

## DRAFT DCP – 18-40 Anderson Street, Parramatta

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### Land and Development Covered by this Plan

This part of the DCP applies to nos. 18-40 Anderson Street, Parramatta. The site comprises Lot 20 DP792518, which is located on the western side of Jubilee Park as shown in **Error!**  
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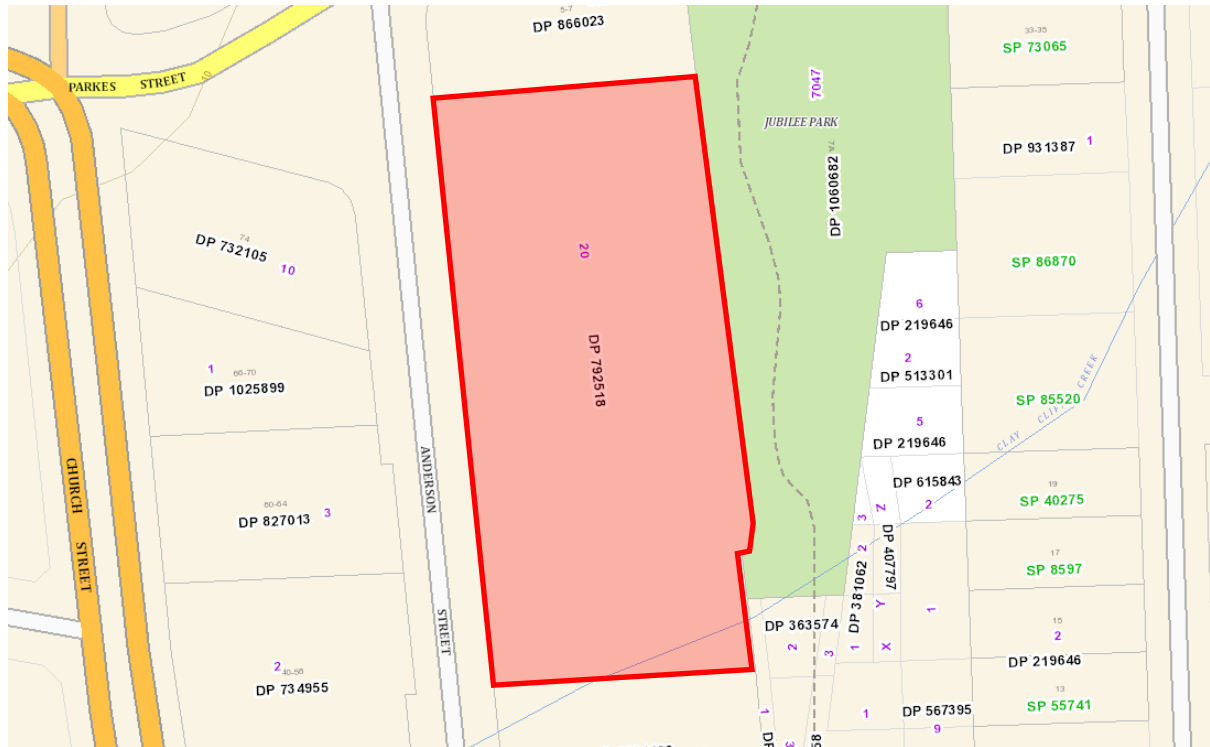


Figure 1: Area covered by this plan

### Relationship to Other Planning Documents

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 this part and other parts of the DCP, this part will prevail.

### Desired Future Character

The site will be redeveloped into a high-quality mixed-use development with potential for hotel, residential and ground floor retail uses. Future development will respond to the site's unique characteristics as a flood-prone site fronting Jubilee Park by providing appropriate stormwater and flooding management and minimising overshadowing to the park.

An improved public domain will be a key component of future development. The site will provide a pedestrian link along its eastern boundary with connection to Jubilee Park and a new public park for passive recreation, which will contribute to the walkability and amenity of the immediate locality.

### Site Objectives

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- O.1 To create a high quality urban environment that provides a mix of uses including hotel, commercial and high density residential.

