Attachment 2 - LPP Report on the Draft DCP for 263-281 Pennant Hills Road, Carlingford

The purpose of this Attachment is to illustrate:

- The new DCP changes to Part 8 of the Parramatta DCP 2023

Parramatta Development Control Plan 2023, Part 8: Centres, Precincts, Special Character Areas, and Specific Sites:

https://www.cityofparramatta.nsw.gov.au/sites/council/files/2023-12/PDCP-2023-Part-8.pdf

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263-281 Pennant Hills Road, Carlingford

1 INTRODUCTION

This Section applies to 263-281 Pennant Hills Road, Carlingford as shown in Figure 1. Land application map and must be read in conjunction with any relevant Parts of the Parramatta DCP 2023. Where there are inconsistencies between the controls contained within this Section and any other controls within this DCP, the 263–281 Pennant Hills Road provisions will prevail to the extent of the inconsistency.

This DCP will be included in Part 8 of the existing Parramatta DCP 2023. Existing Part 8 controls applying to this site will be reviewed accordingly to ensure that the exhibited controls are correctly applied. This review will not change the intent of the exhibited controls.

Figure 1 - Land Application Map

1.1 DESIRED FUTURE CHARACTER

City of Parramatta Council aims to foster the development of a lively, diverse, and healthy Local Government Area, one which celebrates a sense of place and local character.

Situated along Pennant Hills Road, to the east of the Carlingford Light Rail Station is 263-281 Pennant Hills Road, Carlingford. The site represents the largest, single held residential allotment within the Carlingford locality.

The site is to accommodate a public domain network which will optimise connectivity for pedestrians, minimise perceived density, provide for vibrant spaces and enable a mixture of uses which will support livability of the immediate and wider locality. The clarity and quality of public spaces, including streets,

parking and community facilities, are vital. The interaction of buildings to these public spaces will be critical to influencing experience at the pedestrianised and wider scale.

The structure of the site is to be organised to define public and private domain, improving urban experience and amenity. The built form provides for the opportunity to deliver high quality architectural design and resolution, integrated with landscaping, deep soil and environmental sustainability.

General Objectives

O.01 Strengthen the role of the site within Carlingford as an integral part of the locality.

O.02 Organise buildings to define the street network, open spaces, links and urban places.

O.03 Provide for well-designed public open spaces and streets to optimise liveability, amenity, useability and walkability for the local community.

O.04 Provide a mixture of compatible non-residential uses, activating public open spaces and road network, improving the character of the locality.

O.05 Deliver housing choice, housing mix and affordability, relating to the existing and planned public transport network.

O.06 Include provision for a well-located and prominent community facility, including library and multi-purpose space.

O.07 Incorporate design quality in public and private development, to ensure the highest standard of architecture and urban design, which is responsive to existing and future development, including sustainable, resilient buildings that address climate, topography, energy consumption, urban heat, pedestrian scale, and internal amenity.

O.08 Deliver a high-quality landscaped network on-site and as it relates to the surrounding locality.

O.09 Appropriately manage vehicular and pedestrian access and movement through the site; and

O.10 Incorporate sustainability measures that reduce impact on the natural environment.

O.11 Facilitate active transport links to surrounding areas.

1.2 DESIGN QUALITY

The promotion of good design in the built environment is an objective of the *Environmental Planning and Assessment Act 1979*, and good design is a central aim for all development in the Local Government Area.

Design is a complex synthesis of multiple factors - technical, social, environmental, historic, aesthetic, and economic. It responds to the context - physical as well as cultural - and generates sustainable living and working environments. It is concerned not only with how buildings look but includes fundamental considerations of function, amenity for occupants and how buildings contribute to the development of quality urban places.

Good design generates spaces with a sense of appropriateness in which people naturally feel comfortable. It has detail and material quality, is long lasting, and creates financial return through the making of places that people value.

Good design also incorporates an understanding that individual buildings within this specific site should relate to each other as well as contribute to the urban landscape on broader context. This conception of the importance of collective urban form is an underlying principle of this site-specific precinct and informs design quality processes in the Local Government Area.

The site is earmarked for high-density living and design quality is therefore paramount. Definition of the private and public spaces is integral and high-quality architectural design is required to ensure a vibrant and livable urban area.

General Objectives

O.01 That the development contributes to the architectural and urban design quality of Carlingford.

O.02 That design quality be incorporated into public and private development as a central consideration.

O.03 Ensure integrity of design quality is carried through to the construction and completion of development.

O.04 Incorporate coherence of architectural and landscaped design across the site with a high quality of resolution.

2 BUILT FORM

2.1 INDICATIVE SITE STRUCTURE

The indicative structure plan and arrangement of building lots and open space seek to shape the way the site is experienced. This will be achieved through the definition and spatial relationship of streets, public spaces and built form. These elements should operate in harmony to create a rich experience for public and private spaces.

The building envelopes should be located to reinforce view corridors, create a layered spatial network, and manage private and public uses. Taller towers are to be located strategically with generous separation. The building envelopes are to be designed to respond to the topography and tested for separation distances and amenity of the public domain and neighbouring properties, both existing and future.

Objectives

O.01 To ensure development occurs in a coordinated manner, consistent with the Indicative Layout Plan.

O.02 To appropriately define and design the alignment of built forms, improving the pedestrianised and urban character of the public domain.

O.03 To ensure buildings are organised to define the streets and open spaces, provide deep soil and create a legible public domain.

O.04 To ensure key elements, such as public open spaces, through-site links are provided.

O.05 To provide for community facilities, non-residential uses and higher density living.

O.06 To ensure the built form outcomes respond to the topography of the site.

O.07 To integrate the new development with the existing street network and provide for new roadways that represent an extension of the existing network.

O.08 To prioritise pedestrian and cyclist movement.

O.09 To facilitate safe and efficient movement of vehicles, pedestrian and cyclists.

O.10 To create attractive, comfortable and inviting streetscapes for the local community.

Controls

C.01 The street layout, through-site links, open space, setbacks, and development sites are to be consistent with the Plan shown in Figure 2.

C.02 Privately-owned pedestrian connections and internal streets are to be publicly accessible 24/7.

