

PART 4.3 STRATEGIC PRECINCTS

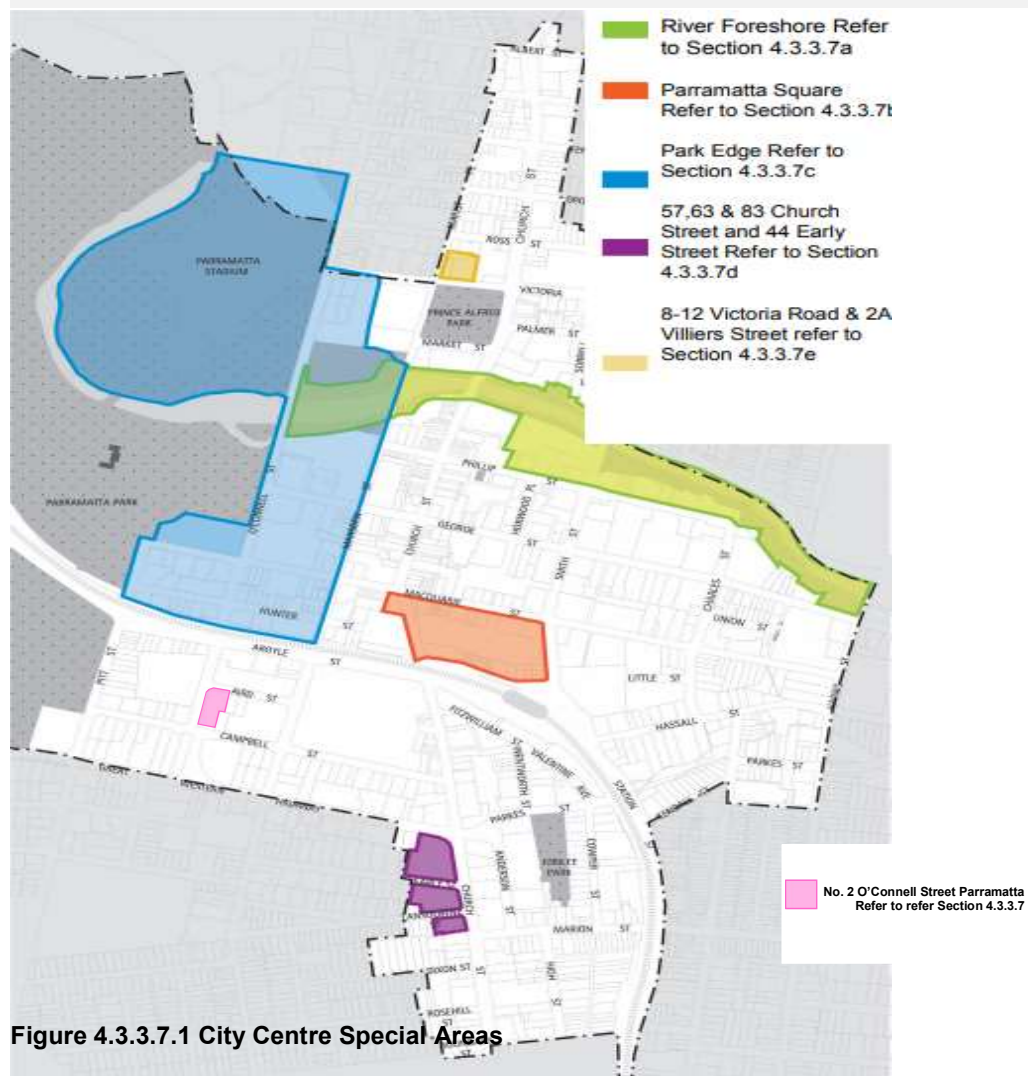
Note: the new and/or changed text within this draft DCP since the first public exhibition in December 2019/January 2020 are shown in yellow highlight. The setbacks within Figure 1 have also changed.

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 254 to include the subject site being:

2 O'Connell Street, Parramatta legally known as SP 20716 to refer to Section 4.3.3.7 as shown outlined and shaded in black in Figure 4.3.3.7.1 City Centre Special Areas.



Insert new section 4.3.3.7 (i) being site specific controls relating to 2 O'Connell Street, Parramatta.

4.3.3.7

(i) 2 O'Connell Street, Parramatta

Land to which this applies

This part of the Development Control Plan (DCP) applies to land at 2 O'Connell Street, Parramatta legally known as SP20716 within the Parramatta CBD as illustrated in the extract below.