- O.2 To allow for viable hotel and residential floor plates while ensuring that built form responds to site constraints related to flooding, overshadowing and tree protection.
- O.3 To improve the quality and function of the public domain through provision of new pedestrian links and new park for passive recreation.
- O.4 To minimise overshadowing to Jubilee Park.
- O.5 To protect the mature fig trees in the northern portion of the site.
- O.6 To encourage activation of the street and public domain.
- O.7 To enable adequate flood conveyance and management while providing for the embellishment of portions of the Clay Cliff Creek corridor.
- O.8 In the case that two vehicle crossings over the footpath to access basements and service areas are unavoidable, to create a place for pedestrian respite when negotiating the two vehicle crossings, that also accommodates street trees within the respite space, without impeding the view of oncoming traffic.

## Site Controls

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### Public Domain and Landscaping

- C.1 Provide a 3m-wide public pedestrian access path along the eastern boundary of the site as identified in **Error! Reference source not found..** The path should include a pedestrian bridge over Clay Cliff Creek connecting to Jubilee Park in the location identified in Figure 3.
- C.2 Provide a public park in the south of the site as identified in **Error! Reference source not found..** The park should be designed to cater for passive recreation and to minimise flood flow obstructions. The park should also provide a continuous tree canopy between Jubilee Park and Anderson Street.
- C.3 Public pathways that are named with street signage, lighting and street address are to be provided along the Jubilee Park interface and the park to the south. Development should be designed to address, and provide an accessible and public interface to, the pedestrian access path and southern park identified in C.1 and C.2.
- C.4 Landscaping is to reflect the level of solar access through the site. Shade tolerant species and permeable hard surfaces are to be used in heavily shaded areas.
- C.5 Provide an active frontage along Anderson Street. Active frontage is defined as one or a combination of the following at street level:
  - Retail premises or business premises with entry from the street.
  - Active office uses, such as reception, if visible from the street.
  - Glazed lobby entries.

Areas for vehicular access are excluded from this requirement.

C.6 Minimise the extent of vehicular access presenting to the street. Access is to be limited to a porte-cochere and a single two way entry point off Anderson Street for both hotel and residential uses. The vehicular entry should be discrete and recessive. Façade materials should be applied to the interior of vehicular entries.

C.7 Design of the raised pedestrian lane and pedestrian connection as per Fig 3 must meet the following requirements:

- a) Be raised above the 1% flood level, as per Senior Catchment and Development Engineer's advice, using retaining walls design to withstand flood effects. Special consideration and horticultural advice should be applied when designing and constructing the footway within the TPZ of the adjacent *Ficus* trees.
- b) Align with building ground floor and provide for and ensure 24/7 safe public accessible access within the building during an emergency flood period.
- c) Meet existing ground level using footway graded no steeper than 1:20 (V:H), steps and ramps should be avoided. The raised footway must provide access to existing ground level beyond the 1% flood extent, to allow emergency evacuation if required.
- d) Design and material selection of the raised footway and associated hardware ie railings, be commensurate to a 24/7 publically accessible space, to be of high quality and standard of finish, and that the building design compliment.
- e) Lighting should be provided from the building and avoid light spill into the adjacent park spaces

C.8 Use of space within the setbacks associated with the Fig trees must ensure the long term viability and sustainability of the fig trees. A horticultural report as per the PPDCP must be provided prior to any design, prior to construction and post construction. The report must also include recommendations to reuse and transplant existing vegetation such as the palms.



