



**CITY OF
PARRAMATTA**

ATTACHMENT 1

**Submission to the Department of Planning, Industry and
Environment**

**Response to the exhibition of the Explanation of Intended
Effect for a Design and Place SEPP, February 2021**

City of Parramatta Council

June 2021

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1. The Proposed Design & Place SEPP (D&PSEPP)

1.1. INTRODUCTION

The overarching prerequisite to achieving better design and place-based outcomes in the built environment is the relationship and effect of the proposed Design & Place SEPP (D&PSEPP) to the Planning System. To ensure the D&P SEPP impacts upon the desired improvements to the built environment, the new instrument is an opportunity to be a platform that reframes the inconsistencies that can occur through the translation of planning controls into spatial and built form outcomes. In particular, ensuring design thinking and priorities are embedded during the early stages of the formation of LEP controls that ultimately determine the character, spatial qualities and built form structure of a place e.g. Floor Space Ratio (FSR) and Heights of Buildings (HoB) in an LEP. While the Application Requirements outlined in the EIE require a 'Design Statement' (section 3.2.1.3 of the EIE document), it is unclear if a design process is required prior to establishing the planning controls in an LEP. As a priority and at the outset, Council believes that the success of the D&P SEPP and a key consideration and priority to realise the objectives of the D&P SEPP are delivered, rely upon the synergies and effectiveness between the planning and design.

The comments outlined in this section are aligned in response to the D&P SEPP and structured as follows:

- Principles
- Development Scales; and
- Process.

1.2. PRINCIPLES

Council staff support the overarching five guiding principles of the D&P SEPP as a unifying reference for all design guidance documents in NSW.

1.2.1. Key Issues

This section elaborates some of the key issues raised in Section 1:

Issue	Recommendations
<p>A. Connecting with Country</p> <p>Council staff are encouraged by the aim of the new SEPP to "Start with Country as a foundation for place-based design and planning as set out in the draft Connecting with Country Framework".</p> <p>As an interim response to GANSW's draft Connecting with Country Framework, Council has begun to include objectives related to Country into our Architectural Design Competition Brief template including:</p>	<p>Council staff note there is a separate Connecting with Country Draft Framework and the Designing with Country discussion paper that will be tested and piloted as a framework over a 12-month period across NSW for Government projects. Council staff encourage exploration of how this is also applied for non-government projects.</p>

<p><i>Architects must refer to the draft Connecting with Country Framework prepared by GANSW (see Appendix 10).</i></p> <p><i>Develop and explore meaningful engagement with First Nation's people on the subject site to inform the design from the outset and translate stories and memories into the project that are grounded in its place and the community.</i></p>	
<p>B. Place making aspects</p> <p>Council staff support the focus of the proposed SEPP in its application to 'place'. In Parramatta LGA, this includes the riverine floodplain, terrain, endemic flora and fauna, as well as place making elements like natural vistas, views to the river, historic movement corridors, building organisation and settlement pattern.</p>	<p>Council staff support the inclusion of Design and Place principles to overall development and city making. The SEPP is encouraged to reinforce these aspects with clear guidance and assessment frameworks.</p>
<p>C. Line of Sight</p> <p>For local government there are long term strategic policy approaches embedded in Community Strategic Plans (CSPs) and their Local Strategic Planning Statements (LSPS) that reflect community-based outcomes and alignment of infrastructure with growth. Housing Strategies also form an important guide and delivery tool for informing desired outcomes for places. –</p>	<p>The D&P SEPP should be contextual in reflecting local matters whilst achieving good design outcomes with a 'line of sight' approach to regions and their strategic outcomes.</p> <p>Consideration to strategic policy and hierarchy of places is encouraged so that the proposed D&P SEPP relates to other SEPPs, policies and planning instruments with a clear line of sight.</p>
<p>D. Amenity</p> <p>Council has targets for the provision of precinct level amenity such as parks and open space in its Community Infrastructure Strategy (CIS). The D&P SEPP has an opportunity to provide encourage achievement of these targets.</p>	<p>The D&PSEPP is encouraged to include guidance in the Urban Design Guide (UDG) on densities (gross and net) and resultant building types to ensure appropriate provision of open space, streets, services, facilities and a quality public domain for precincts and state significant development.</p>
<p>E. Social Outcomes</p> <p>Council supports the five Principles included in the EIE and their focus on an outcomes approach.</p> <p>However, a lack of prescriptive controls can cause uncertainty for applicants and Consent authorities and therefore, minimum standards that facilitate improved outcomes and provide clarity on requirements is encouraged.</p>	<p>Council staff highlight the importance of equity; comfort and accessibility in public spaces (separate from 'connected').</p> <p>Council staff support the aim of Principle 5 to realise more diverse and affordable housing and recommends Principles be supported by policies.</p> <p>The proposed SEPP is encouraged to establish guidelines for affordable and key worker housing</p>

	in new precincts as well as state significant development.
F. Value of D&P SEPP Application The SEPP application has great value at the precinct/masterplan level before factors such as development controls, development expectations, and program brief have been established.	Council staff note that the numerical triggers for certain precincts (e.g. 1,000 people) and for state significant development (SSD, e.g., 500 people), would be readily met in the City of Parramatta CBD. Council staff recommend a scale of application relative to different urban contexts.
G. Environment and Green Infrastructure Blue and Green corridors and Green infrastructure are important to achieving many of the intended effects of the proposed D&P SEPP and are encouraged to be incorporated in all the principles across all scales of development. The D&P SEPP is encouraged to be clear about what is expected so that it is considered in the development feasibility.	Clear statutory links between D&P SEPP and Green Infrastructure strategic documents (both local and state government) are encouraged to integration with all scales of development.
H. BASIX and Net Zero Emissions Principle 4 - Design sustainable and greener places also delivers climate resilience outcomes and it is recommended this be recognised. Key considerations of Water Management, Green infrastructure and Resilience are encouraged to be applied to State Significant Development while all other scales of development aligned with Council's Environmental Sustainability Strategy. Key consideration 17 - Emissions and resource efficiency - present a limited view on ESD e.g. net zero focus with NABERS for non-residential and BASIX for residential and water and waste included only under BASIX. The consideration only applies to significant development and all other development, not precincts. It is not clear how this works with the Sydney Metropolitan Regional Plan and District Plans and the intent for low carbon precincts.	The CoP Environmental Sustainability Strategy has a number of adopted, related goals consistent with the NSW Government's Net Zero Emissions target, including: <ul style="list-style-type: none"> • 60% emissions reduction by 2038 (LGA wide) • Carbon neutrality by 2022 (Council only) There is support for different requirements for Precincts and significant development aligned with the above strategy. All requirements are encouraged to leverage the opportunity created by the size and diversity of uses to optimise environmental and sustainable outcomes.