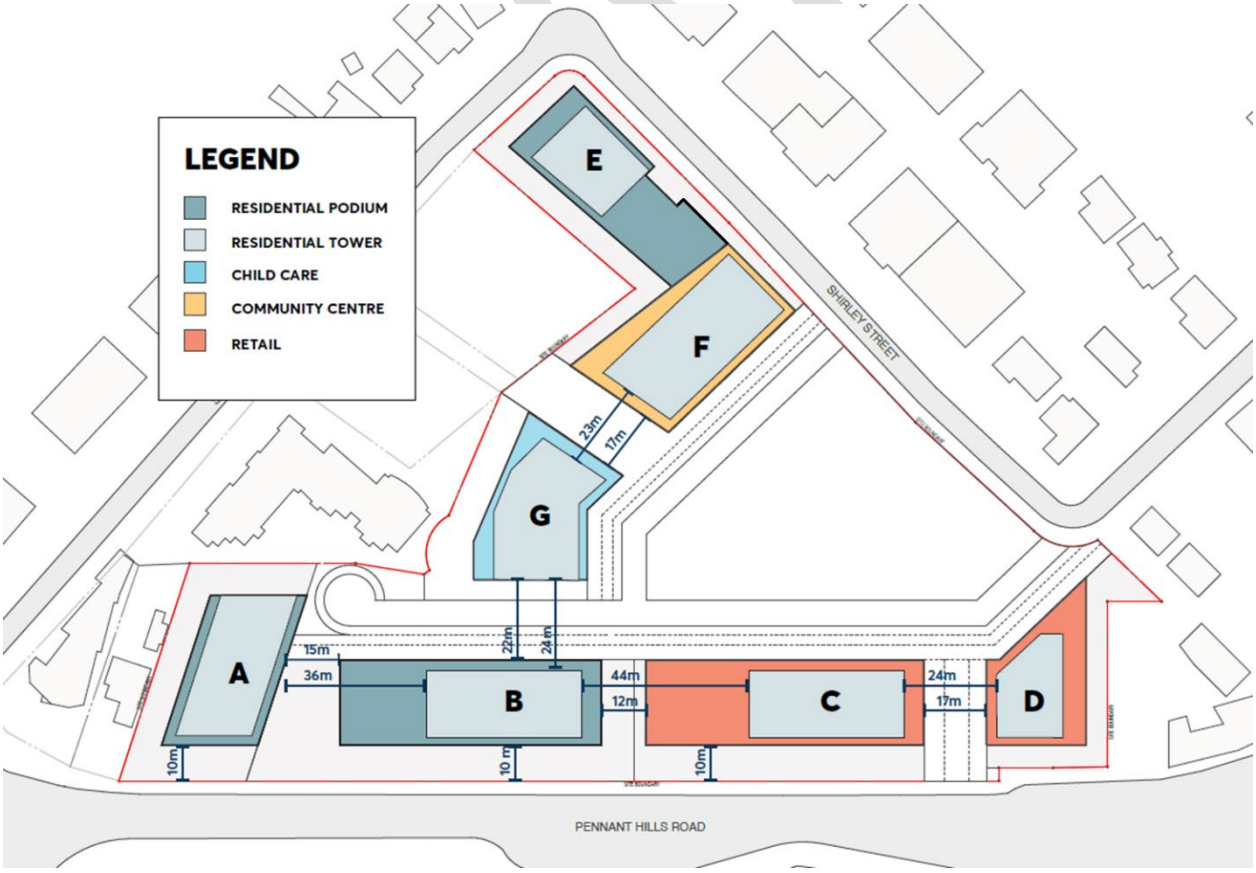

Figure 2 - Indicative site layout and tower separation

2.2 SETBACKS

Street Setbacks - The purpose of establishing street setbacks is to provide a landscape setting for new buildings, ensuring an appropriate interface with the street and relationship to adjoining development. Setbacks also ensure good amenity and solar access, ground floor usage, building separation, landscaping, deep soil and public domain requirements. The setbacks should also provide necessary space for deep soil and landscaping, and amenity, both for residents and the street.

Tower Setbacks - Towers are set back above podiums to reinforce the scale of the streets, mitigate wind and urban heat impacts, enable views to the sky, visually delineate towers as free-standing buildings and protect amenity in streets and public places.

Objectives

O.01 Reinforce the appropriate spatial definition of streets and public spaces.

O.02 Emphasise the importance of the streets as a distinct spatial entity and design the street interface and street wall with an appropriate human scale and sense of enclosure for the street.

O.03 Ensure consistent street frontages with buildings having common setbacks and alignments.

O.04 Provide building forms that achieve comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale, and adequate mitigation of wind effects on tower buildings.

O.05 Create a clear delineation between public and private space.

O.06 Provide a landscape interface between buildings and streets, to enable deep soil and street tree planting.

O.07 Reinforce important elements of the local context, namely public open spaces, key attractions and landscape elements.

O.08 Protect daylight access at street level and permit views of sky from the street by providing setbacks above street frontage height that promote separation between buildings.

O.09 Tower forms should be designed so that they are visually and physically separated from the podium. Separation should be achieved by a combination of architectural expression and design, materiality and setbacks.

Controls

C.01 Building Setbacks (Podium)

The building setbacks at ground level are to be in accordance with Figure 3 as provided below:

a) Pennant Hills Road: The front façade of all buildings is to be setback 10 metres from the front boundary of the site for the entire Pennant Hills Road frontage.

b) Shirley Street, Northern frontage: 4m setback

c) Shirley Street, Western frontage: 6m setback

d) Internal Roadways: 4m setback

e) Through-site links: Nil setback is permitted

f) Buildings adjacent to boundaries shared with adjoining properties: to satisfy the Apartment Design Guideline (ADG)

g) habitable room/balconies separation controls

C.02 Podium setbacks are to include deep soil landscaping to encourage the provision of vegetation softening the built forms.

C.03 Awnings are permitted to encroach the podium setbacks on active frontages interfacing with the public domain, where necessary, to improve the useability and amenity of the site.

C.04 Podium setbacks may include the encroachment of architectural elements and features to a depth of 600mm where they provide visual interest. This can include elements such as balconies, fins and the like.

C.05 Vehicle access and basement entries are to be wholly located within the building footprint and not encroach on the 10m Pennant Hill Road landscape setback.

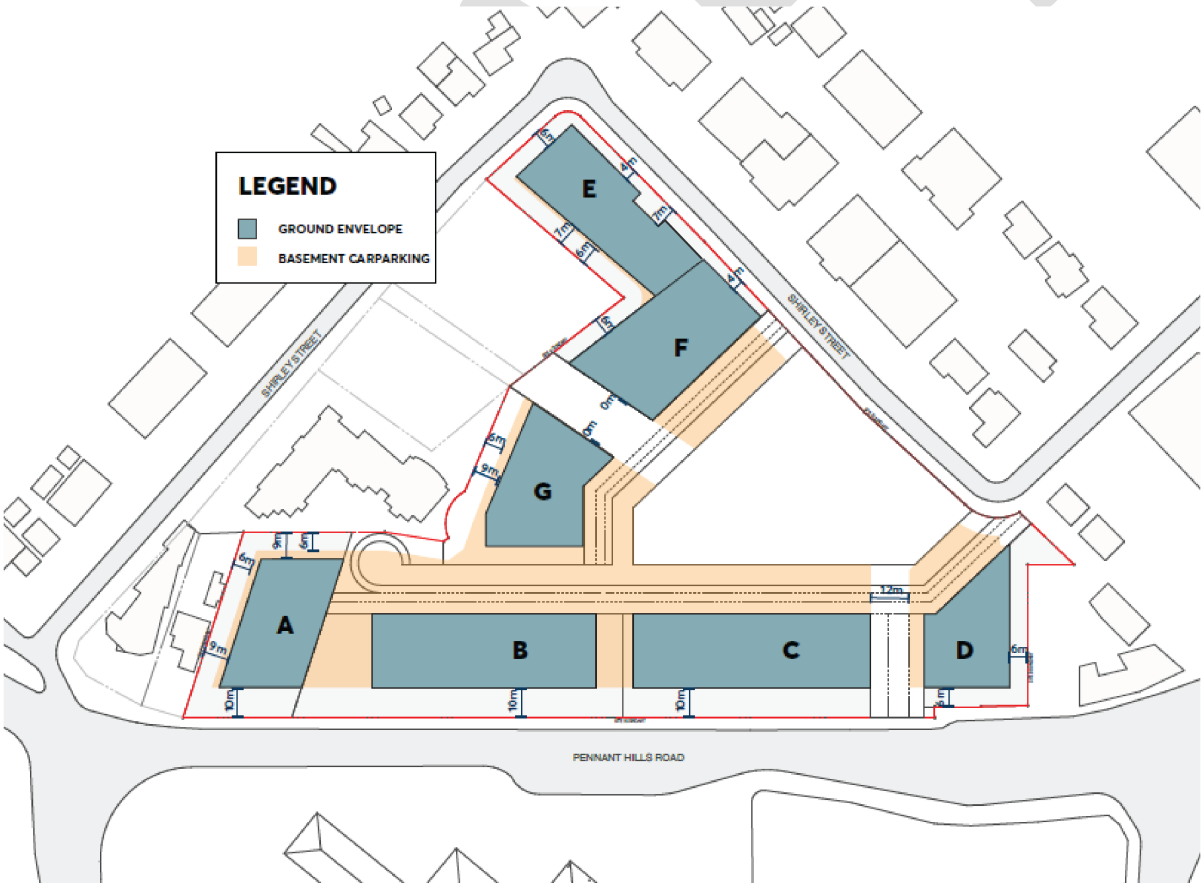

Figure 3 – Minimum required basement and ground level building setbacks

C.06 Upper-Level Setbacks

Minimum upper-level building setbacks above the podium are provided below and shown in Figure 4.

a) Buildings fronting Pennant Hills Road, internal streets and the Central Park (buildings A-F) 2m.

b) The North-Eastern edge of buildings B & C: 4m setback.

c) The community link between buildings G & F: 3m setback.

d) The Southern edge of building D: 2m.

e) Buildings fronting Shirley Street (buildings E-F): 2m setback.