Figure 2: Public domain plan

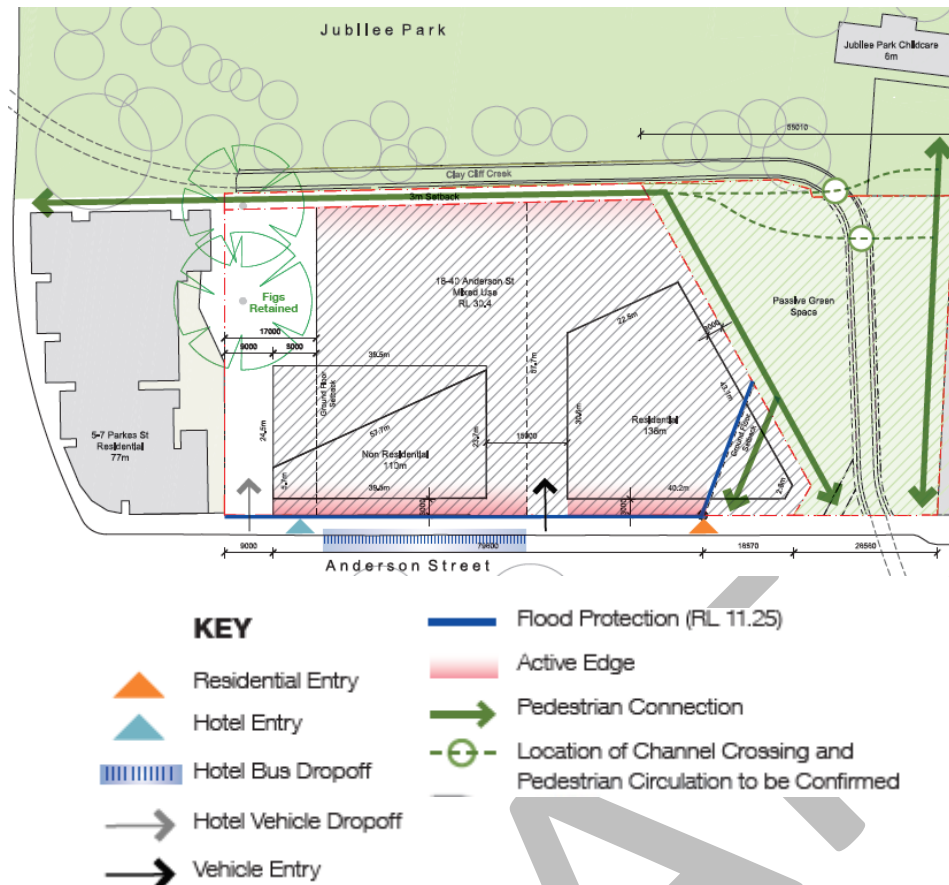


Figure 3: Land use plan

C.9 If two vehicle crossings over the footpath to access basements and service areas are unavoidable, they must be separated and there should be sufficient space between the vehicle crossings so that:

- the space between the vehicle crossings must be a minimum 4m to allow for the installation of CoP\_Street tree planting in StrataVault with Mass Planting detail, subject to UD-PD advice.
- This detail and surface finish of the tree pit may be modified to use a tree grate, subject to UD-PD advice;
- the vehicle crossing must be installed as per Council Heavy Vehicle detail DS9 or DS45, subject to UD-PD advice,
- the placement of the vehicle crossing should not impose on the overall dimensions and performance of the street tree(s) planter bed, subject to UD-PD advice.

### Building Envelope

C.10 Building heights must be consistent with the building envelopes in Figure 4 to Figure 9. (Note: additional height for the northern tower may be available through LEP provisions.)

C.11 Building setbacks must be consistent with **Error! Reference source not found.** to **Error! Reference source not found.** Setbacks must be measured perpendicular to the

boundary to the outer faces of the building including balconies, sunscreens and the like.

- C.12 Provide a podium to a maximum height of RL 30.4 and 0m setback along Anderson Street and the new southern park (subject to C.16), with a minimum 3m setback above the podium.
- C.13 Provide a minimum 9m setback from the northern boundary for the northern tower and the western portion of the northern podium form as shown in **Error! Reference source not found..**
- C.14 Provide a minimum 17m setback from the northern boundary for that part of the podium adjacent to the mature fig trees, as shown in **Error! Reference source not found..**
- C.15 Provide a minimum 15m of building separation between the commercial and residential tower forms within the site so that tower buildings appear 'in the round'. The 15m setback is based on the northern hotel tower not having primary sources of light and ventilation to habitable uses located on the southern façade. Should habitable uses accessing light and ventilation be proposed on both sides of this setback, a minimum inter building separation of 18m must be provided.
- C.16 Development in the area identified as '1' on **Error! Reference source not found.** must not cause any additional overshadowing, on 21 June in any year, to Jubilee Park (as shown with blue hatching on Figure 10) between 12:00 and 14:00.

