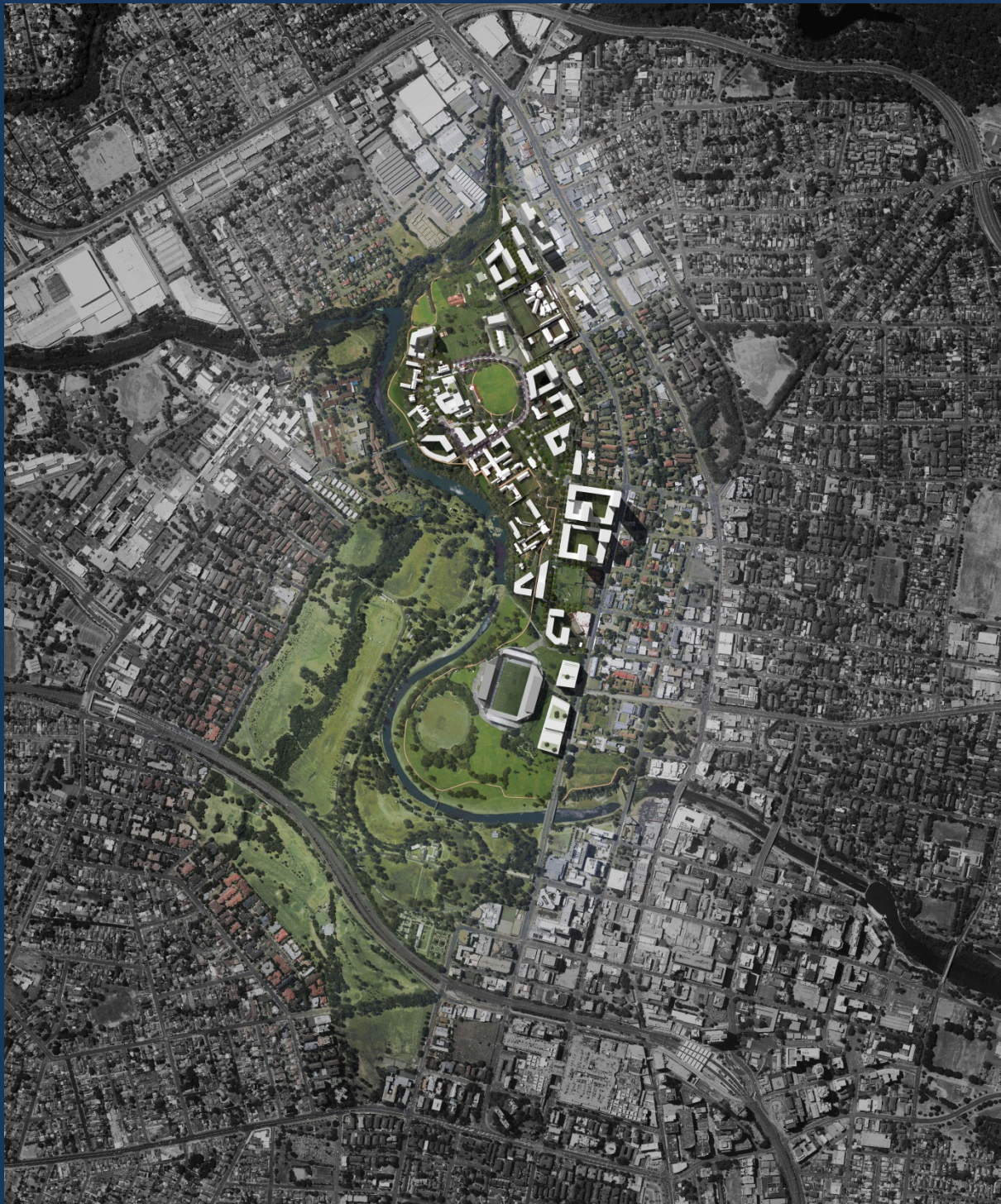


Attachment 6: Revised Draft DCP

Draft Amendment to Parramatta Development Control Plan 2011



Parramatta North Urban Transformation Special Precinct Provisions



Explanation of provisions

These draft amendments have been prepared for the Parramatta North Urban Transformation Area (PNUT). These amendments will form an additional chapter to Part 4 Special Precincts of the Development Control Plan (DCP).

The amendment provides DCP provisions for the PNUT developed as part of the investigation into the proposed amended planning framework. The Special Precinct provisions provide additional locality specific guidelines for future development in the PNUT. As for other areas that are subject to specific precinct provisions in the DCP, the relevant requirements of the remainder of the DCP and Council's policies remain applicable except where there is an inconsistency, in which case the Special Precinct control will apply. An example is site coverage. A specific site coverage control is proposed for development within the PNUT. This requirement will apply regardless of any other site coverage control that may apply generally under the DCP.

This approach has been undertaken to maintain a single DCP applying to development within the Parramatta Council area and to adopt Council's normal requirements to apply to future development within the PNUT.

Final lodgement version	Issue date	9 06 2015
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4.3.5 Parramatta North Urban Transformation

The provisions of this Section of the DCP apply to development in the Parramatta North Urban Transformation PNUT area as shown in red hatching in Figure 4.3.5.1 and will prevail where there is any inconsistency with other sections of this DCP.

The broad objectives for the Parramatta North Urban Transformation area are:

- To provide for the conservation and interpretation of the rich heritage of the PNUT
- To integrate urban with the heritage of the PNUT
- To provide a high quality living environment in a well served location that is adjacent to the Parramatta CBD, a metropolitan significant centre
- To ensure high quality design of buildings and public areas
- To ensure that development minimises conflict with the greater Parramatta Park area
- To facilitate access to the eastern edge of the Parramatta River

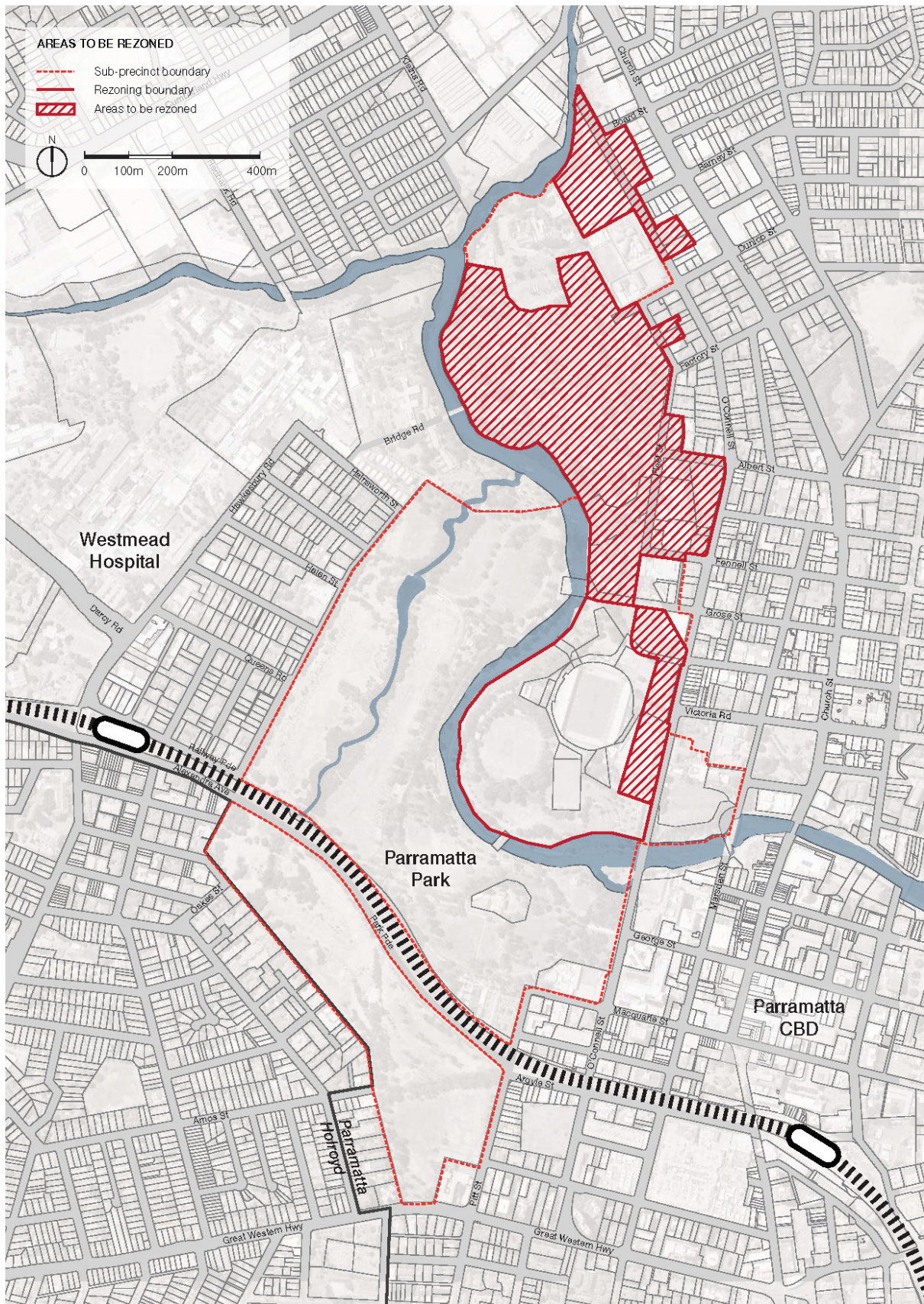


Figure 4.3.5.1 Map of Parramatta Urban Transformation Area, this DCP applies to the land hatched in red

4.3.5.1. Vision for Parramatta North Urban Transformation area

The Parramatta North Urban Transformation (PNUT) provides a unique opportunity to pursue a comprehensive world class urban renewal which builds upon the multi layered heritage significance of the area and to reinforce Parramatta as the pre-eminent centre of Western Sydney.

The renewal and redevelopment of this land which includes a significant grouping of National, State and locally listed heritage sites seeks to ensure that a lasting heritage legacy is achieved.

The Cumberland Precinct within the PNUT will provide residential, heritage adaptation and re-use and support retail services. These uses will be provided within an enhanced circulation and open space network opening up the site and the Parramatta River foreshore to the community.

The Sports and Leisure Precinct adjacent to Parramatta Stadium seeks to enhance the site as a major sports entertainment destination for Western Sydney. The PNUT proposes support commercial space in the precinct which will seek to increase the utilisation of the precinct and improve its diversity of use and contribution to the recreation, social and economic life of Parramatta and western Sydney.

4.3.5.2 Principles for Development in the PNUT

An Indicative Layout Plan (ILP) has been prepared for the Cumberland and Sports and Leisure Precincts within the PNUT. The ILP has facilitated the preparation of development lot scale principles to guide future development having regard to the site constraints and opportunities.