Buildings adjacent to boundaries shared with adjoining properties: to satisfy ADG habitable room/balconies separation controls.

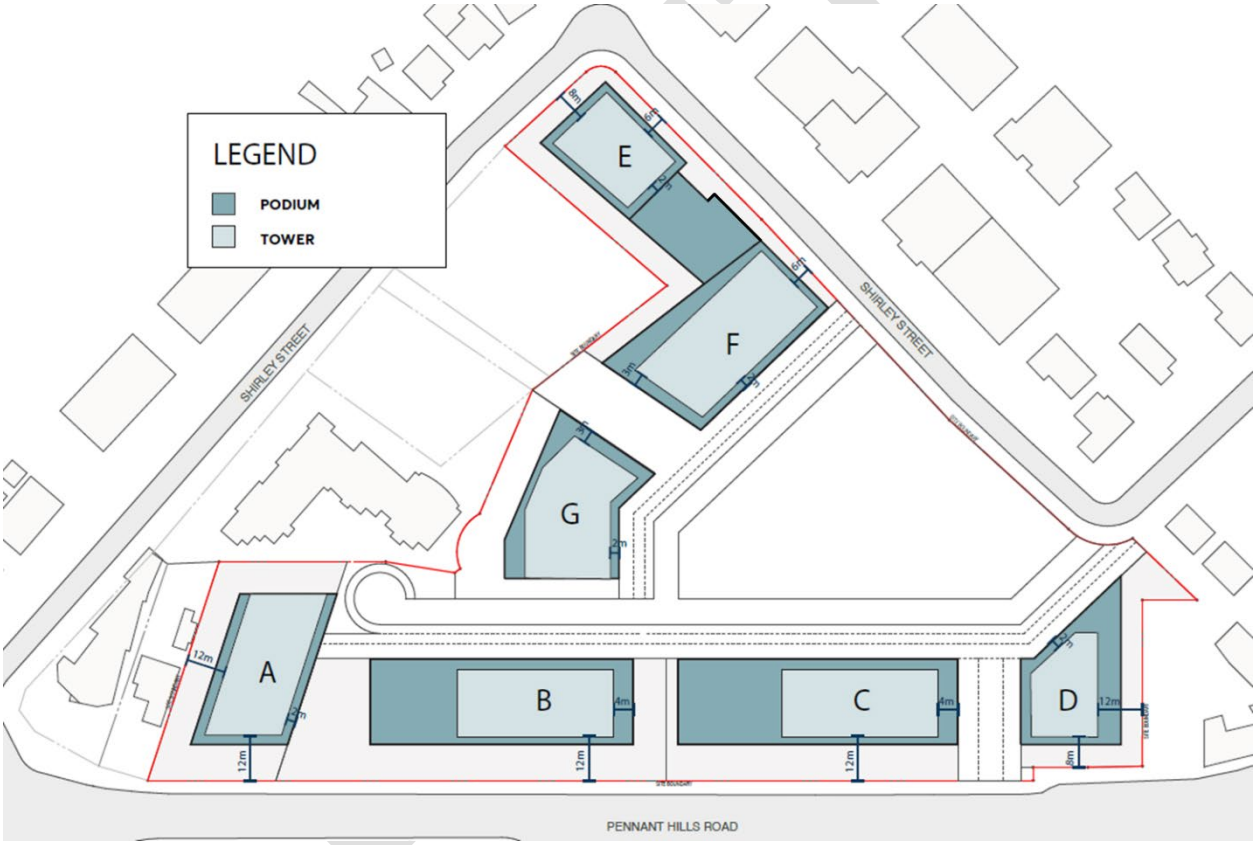

Figure 4 - Minimum Required Upper-Level Building Setbacks and Tower Location

2.3 BUILDING LOCATION AND HEIGHT

Objectives

O.01 Create appropriate transition of built form to adjoining development that responds to the topography and the wider locality.

O.02 Ensure that building forms provide a high level of residential amenity including to adjoining residential development.

O.03 Ensure the bulk and scale of podiums and towers respond to site topography and create a relatable human scale interface to the public domain.

O.04 Ensure the height of buildings allows for high levels of solar access to the public domain, view sharing and views to sky.

O.05 Ensure that the building form enables the provision of a safe and comfortable pedestrian level wind environment, including street frontages, outdoor eating areas, and open spaces.

O.06 Ensure height of buildings allows for an appropriate distribution of built form density and height differentiation across the site.

O.07 Maximise opportunities for public domain and residential amenity through appropriate distribution of height.

Controls

Podium Location and Height

C.01 Podiums are to provide a high standard of architectural design and establish an appropriate relationship to surrounding streetscapes, internal road networks and public open spaces.

C.02 A consistent Podium Datum Zone along the Pennant Hills Road frontage and the internal street frontages is to be set at a range between RL 134 and RL 136 to allow for legiability of the site topography. The 2m height variation allows for differentiation of podium heights in reponse to the topography.

C.03 Podiums are to provide a high standard of architectural design and establish an appropriate relationship to surrounding streetscapes, internal road networks and public open spaces.

Tower Location and Height

C.04 Tower location is to be consistent with Figure 4.

C.05 Towers are to provide a high standard of architectural design, provide for visual interest as viewed from the public domain and delineate towers from the podiums.

C.06 Shading to western façades should be included to mitigate solar heat gain.

C.07 Roof plants, services and rooftop structures (such as pergolas or shelters) which provide protection to the communal open spaces are to be excluded from the calculation of storeys, but not from building height zone controls. These elements should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

2.4 BUILDING SEPARATION AND TOWER SLENDERNESS

Building depth, bulk and separation creates an urban form that protects amenity, daylight penetration, views to the sky and privacy between adjoining developments and minimises the negative impacts of buildings on the amenity of the public domain. The slenderness of towers is

important to achieve high-quality built form, minimise the perceived density and maximise amenity and environmental performance. Plan area, plan proportion, alignment, and height are contributing factors in the perception of slenderness.

Objectives

O.01 Minimise the impact of development on the public domain, neighbouring sites and between buildings within the site by allowing adequate daylight and views to the sky between buildings.

O.02 Provide access to light, air, and outlook for the occupants of buildings, neighbouring properties, and future buildings.

O.03 Ensure towers are sufficiently separated so that tower buildings are seen in the round.

O.04 Minimise the perception of visual bulk and scale of the development.

Controls

C.01 The separation distance between podiums B & C shall allow for vehicle turning circles to facilitate servicing within building footprints and required public domain connections.

2.5 BUILDING DESIGN

The building podiums interface directly with the street or public domain. As such it has the most impact on the pedestrian experience, and its design must respond to the need for a lively, interesting, and comfortable environment.

Residential frontage at the ground floor is set back from the street to afford a balance of privacy as well as engagement with the street for ground level residents, at the same time allowing space for a generous tree canopy providing amenity for the street and residents.

Active commercial ground floor frontages allow for narrow shopfronts and many doors, a mix of tenancy types, good transparency to the inside, quality materials with expressed detail, vertically articulated facades and a plinth for the glazed frontages.

Above the podiums, towers are set back and designed as separate detached buildings to be seen in the round.

Objectives

O.01 Provide for the amenity, interest and liveliness of the street environment.

O.02 Ensure a positive experience for pedestrians.

O.03 Provide an active ground floor frontage that is accessible and integrated with the design of the public domain.

O.04 Deliver buildings that are well-proportioned.

O.05 Create a high-quality landscaped setting.

O.06 Ensure materials contribute positively to the streetscape quality, are sustainable, durable, and easy to maintain.

O.07 To mitigate reflectivity impacts on motorists and pedestrians on Pennant Hills Road.

Controls

C.01 Only one step in the built form is preferred. This is to occur between the podium and upper-level building elements, unless required to satisfy ADG and ensure solar access to adjoining properties.

C.02 Basements are to be located below ground.

C.03 Where a basement breaches the natural ground level, it should be set back to be located within building footprints.

C.04 Where parking cannot be accommodated below ground level, this is to be sleeved with active retail or residential uses.

C.05 Buildings are to have a high level of articulation at both podium and tower levels.

C.06 Buildings shall implement a variety of high quality, sustainable, durable and coherent materials in a range of compatible colours and textures.