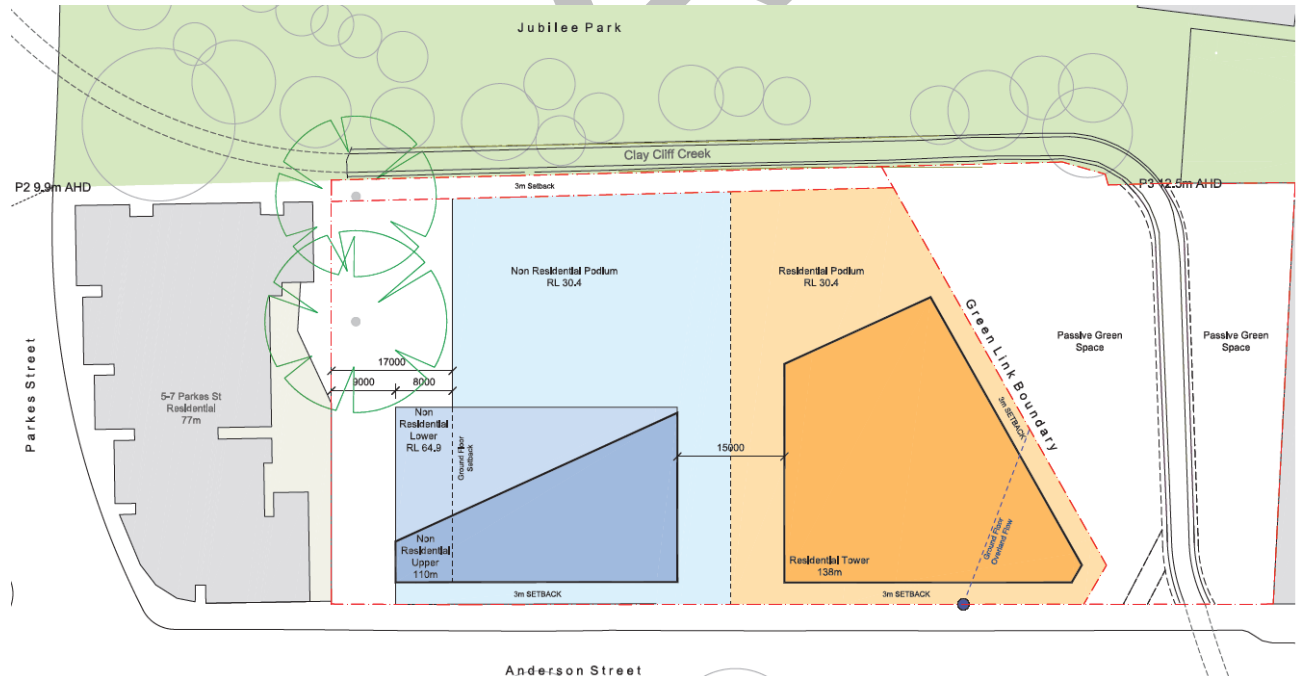
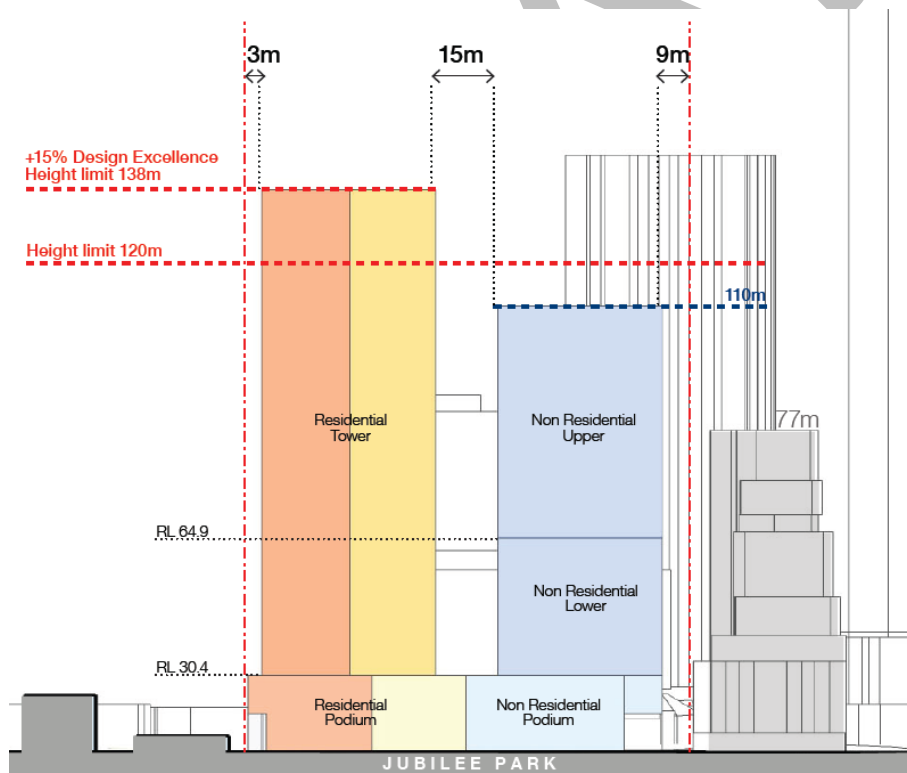