Relationship to other Planning Documents or Sections within DCP 2011

This Part is to be read in conjunction with other parts of this DCP and the Parramatta LEP 2011. If there is any inconsistency between this part of the DCP and other parts of the Parramatta DCP 2011, this part of the DCP will prevail. This DCP establishes objectives and controls to be interpreted during preparation and assessment of development applications and supports the objectives of the LEP.

Guiding Principles

- P.01 Facilitate redevelopment of the site as a high quality mixed-use development to support the role of the Parramatta CBD.
- P.02 Contribute to the public domain at ground level through activated edges to Aird Street, O'Connell Street and Campbell Street.
- P.03 Design the street walls to create streets that are legible, comfortable, safe, functional and attractive.
- P.04 Design the street walls to respond to existing built and heritage context.
- P.05 Protect, frame and enhance the axial view corridor from the entry gate to St John's cemetery along Aird Street.
- P.06 Set back buildings above the street walls and side and rear boundaries to allow daylight penetration, mitigate wind impacts and enable views to the sky in streets and public places.
- P.07 Design the tower to be elegantly proportioned and maximise its slenderness of form.
- P.08 Protect amenity, daylight penetration, views to the sky and privacy between adjoining developments and minimise the negative impacts of buildings on the amenity of the public domain.
- P.09 Design and select the materials of buildings and the public domain to contribute to a high quality, durable and sustainable urban environment.
- P.10 Satisfy the standards of SEPP 65 and the *Apartment Design Guide* (ADG).

Building Envelopes

Objectives

- O.01 Reinforce the spatial definition of the streets.
- O.02 Design the street walls with an appropriate human scale and sense of enclosure for the streets.
- O.03 Ensure that the axial view corridors from the entry to St John's cemetery and along Aird Street are respected through the podium and recessed tower built form.
- O.04 Protect daylight access at street level and permit views of sky from the streets by providing setbacks above street frontage height that promote separation between buildings.
- O.05 Ensure that building form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale, and mitigation of wind effects of the tower building.
- O.06 Ensure that the ground level interface provides shelter for pedestrians in the form of an awning as well as adequate space for street trees.
- O.07 Ensure that built form achieves contextual fit with adjacent buildings on Aird and Campbell St.
- O.08 Ensure that built form enables a healthy environment for street trees.

Controls

- C.01** Building envelopes must be consistent with Figure 1.
- C.02** The street wall must be built to the street boundary along its full frontage on Aird, O'Connell and Campbell Streets, except at Ground Level which must be set back 1.2m from the boundary, refer to Figure 2.
- C.03** The street wall must incorporate a minimum splayed setback of 3m from the corner intersections for its full height.
- C.04** Minor recesses in the street wall profile for modulation and articulation are permissible.
- C.05** Above the street wall:
- Building 1 must be set back a minimum of 6m on O'Connell St and Aird St.
 - Building 2 must be set back a minimum of 6m on O'Connell St and line up with the existing adjacent building to the East on 24 Campbell St.
- C.06** Setbacks must be measured perpendicular to the boundary to the outer faces of the buildings.
- C.07** The height of the street wall must be a minimum of 12.5m and a maximum of 21m from natural ground at footpath level. The height of the street wall at Aird and Campbell Streets must relate to the existing adjacent buildings.
- C.08** Building 2 must be limited in height to 39 metres.