C.07 The design of podiums shall achieve the following outcomes:

a) Provide a high standard of architectural design and establish an appropriate relationship to surrounding streetscapes, internal road networks and public open spaces.

b) Be built to align with setbacks for their entire height, to provide an active street interface. Colonnades and undercroft spaces are not supported on streets as they restrict views of retail frontage and fragment the street interface.

c) Include fine grain vertical articulation.

d) Be of durable, masonry materiality and detailing with supplementary glazing using quality materials, with expressed detail, and a plinth for the glazed frontages.

e) Utilise legible architectural elements and spatial types to create depth to facades including doors, windows, reveals, pilasters, sills and plinths. Façades are to incorporate legible pedestrian wayfinding.

f) Entries and active frontages, engaging with the public domain.

g) Building services located above ground are to be concealed and screened as viewed from the public domain to mitigate any visual or amenity impact.

C.08 The design of towers shall achieve the following:

~~a)~~ Provide a high standard of architectural design and detailing.

b) Utilise legible architectural elements and spatial types to create depth to facades and establish a human scale within facades.

c) The towers should have materiality which compliments the materiality of the podiums.

d) Tower design should respond to context, climate, and views.

e) Facade treatments and materials should appropriately mitigate reflectivity.

2.6 FLOOR TO FLOOR HEIGHTS

Objectives

O.01 Provide appropriate amenity for buildings.

O.02 Ensure that floor heights support a range of uses and enable a change of use over time.

Controls

C.01 Minimum floor to floor heights shall be provided as follows:

a) Commercial and Retail Uses: 3.8m

b) Residential Uses: 3.1m

c) Community Centre/Library: ground floor 4.5m and a minimum of 3.8m for all levels above and below this.

2.7 RETAIL GROUND FLOOR FRONTAGE

Objectives

O.01 Enable retail uses at key locations and public open spaces.

O.02 Ensure retail frontages have comfort and shelter for pedestrians.

O.03 Provide visual interest.

Controls

C.01 Ground floor commercial uses should be located to activate the public domain, where practicable.

C.02 Retaining walls, ramps, platforms, handrails and other structures in the landscaped building setback should be minimised

C.03 Services on frontages should be minimised, where possible.

C.04 Commercial frontages, foyers and lobbies should create a fine grain frontage.

C.05 Fire escapes and service doors should be designed to complement the commercial frontage and be seamlessly incorporated into the façade with quality materials.

C.06 All required major services should be incorporated in the design of the ground floor frontage.

2.8 RESIDENTIAL GROUND FLOOR FRONTAGE

Residential buildings should be designed to provide amenity for ground floor residents. Internal street and site boundary setbacks are designed primarily to enable a landscaped setting for buildings. The subtleties involved in the design of ground level entries, private terraces or balconies, fences, walls, level changes, and planting play an important part in the articulation of the internal street.

Boundary setbacks to provide a generous perimeter landscape setting for new high-density development to enhance /soften street presentation, screen buildings, provide ground level amenity and suitable separation to neighbours.

Objectives

O.01 Deliver a ground floor that achieves amenity and privacy for residents as well as engagement with and passive surveillance of the street.

O.02 Maximise deep soil and green landscape area in the 4m internal street setback providing a dominant landscape setting for new buildings.

O.03 Provide appropriate amenity for all residential apartments.

O.04 Locate the disability access so that it relates seamlessly to the building design.

O.05 Minimise the impact of basements.

O.06 To preserve landscaped site boundary setback areas as deep soil area that can support significant tree vegetation commensurate with the proposed scale of development.

O.07 To preserve boundary setback areas predominantly at natural ground level avoiding the need for large retaining structures or steep embankments abutting neighbouring properties or existing streets.

O.08 Ensure suitable conditions for access, plant establishment, and convenient long-term maintenance of landscaped areas.

Controls

C.01 Ground floor apartments should be adjacent to footpath levels as far as practicable. Where this is not achievable, they should still achieve a high level of amenity.

C.02 Where apartment have individual entries from the street, a front door with a distinct entry space within the apartment should be provided. Individual apartment entries should be understated, with post boxes and street numbers located at the common entry.

C.03 The setback area should be designed to relate to the public footpath and maximise landscaping area.

C.04 A variety of landscaping, including canopy trees, should be provided within setbacks.

C.05 Minimise impervious surfaces at ground level in the setback areas.

C.06 Gradient change/embankment should be no more than 1:6.

2.9 RESIDENTIAL DESIGN APARTMENT QUALITY

Objectives

O.01 Ensure development achieves good amenity standards for residents.

Controls

C.01 Building floor plates and sections should define positive spaces for streets, open spaces, and courtyards.

C.02 High-level windows should not be used as the primary source of light and ventilation for habitable rooms.

C.03 Where practicable, balconies should be rectangular in shape with the longer side parallel to the facade of the building.

C.04 Divisions between apartment balconies should be of solid, non-transparaent construction and extend from floor to ceiling.

C.05 Common open space should include appropriate facilities for the use of residents.

C.06 Balustrades should take account of sightlines to balance the need for privacy within apartments and views out of apartments.

C.07 Apartment design should consider incorporating suitable spaces that can be utilised as a work from home space.

2.10 NON-RESIDENTIAL USES

The site is well-suited to accommodate a range of non-residential uses which will activate and enliven the future built forms, public open spaces, and public domain network. The uses should complement one another and support the existing and future population of the site and wider Carlingford locality, including its relationship to the Carlingford Light Rail Station.

Objectives

O.01 Promote an appropriate mixture of uses which will support vitality of the site and surrounding locality, including public open spaces and existing and future road network.

O.02 Encourage a range of non-residential uses that meet the needs of local residents.

O.03 Ensure that safe and convenient car parking arrangements for childcare facilities are provided and avoid adverse traffic and on-street parking impacts on the surrounding neighbourhood.

O.04 Ensure that commercial uses do not unreasonably diminish the amenity of nearby residential uses through noise intrusion.

O.05 Provide active ground floor uses along street frontages, through site links to create an active pedestrian edge as well as maximising opportunities for passive surveillance.

Controls

C.01 The non-residential uses are to be provided to meet the needs of the community and focused around the periphery of the central public open space and through-site links, activating the locality.

C.02 Where necessary, the fit out and use of non-residential components should form part of separate applications.

C.03 Where non-residential uses are proposed on the site, consideration must be given to ensure appropriate amelioration measures are considered with regard to noise, odours and the like to reduce conflict with residential development.

2.11 COMMUNITY CENTRE AND LIBRARY FACILITY

Objectives

O.01 Provide a prominent, accessible, and appropriately located facility comprising of a co-located community centre and library that meets the needs of the Carlingford community and visitors.

O.02 Create a vibrant facility that is integrated into the adjacent outdoor spaces and commercial, retail, and public domain areas.

O.03 Incorporate best practice sustainability principles and standards into the design of the building and operation of the facility.

O.04 Ensure the can provide refuge and evacuation support during extreme weather and emergency events.

O.05 Provide activated surrounding public spaces and landscapes that establish a community focus.

O.06 Ensure that the facility does not impact the amenity of surrounding residents.

O.07 Ensure adequate on-site car parking is provided for the facility,

Controls

C.01 The facility is to be provided on the subject site within Block F as per the site layout in Figure 2.

C.02 The Library space is to be a minimum area of 700 m^2 measured from internal walls of the external biulding

C.03 The Community facility space is to be a minimum area of 1,800m^2 measured from the internal walls of the external building.

C.04 Windows are not to be more than 300mm below ceiling height.

C.05 Vehicular entry is to be provided to the facility in accordance with Figure 7.

C.06 Two pedestrian access points are to be provided, one from the through site link.

C.07 The community facility is to have an active interface with Shirley Street, the new internal street and the through-site link. These frontages should also include awnings. Awnings are to be designed in accordance with section 3.7 Awnings and Awning Design of this DCP.

C.08 Building services and plant rooms shall not create a negative impact on the amenity of users or residents and are to be located away from prominent public domain and residential interfaces.

C.09 Services should not impact on minimum floor to ceiling heights.

C.10 Building design should incorporate high quality materials and finishes and be of high sustainability value. Sustainablity measures are to applied in accordance with Section 5 Sustainability within this DCP.