1.3. DEVELOPMENT SCALES

The expansion of SEPP 65 to a Design and Place SEPP to cover three scales of development (precinct, significant development and other development) is generally supported. However, it is noted that smaller development may be overburdened with some of the controls as described in the draft form.

1.4. PROCESS

Issue	Recommendation
A. The principles and guidance proposed for the D&P SEPP are useful however; they are encouraged to indicate an implementation framework for the delivery of streets, parks and community infrastructure.	<p>The D&P SEPP is encouraged to give guidance in the UDG on:</p> <ul style="list-style-type: none">• A clear implementation framework of precinct planning for streets, open space and community/social infrastructure.• The role of different government authorities and their responsibility in precinct planning.• Who is responsible for delivery of the infrastructure of the precincts?• Precinct level contributions outside the scope of current frameworks such as S94 contributions.
B. It is not clear on state and local government roles in the planning of future town centres other than an approval authority. It is not clear how precinct planning will be implemented and at what scale e.g. 1:10000, 1:5000, 1:1000 or 1:500.	
C. Precinct scale work requires broader infrastructure upgrades. Infrastructure responsibility and delivery of projects should be negotiated, early on and through the design process.	

The challenge for the D&P SEPP is the need to balance the importance of good design with development pressures and the desire for continued improved planning process and assessment times. There is an inherent risk that the SEPP creates additional tension between the design process and the prerogatives for a faster and more efficient planning approval process.

Wayfinding ways to balance these tensions while also raising the standard of outcomes may be achievable through improved design awareness for all stakeholders and decision makers including elected Councillors and planners as well as greater master planning training for architects, landscape architects, planners and engineers. Specific design panels allocated for precincts could also assist with contextual and consistent design outcomes.

In particular, the following issues are raised for consideration of process.

1.4.1. Strategic Planning Framework

Local statutory frameworks such as LEPs establish expectations for yield, development potential and land value. In the case of Parramatta, there are many areas within the LGA with proposed significant densities, which may not be able to retrospectively meet the principles outlined in the EIE.

In this regard, the D&P SEPP would benefit from a section on long term strategic planning as distinct from the planning proposal and DA processes so that more of the design thinking is occurring at the front end of the process. For precinct planning for example this could be done with State Government, Council and community co-developing a place strategy based on a physical masterplan and measurable deliverables rather than "a sense of place". At the outset, place strategies are encouraged to consider public domain dedications, building envelopes and their development capacity/density commensurate with open space and street networks to inform the LEP.

The D&P SEPP is encouraged to express these outcomes as part of the strategic planning context.

1.4.2. Precinct Planning Proposals

Precinct Planning Proposals require a broad and visionary view of urban settlement that encompass all contextual factors, including sometimes external to the site. The D&PSEPP should establish a regime supporting local governments to plan ahead rather than react to ad hoc Precinct PPs.

The D&PSEPP is encouraged to require that Precinct Planning Proposals are consistent with the strategic planning policies in place.

1.4.3. Strategic Design

The D&P SEPP identifies three scales of development, Precinct, State Significant and Other. It does not address strategic design at city scale. Given the size of Sydney, the projected growth, the interconnectedness and complexity of the landform, strategic design can be successfully used to optimize physical, social and economic outcomes across the city. Corridors such as the Sydney Harbour and River system or Parraways could be the focus of the design process.

The D&PSEPP is also encouraged to extend the design approach to the city as a whole.

1.4.4. Density

Currently density in NSW is expressed as FSR and not as number of dwellings or residents. The D&PSEPP is encouraged to consider the outcomes in terms of numbers of people, built form and cumulative impact and populations.

The Urban Design Guide (UDG) is encouraged to provide information/guidelines on the differences between gross and net FSRs, the relationship between building envelopes, floor plates (Gross Building Area) and Gross Floor Area (GFA). In addition, to demonstrate how FSRs translate into the built form outcomes and population numbers. It should include the relationship between densities and factors such as population to support a primary school or determine quantum of open space for example.

It is recommended that the Urban Design Guide (UDG) provide technical information on different densities/FSR and the resultant building typologies and outcomes in written and drawn form.

1.4.5. Mandatory Matters for Consideration

A. Cultural and Built Heritage

To enable a focus on inclusiveness of people in place rather than on a focus on 'listed items' in an LEP, it is encouraged that the considerations listed in **Table 1 Proposed design and place considerations** in the EIE, include a new consideration 'Country' and that this be separated from the 'cultural and built heritage' consideration for the precinct level.

B. Local Living

Local Living stipulates a 20-minute walk from local shops, primary schools, public transport, supermarkets, or groceries. Accessible distance to train stations is 800m or a 10-minute walk, therefore a 20-minute distance (1600m) or a resultant 40-minute round trip is not considered accessible or socially inclusive, particularly for those with a disability, young children, or older people.

Council recommend the 20 minutes is reduced in areas of higher density with more frequently spaced amenities.

C. Housing diversity

City of Parramatta remains a location of choice for couples with children to reside, and this means a household size of at least three people. City of Parramatta recorded a net loss of 426 three-bedroom dwellings, despite producing approximately 10,000 more dwellings over this 5-year period.

At more than 38% of all households, Council supports 20% of two or more bedroom units to be 'family units' providing minimum 12m² bedrooms, as specified in Table A6 of the EIE.

D. Affordable housing

It is unclear how the D&P SEPP will expand requirements in existing SEPPs relating to housing affordability, or existing affordable housing contribution schemes, or the VPA process. Clear standards and guidelines are encouraged within the D&PSEPP to ensure alignment with other broader SEPPs, planning provisions and policies.

1.4.6. Improved Linkages

Existing street and block patterns are the result of low-density car-oriented settlement patterns. Despite often having proximity but poor accessibility to existing open space, school, shops etc., there are limited ways in which connectivity can be improved.