The ILP has distilled the recommendations of specialist reports on heritage, archaeology, landscape and traffic to provide a framework for future development of the Cumberland and Sports and Leisure Precincts. These considerations in conjunction with the community engagement have guided the proposed layout and the location and distribution of building heights for the precincts.

The preparation of the ILP has been guided by community engagement in the preliminary concept design stages.

The broad underlying principles that have informed the preparation of the planning framework and ILP have been:

Narrative and legacy:

To recognise the sites history, to adapt and interpret the places and buildings and to make the site and its heritage accessible to the public.

Connectivity:

To increase access into and through the site, to enhance linkages to the Parramatta CBD and Westmead Health precinct and to provide allow for future transport options within the vicinity of the PNUT

Community and Amenity:

To provide active and passive open space opportunities, to provide connections to and enhancements of open space networks and to reinforce the Parramatta River as a regional recreation asset.

Vitality:

To activate the Parramatta River foreshore, to support existing and new businesses, provide a diverse range of housing and adaptive re-use of heritage buildings, and to foster a 24 hour population in the PNUT.

Activation:

To provide linkages along the Parramatta River foreshore, activate O'Connell Street in the stadium area, and encourage appropriate non-residential re-use of heritage buildings

4.3.5.3 Design Excellence

The PNUT is an area of significant heritage value and represents an opportunity to accommodate an urban renewal that embraces the Parramatta River foreshore and adds to the open space connections. Within this setting is the opportunity to provide a neighbourhood that is activated through a 24 hour population of residents, workers and visitors. Excellence in design is an outcome expected for the PNUT to ensure development respects the areas heritage and contributes positively to the streetscape and public domain.

This section identifies the process required to be followed for identified development within the PNUT.

Objective

To ensure that the design quality of buildings within the PNUT are of the highest standard any development of 5 (5) or more storeys or development involving significant heritage buildings must be considered by Council's Design Excellence Advisory Panel (DEAP).

Provisions

1. Development including buildings of five (5) or more storeys must be considered by DEAP
2. Applications must be considered by DEAP in the Pre-Development Application phase, and a second time post lodgement to ensure comments and guidance have been appropriately incorporated or responded to

3. Applications including development of five (5) storeys or less are encouraged to consider DEAP review
4. Applicants are encouraged to engage with Council's Pre-lodgement service
5. In considering if proposals exhibit Design excellence the DEAP is to have regard to:
 - a. The response of the proposal to the PNUT Indicative Layout Plan (ILP)
 - b. The response of the proposal to the heritage considerations, including settings and curtilages, of the PNUT
 - c. whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - d. whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - e. whether the proposed development detrimentally impacts on view corridors,
 - f. Consideration of the *Residential Flat Design Code* (RFDC)

4.3.5.4 Indicative Layout Plan (ILP)

An Indicative Layout Plan (ILP) has been prepared for the Cumberland and sports and Leisure Precincts within the PNUT (Figure 4.3.5.2). The ILP combines the critical elements of proposed urban structure, circulation hierarchy for the site, open space provision and heritage adaptation and re-use. The ILP is then divided into development lots. Each development lot is subject to specific development lot plan requirements at Section 4.3.5.12 and 4.3.5.13 which guide future development of the lots and provides controls on matters including:

- Heritage protection
- Setbacks
- Building separation
- Building footprints
- Building envelope
- Gross floor area to be achieved
- Landscape provision
- Public Domain definition

The ILP is the fundamental element to control the future built form within the PNUT. The ILP has been developed having regard to the need to improve site access and circulation in conjunction with accommodating development and redevelopment opportunities having regard to buildings and places to be retained as well as views and spatial relationships with the heritage of the site.

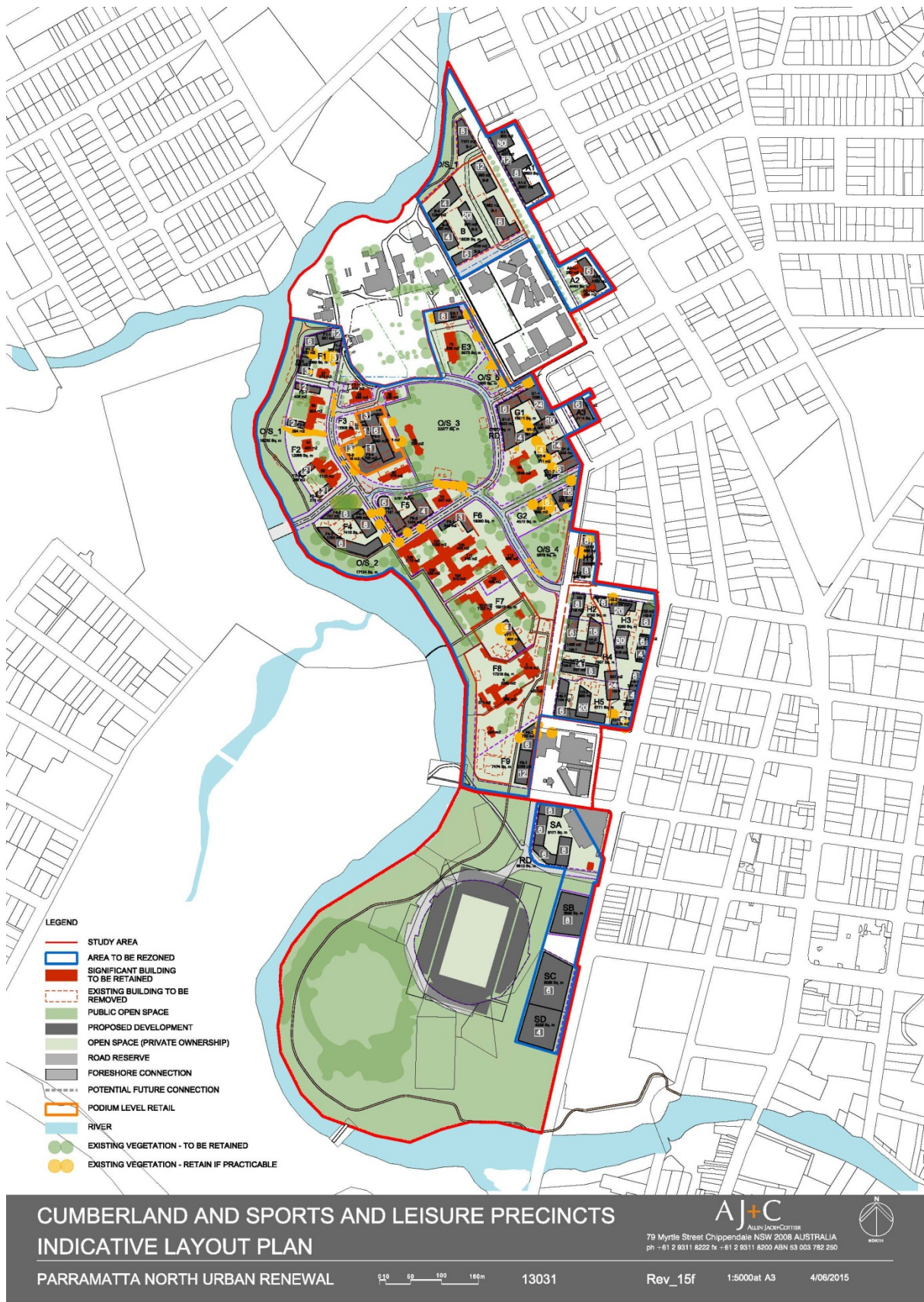


Figure 4.3.5.2 ILP PNUT Revision 15f

4.3.5.5 Variations to the ILP or Development Lot Controls

Amendment of the PNUT ILP will only be considered where the amendment would not significantly alter the planning outcomes for the PNUT and where better outcomes can be demonstrated. Amendments will usually only be considered where the change relates to an aspect of the Indicative Layout Plan that is demonstrably unreasonable or unnecessary, or where amendments are appropriate to address issues that will affect development generally in the PNUT. Variations to identified setbacks to heritage items will generally not be accepted, however development lots unconstrained by heritage considerations will enjoy greater flexibility in the positioning of development on these tiles informed by detailed site consideration and demonstration that the underlying intent of the controls is achieved.

Where a proposed variation to this plan does not meet the above requirements, Council may either:

- refuse consent for the application;
- condition the development consent to ensure the above requirements are achieved subject to compliance with any condition Council imposes; or
- request the applicant to demonstrate that amendment of this plan is warranted to enable the development to be approved.

4.3.5.6 Access Hierarchy

Objectives

- O.1 Provide a street network that responds to the heritage constraints of the site as well as the existing street network and development pattern
- O.2 Restrict car parking in order to minimise traffic congestion and encourage transport use by means other than private vehicles
- O.3 Maximise the legibility of the street layout by establishing a clear hierarchy of streets, protecting and heritage places and structures
- O.4 Provide for safe, clear and legible pedestrian, cycle and vehicular movements within the site and connecting to surrounding areas

Controls

- C.1 Development applications for subdivision are to be generally in accordance with the Street Types at Figure 4.3.5.3 and ILP at Figure 4.3.5.2
- C.2 New and upgraded roads and streets are to be generally consistent with the indicative road sections at Figures 4.3.5.4 to 4.3.5.9
- C.3 Any proposed variations to the Circulation Hierarchy Plan must demonstrate that:
 - a. the proposed changes meet the Objectives for this section; and
 - b. adequate connections are provided within the site and to surrounding areas as contemplated by the ILP