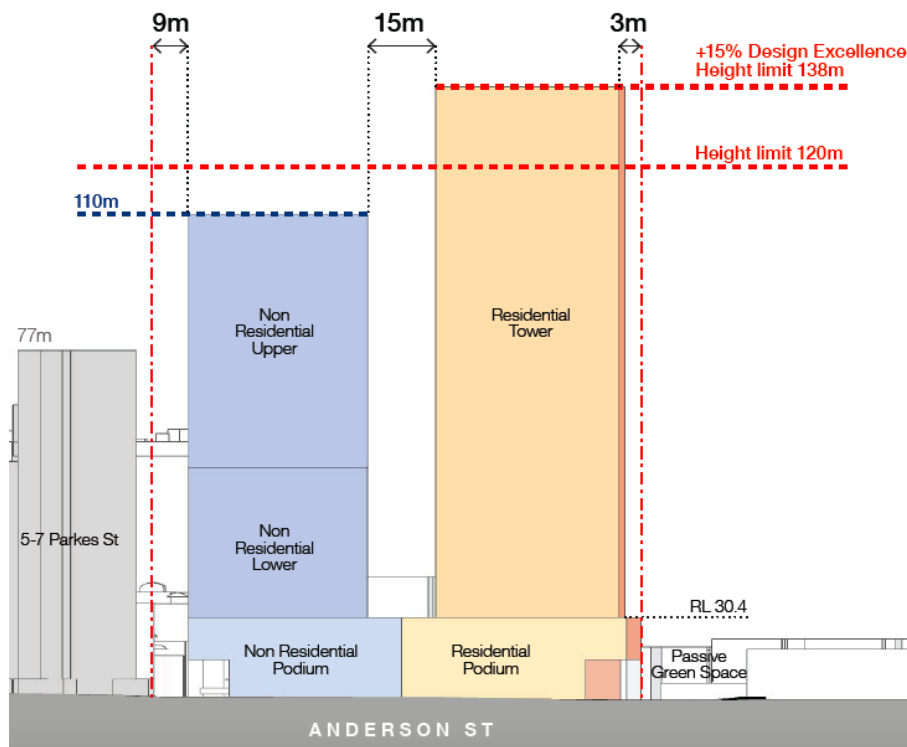