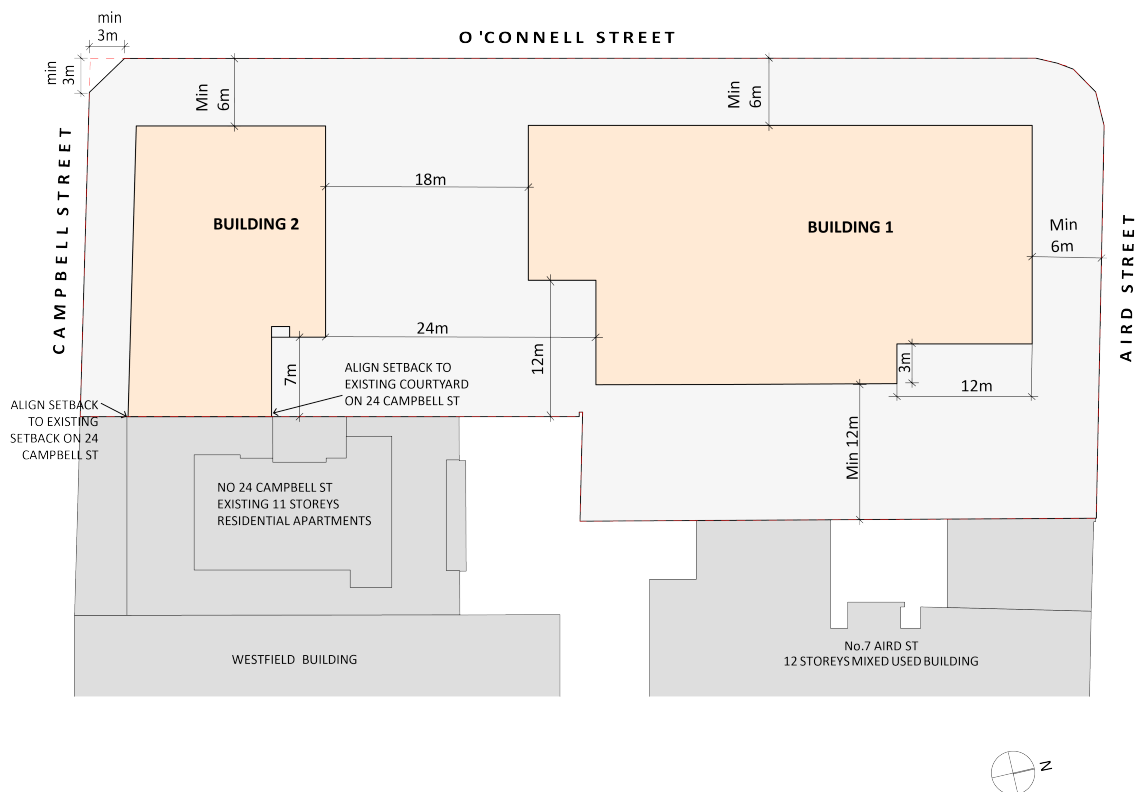


Figure 1 Building Envelopes

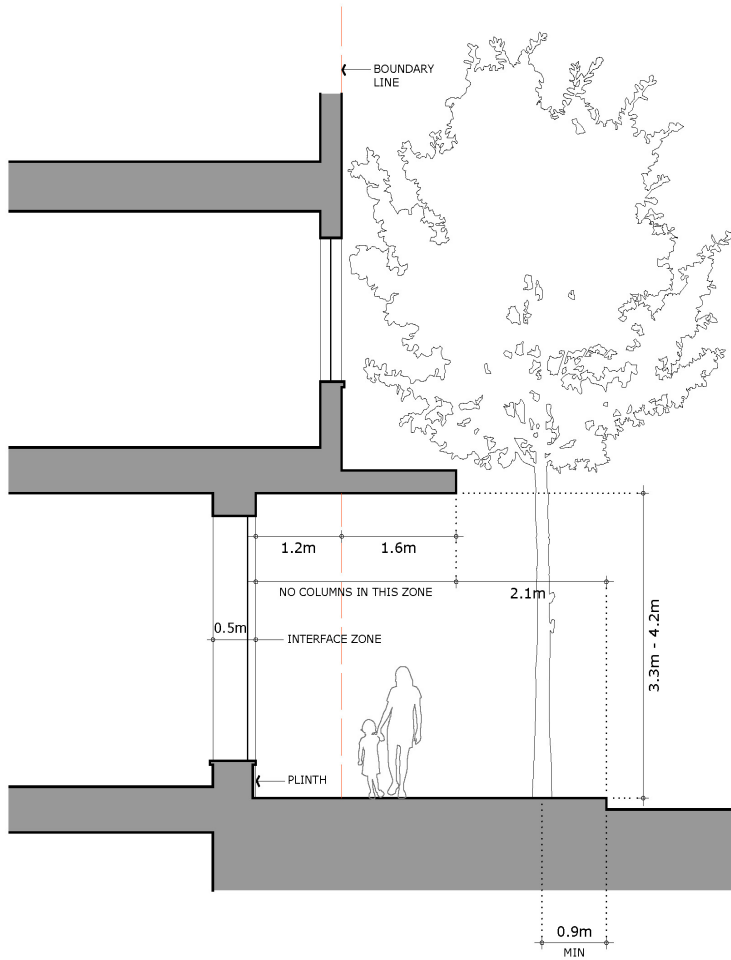


Figure 2 Street Section Aird St, O'Connell St and Campbell St

Street Wall Design

Objectives

- O.09 Define the space of the streets and articulate their edges.
- O.10 Design the street walls to provide appropriate scale and detail.
- O.11 Design the street walls to achieve fine grain modulation in the street.
- O.12 Provide comfort and shelter for pedestrians.
- O.13 Minimise large expanses of inactive frontage.