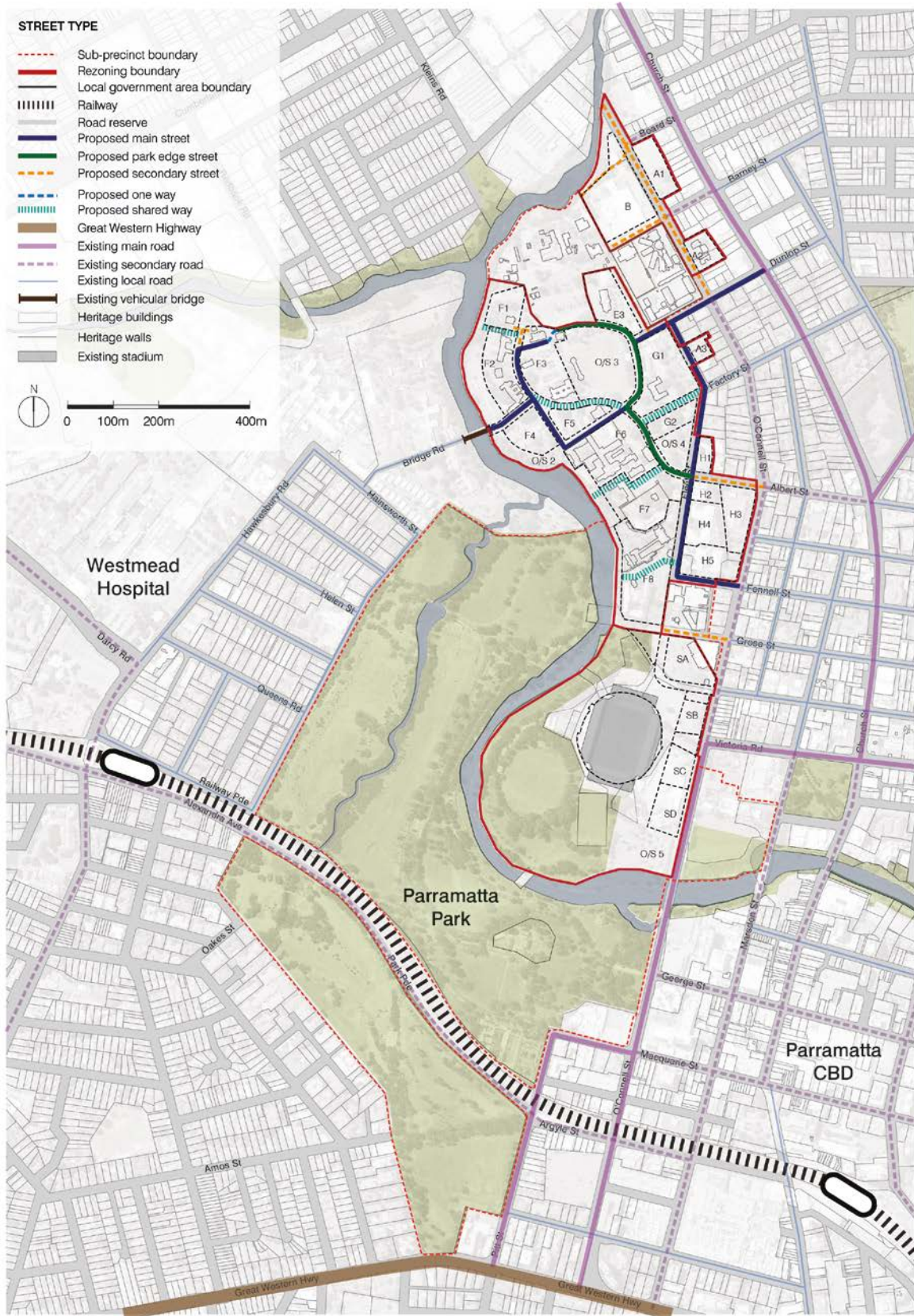


Figure 4.3.5.3 Street types for PNUT

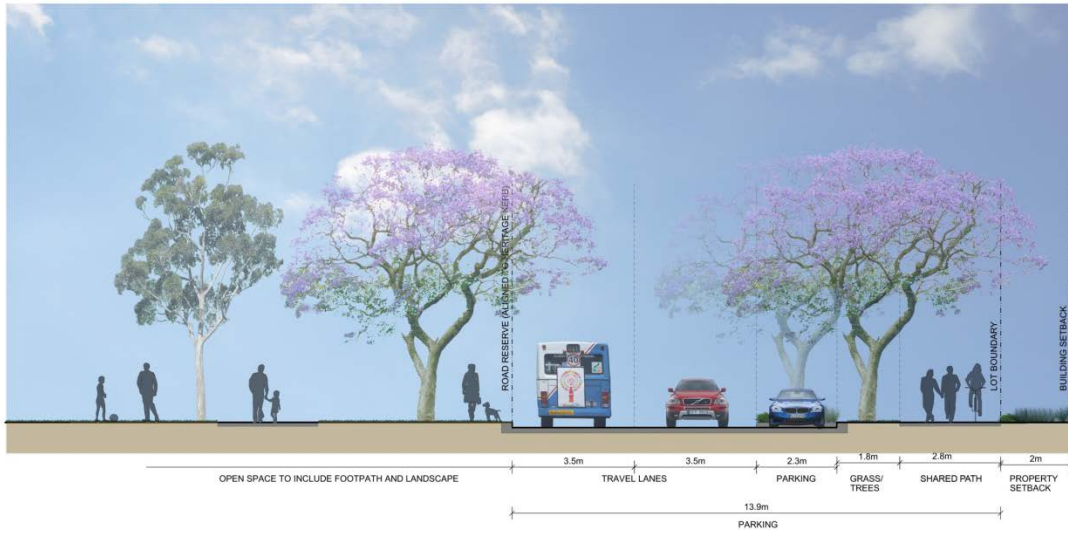


Figure 4.3.5.4 Typical road section collector street – park edge

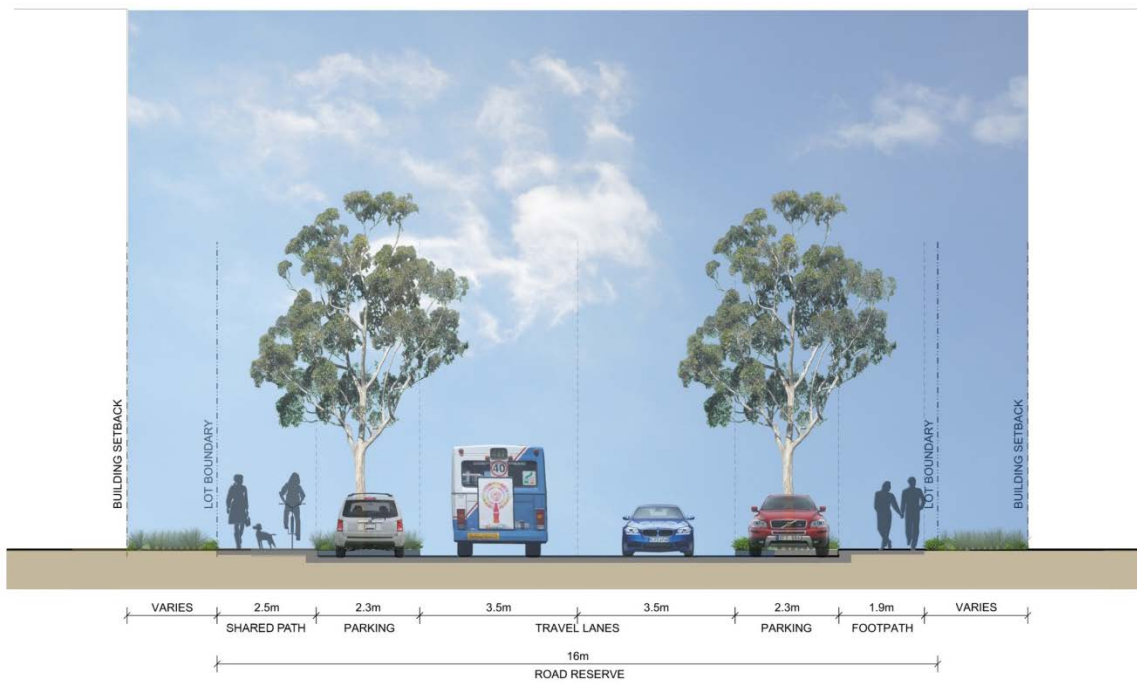


Figure 4.3.5.5 Typical road section collector street

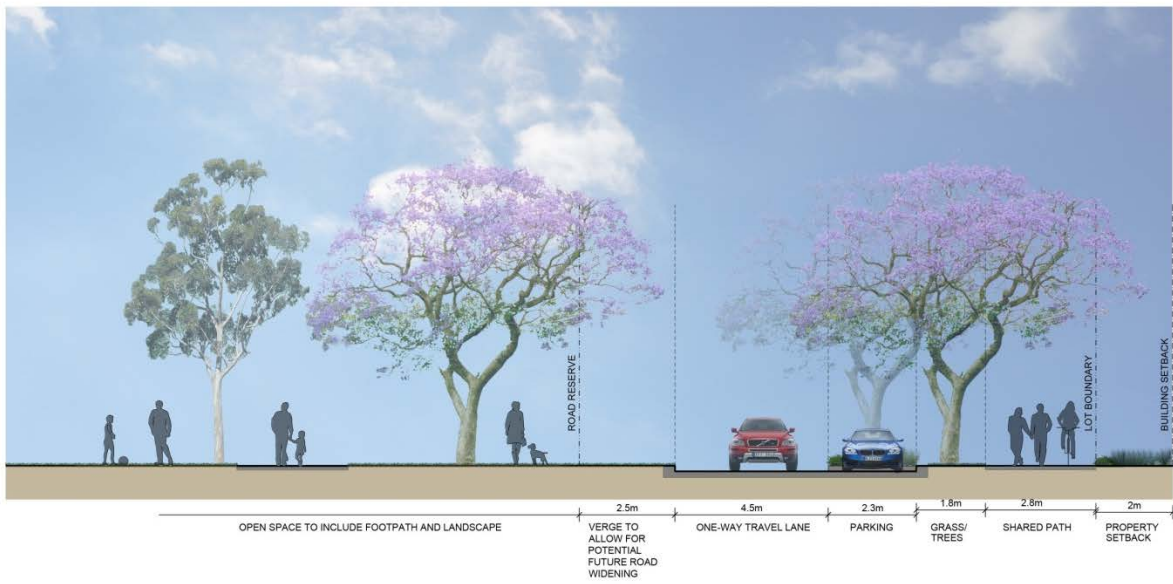


Figure 4.3.5.6 Typical road section one way street – park edge

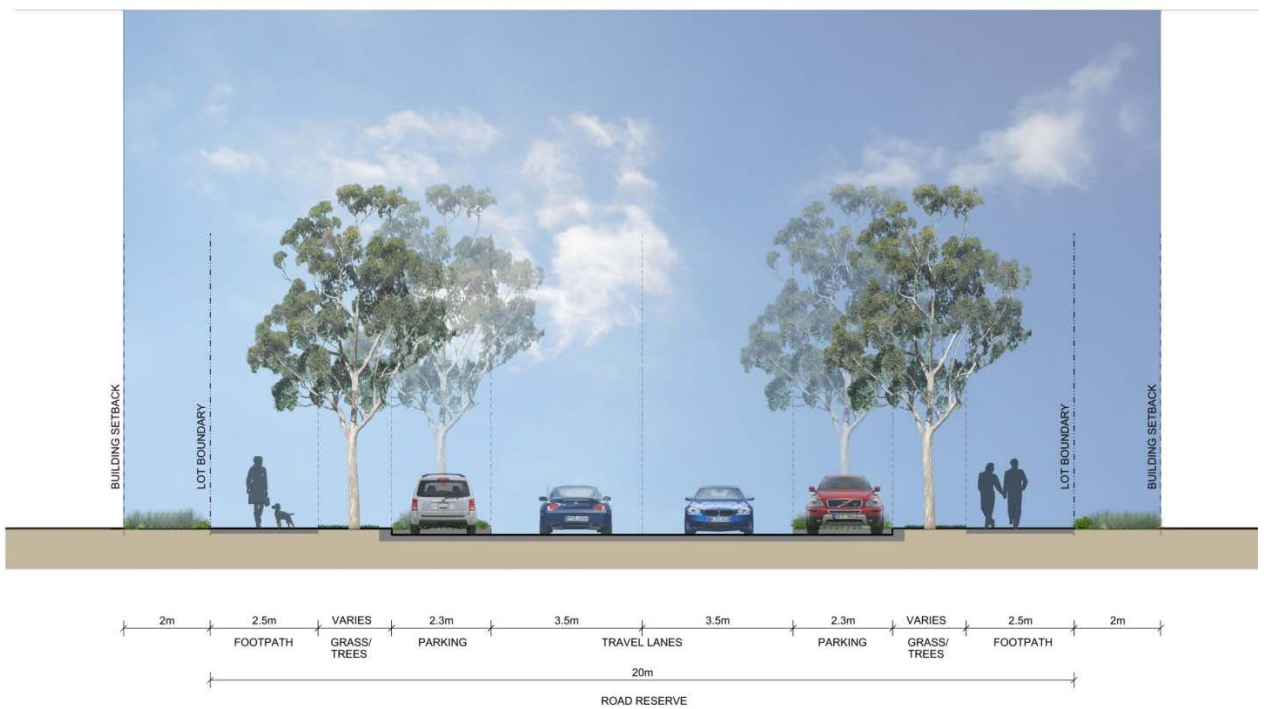


Figure 4.3.5.7 Typical local street

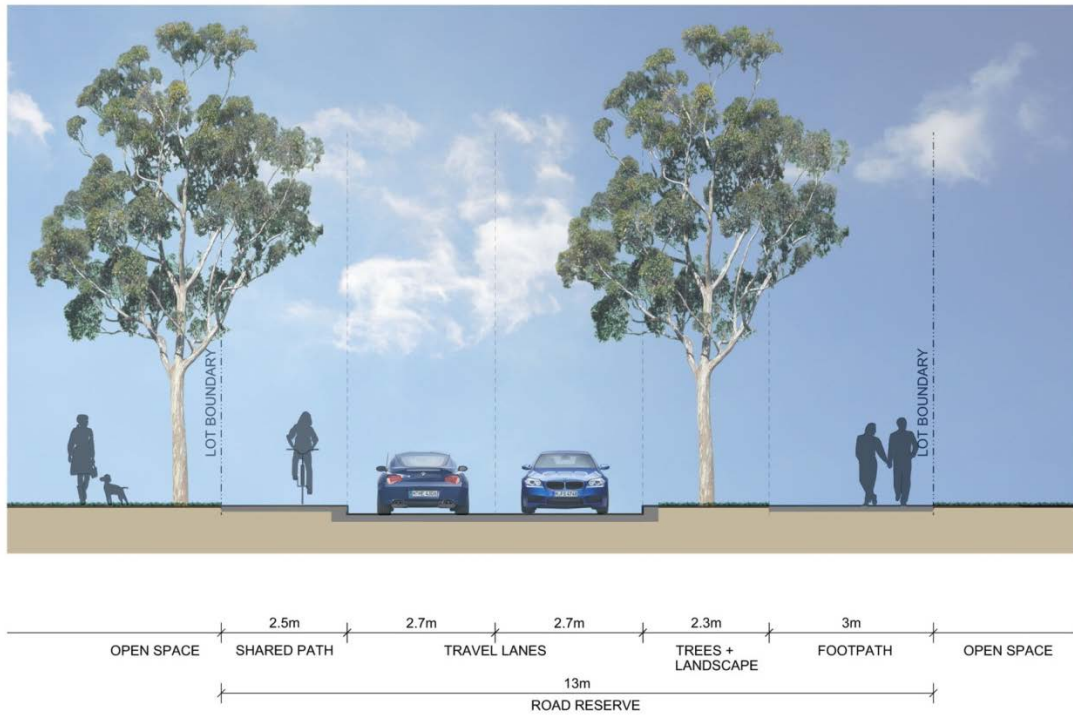
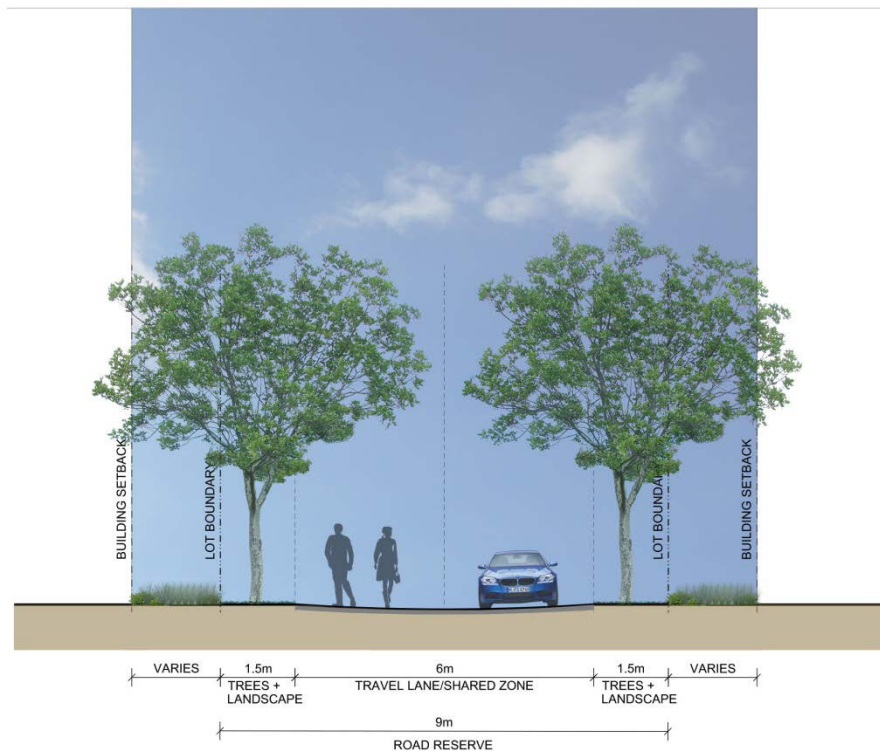


Figure 4.3.5.8 Typical local street – park edge



Insert Figure 4.3.5.9 Typical laneway shared street section

4.3.5.7 Open Space Provision

Objectives

- O.1 Creation of an open space network within the site that provides for high quality amenity and accommodates a range of active and passive recreational uses building upon the heritage of the site
- O.2 To provide an open space linkage to the Parramatta River foreshore
- O.3 Ensure that buildings are designed, located and oriented to help activate and define open spaces
- O.4 Maximise access to public open space, and to contribute to the pedestrian and cycle network
- O.5 Contribute to stormwater and ecological management
- O.6 Create and augment existing canopy connections to existing vegetation communities to the river foreshore

Controls

- C.1 Development applications for subdivision are to be generally in accordance with the Open Space Plan at Figure 4.3.5.10 Open Space Provision.
- C.2 Any proposed variations to the Open Space Plan must demonstrate that:
 - the proposed changes meet the Objectives for this section;
 - an open space interface is provided within the Parramatta River foreshore; and
 - adequate solar access is provided to any open space areas.