It is recommended that the D&PSEPP provide a mechanism that enables development authorities to facilitate the provision of street and thoroughfares/linkages outside the precinct boundary to improve access to existing for community benefit.

1.4.7. Planning Pathways

A. Parramatta CBD Planning Proposal (CBD PP)

The Parramatta CBD PP timeframe is likely to be gazetted before the D&PSEPP and therefore Council recommends that ongoing assessments and proposals based on existing frameworks be addressed through provisions in the D&PSEPP.

B. LEP Housekeeping and Harmonisation

It is recommended that LEP Housekeeping and Harmonisation amendments underway (post amalgamation of the LGA) be excluded from the D&PSEPP thresholds and triggers and that this be specified as an exemption in the Gateway process.

C. Transitional Provisions

City of Parramatta has a very high number of Site Specific Planning Proposals and Site Specific DCPs underway. Council would welcome the opportunity to discuss appropriate lead times for the transitional provisions to ensure that applicants, community and Council are not disadvantaged by the negotiations and draft CBD local policy (LEP and DCP).

D. Pre Application Design Review

Council support emphasis on the pre-application design review process consistent with the DRG and prefer it is mandatory if the development is to be considered under the D&PSEPP.

E. Post-development Planning Pathways

Part 2.3 of EIE states that, "it is aimed at moving away from a system governed entirely by prescriptive controls".

A planning system with rules is encouraged to regulate development and ensure good outcomes in the public interest. Prescriptive controls are encouraged that are site/precinct specific and the result of a design process. This provides more certainty for the community, proponents and Council.

The focus of the planning system should also be on future generations. Rather than metrics on processing speed and dwelling targets alone, Council suggests post-occupancy reviews be considered as these could inform future policies.

1.4.8. Design Skills

The EIE refers to the design skills that will be necessary to prepare and evaluate the design merit of future precincts, state significant and other development. This initiative is strongly supported noting that further clarification relating to the process of accreditation of the 'qualified designers' and their

industry body and that they be called “accredited urban designers” is to be determined. Accredited urban designers should have the experience, training and ability to prepare and assess precinct level drawings to scale and to a high degree of resolution.

1.4.9. Individual elements vs a designed whole

The proposed changes appear to focus on the individual elements of city making (places; buildings etc.) rather than how the elements come together. Ideally, a strategic plan for cities would provide a clear direction for infrastructure and urbanisation. This would assist in improving outcomes by providing certainty at the design stage of precincts.

Relationships with Planning Controls

Successful outcomes in city making require a design process integrated with planning controls through the D&PSEPP. Design should underpin planning controls such as FSR and Height of Building (HOB) rather than design occurring after the FSR and HOB have been determined (often through mechanisms like transport capacity and walking catchments to stations) which precede other contextual design and place considerations such as subdivision, topography, street hierarchy and urban character.

A. Design Integrated Planning Controls

Currently FSR, HOB and numeric controls in the ADG such as Building Separation and Solar Access determine urban form. The new UDG should establish guidelines for contexts where existing ADG controls are hard to be achieved such as in inner city centres. Building types higher than 8-9 storeys require specific design guidance in the UDG and ADG.

B. SEPP Application Thresholds.

The thresholds of the D&PSEPP relating to Precincts (1,000 people) and State Significant Development (1,500sqm) appear to be low relative to urban areas within Parramatta such as the CBD where lots of 1,800sqm may achieve yields of 15:1 and unlimited commercial floor space up to the aviation height control of AHD 243. This may trigger SEPP assessment on relatively small but dense urban sites.

Different population and area thresholds depending upon urban, peri-urban and regional densities and context, rather than a singular 10 hectare or 1,000 people threshold, are encouraged.

1.4.10. Variations Based on Design Review

Council acknowledges that design alternatives may facilitate an improved outcome but seeks guidance on the extent by which planning controls may be varied. In dense urban centres the effect of varying the controls are cumulative. Variations should not establish a new normal that undermine planning controls.

2. THE NEW URBAN DESIGN GUIDE (UDG)

2.1. INTRODUCTION

The new Urban Design Guide (UDG) is encouraged as an informing document and the proposed objectives aim to support good urban outcomes. Greater detail is recommended to ensure good outcomes can be realised. Council notes that there are 19 key criteria informing the UDG and provides the following observations.

2.1.1. Master Planning Process

The D&PSEPP is encouraged to provide specific design principles for the master planning process of large land parcels and urban blocks undergoing significant change and intensification, for inclusion in DCPs.

2.1.2. Urban Amenity

There is currently some inconsistency and a lack of clarity in NSW precinct planning relating to amenity standards, infrastructure requirements, connectivity and open space. This can result in protracted negotiations between applicants and authorities to resolve. More guidance relating to urban amenity through clearer standards is encouraged in the UDG.

2.1.3. Movement and Place

The UDG is an opportunity to consider the integration of movement and place related to land use and transport outcomes as well as facilitating better connections to existing amenity, attractors and community infrastructure such as open space, parks, high streets and schools.

2.1.4. Precinct Planning Standards

The D&PSEPP appears to address precinct planning with a principle-based approach and the EIE implies that detailed guidance is underway. The requirement for precinct planning using a structure plan is supported and Council encourages clear guidelines in the UDG relating to the matters detailed below.

A. Public Open Space Provision

- Quantum of open space (understood will be addressed in the final "Greener Places" guide), the details of which are yet to be provided.
- Guidance on the responsibility and funding of additional public space in urban areas.
- New land for public open space zoned RE1, which will take 25-40 years to reach the same value/contribution compared to existing public open space. This may be considered in any land swap arrangement as part of public open space provision relative to the value/contribution of existing open space.
- Metrics in the UDG and Greener Places Guide that distinguish synergies between public, private and communal open space.

B. Street Network and Address

- The D&PSEPP and UDG principles are encouraged to require all developments to have connected public street networks that provide a street address to all buildings.

C. Urban Space

- The EIE refers to tall slender towers that allow views to sky and generous separation between them however it is relatively quiet on urban space between buildings and the importance of the street wall/urban interface as positive space most used and perceived by all occupants. Noting that the ground floor of a building is often less than 10% of the building but contributes to 90% of the experience of the city, consideration of the street edge and the urban space is critically important and would be benefitted by guidelines that are more rigorous.
- Recognising that the lower levels of buildings shape the public domain and give definition to the shared space in the city, the use of figure ground drawings may support and improve design assessment.