C.11 On-site car parking provision is to be in accordance with the rate specified in the table within C.09 of Section 5.2 On-site Parking of this DCP.

C.12 Floor to floor heights are to be as per C.09 of Section 2.6 Floor to Floor Heights of this DCP.

2.12 WINTERGARDENS

Objectives

O.01 Improve the amenity of balconies in high-rise apartments above eight storeys and apartments fronting noisy environments.

O.02 Provide acoustic attenuation for internal living areas.

O.03 Provide an acceptable thermal environment.

O.04 Balance ventilation and wind impacts in high-rise apartment balconies.

O.05 Maximise daylight access, views, and comfort of balconies.

Controls

C.01 Wintergardens are only permitted above 8 storeys (including the eighth storey) or where there are negative external impacts such as high levels of noise.

C.02 Wintergardens should be designed and constructed as a private external balcony with drainage, natural ventilation, and finishes acceptable to an outdoor space and should not be treated as a conditioned space or weatherproof space.

C.03 All wintergardens are to have a balustrade less than 1.4m above finished floor level and a contiguous and permanently openable area between the balustrade and the ceiling level of not less than 25% of this area. This restriction shall apply to all elevations if the wintergarden has multiple elevations.

C.04 A generous opening should be provided between the wintergarden and any adjacent living area to allow connection of the spaces when ambient conditions are suitable.

C.05 Acoustic control for living areas and bedrooms should be provided on the internal facade line between the wintergarden and the living area or bedroom.

C.06 Winter gardens should have 75% of the external walls (excluding balustrade) fully operable louvres or sliding glass panels. Casement or awning windows are not permitted.

C.07 Air conditioning units should not be located on wintergarden balconies.

2.13 RETAINING WALLS

The site contains a steeply sloping topography. Retaining walls may occur adjacent to the street or site boundaries due to the topographical conditions. The design of retaining walls should be consistent throughout the site and a sensitive interface to the public domain and neighbouring lots.

Objectives

O.01 To ensure the appropriate location of retaining walls.

O.02 To ensure consistent design of retaining walls and integrated into the landscape character.

O.03 To ensure retaining walls are durable and appropriate for the interface to the public domain and private properties.

O.04 To ensure retaining walls do not dominate the landscape design.

Controls

C.01 Retaining walls should:

a) Be located within the site boundaries and adjacent to the street or site boundaries when subject to topographical constraints elsewhere.

b) Be constructed using a cohesive, durable palette of materials using minimal external facings, render or painted finishes.

c) Enable casual seating where appropriate.

d) Have horizontal tops and minimal stepping.

e) Not be excessive in height adjacent to neighbouring properties.

f) Where necessary terrace walls to minimise negative impacts.

3 WATER MANAGEMENT

As a result of development, overland flow paths, vegetation, soil and ground surfaces have been considerably altered from their natural state. Water management aims to reverse any negative environmental impacts that have arisen because of these changes and achieve positive environmental outcomes so that a sustainable water environment can be recreated.

Objectives

O.01 Water discharged from the site is of a satisfactory quality and is not polluted.

O.02 Encourage reuse, recycling and harvesting of stormwater to reduce wastage of water.

O.03 A total reduction in the quantity of water discharged from the site is achieved.

O.04 Available water and landscape measures are employed to reduce urban heat.

Controls

C.01 A Site Water Management Master Plan (WMP) must be submitted with any development application on the site and agreed to by Council.

C.02 The WMP Plan shall guide water aspects of development and infrastructure, landscape and environment in the precinct and must include:

a) Overland flow management including an Overland Flow Model and Plan satisfactory to Council.

b) Environmental management of private and public low flows (less than 1 in 1.5 chance per year) designed and implemented using Water Sensitive Design to reduce pollutant loads, reduce total stormwater discharge volumes and create habitats. This shall be modelled for the whole site to Council's satisfaction using MUSIC or equivalent software.

c) Water and landscape design and management must demonstrate and implement an effective urban heat reduction approach using any available methodologies, including tree and plant ground covers, tree canopies, irrigation and evapotranspiration.

C.03 A piped drainage reticulation system capable of carrying the 1 in 20 chance per year stormwater flows is to be provided throughout the site for all roads and public domain areas. This system must be designed and constructed to Council standards and specifications and reasonable satisfaction. Where appropriate, public drainage infrastructure shall be dedicated to Council at appropriate stages in the development process for ongoing operation by Council.

C.04 Excess peak flows from private lots, public roads and public domain shall be detained in both on-site and collective detention systems as appropriate. Detention systems are to be integrated into a sustainable overall water management plan for the site which may include WSD and rainwater harvesting. Peak flows are to be limited throughout the catchment in a 1 in 100 chance per year storm event to estimated peakflows under 1999 conditions. Detention design and details shall be in accordance with the UPRCT Handbook Edition 4.

C.05 Lower flows (up to 1 chance in 1.5 years) shall be managed using water sensitive design methods primarily within the landscape and directed through landscape water quality biotreatment systems including deep soil and bioretention.

C.06 Each proposal for private development and for public infrastructure and public domain development must be supported by a Water Management Plan that addresses the water aspects of the proposal, and the affected landscape and environment and is consistent with the WMP and is satisfactory to Council. Each proposal must address:

a) Flooding and overland flow management

b) Road and public domain drainage

c) Flood reduction using public and private water detention systems

d) WSD – environmental management of private and public low flows with Water Sensitive Design to reduce the pollutant loads and create habitats

e) Rainwater harvesting and use

f) Total stormwater discharge reduction by 10% compared to the site in an undeveloped state

g) An effective urban heat reduction approach in water, landscape and building design using any available methods, including tree and plant ground covers, tree canopies, irrigation and evapotranspiration.

C.07 Tanked (waterproofed) basements are preferred, drained basements may be permitted where captured groundwater can be re-used on-site.

C.08 The role of open space in water management design and management must be clearly demonstrated in the Water Management Plans. Recreational functionality must be compatible with and not unduly restrict or be restricted by any stormwater management requirements in the public domain and open spaces. The use of well-designed water management facilities, such as ponds, streams and wetlands, to enhance recreation and amenity is encouraged.

C.09 The Water Management Plans for each proposal must be prepared in accordance with and consistent with the following Council Guidelines, (or later versions) unless otherwise approved by Council:

a) Flood Modelling Flood Impact Risk Assessment and Management Plans Guide - City of Parramatta Council-April 19 2023

b) City of Parramatta Council, Development Engineering Guidelines June 2018

c) City of Parramatta Water Sensitive Design, Blue Green City and Urban Heat Guidelines updated 12 02 2024

4 PUBLIC DOMAIN

4.1 STREET NETWORK AND FOOTPATHS

The streets and footways on-site are accessible to the public, whilst being under private ownership. The elements in the street such as footpaths and paving widths and vegetation should be designed to suit the street network and meet Council's public domain requirements where possible.

Objectives

O.01 To provide a safe, efficient, and generous network for pedestrian, bicycle and vehicular movements for a site of this density.

O.02 To maximise two way traffic flow and to allow for on street parking on one side of Shirley Street.

O.03 To integrate with the existing street network with new internal roadways that represent an extension of the existing network.

O.04 To create attractive and comfortable streetscapes for the local community.

Controls

C.01 The road and pedestrian network is to be generally accordance with Figure 5.

C.02 Developments on the southern side of Shirley Street must widen the carriageway of the road by 0.8m. This is to occur by reducing the naturestrip width and does not require boundary changes.

C.03 The design of the internal roads, any shared zones or other traffic facilities should be in accordance with the relevant Australian Standards, Austroads Guidelines and TfNSW Technical Directions.

C.04 On-street parking is to be provided where available within the proposed road network.

C.05 All new streets may be privately owned but must be publicly accessible at all times and be integrated with the surrounding street network.

C.06 Public footpaths and pedestrian kerb ramp crossings are to be provided as required to provide safe pedestrian access to all buildings and open space areas. Path widths are to be in accordance with the Parramatta Public Domain Guideline requirements.

C.07 Basement car parking is permitted under the new privately owned internal streets and must allow for appropriate soil depth for medium to large tree vegetation.

C.08 Development Applications must clearly document proposed basement structure and surface level differences.