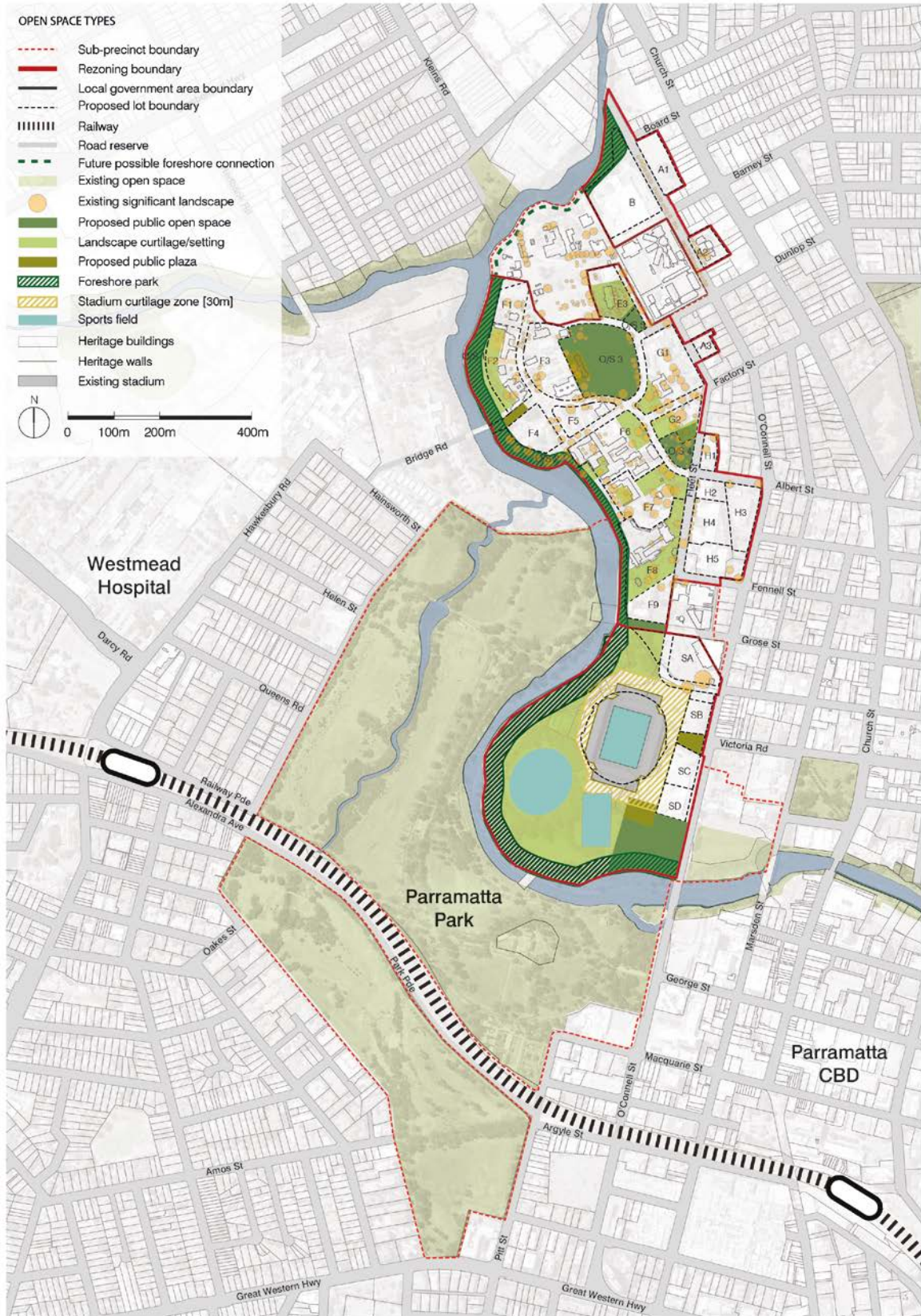


Figure 4.3.5.10 Open Space Provision

4.3.5.8 Aboriginal Archaeology and Cultural Heritage

Introduction

The PNUT area is of high significance to the Aboriginal community and, although impacted by ongoing use since settlement, has the potential to contain significant subsurface evidence of Aboriginal occupation. The Cumberland Precinct is a place of contemporary significance relating to the incarceration of Aboriginal people at the Roman Catholic Orphan School, Girls Industrial School, Norma Parker Centre/Kamballa and Parramatta Gaol. The Sports and Leisure Precinct contains a portion of Parramatta Park, which is a highly significant Aboriginal cultural landscape with known sites consisting of artefact scatters, scarred trees and resource zones. The Sports and Leisure Precinct also contains contemporary Aboriginal significance due to the number of Aboriginal sportspeople/teams who have played sport within the precinct.

To avoid physically impacting the pre-contact Aboriginal cultural landscape of Parramatta Park, the Indicative Landscape Plan (ILP) limits new development within the Sports and Leisure Precinct to the existing footprints of Parramatta Stadium, Parramatta War Memorial Swimming Centre, Parramatta Leagues Club and car parking areas to the north of the stadium and swimming centre only. In addition, design guidelines have been established to ensure that new development is not highly visible from Parramatta Park and would be of a sensitive form, scale and character.

The *PNUT Aboriginal Archaeological and Cultural Heritage Management Plan* (AACHMP) provides management recommendations for Aboriginal 'objects' found within each of the development parcels as well as for areas of Aboriginal cultural heritage significance. The AACHMP also identifies whether or not an Aboriginal Heritage Assessment is required and/or whether an Aboriginal Heritage Impact Permit (AHIP) is also required under the provisions of the *National Parks and Wildlife Act 1974*.

Objectives

- O.1 To ensure adequate protection and best-practice management of Aboriginal archaeology and cultural heritage within the Cumberland Precinct and Sports and Leisure Precinct of the PNUT area.

Controls

- C.1 Development within the Cumberland Precinct and Sports and Leisure Precinct is to be undertaken consistent with the requirements of the *PNUT Aboriginal Archaeological and Cultural Heritage Management Plan*. An Aboriginal Heritage Assessment and Aboriginal Heritage Impact Permit (AHIP) may be required.
- C.2 Future development applications are to incorporate interpretation of Aboriginal history, significance and occupation of the Cumberland Precinct and Sports and Leisure Precinct consistent with the requirements of the *PNUT Interpretation Strategy*.

Further Information

4.3.5.9 European Cultural Landscapes

Introduction

The Cumberland Precinct and Sports and Leisure Precinct of the PNUT area are of exceptional heritage significance at a State and potentially at a National level. The precincts form part of the historic Governor's Domain and adjoin Old Government House (OGH) and the Domain that are included on the World Heritage List (WHL). The precincts have major heritage values for Aboriginal and non-Aboriginal people. These values are derived from remnant natural values, built and landscape elements and thousands of years of human occupation and use, resulting in a multi-layered and evolving cultural landscape. The visual relationships between the significant buildings and spaces within the precincts and with Old Government House and the Domain are important components of the cultural landscape.

The Indicative Layout Plan (ILP) has been prepared having regard to the significant cultural landscapes of the two precincts and their significant components including trees, built landscape features, views and building settings. The highly significant views from Old Government House and the Domain have also been retained. The ILP includes removal of some significant trees within the Cumberland Precinct. While retention of all significant trees is preferred, it is accepted that a limited number of trees will need to be removed to facilitate the new development required to provide for conservation of broader cultural heritage values and to facilitate sustainable adaptive re-use.

Objectives

- O.1 To ensure adequate protection and appropriate management of the significant cultural landscapes within the Cumberland Precinct and Sports and Leisure Precinct of the PNUT area including layouts, spaces and hard landscaping elements.
- O.2 To ensure that significant trees are retained and conserved and subject to best-practice horticultural maintenance and succession planning to maintain the character of the significant cultural landscapes.
- O.3 To ensure adequate protection of significant views to and from the Cumberland Precinct and Sports and Leisure Precinct and significant views within the precincts.

Controls

- C.1 Future development applications are to ensure that an appropriate setting is provided for each of the significant buildings within the Cumberland Precinct and Sports and Leisure Precinct.
- C.2 Future development applications for areas that contain significant trees identified for retention in the ILP are to include an arboricultural impact assessment that identifies the potential impacts on the trees. The assessment is to be prepared in accordance with current best-practice and any Parramatta City Council requirements.

- C.3 Significant tree plantings identified for retention in the ILP are to be managed consistent with the *PNUT Tree Maintenance and Succession Planting Plan* that sets out best-practice maintenance requirements and the staged replacement of the trees.
- C.4 New development within H1, H2, H3, H4 and H5 should retain the sandstone quarry face and retaining walls. New buildings should be designed to interpret the change in level and allow views of the quarry face and retaining walls from publically accessible areas.
- C.5 Future development is to retain and conserve the sandstone walls and kerbs on either side of Fleet Street. If road widening is required, then any removed elements are to be salvaged and securely stored for potential reuse in maintenance and repair of the walls.
- C.6 New development within A2 is to ensure that it is of an architectural design and character that does not detract from the former Governor's Residence and Deputy Governor's Residence when viewed from O'Connell Street and allows them to continue to be read as individual buildings.
- C.7 New development in F1 designed to minimise impact on the significant view from Governor Phillip's landing place at the confluence of Darling Mills Creek, Toongabbie Creek and the Parramatta River to the Marsden's Mill site (O/S1).
- C.8 Future development applications are to incorporate interpretation of the cultural heritage significance of the Cumberland Precinct and Sports and Leisure Precinct consistent with the requirements of the *PNUT Interpretation Plan*.

Further Information

Heritage Curtilages, Heritage Office, Department of Planning, 1996.

Statements of Heritage Impact, prepared by the Heritage Office, Department of Planning, 2006.

4.3.5.10 Built Heritage

Introduction

The Cumberland Precinct incorporates the Cumberland Hospital site, which retains significant buildings and structures from the Female Factory (1818-1848), Parramatta Lunatic Asylum (1848-1878) and Hospital for the Insane (1909-1960). The precinct also includes Parramatta Gaol (c1836-2011) and the Norma Parker Centre/Kamballa, which retains significant buildings and structures from the Roman Catholic Orphan School (1844-1888) and Girl's Industrial School (1888-1980). Within the Sports and Leisure Precinct the only standing building of particular heritage significance is the Ross Street Gatehouse, which replaced the original gatehouse known as 'Mud Lodge' in 1935. The Parramatta Swimming Centre and Parramatta Stadium are of little historic and aesthetic significance but are places with high social heritage values.

The Indicative Layout Plan (ILP) retains all of the buildings and structures of Exceptional and High heritage significance and it will facilitate the new development required to provide for the conservation of the broader cultural heritage values of the two precincts and the restoration of the more significant buildings that have been retained.

The *PNUT Conservation Management Plan* (PCMP) has been prepared to guide development so that it avoids, minimises or mitigates impacts on significant buildings and structures and their setting. The PCMP provides general management recommendations. Each Precinct is also subject to a detailed *Conservation Management Plan* providing more specific requirements for each of the development parcels.

The majority of the Cumberland Precinct and the Sports and Leisure Precinct are included on the State Heritage Register (SHR). The provisions of the *Heritage Act 1977* therefore apply. A Heritage Act approval will generally be required to undertake works within most areas of the Cumberland Precinct or Sports and Leisure Precinct, although some exemptions do apply. This approval requirement is in addition to any requirements of the *Environmental Planning and Assessment Act 1979*.

Objectives

- O.1 To ensure adequate protection and appropriate management of the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct of the PNUT area while adapting them to suitable new uses.
- O.2 To ensure that new development within the Cumberland Precinct and Sports and Leisure Precinct appropriately respond to the retained significant buildings and structures within the two precincts and in the immediate vicinity.

Controls

- C.1 Proposed works to significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct and new development in the vicinity is to be consistent with the requirements of the PCMP and any Precinct specific CMP.
- C.2 A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for all development applications within the Cumberland Precinct and Sports and Leisure Precinct.

The Heritage Impact Statement is to be prepared consistent with the current best-practice guidelines and is to address:

- the heritage significance of the building and its contribution to the heritage significance of the PNUT area;
- the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;
- the impact of the proposed development on the heritage significance of the building, other buildings within the vicinity and the significance of the PNUT area;
- the compatibility of the development with conservation policies contained within an applicable Conservation Management Plan or Strategy.

Where the development application proposes the full or substantial demolition of a building within the PNUT area the Heritage Impact Statement is to:

- demonstrate why the building is not capable of retention or re-use;
- include a report from a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and
- include a pest inspection report if the building is a weatherboard building.

C.3 Prior to the commencement of any works within the Cumberland Precinct and Sports and Leisure Precinct, any required applications for approval to undertake works under the *Heritage Act 1977* are to be submitted to the NSW Heritage Division, Office of Environment and Heritage. The applicant is to allow sufficient time and resources for the determination of the application and for completion of any approval requirements.

C.4 Future development applications are to incorporate interpretation of the history and heritage significance of significant buildings and structures consistent with the requirements of the *PNUT Interpretation Strategy*.

Further Information

PNUT Conservation Management Plan.

Design in Context: Guidelines for Infill Development in the Historic Environment, NSW Heritage Office and Royal Australian Institute of Architects (NSW Chapter), 2005.

New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Sites, prepared by the Heritage Council of New South Wales and Royal Australian Institute of Architects (NSW Chapter), 2008.

Adaptive Reuse: Preserving our past, building our future, prepared by the Commonwealth Department of the Environment in 2004.

Heritage Curtilages, Heritage Office, Department of Urban Affairs and Planning, 1996.

Statements of Heritage Impact, prepared by the Heritage Office, Department of Planning, 2006.

