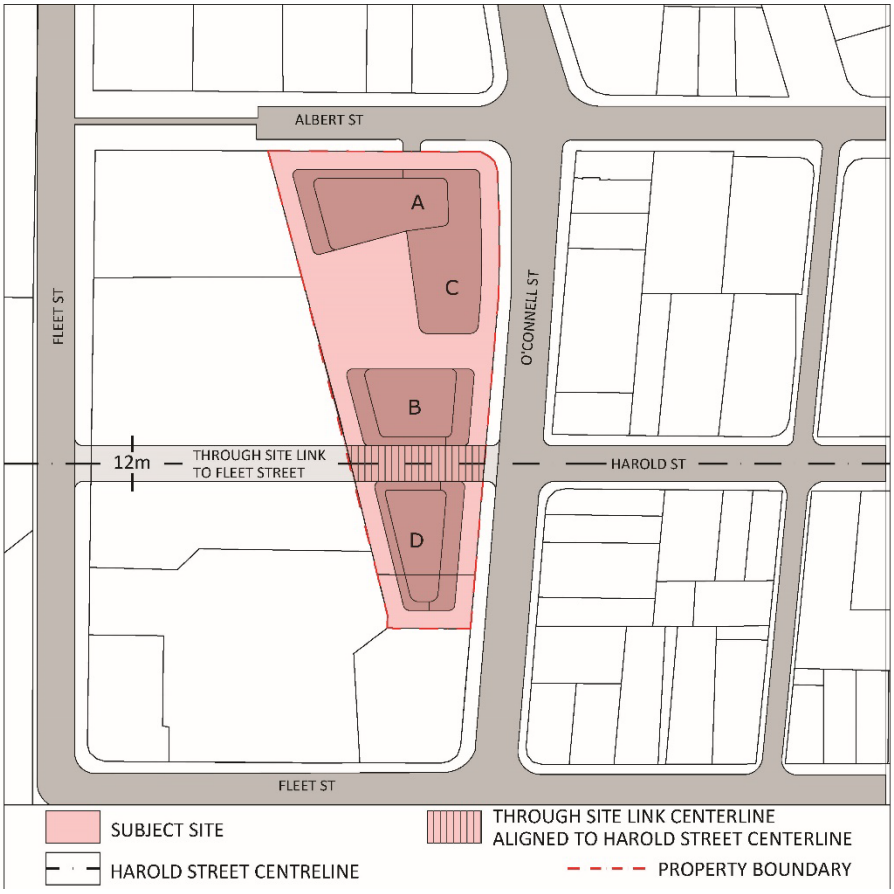

Figure 8.2.2.12.15.3 –Site structure plan

8.2.2.2 BUILT FORM AND MASSING

Objectives

O.1 Provide a street wall at an appropriate height to spatially define O'Connell Street and Albert Street that is well proportioned, of a human scale, that has minimal erosions or interruptions and finely grained, with facades of tactile material quality.

O.2 Set back towers above street walls as clearly distinct, slender free-standing buildings to mitigate visual, wind and urban heat impacts, enable views to the sky and protect amenity in streets and public places.

O.3 Orient towers to optimise solar access, natural ventilation and privacy while minimising view impacts from the heritage context and adjoining land.

O.4 Establish an appropriate height of building strategy to positively respond to the local context.

O.5 Provide adequate building separation and building lengths to appropriately proportion the built form, optimise solar access and natural ventilation, views to sky and privacy.

O.6 Provide an activated, accessible ground floor retail interface with fine grain uses to enhance the character and function of O'Connell Street.

O.7 Ensure all residential buildings have a legible, direct street address to aid in wayfinding.

O.8 Ensure that building form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale, and mitigation of urban heat and wind impacts.

O.9 Materiality and architectural design to respond to Parramatta North Heritage context and conservation areas and contribute to the revitalisation of the precinct.

Controls

Building Heights

C.5 The maximum building height in storeys is to be in accordance with Figure 8.2.2.12.15.4.

C.6 The street wall height must be a minimum of 14 metres and a maximum of 23 metres above the footpath level (4-6 storeys).

C.7 Maintain a consistent street wall height in storeys along the O'Connell Street frontage.

C.8 Transition the above-podium building heights along O'Connell Street, from the tallest on Albert Street down to the Southern edge of the site.