2.1.5. Context/ Documentation Standards

- Applications should show full block and street contextual plans, sections and elevations (before, after and when whole block developed). The documentation should show relationship with adjacent context and how this has informed the scale and form of the proposed development.

2.1.6. Building Types (including non-residential)

Design guidance for building types above nine storeys that are purely residential or commercial is needed including aspects such as mutual overshadowing and views to sky.

2.1.7. Relationship between Gross Floor Area, Gross Building Area and Building Envelope

Clear guidance is encouraged in the UDG to prevent limitations on expected yield in building envelopes and heights where there are bonuses such as Affordable Rental Housing. The numeric focus of the current planning system often overlooks the relationship between development density, the resultant net FSRs and the Height of Buildings (HOB) and the discord ultimately can affect the design outcome.

Guidelines relating to building efficiencies between GFA, floorplates and land use are encouraged to provide greater appreciation of design outcomes.

2.1.8. Car Parking

In relation to car parking, matters that may be considered are housing typologies with densities that can accommodate above ground car parking, drop off, delivery and emergency parking for all major developments. In addition, basement car parking in flood plains, which drive up building costs and typically supports naturally ventilated above ground car parks, which should always provide a high quality active street edge.

Lowering car-parking standards may not work across all of metropolitan Sydney and is a product of transport capacity, access and demography/age. The socio-economic demography in certain areas, regardless of access to public transport, has not translated to a reduction in the number of cars/vehicles. There is possibly a generational and behavioural aspect that needs to be acknowledged with respect to mobility and social dynamics. Parents with prams and the elderly or less mobile will continue to depend on car-based transport and less on active transport. The changes in controls appear to be focussed on young, fit and able-bodied people and not the ageing demography. Walking to local facilities should always be encouraged.

Increased car share parking does not work evenly across all of metropolitan Sydney. CoP has had

feedback from developers and car share places that there are challenges to implementation in some areas as there is currently no demand. Approaches that incentivises conversion of private parking to car share/commercial uses should be considered instead – by minimising basement car parks and have adaptable car parking areas that can be converted to car share or commercial spaces over time depending on demand.

The UDG is encouraged to include minimum provision of electric car charging points as part of transport + parking considerations.

2.1.9. Environment and Green Infrastructure

The details of the UDG are critical in the following considerations. While the objectives in the EIE raise the issues, greater detail is still encouraged.

A. Street Design

Street design should include considerations for above and below ground utilities and vehicle requirements. Green infrastructure and material choice to mitigate urban heat considerations should be included. Adequate provisions for street trees and WSUD are required to ensure their success. This includes providing a non-potable source of water for any green infrastructure, such as stormwater diversion into street pits.

B. Green Infrastructure

Components of green infrastructure are encouraged to be incorporated at all scales of development to ensure a cumulative contribution from precinct, significant development and all other types of development.

C. Tree Canopy

Retention and protection of existing tree canopies is encouraged. Replacement and enhancement rates of tree canopy should be higher and proportionate to size of tree (consistent with City of Parramatta Environmental Sustainability Strategy 2017).

Increased deep soil is supported consistent with Council's DCP 2011, which requires provision of up to 30% deep soil. Consideration of the interrelationship between deep soil, setbacks and site coverage is needed to fully realise the desired outcome.

Tree canopy is the most effective measure against urban heat. The survival rate and environmental benefits of trees should be enhanced by providing each individual tree with a source of non-potable water where possible.

Consideration of tree species should be included. I.e. drought tolerant species, native + endemic species, fruit/nut species, habitat species for ecological areas.

3. THE UPDATED APARTMENT DESIGN GUIDE (ADG)

It is recommended that the proposed changes in the Apartment Design Guide (ADG) distinguish between what are requirements and what are guidelines. It is understood that Part 1 of the current ADG will move to the UDG, however the contextual aspects of the D&PSEPP should still apply to the applications being assessed with the new ADG.

The comments in this section are structured under the following headings:

- Urban Design and Site Planning;
- Residential Amenity;
- Common Space and Circulation;
- Environmental Performance; and
- Social Outcomes.

3.1. URBAN DESIGN AND SITE PLANNING

3.1.1. Contribution to place.

Refer to comments on Connecting with Country, Master Planning Process and Amenity in Section 1 above.

3.1.2. Landscape and Greening

The proposal for an increase in deep soil provision is consistent with Council's DCP of up to 30% deep soil provision.

The D&PSEPP is encouraged to require registered landscape architects to plan and design all open space and areas of urban canopy including streets and other essential green infrastructure.

There is a need:

- to recognise the impact of basement on ground water table movement – potential damming of water flow pattern;
- for greater emphasis on ensuring continuous deep soil;
- for solar access to the street to ensure good street tree and canopy growth noting that both the UDG and ADG appear to be silent on this; and
- to better define deep soil i.e. without any structure under it.

Social and wellbeing aspects of landscape and open space design (public and private) are encouraged to be demonstrated in developments and to improve indoor/outdoor relationships and synergies in apartment typologies.

In order to encourage more deep soil, a reduction in the minimum dimensional requirements from 6m to 4m in dense urban centres/developments to allow a clear 3m distance between the tree and face of building/basement is encouraged (consistent with Council's DCP 2011).

The updated ADG is also encouraged to:

- clearly state that impermeable finishes do not count to as part of deep soil calculations and
- provide minimum dimensions of the deep soil.

Landscape maintenance plans for planted areas are supported. This will ensure the ongoing health of canopy trees. The upkeep of these trees are encouraged to be integrated into management plans and the following encouraged to be considered:

- Require and facilitate retention and long-term sustainability of large tree canopy.
- Simplify minimum requirements for deep soil planting.
- Areas of landscape should be irrigated by non-potable water sources, preferably by passive capture of stormwater, otherwise by capture/treatment of stormwater or connection to a recycled water supply.
- Implications of minimum floor plates, increased setbacks and greater deep soil planting should be considered holistically and these provisions linked to FSR and HoB and parking controls.

3.1.3. Building Form

Council notes the ADG proposes smaller floor plates and proposes limiting the eight units per core, per floor for residential towers above nine storeys. In lower building forms floorplates, setbacks, heights and building envelopes should relate to the subdivision pattern and topography.