4.3.5.11 Historical (European) Archaeology

Introduction

There is a substantial and significant archaeological resource within the Cumberland Precinct and Sports and Leisure Precinct of the PNUT area. Some archaeology is considered to be of State and potentially National heritage significance including the Government Water Mill and associated dams and mill races, the site of the Government

Farm, the Female Factory/Asylum Precinct, the Marsden's Mill site and the sites of Mrs Betts' House and Charles Smith's Farm. The sites of potential National heritage significance are associated with the beginnings of British settlement in Australia, and were notable in the success of early agriculture.

The Indicative Layout Plan (ILP) includes new development within areas that have potential to retain significant archaeology. While it is preferred that archaeology of State and potentially National heritage significance is retained *in situ*, any removal will be merit based assessed, taking into consideration its significance and intactness.

Some limited areas may be affected to provide for the retention and conservation of the broader heritage values of the two precincts and facilitate their sustainable adaptive re-use.

The *PNUT Archaeological Management Strategy (AMS)* has been prepared to guide development so that it avoids, minimises or mitigates impacts on significant archaeology. The AMS provides general archaeology management recommendations as well as more specific requirements for each of the development parcels within the two precincts.

While a number of archaeological studies and testing of the Cumberland Precinct and Sports and Leisure Precinct have been undertaken, the location, condition and extent of some of the archaeology in some areas is uncertain. Further archaeological assessment will therefore be required to guide development within some areas—the PNUT AMS identifies whether or not additional archaeological assessments are required.

The relics provisions of the *Heritage Act 1977* apply across New South Wales. A Heritage Act approval will generally be required to undertake excavation within most areas of the Cumberland Precinct or Sports and Leisure Precinct. This approval requirement is in addition to any requirements of the *Environmental Planning and Assessment Act 1979*.

Objectives

- O.1 To ensure adequate protection and appropriate management of the significant archaeological resource within the Cumberland Precinct and Sports and Leisure Precinct of the PNUT area.
- O.2 To ensure that as much archaeology of Local, State and potential National heritage significance is retained *in situ* as possible and interpreted within the new developments.

Controls

- C.1 Excavation within the Cumberland Precinct and Sports and Leisure Precinct is to be consistent with the requirements of the *PNUT Archaeological Management Strategy*. Further archaeological assessment and excavation may be required.
- C.2 Prior to the commencement of any works involving excavation, any required applications for approval to undertake the works under the *Heritage Act 1977* are to be submitted to the NSW Heritage Division, Office of Environment and Heritage. The applicant is to allow sufficient time and resources for the determination of the application and for completion of the archaeological programme required.

- C.3 Future development applications are to incorporate interpretation of the significant archaeological resource of the Cumberland Precinct and Sports and Leisure Precinct consistent with the requirements of the *PNUT Interpretation Strategy*.

Further Information

The PNUT Archaeological Management Strategy.

Archaeological Assessment Guidelines, Heritage Office, 1996.

Assessing Significance for Historical Archaeological Sites and 'Relics', Heritage Branch, Department of Planning, 2009.

Historical Archaeology Code of Practice, prepared by the Heritage Office, Department of Planning, 2006.

Statements of Heritage Impact, prepared by the Heritage Office, Department of Planning, 2006.

4.3.5.12 Building Controls

Detailed development lot controls are provided for each development lot in section 4.3.5.13 and 4.5.3.14. This section provides guidelines on broader controls that are required to be satisfied by all development within the PNUT. These guidelines relates to the provision of landscaped area, building separations, building articulation and maximum floor plates.

Objectives

- O.1 To ensure adequate opportunity for the provision of landscaping on each development lot is provided
- O.2 To ensure appropriate separation of built forms is achieved to provide opportunities for solar access, natural ventilation, privacy management and provision of outlooks
- O.3 To ensure floor plates are not excessive and preclude achieving high levels of residential amenity

Controls

- C.1 The development of each development lot identified at section 4.3.5.13 is to demonstrate that a minimum of 20% of the site area is deep soil landscaped area of a minimum dimension of 2.0m
- C.2 Building separations within the PNUT and with adjoining development are to be consistent with the RFDC guidelines
- C.3 The preferred maximum floor plates for development within the PNUT for buildings of 12 or more storeys is 850m²
- C.4 No unrelieved length of elevation should exceed a length of 50 lineal metres
- C.5 Building form is to respond to the principles contained in the ILP at Figure 4.3.5.2

4.3.5.12 Development Lot Key Diagram

The Cumberland and Sports and Leisure Precincts have been divided into development lots. Each of these development lots forms an element of the ILP. The area has been divided into the development lots to facilitate the preparation of development scale guidelines for each parcel to provide a finer grain of guideline than the ILP, but consistent with the overall ILP.

Provisions

1. The PNUT development parcels are identified in figure 4.3.5.11
2. Design guidelines for each of the development lots are provided at figures 4.3.5.12 to figure 4.3.5.22
3. Development is to be undertaken generally consistent with the principles and guidelines provided for each development lot

4.3.5.13 Development Lot Control Principles

The preparation of the ILP has involved input from a range of design, heritage, landscape traffic and engineering inputs. This has led to the formulation of principles and controls to ensure that the design intent of the ILP is maintained through the future development of the PNUT. The key controls and principles are set out below and are articulated through the Development Lot controls at Figures 4.5.5.12 to 4.5.5.22 and should be read in conjunction with the controls for the PNUT in this part of the Development Control Plan.

[Public open space within lot \[e.g. Forecourt plaza, through site link\]](#)

Principle

There are a number of sites with open space areas or curtilages around heritage buildings. These should be of high quality and be publicly accessible. Parking maybe permitted below these areas but the roof of the parking structure must be at the nature of level of the surrounding ground and support mature tree planting

[Existing heritage building/walls to be retained](#)

Principle

The finest heritage buildings on the site must be retained and adaptively reused and re-purposed. Interventions into the fabric of these elements will be assessed on a case by case basis.

[0m boundary setback \[zero lot lines\]](#)

Principle

The intent of this control is to allow for the creation of continuous street frontages across lots with separate ownership

Existing building/walls - potential demolition

Principle

There are a number of buildings and structures around the precincts that can be demolished to achieve holistic development outcomes across the whole site.

Indicative building footprint

Principle

Buildings should broadly be located and follow the intent of the indicative footprints, unless it can be demonstrated that an alternative arrangements provide a better urban design outcome. Buildings should not be located so that they breach the minimum offsets form heritage buildings identified in the lot controls.

Indicative communal open space [e.g. Courtyard, podium garden or roof garden]

Principle

High density development requires private open for residents and this should be provided in accordance with best practice design criteria.

Potential underground parking area

Principle

Underground parking should follow the controls set out in the Parramatta City Centre DCP. In some instances specific area of lots are identified as suitable for basement parking zones.

Potential above ground parking area

Principles

Extensive above ground parking areas are not contemplated in this plan. There are instances around heritage buildings where below grade parking is not achievable and here grade parking would be permitted as part of a comprehensive public domain design that includes tree planting and soft landscaping to mitigate visual impacts.

4-Storey street wall - 2m setback above 4-storeys and 6-Storey street wall - 2m setback above 6-storeys

Principle

Street walls give a human scale urban edge to the public domain and ensure consistent scale across separate development lots. The different street wall heights proposed respond to the particular local site conditions.

Vehicular carriageway

Principle

Vehicular movement through site to access parking should be achieved through shared surface zones with maximum speeds of 10km.

Through site link

Principle

Through site links assist pedestrian permeability through large sites and provide connectivity to key destinations. These links should be generous, no less than 6 metres wide and have active ground floor uses such as residential access points and retail.

Build-to lines

Principle

Build to lines are identified to ensure certain building alignments that respond to key vistas views of urban design outcomes are obtained.

Desired height in storeys

Principle

This control is a fine grain layer that should be followed to ensure the intent of the ILP is maintained across the individual development lots.

Preferred parking access

Principle

Basement parking access must be no greater than 6 metres wide. Access points should be located away from heritage buildings and features, prominent corners and public open spaces areas.

Preferred site access

Principle

Some lots allow for pedestrian and vehicle through movement. This control establishes suitable locations for these access points.

Existing vegetation - retain if possible

Principle

The mature landscape within the precincts gives character and adds value to the place as a new community. Existing vegetation therefore should be retained and incorporated into new development where possible.

Existing vegetation - retain

Principle

These trees and landscape elements must be retained and incorporated into new the new development.

Ground level building setback - min. 2.0m or as dimensioned

Principle

Setbacks from street edges give a buffer zone for private residences. Landscape in these zones should be of high quality and incorporate deep soil areas to support mature trees.

Primary/active edge

Principle

Street frontages can be raised by up to 50 cm to allow for a privacy transition and basement parking. Primary/active edges should include ground floor access to all individual ground floor units from the street.

4.3.5.14 Development Lot Control Diagrams

Diagrams for each development parcel including:

- Setbacks
- Street wall heights and setbacks
- Building separation
- Building footprints
- Desired heights in storeys
- Preferred access locations
- Heritage protection
- Potential building and structure removal
- Landscape provision
- Active street frontage
- Vehicle access points