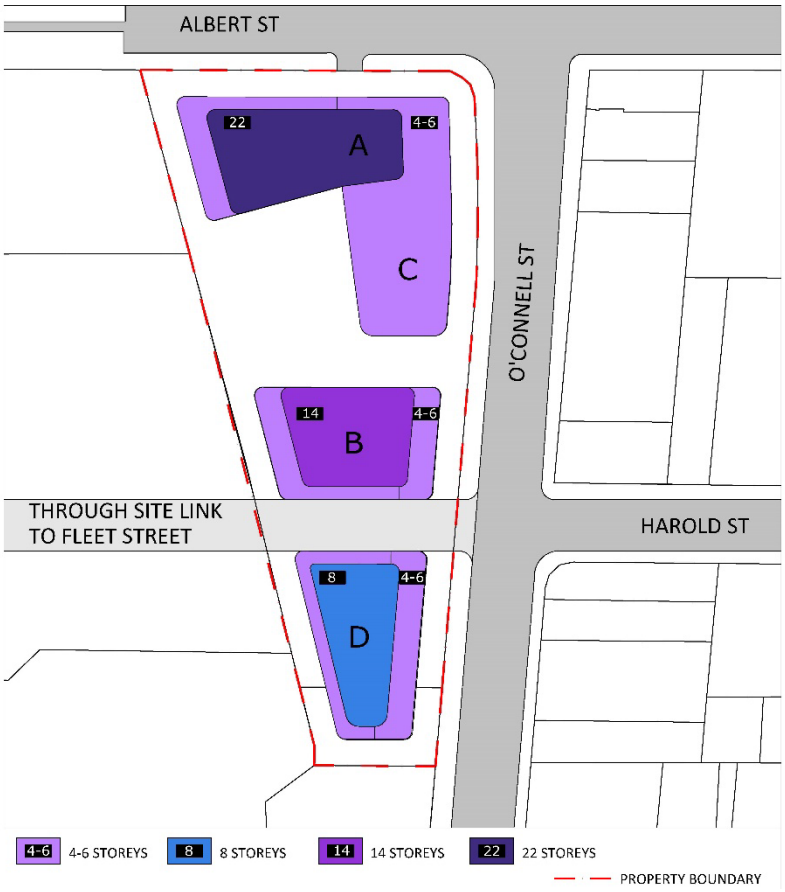

Figure 8.2.2.12.15.4 – Building Height Map

Building Setbacks

C.9 Podium Setbacks are to be consistent with Figure 8.2.2.12.15.5.

a) The podium is to be setback 6m from O'Connell Street and Albert Street. This setback is to be free of any below ground structure (no basement underneath) and must provide for large canopy trees, both in the residential section and in the publicly accessible section.

b) A podium setback of 6m is to be provided for deep soil along the western and southern boundary for landscaping and large canopy tree planting.

c) Provide a 0m podium setback to the through site link.

C.10 Upper-level setbacks to be consistent with Figure 8.2.2.12.15.5.

d) The setbacks to the tower above the podium are a minimum of 3m fronting Albert Street and 6m fronting O'Connell Street.

e) Levels above the podium to the through site link should be setback 3m to allow for building separation and views to sky.

C.11 Podiums should be built to align with setbacks to their entire height.