As previously noted, it is considered that a control based on GBA (Gross Building Area) or 'external footprint' may be more appropriate than GFA per floor. A 700sqm GFA per floor may still have a 1000+ sqm external footprint if significant plant, balcony and vertical circulation areas are included. This becomes more problematic given the uncertainty regarding inclusion of wintergardens as GFA. Clarification of Wintergardens would be welcome.

3.1.4. Building Separation

Increased separation between towers improves internal amenity, outlook and views to sky. However Council's experience in urban areas in the LGA with existing patterns of subdivision, strata ownership and potential for change, indicate realisation of 24m inter-building separation (as per the existing ADG) for towers is a challenge. Greater separation of towers may be more achievable in newer precincts and larger land parcels/ consolidations as opposed to existing urban centres.

It is recommended that the control require separation between facades and not habitable rooms. Referencing rooms makes the objective appear to be only achieving privacy. Many proposals seek to provide less building separation by providing louvers or other treatment to habitable rooms in close proximity.

While appropriate separations between buildings is considered positive, the space between buildings is the element of the city that provides complexity and variety. Separation distances should relate to building typology, subdivision, street definition, floor to ceiling heights and building height.

The impact of increased separations should also consider the impact upon existing density controls within LEPs.

3.1.5. Mixed use development and street activation

The requirement for numeric controls may result in overprovision of non-residential use especially in areas with low urban amenity such as parks, schools and other attractors and should ideally be required in developments with a street frontage.

This should be identified in precinct planning and as per LSPS. However, adaptable space that lends itself to home business, home offices and corner stores is encouraged as it can respond to the needs of the area. The adaptable spaces should be designed as a separate entity that allows separate access and use, independent of ground floor dwellings.

3.1.6. Clarify Ground Floor Ceiling Heights

Ground floor ceiling height of 4.2m acceptable except in areas where the context may require a ground floor height consistent with the existing datum/ground floor ceiling height. This ceiling height should exempt HVAC suspended systems and bulkheads

3.1.7. Ground Floor Activation

Some street fronting ground floor apartments directly accessed from the street is encouraged but should not be mandatory. Direct street access should be reflected in the internal layout. Access should be related to terrain, front setbacks and ground floor location of apartments. Clear visibility of the street should also be encouraged for improved CPTED.

3.1.8. Car parking

- Should lower rates be applied, attention must be paid to identify if there are public attractors (cafes, restaurants and publicly accessible spaces) within the development in question. Not all members of the public especially parents with very young children and people with mobility issues have the luxury of taking public transport, cycling or walking to these attractors.
- Clarification that local maximum parking rates supersede SEPP minimums would be welcomed. Confusion regarding the parking non-discretionary development standard in the SEPP has led to significant legal challenges and delays.
- It is also recommended that the parking standards have uniformity across this SEPP and the Housing Diversity SEPP. The current SEPP Seniors parking control, for example, is worded slightly different to SEPP 65 leading to different outcomes.
- Cycle parking – May consider an option to reduce on-site parking requirements subject to implementation of an electric share bike scheme maintained by body corporates.
- Car stacker systems – Council are receiving increased applications, which include car stackers. It is recommended that controls be included to dictate the quality of such systems. For example, minimum number of lifts for redundancy, car charging capabilities.
- Electric Cars – minimum percentage of car parking spaces to be provided with electric car charging.

3.1.9. Bicycle parking and mobility storage.

Council support these enhanced provisions in principle – however also recommend provisions for generous legible safe and well-lit shared connections at the scale of the individual site.

3.2. RESIDENTIAL AMENITY

3.2.1. Solar access

Proposed solar access controls should apply to low and mid-rise development (up to 9 storeys). Council notes that building envelopes that achieve solar access may not necessarily have a good relationship to the street, which is also important. In very high densities with an existing fine-grained subdivision, solar access is not always possible as mutual shading is inevitable as the number of taller structures increase.

- Subject Site - Increasing timeframe in which units are considered to benefit from solar access is supported.
- Neighbouring - Current ADG rule states that new development should not reduce solar access to adjoining property by more than 20% if it does not currently receive the required level. A potential inference is that a neighbouring property should not lose any solar access if it currently received

the minimum. It is recommended that this inconsistency be clarified.

Council support guidance on minimising glass for shading and glazing control below the sill. This also improves privacy of occupants when viewed from people on the street.

3.2.2. Natural ventilation

- Increasing the requirement for cross ventilation is welcomed. However, in CoP experience most development struggles to achieve existing requirements. Alternative strategies for cross ventilation may be required.
- Council supports requiring ceiling fans for habitable rooms, increase of cross ventilation to 70% of units on all storeys and clarity in determining dual aspect and corner units.
- Council recommends that high sill windows for daylighting and cross ventilation should only be used as a secondary fenestration – the primary one should permit an outlook by a seated person inside the room. Vertical windows set on the inner skin can often provide outlook and privacy.

3.2.3. Liveable Housing Targets Through Universal Design

Council staff support increase of targets for accessible/ adaptable units consistent with DCP 2011 (10%) and up to 15% in proposed changes to the Affordable Rental Housing Policy. Consistent with Council's Disability Inclusion Access Plan (DIAP) an increase in liveable housing targets through universal design is supported.

3.2.4. Apartment Size

Council's experience in assessing residential flat buildings (RFB) support no proposed changes to apartment sizes in the revised ADG.

3.2.5. Apartment Layout

Based on Council's experience in assessing RFB the increase of bedroom size to 12sqm is supported, but a minimum dimension of 3m measured between walls and outer face of built-in storage is recommended. Council suggests that there should be considerations for additional space in living areas for family units

Initiatives in achieving greater diversity of apartments: such as non-structural internal walls other than wet areas is supported. Council's experience in assessing RFBs indicate provision of larger family apartments on ground floors with related larger external spaces/ yards results in family friendly dwellings.

- Dual key units – Council has seen an increase in applications including dual-key units. Some developers are seeking to provide at least one part, which does not meet the minimum ADG size requirements. This raises concerns with amenity if the two units are rented separately. If the intention is to allow the second part of dual key units to be smaller, it is recommended that a restriction on title be required restricting subdivision.
- Dwelling mix – It is recommended that the ADG defer to local Council controls regarding the appropriate unit mix. Should Council not have the ability to determine this, a minimum number of 3-bedroom units (i.e. 10+%) should be required consistent with Council's DCP 2011.