Figure 4: Building envelope plan



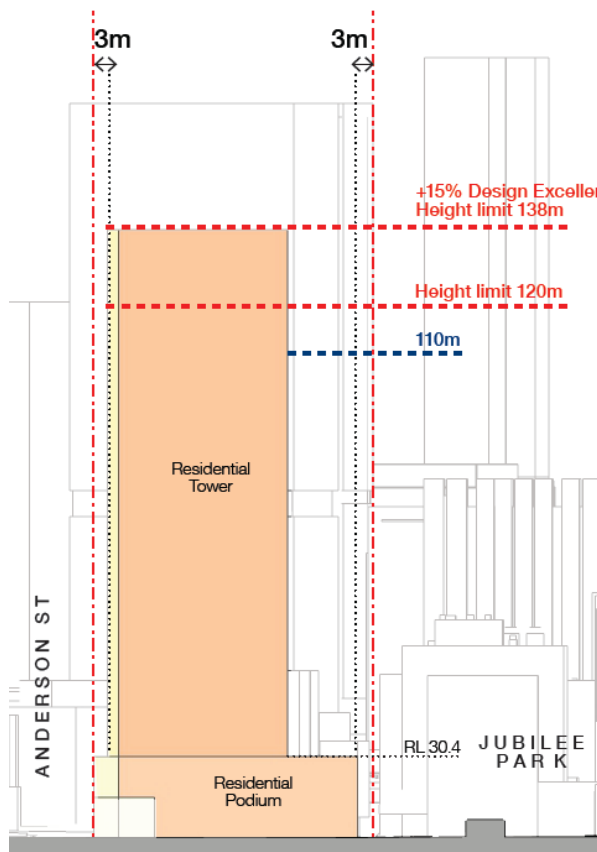


Figure 7: Building envelope south elevation

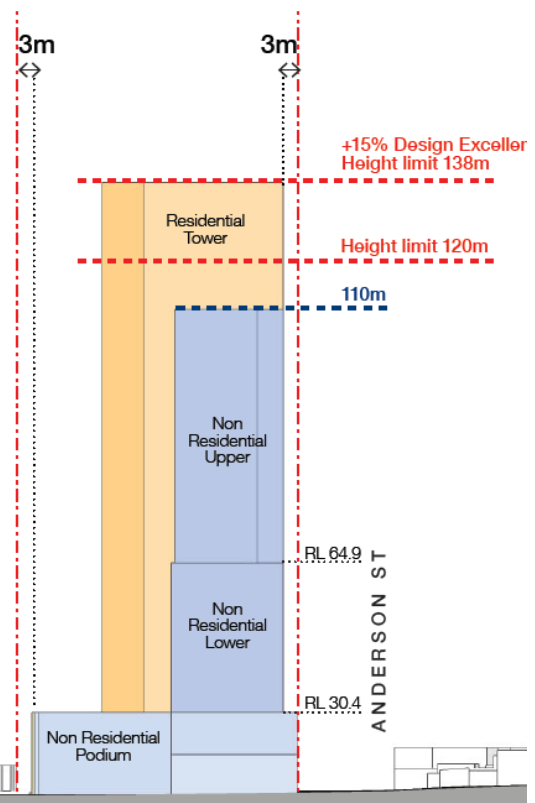


Figure 8: Building envelope north elevation

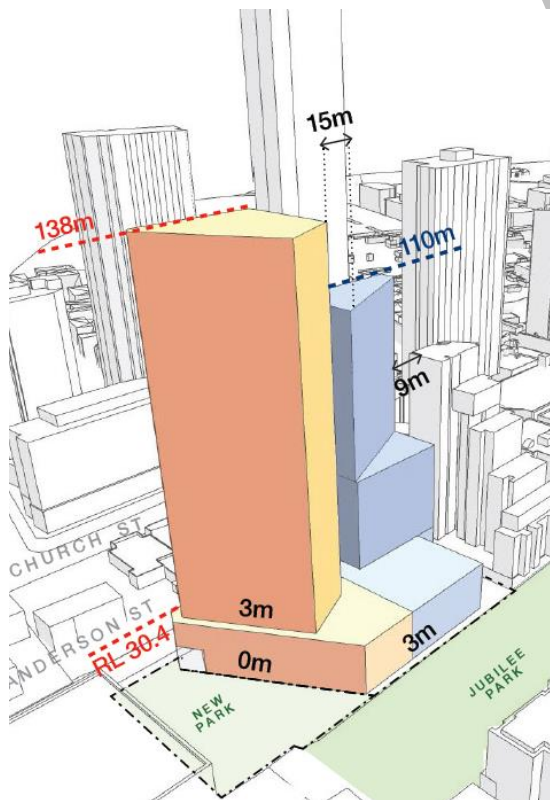


Figure 9: Envelope perspective from south east

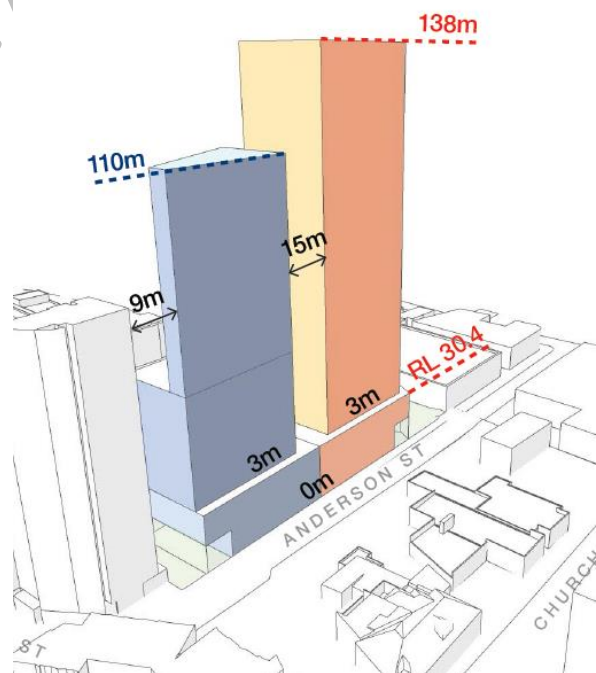


Figure 10: Envelope perspective from north west





Figure 11: Jubilee Park Sun Access Protection Map (Source: Parramatta CBD Planning Proposal, February 2016)

### Flooding and Stormwater Management

- C.17 Implement measures to convey floodwaters in the Clay Cliff Creek Corridor through the property such that development causes minimal adverse flooding impacts on adjoining properties during the 1% AEP event compared to existing conditions.
- C.18 Provide landscaping embellishments to the surroundings of Clay Cliff Creek on the eastern and southern sides of the development site and within the park in the southern end of