DEVELOPMENT CONTROLS

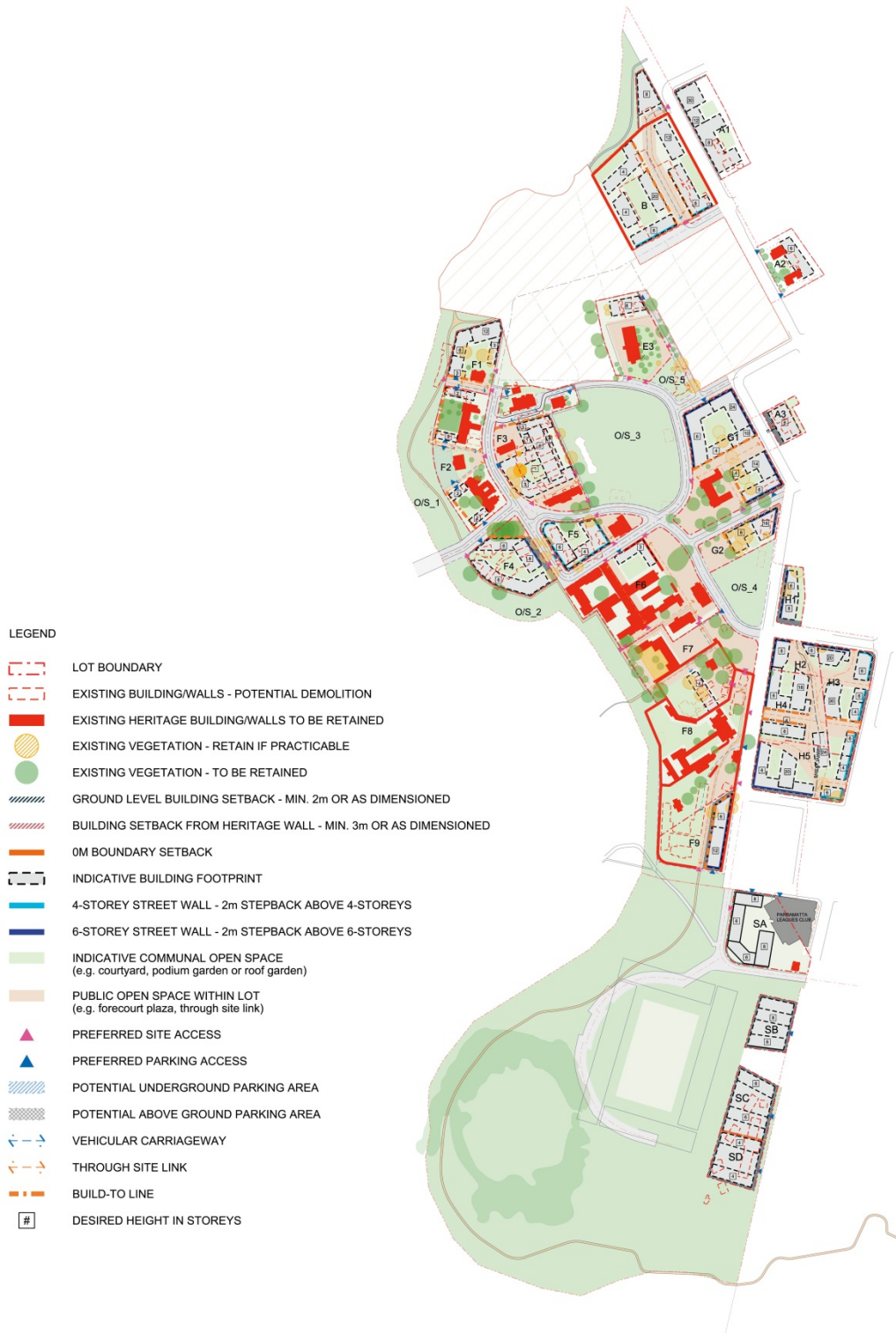


Figure 4.3.5.11 Precinct division and development lot identification plan

DEVELOPMENT CONTROLS

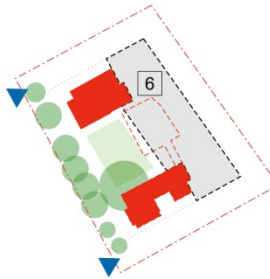
LOT A1

Additional GFA: 39,740 m²



LOT A2

Additional GFA: 6,198 m²



LEGEND

	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.12 – Development lot A1 and A2

DEVELOPMENT CONTROLS

LOT A3

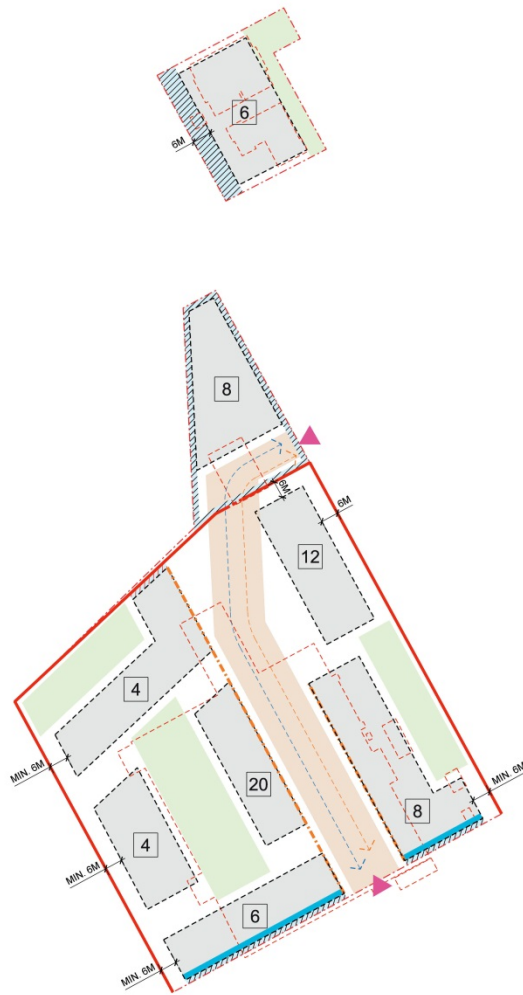
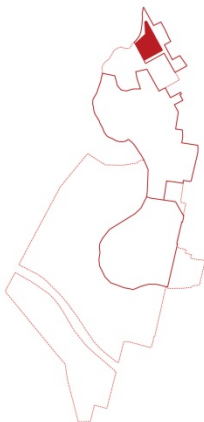
Additional GFA: 5,337 m²



LOT IDENTIFICATION PLAN

LOT B

Additional GFA: 50,503 m²



LEGEND

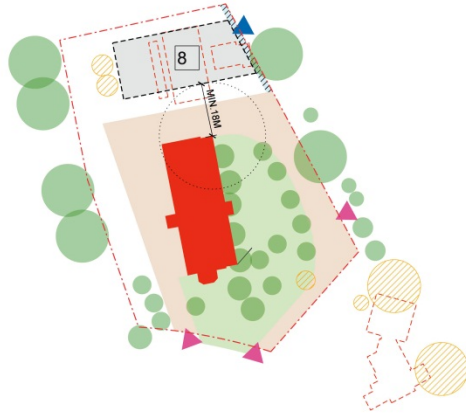
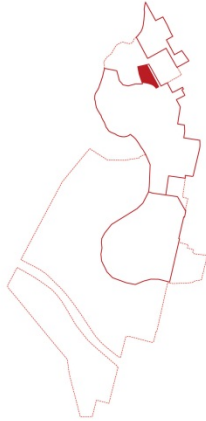
	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.13 – Development lot A3 and B

DEVELOPMENT CONTROLS

LOT E3

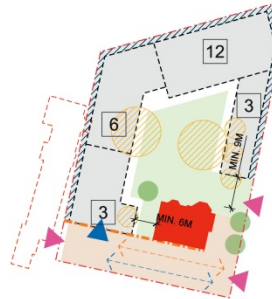
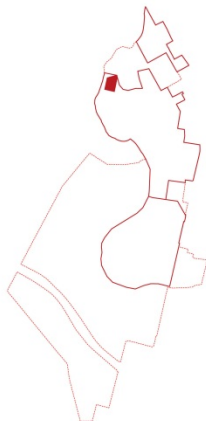
Additional GFA: 5,286 m²



LOT IDENTIFICATION PLAN

LOT F1

Additional GFA: 12,996 m²



LEGEND

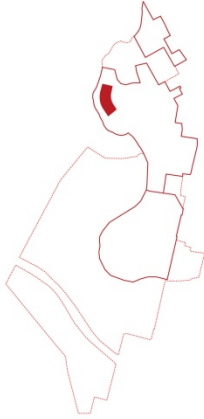
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	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.14 – Development lot E3 and F1

DEVELOPMENT CONTROLS

LOT F2

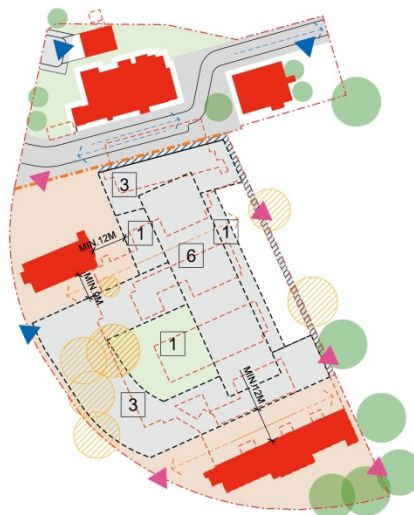
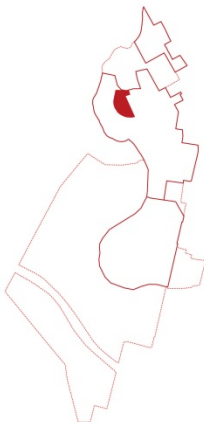
Additional GFA: 1,865 m²



LOT IDENTIFICATION PLAN

LOT F3

Additional GFA: 15,133 m²



LEGEND

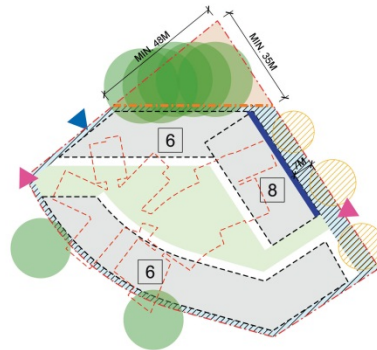
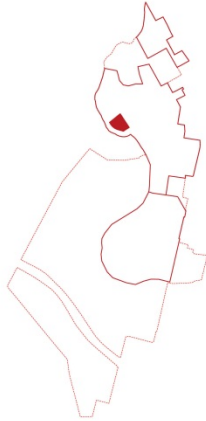
- | | | | |
|--|---|--|--|
| | LOT BOUNDARY | | INDICATIVE COMMUNAL OPEN SPACE
(e.g. courtyard, podium garden or roof garden) |
| | EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION | | PUBLIC OPEN SPACE WITHIN LOT
(e.g. forecourt plaza, through site link) |
| | EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED | | PREFERRED SITE ACCESS |
| | EXISTING VEGETATION - RETAIN IF PRACTICABLE | | PREFERRED PARKING ACCESS |
| | EXISTING VEGETATION - TO BE RETAINED | | POTENTIAL UNDERGROUND PARKING AREA |
| | GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED | | POTENTIAL ABOVE GROUND PARKING AREA |
| | BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED | | VEHICULAR CARRIAGEWAY |
| | 0M BOUNDARY SETBACK | | THROUGH SITE LINK |
| | INDICATIVE BUILDING FOOTPRINT | | BUILD-TO LINE |
| | 4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS | | DESIRED HEIGHT IN STOREYS |
| | 6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS | | |

Figure 4.3.5.15 – Development lot F2 and F3

DEVELOPMENT CONTROLS

LOT F4

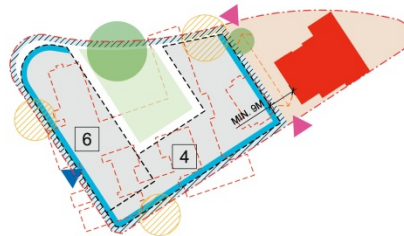
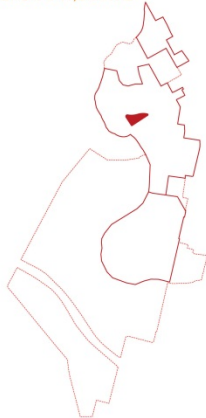
Additional GFA: 16,488 m²