3.2.6. Local Planning Considerations

Council staff recommend better integration of the ADG with LSPS and LHS in determining housing mix.

- Working from home – As uses are one aspect most likely to change in a city, Council support work from home. Additional naturally lit and ventilated workspaces/ home offices can be provided in many dwelling types to facilitate this.
- Recent events suggest a shift to working from home will be an ongoing preference for many. The

ADG should consider home offices in seniors housing given the increase of seniors in the working age demography.

- Build to Rent - The draft ADG changes are at odds with the recent changes to the Affordable Rental Housing SEPP regarding Build to Rent (BTR) housing. The new BTR controls encourage 'more' flexibility with the ADG in terms of amenity, whereas the new controls seek to strengthen controls. It is recommended that the updated ADG provide guidance on exactly where flexibility should be provided for BTR (i.e. trading off personal amenity for better communal amenity). If BTR is on sold after a stipulated period, reducing standards must be carefully considered.

3.2.7. Private Open Space (POS)

The increase of POS provisions in the ADG appear to respond to the recent experience of the pandemic where high amenity POS was important for mental and physical health.

Wintergardens have become increasingly popular, not just along noisy roads, but as a useful extension of living space. There is currently uncertainty regarding whether wintergardens should count as GFA, or what level of openness is required to be excluded from GFA (i.e. openable louvers to percentage of elevation). Design guidance for wintergardens to ensure they can provide an outdoor experience be recommended.

3.2.8. Storage

The increase in total storage associated with apartments is supported. Council recommends no loss of minimum internal storage with the remaining amount provided outside the unit.

3.2.9. External Noise & Pollution

The new requirement for development on busy roads (as currently defined, i.e. > 20,000 vehicles per day) to supplement the Infrastructure SEPP is supported in principle. More importantly, precinct planning should identify if the scale and nature of development along these busy corridors are appropriate ahead of any numeric standards being applied.

3.2.10. Acoustic Performance

Council support the improved acoustic performance within dwelling units in principle. Council's experience of acoustic treatment of residential buildings is mixed and seeks more guidance on improving the presentation of acoustic applications.

Additionally, Council is supportive of the proposed update of design guidance and flexibility for alternative ventilation controls in noisy or poor-quality environments, including areas with high current or planned levels of night and late-night vibrancy, to allow residential acoustic objectives to be achieved.

3.3. COMMON SPACE AND VERTICAL CIRCULATION

3.3.1. Communal open space

The change of metrics in the ADG for the provision of communal open space with a unit mix / occupancy metric is supported, subject to the delivery of specific requirements for communal space in apartment development. The ADG is encouraged to provide metrics for both common open space as well as covered communal spaces and performance standards

Based on development assessment experience, Council staff recommend accessible areas with adequate built-in seating, shade structures, storage, sink, drinking water and a unisex accessible toilet for common open space. Council staff recommend rooftop communal open space and amenities are excluded from the definition of HOB provided they are integrated in an architectural roof features and landscape (consistent with definition of HOB in the Parramatta LEP).

Greater emphasis is also needed on communal open space at ground level – too often, this amenity is allocated as rooftop common open space especially in dense urban areas – a monoculture of this open space typology should be avoided. Precinct plans and state significant development should deliver a minimum percentage of common open area on the ground.

Wind conditions are often high around tall buildings. It is recommended that wind tunnel testing achieving minimum standards of wind comfort be required for tall buildings.

3.3.2. Daylight and Ventilation

- Council staff strongly support the new requirement to provide adequate daylight and natural ventilation to all common circulation spaces.
- Council staff also seek clarity on the status of undercover but unenclosed common horizontal circulation like corridors as Gross Floor Area (GFA) as per the standard instrument. There have been instances where circuitous, under lit and poorly ventilated but unenclosed common corridors have claimed GFA exclusion).

3.3.3. Lift requirements

Council staff support the requirement of a lift report to be submitted for development 9, more storeys, or over 40 units. It is considered appropriate to refine the current lift standard. However, it is recommended that the lift report be required to demonstrate meeting a minimum standard to avoid ambiguity. In the absence of criteria, Council have received lift reports which seek to justify a low level of lift service (i.e. long wait times), even in 'design excellent' development.

3.3.4. Building access, common circulation and spaces

Council staff support the proposed initiatives in principle. Please also refer to the Social Outcomes comments below.

3.3.5. Additional Notes/Recommendations -

Council staff recommends that additional provisions be provided for:

- Sloping Sites - The definition of height often results in large retaining walls which impacts on the ability to retain trees, the natural landscape, and ground water.
- Balustrades – Opaque balustrades at low levels provide privacy; clear balustrades at higher levels allow view.

3.4. ENVIRONMENTAL PERFORMANCE

3.4.1. Environmental performance

Consider and where possible reduce the embodied energy in the materials used to construct buildings. Natural renewable resources such as timber to be used where possible. Incorporate design features to facilitate dismantling and reuse of building components when the building reaches its end of life.

Ensure that there is a positive covenant or equivalent that blue and green infrastructure on site is maintained in perpetuity.

3.4.2. Thermal Comfort

- Improved thermal comfort within the revised Apartment Design Guide are supported, as are the ADG guidelines to address deficient shading and solar glare control.
- A fully glazed single aspect western orientated unit, without shading, often complies with BASIX. Clearer controls to improve the amenity or lower the significant air-conditioning loads are needed.

- As noted before Council staff support no glazing in fenestrations for first 1m of each floor. Where this cannot be achieved, it is recommended that an alternative option of external solar shading be required.
- External solar shading is the most passive way to increase thermal comfort, minimise glare and reduce the urban heat island effect.
- Sole reliance on high performance glazing to achieve thermal comfort is discouraged. It is expensive, often dark or coloured, easily substituted at construction stage, and difficult to replace.

3.4.3. Urban Heat

- Solar shading and glare controls only respond to internal conditions – the SEPP should include considerations to reduce radiated heat into public spaces and minimise the effects of urban heat. Material choice and other heat mitigation measures are missing from this section.
- The EIE has very little about urban heat – there is an opportunity to include more guidance and planning controls to mitigate reflected heat into public spaces and streets.