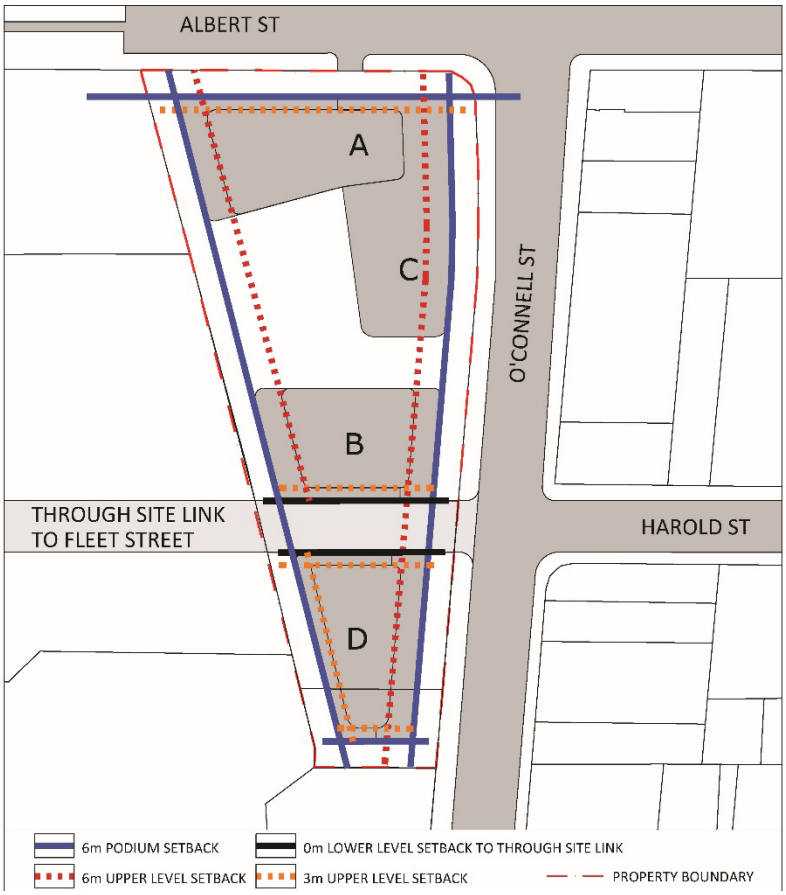

Figure 8.2.2.12.15.5 – Building Setbacks map

Building Separation

C.12 Provide a break in the podium, of minimum width 12m, between buildings B and C.

Building Design

C.13 The street wall should be modulated vertically in segments that relate to the fine grain subdivision pattern evident in the locality.

C.14 Undercrofts or other interruptions of the street wall or ground floor which expose the underside of the podium or tower and amplify its presence on the street or in publicly accessible open spaces are not permitted.

C.15 Ensure building services are concealed and screened from the public domain, where appropriate.

C.16 The street wall, particularly as articulated at the corner of O'Connell Street and Albert Street, must be of solid architectural expression to ground the built form and frame the street.

C.17 Podium building lengths to be maximum 70m to ensure adequate breaks in the built form to reduce bulk.

C.18 Colonnades are not supported as they are not a typological element used in the area, they restrict views of retail frontages and fragment the street interface.

C.19 Street wall facades should:

a. Be consistent in materiality and rich in architectural detail.

b. Be of predominantly masonry character with no lightweight panel construction or curtain walling.

c. Be articulated with depth, relief and shadow on the street facade. A minimum relief of 150mm between the masonry finish and glazing face must be achieved.

d. Utilise legible architectural elements and spatial types - doors, windows, pilasters, sills, plinths, frame and infill, etc. - not necessarily expressed in a literal traditional manner.

e. Awnings are thoughtfully integrated into the design.

C.20 The maximum tower floorplate length is 48 metres.

C.21 The floorplate must be measured to the outside face of the building including balconies, vertical and horizontal circulation, internal voids, and external walls.

C.22 The maximum floorplates for towers of more than 6 storeys to be 950^2 (gross building area).

C.23 Tower forms should be setback, differentiated from the street wall as a separate architectural element, and should be distinct and different in character from the podium.

C.24 Roof fixtures, lift overruns and service plants are to be incorporated into the design of the roof, to minimise visual intrusiveness, not be visible from the public domain and ensure a consistent street wall height.

Active Frontages/ Retail Ground Floor Frontage

Active frontage location and extent to be consistent with Figure 8.2.2.12.15.6.

C.25 Each commercial tenancy should have an individual entry path from the street at existing ground level that minimises the need for vertical circulation, is legible and well-lit. A clear path of travel must be provided in the public domain as defined in the Public Domain Guidelines.

C.26 Active uses must fully occupy the ground floor frontage not taken up by services or vehicular access.

C.27 Access ramps and stairs, where necessary, should be incorporated inside the building envelope.