LOT IDENTIFICATION PLAN

LOT F5

Additional GFA: 11,547 m²



LEGEND

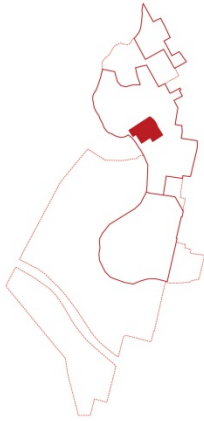
	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.16 – Development lot F4 and F5

DEVELOPMENT CONTROLS

LOT F6

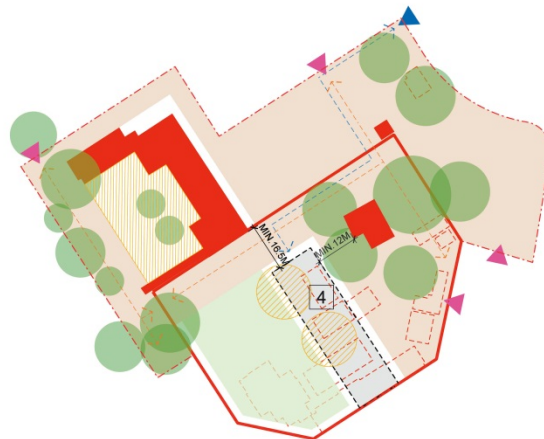
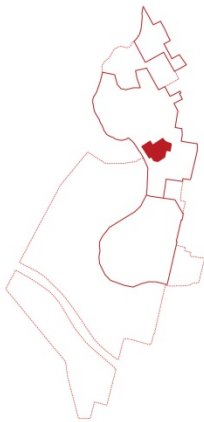
Additional GFA: 1,910 m²



LOT IDENTIFICATION PLAN

LOT F7

Additional GFA: 2,703 m²



LEGEND

	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.17 – Development lots F6 and F7

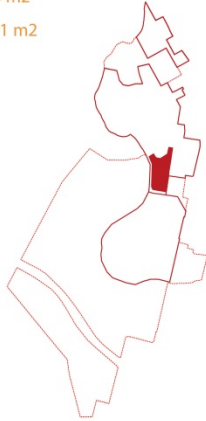
DEVELOPMENT CONTROLS

LOT F8-F9

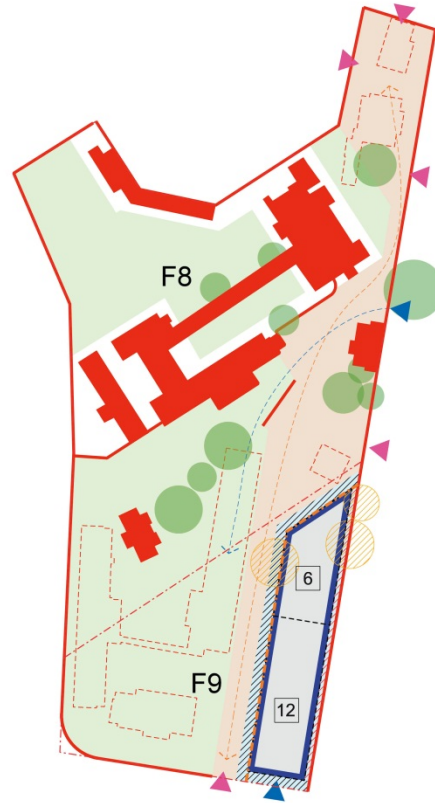
Additional GFA

F8: 2,460 m²

F9: 18,791 m²



LOT IDENTIFICATION PLAN



LEGEND

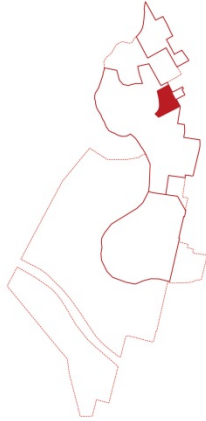
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	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.18 – Development lots F8 and F9

DEVELOPMENT CONTROLS

LOT G1

Additional GFA: 46,410 m²

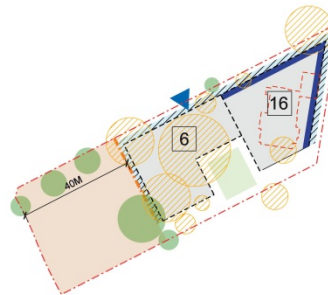
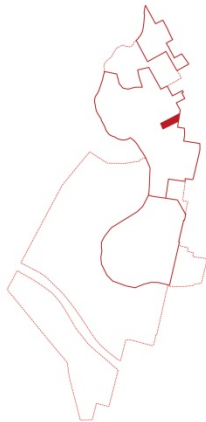


LOT IDENTIFICATION PLAN



LOT G2

Additional GFA: 11,753 m²



LEGEND

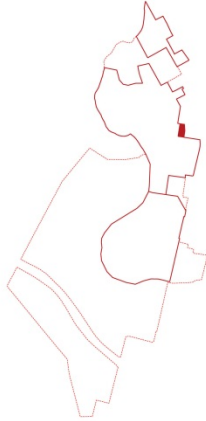
	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
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	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.19 – Development lots G1 and G2

DEVELOPMENT CONTROLS

LOT H1

Additional GFA: 6,561 m²



LOT IDENTIFICATION PLAN

LOT H2-H5

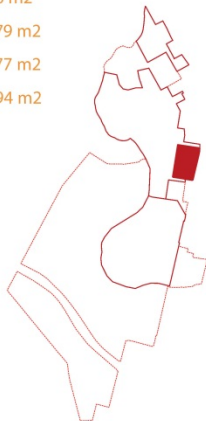
Additional GFA

H2: 8,736 m²

H3: 43,279 m²

H4: 24,977 m²

H5: 29,894 m²



LEGEND

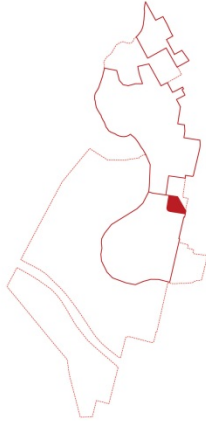
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	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.20 – Development lots H1 to H5

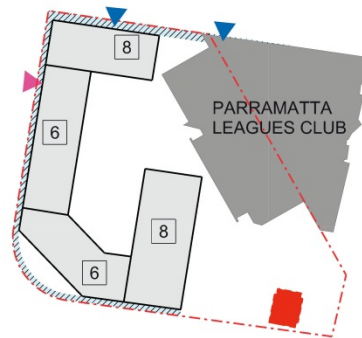
DEVELOPMENT CONTROLS

LOT SA

Additional GFA: 15,783 m²

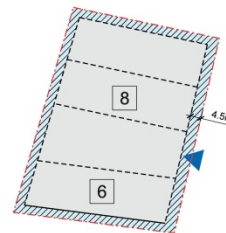
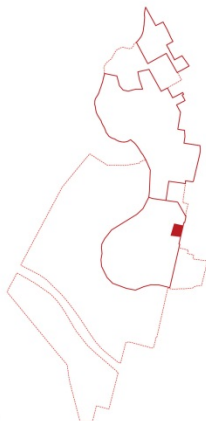


LOT IDENTIFICATION PLAN



LOT SB

Additional GFA: 9,218 m²



LEGEND

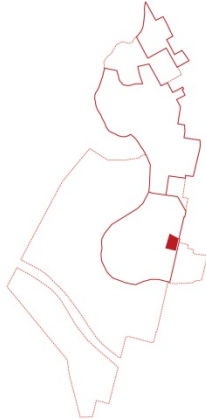
	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		DESIRED HEIGHT IN STOREYS
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		

Figure 4.3.5.21 – Development lots SA and SB

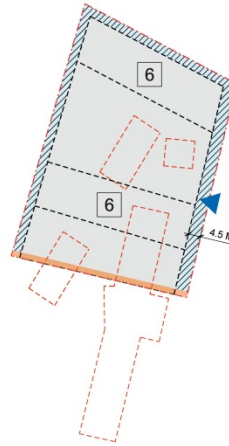
DEVELOPMENT CONTROLS

LOT SC

Additional GFA: 9,660 m²

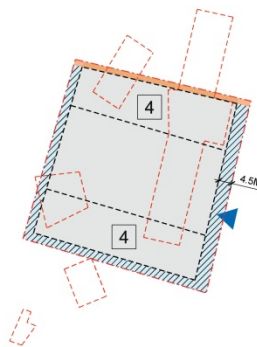
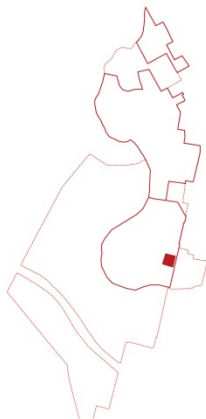


LOT IDENTIFICATION PLAN



LOT SD

Additional GFA: 7,016 m²



LEGEND

	LOT BOUNDARY		INDICATIVE COMMUNAL OPEN SPACE (e.g. courtyard, podium garden or roof garden)
	EXISTING BUILDING/WALLS - POTENTIAL DEMOLITION		PUBLIC OPEN SPACE WITHIN LOT (e.g. forecourt plaza, through site link)
	EXISTING HERITAGE BUILDING/WALLS TO BE RETAINED		PREFERRED SITE ACCESS
	EXISTING VEGETATION - RETAIN IF PRACTICABLE		PREFERRED PARKING ACCESS
	EXISTING VEGETATION - TO BE RETAINED		POTENTIAL UNDERGROUND PARKING AREA
	GROUND LEVEL BUILDING SETBACK - MIN. 2m OR AS DIMENSIONED		POTENTIAL ABOVE GROUND PARKING AREA
	BUILDING SETBACK FROM HERITAGE WALL - MIN. 3m OR AS DIMENSIONED		VEHICULAR CARRIAGEWAY
	0M BOUNDARY SETBACK		THROUGH SITE LINK
	INDICATIVE BUILDING FOOTPRINT		BUILD-TO LINE
	4-STOREY STREET WALL - 2m STEPBACK ABOVE 4-STOREYS		BUILD-TO LINE
	6-STOREY STREET WALL - 2m STEPBACK ABOVE 6-STOREYS		DESIRED HEIGHT IN STOREYS

Figure 4.3.5.22 – Development lots SC and SD

4.3.5.15 Access and Parking

Car parking and access is to be consistent with the provisions of clause 4.3.3.5 of this DCP.