3.4.4. Waste

- Medium sized RFBs often do not have basements large enough to accommodate waste vehicles. This can lead to a significant number of bins being placed on the street for collection, which is unsightly and dangerous. An alternative is waste rooms at ground level that can be accessed by waste removal workers. It is recommended that guidance for waste rooms at street level be included. Waste rooms however need to be located where they do not negatively affect apartments in the building with noise and odour.

3.5. SOCIAL OUTCOMES

The Updated Apartment Design Guide (ADG) - Appendix A of the EIE contains the proposed changes to the ADG which are generally supported as they seek to improve social outcomes for future residents of apartment developments.

EIE Section	Council Staff Comment
A.1.2 Recent lessons learnt.	<p>Table A2 under communication and interpretation states feedback received that "A new Apartment Design Guide must be clear on its status as a guide and provide a stronger connection between design criteria and housing outcomes. Numerical values can become compliance requirements if their statutory role is not made clear."</p> <p>Local government should be provided clear assessment controls to continue to ensure amenity and liveability of apartment developments with the new ADG.</p>
A.2.2 Urban design and site planning – Table A4	<p>It is noted the ADG acknowledges that residents need for car parking extends beyond reliance upon driving rather than active transport, and may include pick-ups and drop-offs of children, small business activities, moving of furniture, etc.</p> <p>Additional factors contribute to choosing to drive rather than walk including shade and protection from elements, lighting at night, passive surveillance, safety (actual or perceived), caring duties, time poorness, topography, those with a disability, limited mobility, or injury, need to transport multiple items beyond carrying capacity, etc.</p>

A.2.2 Urban design and site planning – Table A5	<p>The percentage of deep soil and planting requirements should not inhibit the provision of useable of communal open space.</p> <p>Council's recent experience often indicates a majority of the communal open space is occupied by raised planters and walkways rather than useable open space such as lawns and BBQ Area.</p>
A.2.2 Urban design and site planning – Table A5	<p>Council queries how the proposed rates of secure bicycle spaces per unit were derived. 'Family units' (proposed in Table A6) should be considered, as there are households that may require more bicycle spaces.</p>
A.2.4 Common spaces and vertical circulation- Table A7 - Communal open space	<p>Council staff support the approach of a unit mix/occupancy metric however, this would be pending further details of the metric. Additional requirements are recommended to embellish the communal open space to improve usability. It is also recommended that accessible toilets in communal open space be included to enable equitable use by families, people with a disability and older persons.</p> <p>Common/communal (internal) rooms should be separated in Table A7 from the sub heading of communal open space as was identified in A2.4.</p>
A.3 Proposed transition from SEPP 65	<p>It is noted that design "requirements and guidance" are not synonymous. The Design and Place SEPP should provide equal and better design requirements to ensure amenity and liveability is delivered.</p>
A.3 Proposed transition from SEPP 65 – Table A9	<p>The list proposed of standards that cannot be used as a grounds to refuse development consent or modification (e.g., communal spaces, natural ventilation, deep soil zones, direct sunlight access, car parking minimum apartment areas, minimum ceiling heights) appear to <i>"address key areas of industry concern, including solar access, natural ventilation and noise, apartment size and layout, deep soil and landscape design, and car parking"</i> (page 5). Council request further engagement on these amenity standards and provisions to ensure positive design outcomes are achieved to benefit the occupant of the dwelling unit.</p>

4. THE UPDATED BASIX

The updated BASIX is an opportunity to rectify a number of problematic areas in the current BASIX SEPP, particularly to increase the current targets, and the ability for Councils in to increase targets in specific areas (i.e. growth precincts).

Numerous studies undertaken by local government demonstrate that it is cost effective and feasible to significantly lift the targets, with significant over compliance with BASIX occurring using currently available technologies and building practices. Council's *Local Strategic Planning Statement* identified investigations into higher BASIX targets as a key action. Attached is a recent study for the City of Parramatta Council in response to this action that demonstrates this (refer to Attachment 2). This study is consistent with the sustainability investigations undertaken for the Parramatta CBD Planning Proposal, which requires increased BASIX scores for CBD development, that has been approved by Council and given Gateway Approval from DPIE, and a similar study undertaken for the Camellia precinct Council welcomes the opportunity to discuss this work further.

4.1. Thermal Performance

It is recommended that Thermal Comfort is removed as a terminology in BASIX, and that the language of thermal performance is used in its place.

The measure for 'thermal comfort' in BASIX is MJ/m² of energy required for space heating and cooling. A measurement of energy demand is not a valid proxy for thermal comfort, and Council's experience is the BASIX thermal comfort provisions are not fit for purpose.

The use of Thermal Comfort on the BASIX certificate conflicts with the BASIX SEPP, which refers to only thermal performance when giving no effect to competing provision in other environmental planning instrument.

This confusion should be remedied in the D&PSEPP by restricting BASIX to informing only thermal performance, which is quantified by energy flux and demand, and not thermal comfort, which is measured by temperature and thermal sensation. True measures of thermal comfort should be implemented to ensure passive survivability or thermal safety for occupants.

Exploration of the term 'Thermal Performance' is encouraged (as referenced in Clause 8) with the following suggestion for consideration:

Thermal Performance means the thermal performance of the buildings fabric as it affects the energy required for heating and cooling of the building.

The above definition would ensure consistency with NatHERS and the NCC.

4.2. Hierarchy of Provisions

It is recommended that a hierarchy be introduced for the UDG, ADG and BASIX to assist in the event of any conflicting provisions.

Given BASIX outcomes may be influenced by the national administrator of the NatHERS tools, it is strongly recommended that the ADG take precedence in the event of any inconsistency.

Council recommends that clarity be provided on what elements are to be covered by the Thermal Performance competing provisions. Council strongly recommend that this be restricted in scope to those things that the software is capable of measuring and exclude Thermal Comfort.

4.3. Alternative Measures

Any alternative measures allowed for BASIX compliance are recommended not to be adopted unless independently confirmed as providing the equivalent of improved outcomes in the local climate.

In principle support for increased flexibility, however the critical importance of the transparency provided by the certificates provided by BASIX for Council to review to confirm that the certification reflects the proposed design, as well as strong governance and compliance.

Council staff are concerned that the recent approval of Passive House as an alternative pathway in BASIX is seemingly done without any technical support or assessment of impact.

Tools adopted under the SEPP should be subject to the same consideration of effects as the SEPP itself, and endorsing tools within BASIX without stakeholder consultation or independent verification of suitability is not supported.