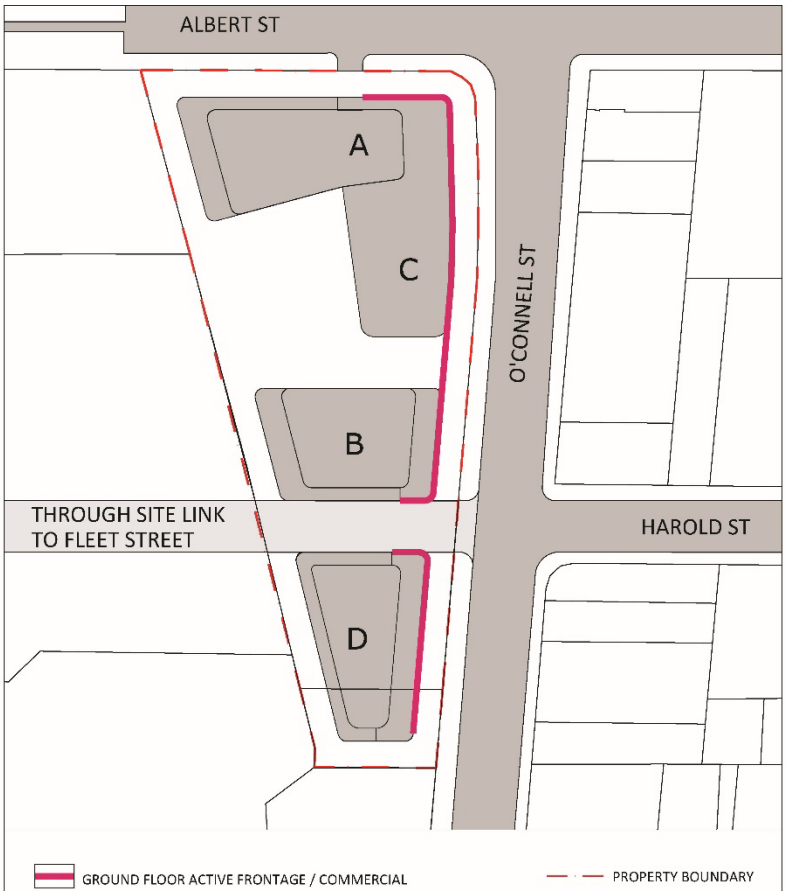

Figure 8.2.2.12.15.6 – Active Frontage Map

Residential Ground Floor Frontage

C.28 Ground floor apartments fronting Albert Street are to have individual building entrances.

C.29 Ground floor apartments not directly facing a street should be accessed via a lobby entrance fronting O'Connell or Albert Street.

C.30 Ensure equitable access to the residential lobby.

Building Address

C.31 Residential access to each building is to be provided with a direct legible street address.

C.32 Primary building entrances are to be from the street and not internal through site links.

C.33 Residential entries should have an individual entry path from the street at existing ground level that minimises the need for vertical circulation, is legible and well-lit.

C.34 Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.

C.35 Building entries and lobbies to residential apartments are to be separated from commercial entrances to provide secure and identifiable addresses.

C.36 Minimum floor to floor height is to be provided as follows:
- Ground floor retail/ Commercial – 4.5m.
- Podium commercial -3.8m.
- Ground floor Residential – 4m

- Residential – 3.1m.

Materiality

C.37 Facades of buildings should be designed with a balance of consistent horizontal and vertical elements that express the building's architecture.

C.38 The street wall should provide a modest and linear backdrop to the heritage buildings across the road, without trying to draw attention, pretending to mimic or compete with them.

C.39 Light materials and generous fenestrations should be used in the expression of towers to reduce visual bulk.

C.40 The site requires a limited materials and colour palette to achieve a cohesive built form related to the retained historic built legacy, which includes an established tradition of building in sandstone and red brick.

C.41 Materials must be selected to relate to the visual characteristics and significance of the heritage buildings.

C.42 Precast concrete is not to be used as the primary façade material unless there is acceptable articulation, surface treatment, and integration with other architectural elements.

C.43 The modulation, proportions and rhythm of the design of development in the vicinity of heritage items must respond to the scale and visual character of heritage items.

8.2.2.3 PUBLIC DOMAIN, COMMUNAL OPEN SPACE AND LANDSCAPING

Objectives

O.10 Create a clear delineation between public and private spaces.

O.11 Provide adequate deep soil zones.

O.12 Retain and respond to the character of the historic Quarry Face through design.

O.13 Provide high amenity, accessible communal open spaces which are co-located with deep soil.

O.14 Ensure that buildings and landscaped spaces respond to the natural site topography.

O.15 Strengthen and support high quality landscaping and canopy trees in the public domain and the publicly accessible private spaces.

Controls

Communal Open Space, Deep Soil and Landscape

C.44 Deep soil and landscaping to be consistent with Figure 8.2.2.12.15.7.

C.45 Communal open space to demonstrate the following requirements:

a. Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.

b. Basement alignment to be contained within the 6m boundary setback, with a minimum of 650sqm of communal open space provided as deep soil, consolidated into a well-designed, easily identified and usable area.

c. Adequate landscaped separation between residential uses and communal open space is required to allow for privacy and impact from noise pollution.

d. Communal spaces provided on building rooftops are considered as secondary spaces and should not preclude access to the ground level communal space from all buildings.

e. Rooftop communal spaces should be accessible and include all amenities and associated services.