the site in order to enhance the character of the creek environment. The landscaping should result in no adverse impacts on adjoining properties during the 1% AEP event compared to existing conditions.
- C.19 In order to achieve minimal adverse flooding impacts on adjoining properties in Anderson Street during the 1% AEP event compared to existing conditions, development must have a ground floor that is set back from the southwest corner of the site generally in accordance with **Error! Reference source not found.** -10. Any cantilever element above the setback (excluding any structural support columns or similar) must have a minimum 4m clearance above the ground surface level of the overland flow path.

### Parking and Access

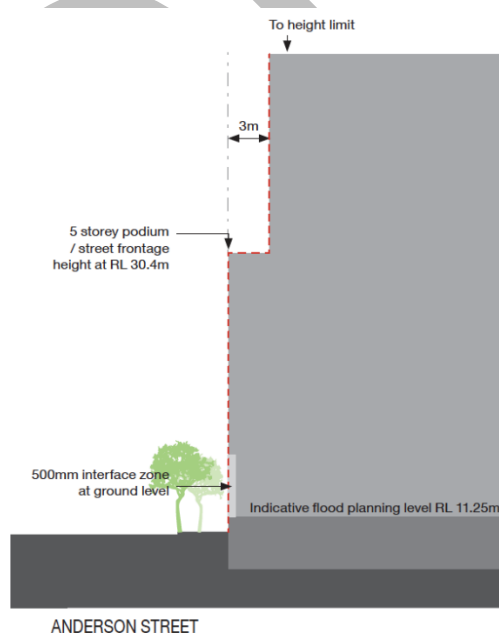
- C.20 A porte-cochere driveway entry may be provided if it is well integrated into the site layout and includes appropriate landscaping to improve the driveway's interface to the public domain.



