

RZ/6/2018– 10 Valentine Avenue, Parramatta**DRAFT AMENDMENTS TO THE PARRAMATTA DEVELOPMENT CONTROL PLAN 2011**

Amendments shown in [blue](#).

Part 4.3 Strategic Precincts**4.3.3 Parramatta City Centre****4.3.3.7 City Centre Special Areas**

Update Figure 4.3.3.7.1. City Centre Special Areas on page 4.3 – 89 to include the subject site being:

[10 Valentine Avenue, Parramatta legally known as Lot 2 DP 1119257 to refer to Section 4.3.3.7 \(X\) as shown outlined and shaded in black in Figure 4.3.3.7.1 City Centre Special Areas.](#)

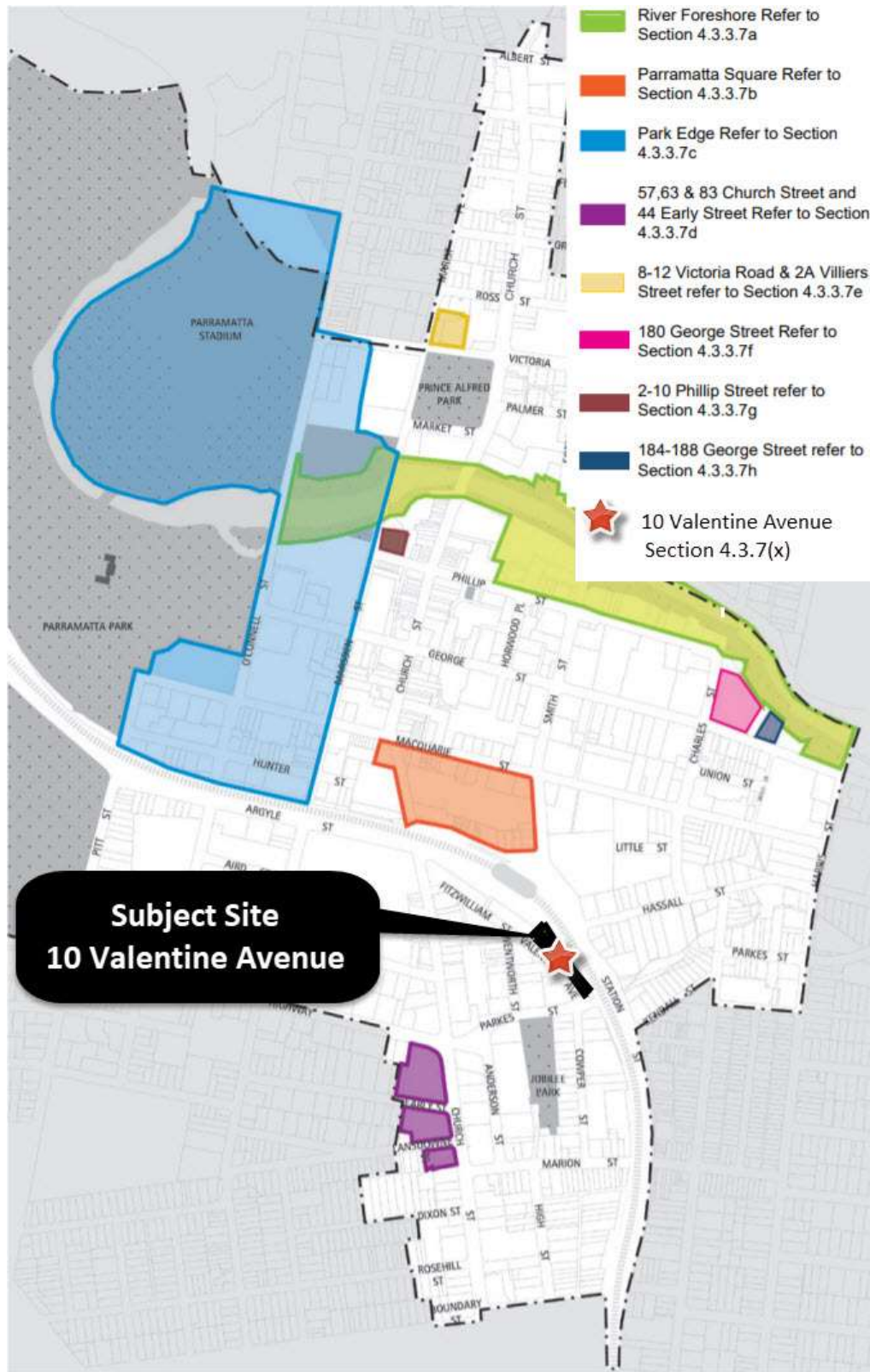


Figure 4.3.3.7.1 City Centre Special Areas

Insert new section 4.3.3.7 (X) being site specific controls relating to 10 Valentine Avenue, Parramatta

4.3.3.7 (X) 10 Valentine Avenue, Parramatta

Land to which this applies

This part of the Development Control Plan (DCP) applies to land at 10 Valentine Avenue, Parramatta legally known as Lot 2 DP 1119257 within the Parramatta CBD as illustrated in Figure XX below.



Figure XX 10 Valentine Avenue, Parramatta

Relationship to other Planning Documents or Sections within DCP 2011

This Part of the DCP is to be read in conjunction with other parts of the DCP and the Parramatta LEP 2011. If there is any inconsistency between Part 4.3.3.7 (x) of the DCP and other parts of the DCP, Part 4.3.3.7. (x) will prevail. This part establishes objectives and controls to be interpreted during preparation and assessment of a development application for the site.

Site Objectives

- O.1 To facilitate additional high quality office development on the site.
- O.2 To enhance the appearance of Valentine Avenue by managing the visual impact of above ground car parking .
- O.2 To activate the footpath of Valentine Avenue.

Controls - Podium height and design

NOTE: The site is affected by the Parramatta to Epping Rail Link (PERL) corridor which is a protected underground corridor reserved for future public transport infrastructure. As such, the development of the site cannot include basement car parking. Above ground car parking is to comply with Section 4.3.3.5 of the DCP.

- C.1 Where above ground car parking cannot be sleeved behind other active uses, it must be well integrated into the overall façade design and not be visible from the public domain without appropriate architectural screening.
- C.2 That part of the podium that contains above ground car parking is not to exceed a height of RL 25.0m AHD.
- C.2 .

Controls - Valentine Avenue activation

- C.4 Ground floor levels are to be designed to provide activation to Valentine Avenue.
- C.5 The Valentine Avenue footpath design is to be capable of being narrowed if Valentine Avenue is converted to two-way traffic.