C.46 Deep soil to demonstrate the following requirements:

a. Deep soil to be co-located with communal open space.

b. A minimum of 30% of the site is to comprise deep soil

C.47 Landscape areas to demonstrate the following requirements:

a. Provision should be made for large trees in the 6m setbacks to Albert Street and O'Connell Street.

b. The intent of the 6m setback in deep soil along the western and southern boundary is to provide a landscape buffer with large tree canopy. Unless directly adjacent to communal open space, this setback should not contribute to minimum communal open space area requirements.

c. Where basements extend beyond the building envelope (where not precluded by other controls in this DCP), and are required to house trees and plants, the slab set-downs must incorporate allowances for drainage layers, services if any, and paving & associated slab depths over and above a minimum clear soil depth of 1.2m, measured from the top of the slab. Where multiple trees are required on set down slabs, the slab set downs should be contiguous.

d. Ensure landscaping is provided at natural ground level adjacent to the boundary, without retaining walls, to respond to the natural topography of the sandstone quarry.

Figure 8.2.2.12.15.7 – Communal Open Space, Deep Soil and Landscape map

C.48 The Public Domain/publicly accessible landscape area interface along Albert Street and O'Connell Street is to:

a. Provide clear views to the tenancies along the active street frontage.

b. Incorporate principles of CPTED.

c. Incorporate a palette of high-quality design treatments and finishes consistent with Council public domain guidelines.

d. Landscaped area to be a maximum of 1m above the natural grounds' level of the streetscape.

e. Should be 24/7 publicly accessible.

f. Is deep soil and must include a combination of paving and high-quality landscaping.

g. Should have awnings at entries for tenancies. Continuous awnings can be considered by Council as long as the awnings do not clash with any trees within public domain or this setback.

h. Provide retaining walls:

- are only permissible perpendicular to the site boundary
- should be a maximum height of 1m.

- should be entirely located within the lot boundary of the development lot.
- Use a design and profile to meet Public Domain Guidelines in consultation with Council.
- Should consist of durable materials as agreed with Council.
- Have horizontal tops and minimal stepping.
- Enable casual seating where appropriate.

C.49 The Through Site Link is to:

a. Be provided centrally between O'Connell Street and Fleet Street to align with Harold Street centre line and to be minimum 12m wide.

b. Be a 24/7 publicly accessible pedestrian link.

c. Be designed to facilitate a future extension from O'Connell Street to Fleet Street. The proposed levels where is meets the adjoining site should be designed to meet the natural ground level.

d. Be open to the sky.

e. Be fully accessible and equitable with graded walkways no steeper than 1 in 20. Where the topography does not permit these walkways, alternatives must be proposed.

f. Provide trees in deep soil (preferably) or in set down slabs and planters to encourage and sustain large canopy trees consistent with ADG soil volumes, soil depth, irrigation, and sub-soil drainage.

g. Provide pedestrian lighting to ensure safe 24/7 access without reflecting into residential properties.

h. Incorporate principles of CPTED to support safety and security of users.

i. Ensure provision of set down slabs to enable a minimum soil depth of 1.2m plus associated drainage service and paving allowances, to enable large tree planting along it.

Awning Design

C.50 Awnings to be provided as specified in sections above and should comply with the design guidelines set in the Parramatta DCP

Vehicular Access and Parking

C.51 Basement access is to be from Albert Street

C.52 Basement carparking must be located predominately below existing ground level. Where slope conditions mean this is unachievable, the basement projection of the floor level of the storey immediately above is to be less than 1 metre above existing ground level.

C.53 Vehicular and bicycle parking rates are to be applied as per the table below:

Vehicular	Maximum Parking Rate
1 bedroom	0.6 per dwelling

2 bedroom	0.9 per dwelling
3 bedroom	1.4 per dwelling
4 bedroom	1.4 per dwelling
Visitor	1 space per 5 dwellings
Retail	1 pace per 30sqm
Commercial	1 space per 65sqm
Childcare	1 space for every 4 children
Bicycle	**Maximum Rate**
Bicycle	1 space per dwelling
Bicycle (visitors)	1 space per 10 dwellings
Bicycle (retail)	0.2 spaces per car parking space
Bicycle (childcare)	0.2 spaces per car parking space