Street trees are required at regular centres, maximum 15m, preferably 8-10m for both sides of the new internal street.

C.09 New street trees, signage and furniture are to be provided to improve the comfort and safety of the public domain.

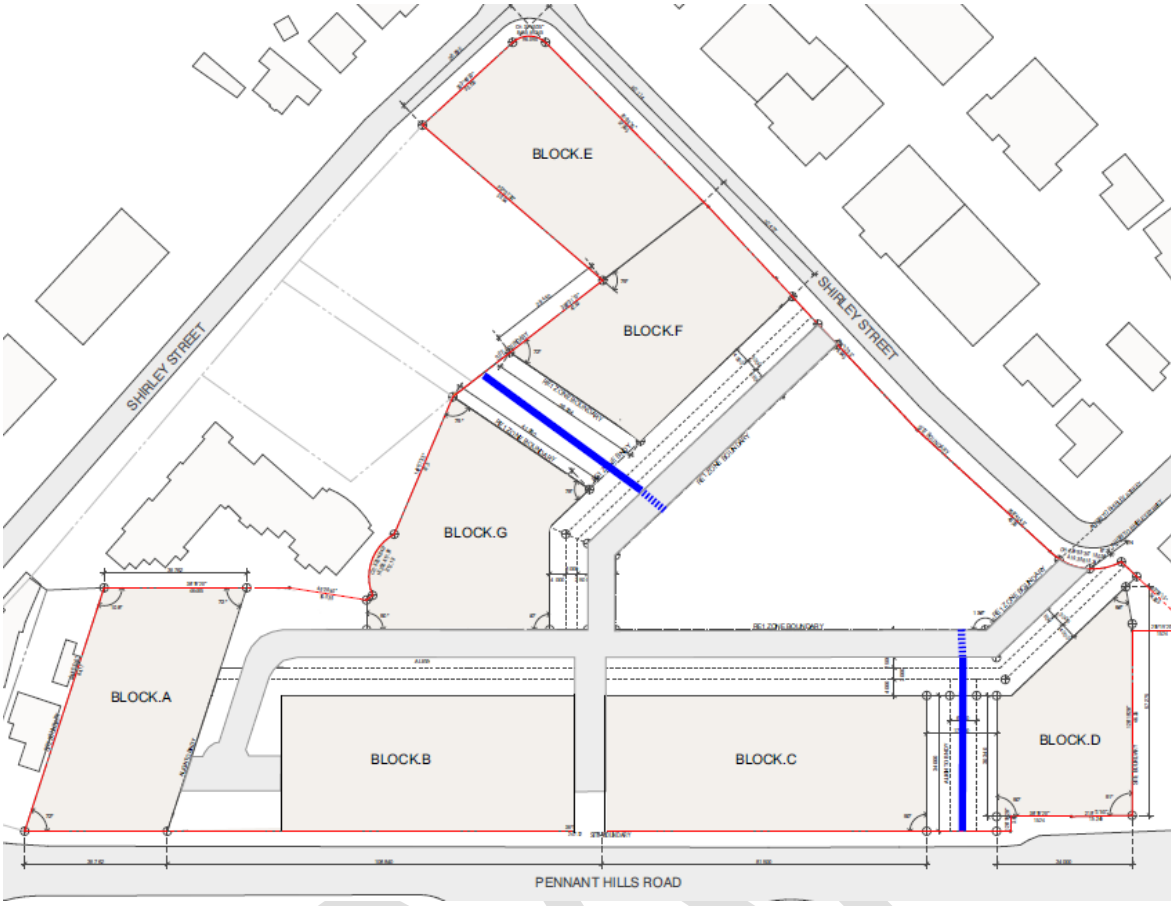

Figure 5 - Indicative Road Network

4.2 ACTIVE TRANSPORT

Objective

O.01 Recognise the site as an important regional cycling and walking link between the Parramatta Light Rail Active Transport Link and Carlingford Village.

O.02 Realise the connections of the Epping to Carlingford Cycleway.

O.03 Prioritise pedestrian and cyclist movement.

Control

C.01 A separated cycle path connection (minimum 2.5m width) through the site, from its eastern side is to be provided to realise a connection to the Parramatta Light Rail.

C.02 The Pennant Hills Road footpath is to be upgarded to provide a 3m shared path measured from back of kerb.

C.03 A pedestrian priority crossing is to be provided where the proposed cycle path crosses the new internal street.

4.3 PUBLIC OPEN SPACE AND PEDESTRIAN CONNECTIONS

There are numerous benefits created through the provision of public open spaces and pedestrian connections, including greater connectivity, increased frontage for entries and business opportunities, spatial intimacy and variety in the public domain. The site is well-suited to accommodate high quality public open spaces and pedestrian connectivity, capable of linking Carlingford Light Rail Station to the surrounding locality.

Objectives

O.01 To provide high quality public spaces and pedestrian connections that will improve the quality of the site and its relationship to the surrounding locality.

O.02 To deliver a useable, central open space which is capable of supporting a variety of uses and activities.

O.03 To provide for through-site links which are activated, improve walkability and permeability, and relate to the surrounding locality.

O.04 To provide an attractive, green and environmentally sensitive new park with significant large tree canopy planting.

O.05 To maximise the interface between the development and public open space to ensure amenity, activation and casual surveillance.

Control

General

C.01 Public open spaces are to be provided in accordance with Figure 6. This includes the central open space addressing Shirley Street, east-west link (adjacent Block F) and north-south through-site link (Pennant Hills Road). The total areas are as follows:

a) Public open space - a minimum of 4,760m^2 (Central Open Space) 863 m^2 (east west through site link with public access easement) connected to Shirley Street.

b) A minimum of 595m^2 (north south through site link) connected to Pennant Hills Road.

C.02 The designs for the public open spaces are to be developed in consultation with Council. They are to be designed to:

a) Incorporate a palette of high quality and durable materials, and robust and drought tolerant landscaping species.

b) Include clear, accessible, safe, and convenient linkages to each other and to the surrounding public open space network.

c) Integrate stormwater management and urban tree canopy.

d) Include design elements, furniture, and infrastructure to facilitate active and passive recreation and community gatherings.

e) Maximise the safety and security of users consistent with 'Safety by Design' principles.

f) Provide deep soil throughout, with no car parking or infrastructure underneath.

g) Encourage pedestrian use through the design of open space pathways and entrances.

h) Clearly delineate private and publicly accessible open space.

i) Provide access to both sunlight (minimum 4hours winter solstice) and shade.

j) Incorporate appropriate levels of lighting to maximise hours of use but do not create a nuisance to surrounding residents.

k) Accommodate high levels of use.

l) Be accessible 24/7.

m) Be capable of being well maintained within reasonable costs

C.03 Soft landscaping areas are to be irrigated.

C.04 Pedestrian connections should be publicly accessible 24/7 and open to the sky.

Figure 6 - Public Open Space Plan

Central Public Open Space

C.05 The central public open space is to have a minimum area of approximately 4,760m^2. This is to be orientated towards Shirley Street.

C.06 Provide a seperated cycle path connection.

C.07 The open space design shall follow the existing topography as much as possible.

C.08 This space is to accommodate a range of key user groups including children, young people, the elderly and people with a disability.

C.09 The space is to include a variety of active and passive uses, including mixture of soft and hard surfaces, outdoor spaces, and seating areas.

C.10 This space is to utilise durable materials and high quality landscaping, including a variety of indigenous, native and exotic species.

C.11 Facilitate cross site and internal pedestrian connections and promote equitable access to all members of the public.

C.12 The space is to demonstrate ecological values. Large canopy specimen trees (15-20m at maturity) are to be provided in the park design mix contributing to summer shade and urban heat mitigation. Minimum 100L at planting.

C.13 The space is to be attractive and memorable with high levels of amenity that consider climate, saftety, activity, circulation, seating, lighting, and enclosure.

East-West Through-Site Link

C.14 The east-west through-site link to Shirley Street is to be a minimum area of approximately 863m^2. This is to provide access between the central public open space and the entrance to the Library/Community Facility.

C.15 The through-site link is to be designed to cater for movement through the site, including passive recreational uses such as seating and the like.

