

Draft Parramatta City Centre Development Control Plan

Review of draft Parramatta City Centre Development Control Plan – B3 Commercial Core Development

- The Department has reviewed the draft Parramatta City Centre Development Control Plan (DCP) controls relevant to development in the B3 commercial core within the Parramatta CBD. The following aims to provide the City of Parramatta with guidance in relation to building envelopes noting the preparation of the DCP is the responsibility of Council.
- The Department supports the intent of Council to ensure high quality development outcomes especially where development seeks additional floor space opportunities. However, Council may wish to consider further urban design guidance in its draft DCP to minimise development resulting in cumulative issues across the CBD. These issues may include but are not limited to insufficient solar access, loss of views, reduced accessibility for pedestrians and vehicles, reduced opportunity for public open space at the ground level, wind impacts and diminished opportunity to achieve tower slenderness.
- To ensure high quality development outcomes, it is recommended that building envelope controls be included within the DCP and work in conjunction with additional floor space.

Recommended DCP criteria for building envelope

Floorplate size

- Recommended maximum commercial floorplate area of 1200 metres² to ensure towers are slender and minimise amenity impacts. The Department acknowledges that it may be appropriate for some developments to have floorplate areas that exceed the recommended maximum. However, it is recommended that variations greater than 1200 metres² be justified by an approved master plan or addressed through the preparation of a site-specific DCP.
- Draft control C.08 regarding modulation of tower forms into discrete elements – recommend further clarification is required for this provision relating to solar access, overshadowing impacts and building separation in particular.

Building length and orientation

- Recommend the longest façade of a building not exceed 45 metres (to ensure city wide permeability, movement and connection). The Department acknowledges that variations to the façade length may be appropriate in some circumstances, and that these may be in the order of the 60 metres proposed by Council. It is suggested that variations greater than 45 metres are recommended to be justified by an approved master plan or addressed through the preparation of a site-specific DCP which can more appropriately respond to the site's specific attributes.

- Consider varying building depth relative to orientation: buildings facing east-west capture sun from both aspects and allow direct sunlight to adjacent development to the south.
- Consider narrower north-south facing buildings to reduce the south facing façade area (which creates internal areas of no sunlight as well as overshadowing impacts to neighbouring development to the south).

Tower form

- Recommend a minimum 12 metre building separation for buildings up to 4 storeys in height.
- Recommend a minimum 18 metre building separation for buildings of 5 storeys and above. Recommend that a site-specific DCP be prepared where variations of less than 18 metres building separation is proposed.
- Draft control C.04 requiring only one step in the building form – it is recommended that allowance for further building articulation be considered to accommodate a balanced height and floor space ratio, as well as solar access to ground planes.

Podiums

- The Department notes that movement and connections are critical components of successful urban environments.
- Recommend a provision for segmentation of large podiums at the ground plane to provide public open space and through site connections ensuring city wide permeability, movement and connection is achieved.
- Provisions that require public open space within developments is encouraged. This may include consolidated areas and incidental open space where segmentation between buildings is provided.
- Consider including principles which ensure solar access is considered in the siting of public open space where appropriate.