Controls

C.01 The street walls must:

- be modulated in vertical increments that relate to a fine grain subdivision pattern.
- be of predominantly masonry character with limited amounts of glass and no lightweight panel construction.
- be articulated with depth, relief and shadow on the street façade. A minimum relief of 150mm between the masonry finish and glazing face must be achieved.
- utilize legible architectural elements and types - doors, windows, loggias, reveals, pilasters, cills, plinths, frame and infill, etc. - not necessarily expressed in a literal traditional manner.
- include semi-recessed awnings for pedestrian shelter, refer to Figure 2.
- include a ground floor façade design which intensifies the walking experience with particular richness in detail, refer to The Ground Floor below.

C.02 Undercrofts or disruptions of the street wall which expose the underside of the tower and amplify its presence on the street are not permitted.

The Ground Floor

Objectives

1. Provide for the amenity, interest and liveliness of the pedestrian street environment.
2. Ensure a positive experience for pedestrians with the necessary fine grain environment of the street.
3. Integrate an engaging street interface with the design of the public domain, taking account of the topography of the site.
4. Optimise the extent of active frontages in the public domain.
5. Ensure appropriate scale and proportion of foyers and lobbies in relation to site frontage.
6. Promote activity, connectivity and variety in the public domain.
7. Contribute to the economic vitality of the city.
8. Ensure security measures do not inhibit passive surveillance on the street.

Controls

- C.01 Active uses (as defined in section 4.3.3.3) must fully occupy the ground floor frontage not taken up by services which should be minimised.
- C.02 Any carparking or related functions on the ground floor frontage are not permitted.
- C.03 The minimum depth of tenancy must be 4m, with an unobstructed view to a depth of 4m.
- C.04 Foyers and lobbies must be a minimum of 3m and a maximum of 5m of the frontage width.
- C.05 Semi-recessed awnings as well as street trees must be provided, refer to Figure 2.
- C.06 The existing street trees adjoining the O'Connell Street frontage of the site are to be replaced with species identified within the Parramatta Public Domain Guidelines as part of an enhanced public domain adjoining this part of the site using Council's standard street tree pit details, available on request. Enhancement of the public domain also includes the upgrading of the footpath pavement identified within the Parramatta Public Domain Guidelines adjoining this part of the site.
- C.07 The design of the Campbell St public domain and frontage must remove the existing split level footpath.
- C.08 Columns must not be located within the awning zone outside of the glazed frontage.
- C.09 Double height awnings are not permitted.
- C.10 Glass awnings are not permitted.
- C.11 The ground floor frontage must be designed in detail and the following must be incorporated in its design:
- The ground floor levels and façade structure and rhythm must be designed to present a fine grain street frontage.
 - A nominal 500mm interface zone at the frontage must be set aside to create interest and variety in the streetscape, to be used for setbacks for entries, opening of windows, seating ledges, benches, and general articulation, refer Figure 2.
 - The frontage must have a high level of expressed detail and tactile material quality.
 - Facades must be vertically articulated.
 - The modulation and articulation of the facade should include a well resolved meeting with the ground plane that also takes account of the slope. A horizontal plinth, integrated in the design, must be incorporated at the base of glazing to the footpath.
 - The frontage must take account of the need to provide a clear path of travel for disabled access.
 - Legible entrances must be formed in the frontage.
 - Fire escapes and services must be seamlessly incorporated into the frontage with quality materials.
- C.11 Security doors or grilles must be designed to be:

- Fitted internally behind a shopfront;
- Fully retractable; and
- A minimum 50% transparent when closed.

C.12 Parking security grilles or doors must be aligned to the building edge.

C.13 The frontage must not have deep recesses for entry lobbies that compromise safety.

Heritage

Objectives

1. Ensure the development is able to demonstrate an appropriate transition to any heritage items or heritage conservation areas.

Controls

C.01 Development is to provide a transition in building height from the St Johns Anglican Cemetery to the tower structure through the use of podiums, awnings and other design features. A podium and awning that complies with control C0.7 under the heading “Building Envelopes” is considered to provide an appropriate transition for the purpose of this control.

Materials

Objectives

1. Ensure the development does not compromise the amenity or safety of the public domain and surrounding building occupants.

Controls

Development is to comply with the controls relating to “Building Exteriors” within Section 4.3.3 of this DCP. In particular, materials selection is to minimise reflectivity and glare impacts.