C.16 Provide a separated cycle path connection.

C.17 This space should include a variety of indigenous, native and exotic species.

C.18 Promote equitable access to all members of the public.

North-south through-site link

C.19 The north-south through-site link to Pennant Hills Road is to be an area of approximately 595m^2. This is to provide access between the central public open space and Pennant Hills Road to the south.

C.20 The through-site link is to be designed to cater for movement through the site, including passive uses, such as seating and outdoor dining.

C.21 This space should include a variety of indigenous, native and exotic species.

C.22 Promote equitable access to all members of the public.

C.23 This land is to be provided with a public access easement, allowing reasonable access at all times whilst remaining under private ownership.

4.4 COMMUNAL OPEN SPACE

Objectives

O.01 Provide sufficient communal open space within residential flat buildings where outdoor communal open space levels cannot be achieved for each dwelling.

Control

C.01 Where at grade communal open space requirements cannot be achieved, roof top space and/or indoor communal open space shall be provided in all developments.

4.5 OVERHEAD POWERLINES

Objectives

O.01 Ensure the appropriate location of all power lines to provide an aesthetic appeal and necessary function.

Controls

C.01 All new power lines and powerlines within the Shirley Street frontage of the site are to be undergrounded.

C.02 Undergrounding should be constructed in accordance with the Parramatta Public Domain Guidelines 2017.

4.6 STREET TREES

Street trees help improve the quality of environment for the residents by reducing temperatures, providing shade, attracting fauna, and providing outlook. Street trees will be the elements in public domain which will define the spaces and relate to the scale of buildings on the site.

Objectives

O.01 Include the provision of new street trees to improve the character of the public domain.

O.02 Improve and enhance environmental biodiversity and mitigate temperature at ground level.

O.03 Improve visual amenity of the public domain and from the buildings.

Controls

C.01 Street trees should be medium size, capable of reaching an approximate mature height of 10-15m. Minimum 100L at planting.

C.02 Trees along Pennant Hills Road can be included in the private setback in a consistent 'avenue' alignment. Tree size to be large (15-20m at maturity). Minimum 100L at planting

C.03 Deep soil for trees should meet the Apartment Design Guideline (ADG).

4.7 AWNINGS AND AWNING DESIGN

Awnings assist in encouraging pedestrian activity along streets by providing comfortable conditions at footpath level and, in conjunction with active ground floor frontages, contribute to the vitality of the public domain. Awnings are preferred with active frontages, to provide shelter and weather protection for pedestrians.

Objectives

O.01 Increase amenity in areas of high pedestrian volume.

O.02 Design awnings to provide protection from rain, sun, and wind down draft.

O.03 Maintain complementary architectural detail between awnings.

Controls

C.01 Awnings should be provide where active non-residential frontages are proposed.

C.02 Awnings should complement the architectural character of the building.

C.03 Awnings should be:

a) A minimum soffit height of 3.3m and maximum height of 6.3m.

b) Setback of 600mm from the face of the kerb.

c) Minimum depth of 2m, unless street trees are provided.

C.04 Awnings are to be finished in materials appropriate to the climatic conditions.

4.8 LANDSCAPE DESIGN AND PLANTING

Objectives

O.01 To improve amenity of the public domain and built form through the provision of landscaping.

O.02 To assist with the management of water

O.03 To establish a variety of vegetation, especially significant site-wide canopy tree planting.

Controls

C.01 A Landscape Plan should be provided for all landscaped areas.

C.02 Canopy vegetation should be provided in the street frontage setbacks and within the public open spaces.

C.03 Ensure the provision of appropriate soil depth and volume according to ADG requirements for planting above structures.

C.04 Landscape requirements should be as per Section 3.3.1 – Landscaping, and 3.3.2 – Private and Communal Open Space of the Parramatta DCP 2023.

C.05 Provide appropriate soil conditions, including irrigation and drainage, for planting above structures.

C.06 Tree planting and landscaping located on a slab should achieve soil depth and volume per ADG requirements.

C.07 All open space shall reflect the principles of 'Safer by Design' by minimising high retaining walls, dense planting and ensuring casual surveillance of public domain from both residential and non-residential uses.

5 VEHICULAR ACCESS AND PARKING

5.1 VEHICULAR ACCESS

The design and location of vehicle access to developments should give priority to pedestrian movement and to minimise conflicts between pedestrians and vehicles on footpaths. Vehicle access should also be designed to minimise visual impact and disruption of the public domain and should be integrated into built form.

Objectives

O.01 To ensure the amount, location and design of car parking caters for the needs of residents, workers and visitors.

O.02 To encourage active transport such as walking and cycling, and the use of public transport.

O.03 To create a high-quality streetscape outcome that provides a safe, convenient and comfortable pedestrian environment.

O.04 Minimise the impact of vehicle access points and driveways on streetscape, pedestrian safety and quality of the public domain.

Controls

C.01 Indicative vehicular and pedestrian access is to be consistent with Figure 8.

C.02 Vehicle access and servicing should not be located within the Pennant Hills Road setback.

C.03 Where practicable, entry points should be minimised and shared between adjoining buildings.

C.04 Vehicular access doors should be fitted behind the façade and finished of a material that will integrate into the building.

C.05 Vehicle access should be designed to minimise the visual impact to the street.

C.06 All vehicles should enter and exit the site in a forward direction.

C.07 Vehicle and pedestrian access should be appropriately separated to remove conflict.

C.08 Loading dock and waste collection should be incorporated within the building envelopes.

C.09 Parking and access should be in accordance with the relevant Australian Standards.

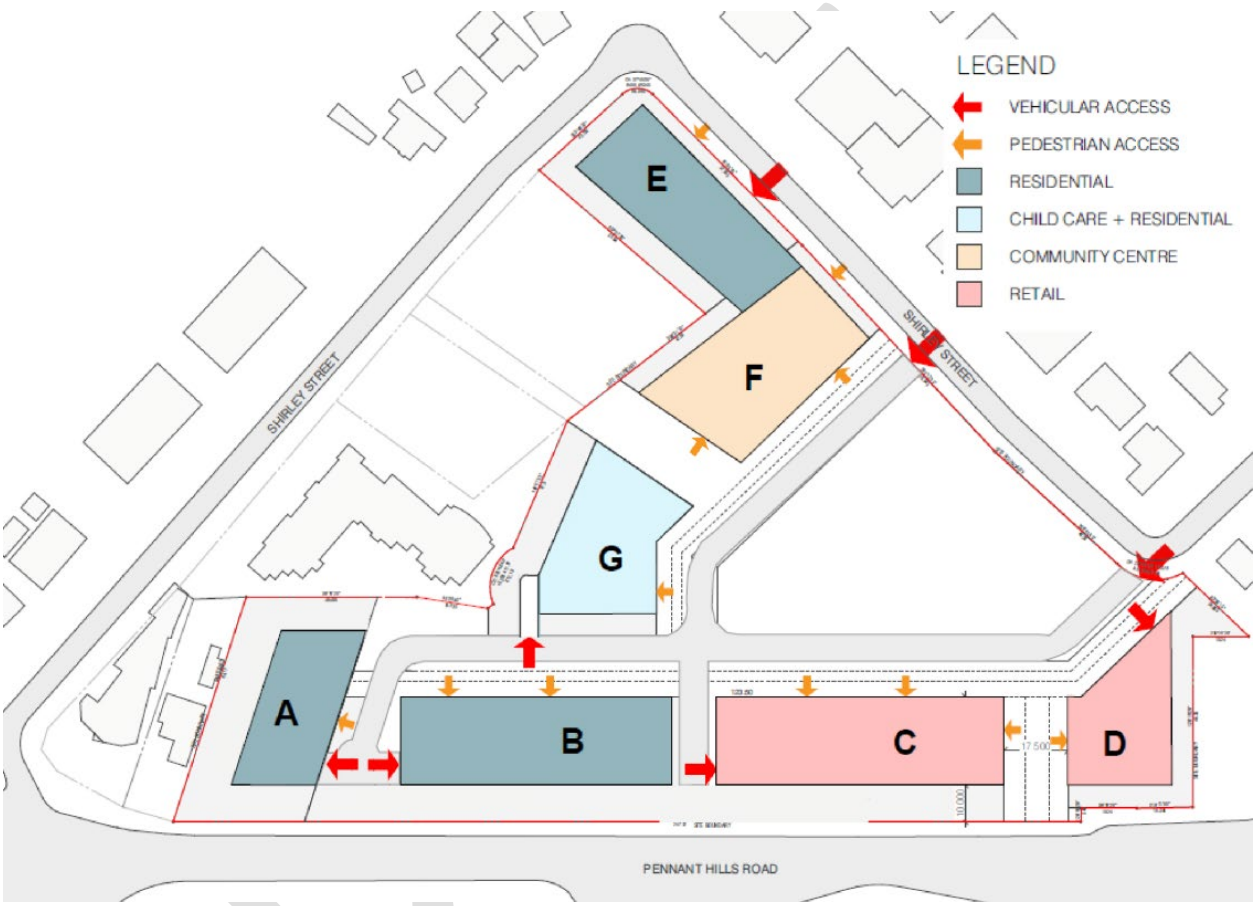

Figure 7 – Indicative Vehicle and Pedestrian Access Points

5.2 ON-SITE PARKING

Objectives

O.01 Facilitate an appropriate amount of parking on the subject site.