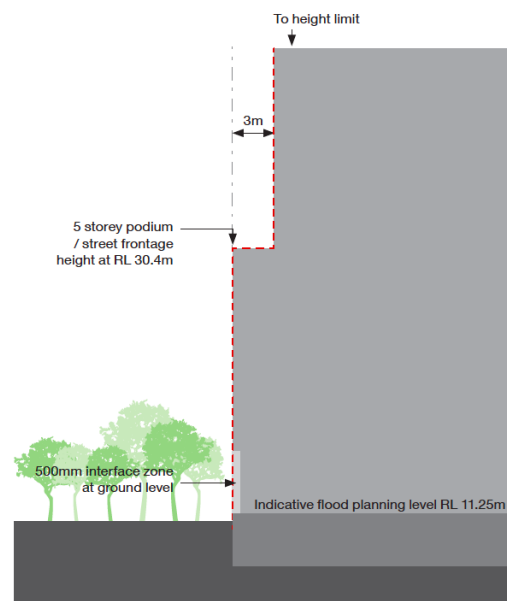
- C.21 In order to reduce the need for wide turning circles on site and maintain an active lobby interface to Anderson Street, a designated bus and passenger vehicle drop-off/pick-up zone may be provided along Anderson Street within the road reserve as per Figure 3.
- C.22 In addition to the porte-cochere, a single two way entry point off Anderson Street is permitted to serve both hotel and residential uses.

### Architectural Resolution

- C.23 The northwest corner of the northern tower must be designed to recognise its prominent location at the viewpoint terminus for eastbound traffic along Great Western Highway. Emphasis should be placed on views to sky and visibility beyond as much as the building presentation. This aspect must be incorporated in any roof level signage if provided.
- C.24 The setback area at ground level required under C.16 must be expressed architecturally as an "urban room" with a positive interface to the adjoining public domain.
- C.25 A defined street wall with the towers set clearly back must be provided along all public interfaces to the east, south and west as per detailed sections shown in **Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found..** This street wall must:
- Be built to the street alignment at all levels along its full frontage except where identified for a porte cochere and flood conveyance.
  - Be modulated in vertical increments that relate to a traditional 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.



ANDERSON STREET  
Figure 12: Anderson Street (East) Street Wall



NEW PARK  
Figure 13: New Park (South) Street Wall

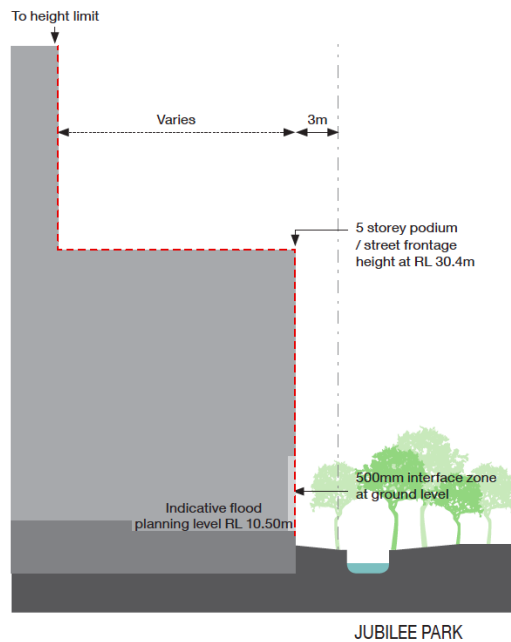


Figure 14: Jubilee Park (West) Street Wall  
Indicative Flood Planning Level is 10.74m  
AHD

- e) Utilise legible architectural elements and spatial types (doors, windows, loggias, reveals, pilasters, cills, plinths, frame and infill, etc.) not necessarily expressed in a literal traditional manner.
  - f) Include a ground floor facade design which intensifies the walking experience with particular richness in detail.
- C.26 Undercrofts or other interruptions of the street wall which expose the underside of the tower and amplify its presence on the street are not permitted.
- C.27 The active ground floor frontage must be considered in detail, and the following must be incorporated in its design:
- a) A nominal 500mm interface zone at the frontage must be set aside to create interest and variety in the streetscape. This zone is for design elements such as setbacks for entries, opening of windows, seating ledges, benches and general articulation.
  - b) The facade must have a high level of expressed detail and tactile material quality.
  - c) The articulation of the facade must include a well resolved meeting with the ground that also takes account of any slope. A horizontal plinth, integrated in the design, must be incorporated at the base of glazing to the footpath.
  - d) Building entries should be clearly legible.
  - e) Fire escapes and service doors must be seamlessly incorporated into the facade with quality materials.
  - f) All required services must be incorporated in the design of the ground floor frontage at DA stage.