O.02 Minimise the impact of on-site parking.

O.03 Provide adequate space for parking and manoeuvring of vehicles.

O.04 Maximise the use and benefit of public transport and active transport, such as walking and cycling.

Controls

C.01 The layout and area of basements are to be generally in accordance with Figure 8.

C.02 Where variations are proposed to the basement footprints, development is to demonstrate how the objectives for this Section are achieved.

C.03 Car parking should be provided in basements.

C.04 Parking is permitted below the private road network.

C.05 Adequate landscaped area must be maintained around the basement footprints.

C.06 On-site parking should meet the relevant Australian Standards.

C.07 Accessible parking should be designed and provided to meet the Australian Standards.

C.08 Pedestrian pathways to car parking areas are to be provided with clear lines of sight and safe lighting

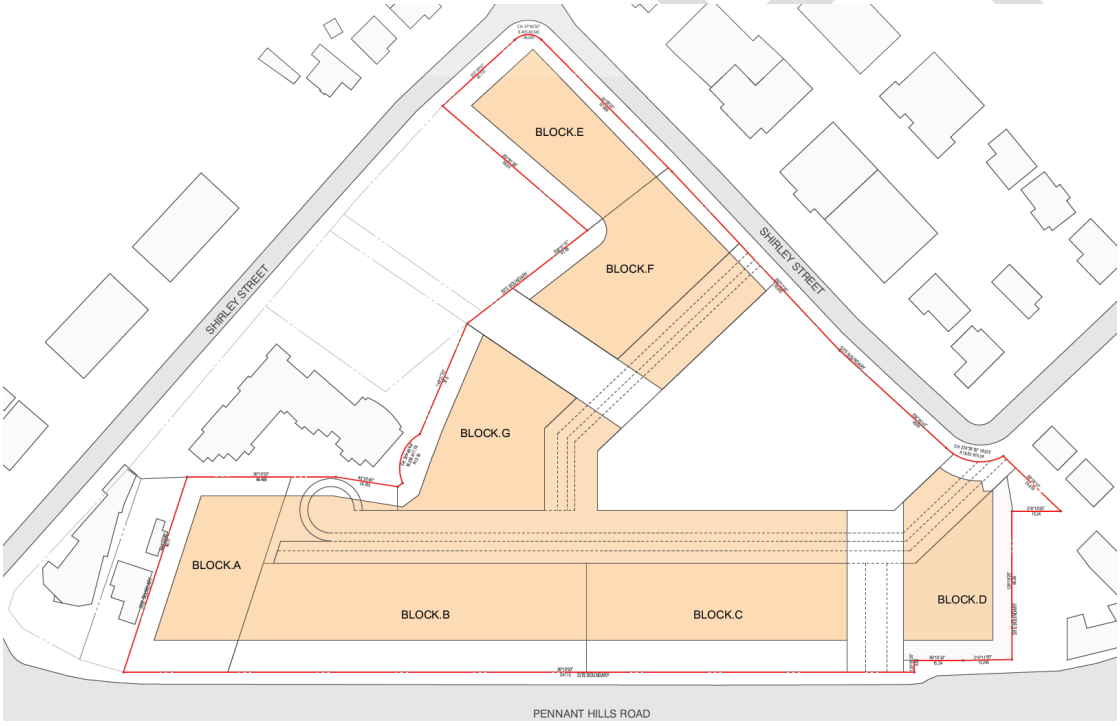

Figure 8 - Indicative Basement Layouts

C.09 Car parking for residential uses should be provided as set-out below.

Dwelling Type	Maximum Parking Rate
1 Bedroom	1
2 Bedroom	1
3 Bedroom	2
4 Bedroom	2

Visitor	0.1

C.10 Car parking for non-residential uses are to be provided as set-out below.

Dwelling Type	Maximum car parking rates
Supermarket	1 space per 25m^2
Other Retail Premises	1 space per 40m^2
Centre-based Childcare	1 space per 6 children 1 space per 1 employee A reduction in the parking rate may be considered if sufficiently justified through a Traffic and Transport assessment and there being spare capacity at relevant times within the car park.
Community Facility	20 spaces

C.11 Where not listed above, car parking is to be provided in accordance with Parramatta DCP 2023 or The Guide to Traffic Generating Developments, which ever is greater.

C.12 Car parking rates are a maximum and any excess parking may be counted as gross floor area.

C.13 Car parking rates should be rounded-up to the nearest whole number.

5.3 BICYCLE PARKING

Objectives

O.01 Ensure safe, accessible, and adequate bicycle parking is provided for residents and visitors of the precinct.

Controls

C.01 Ensure secure bicycle parking is provided for non-residential and residential uses.

C.02 Where possible, bicycle parking for residents and/or employees should be provided at-grade.

C.03 Where bicycle parking is provided within the basement or above ground levels, it is to be conveniently located.

C.04 Bicycle parking access and facilities are to be provided in accordance with the relevant Australian Standards and Part 6 of the Parramatta DCP 2023'.

C.05 Visitor bicycle parking shall be located conveniently within the building and is to be undercover and accessible at all times.

C.06 The number of bicycle parking is to be provided in accordance with part 6 of the Parramatta DCP 2023.

6 SUSTAINABILITY

Objectives

O.01 To increase energy efficiency.

O.02 To reduce reliance on potable water.

O.03 To deliver built forms and public open spaces which respond to winter sunlight and cooling summer breezes.

O.04 To reduce waste and increase the reuse and recycling of materials.

O.05 Encourage the use of electric vehicle car charging.

Controls

C.01 Residential development is to comply with BASIX requirements.

C.02 Public amenities are to use water and energy efficient fittings

C.03 Provision of electric vehicle charging infrastructure is to be provided in accordance with section 6.1.3 of the Parramatta DCP 2023.

C.04 Water sensitive design measures are to be integrated where possible, such as water re-use systems for irrigation.

7 URBAN HEAT ISLAND

7.1 VERTICAL FACADES

Objectives

O.01 Minimise the reflection of solar heat downward from the building façade into private open space or the public domain.

O.02 Where multiple reflective surfaces or convex geometry of reflective surface introduce the risk of focussing of solar reflections into the public spaces.

O.03 Solar heat reflections from any part of a building must not exceed 1,000W/m^2 in the public domain at any time.

O.04 A reflectivity modelling report may be required to qualify extent of reflected solar heat radiation.

7.2 AWNINGS

Objectives

O.01 Ensure awnings are designed to improve user comfort, providing shelter from the sun and reduced solar heat at the street level.

Controls

C.01 All awnings and shading devices should have non-reflective surfaces.

C.02 Transparent awnings are not encouraged on buildings. If transparent awnings are used, the awning must have a maximum solar transmittance of 50.

8 PUBLIC ART

Objectives

O.01 To enhance the sense of place through the provision of public art.

O.02 To use public art to enhance and define the character of the site and locality.

Controls

C.01 Public art is encouraged within the central public open space or through-site links, independent of building forms.

C.02 Public Art is to have a value of up to $50,000 and is to be integrated into the public open space.