Alternate pathways should still generate a BASIX certificate, for data capture and for compliance checking. Better governance and compliance is needed to ensure dwellings are performing as designed and intended.

Council has improved its checking process, and notes that most BASIX certificates were found to be lodged with material errors and incorrectly described the proposal. Material errors were most prevalent in the thermal comfort certification but also included failing to account for whole basements, lifts, car park ventilation and other elements.

Therefore, any alternative approval pathways approved to increase flexibility must have the same transparency for plan marking and certified inputs to computer modelling to avoid the washing-through of non-compliant developments.

4.4. Benchmarking of Energy and Water

Any adjustment to the way energy and water are benchmarked in BASIX is not supported.

The benchmarking to NSW state average consumption is appropriate, makes BASIX outcomes more readily able to be validated than the abstracted benchmarks in the NCC and are likely to be found in the NatHERs whole of home tool.

Council reinforce strong support for continuing the current BASIX approach for energy and water and the significant weakness introduced by NatHERs. Therefore, we are extremely cautious regarding and ceding this critical planning control in NSW to the federal direction and administration of NatHERs.

4.5. Trade-off of Thermal Performance

The trade-off of thermal performance for increased solar PV or efficiency is not supported.

Thermal comfort is fundamental to amenity, resilience and passive survivability and must be considered separately to energy. Council staff again reinforce that BASIX is not fit-for-purpose on thermal comfort.

Solar PV at an apartment scale is unlikely to benefit an apartment owner through reduced costs. Therefore, this proposal is counter to affordable living.

4.6. Water Targets around Stormwater

Water targets around stormwater retention is welcomed rather than a singular focus on demand reduction as more appropriate to delivering a blue-green outcome. Consideration should be given to:

- Maximising the proportion of the roof connected to the rainwater tank
- Building in a rainwater harvesting tool to quantify the expected reduction
- Setting a minimum standard for runoff reduction (percentage of post-development flows) for different development types
- Maximising connections to different end uses (e.g. garden, toilets, laundry, hot water)
- Maximising tank volume
- Encouraging "leaky" tanks where water trickles out to a passive irrigation/infiltration area, increasing the potential for rainwater tanks to capture runoff during rain events
- Building this feature into an infiltration tool.

4.7. Other comments

Urban heat should be considered in the D&PSEPP beyond canopy and urban greening to also include material selection and building design, and water in landscape. CoP has been working the issue of urban heat for a number of years, and have drafted urban heat planning controls that have been tested and refined on a number of design excellence developments. These controls cover:

- Roofs and podiums
- Vertical Facades
- Open space
- Heating and cooling heat rejection
- Green roofs and walls

The intent is to introduce these controls into the Parramatta CBD DCP in 2021, and then more broadly across the LGA. Council encourages further conversation with the DPIE and GANSW regarding these controls and evidence base.

A Basix Study prepared by Kinesis in October 2020 for City of Parramatta has been included in support of this submission.

5. THE NEW DESIGN REVIEW GUIDE (DRG)

The following section relates to the Design Excellence Competitions within the City of Parramatta and consideration of the proposed D&PSEPP.

5.1. The Proposed Design and Place SEPP

As an interim response to GANSW's draft Connecting with Country Framework, Council has begun to include the following objectives into our Architectural Design Competition Brief template:

Architects must refer to the draft Connecting with Country Framework prepared by GANSW (see Appendix 10).

Develop and explore meaningful engagement with First Nation's people on the subject site to inform the design from the outset and translate stories and memories into the project that are grounded in its place and the community.

5.2. The Updated Apartment Design Guide (ADG)

Council is generally supportive of the proposal for a new overarching D&P SEPP that will replace the current SEPP 65 – Design Quality of Residential Apartment Development 2002.

Some of the current requirements of the Apartment Design Guide (ADG) are difficult to achieve in a density urban/city context (e.g. – direct solar access and building separation requirements).

On smaller and more constrained sites, a reduced minimum 18m setback has been permitted subject to a Design Excellence winning solution that best mitigates environmental and privacy impacts.

A more recent recurring issue on high-density developments is the adequate provision of Lifts/Vertical Transportation. The current ADG guidance of one lift per 40 apartments is not physically feasible for a residential tower with 300-400 apartments.

Council staff recommend that the GANSW and the Department engage with vertical transport industry experts to revise controls that could specify the standard (speed/capacity) of lifts as well as a minimum number of lifts per dwelling/population to provide a satisfactory level of service.

5.3. The New Design Review Guide (DRG)

Council staff are supportive of a New Design Review Guide (DRG) that will aim to:

- Ensure robust and consistent Design Review processes across NSW,
- Outline the required expertise,
- Provide a clear terms of reference,
- Outline timeframes commensurate with project complexity, and
- Provide case studies of exemplar processes.

Under the new SEPP, Design Review will be a critical ongoing process that will assist Development Assessment Planners assess if the proposed '5 x Principles of Design and Place' and the 'Design Criteria

and guidance of the revised Apartment Design Guidelines' are achieved by each specific development proposal.

The benefit of a new DRG is that it will provide a single guiding document that provides a clear framework for Design Review across all types of development under the umbrella of the new SEPP.

Council staff support Design Review early on in the process and throughout all stages of approval and this was recently endorsed through its Design Process Review. On competition sites, design review continues through design development and construction process. This is to ensure Design Integrity of the original scheme is followed through to construction and counter balance the inevitable value engineering that occurs as construction tenders are procured.

Currently, City of Parramatta Council operates two types of Design Review. They are:

- Design Excellence Jury Reviews, and
- Design Excellence Advisory Panels (DEAP).

City of Parramatta Council's Design Excellence Process requires some of the highest design integrity processes that "lock in" the key features of a winning design, tie it to a development approval, and retain the original Design Excellence Jury throughout the all stages of the competition process to Final Occupation Certificate.

This is to ensure that envisaged outcome is delivered Council is also working with GANSW on a number of State Significant Development Applications (SSDA) in Parramatta that will require a future Design Excellence Competition. Council is committed to ensuring that the post-competition design integrity processes are enshrined in these SSDA approvals to ensure a "level playing field" for developers and encourage the highest standard of Architecture and Urban Design.

5.4. Other comments on The New Design Review Guide (DRG)

- To meet the objectives of the SEPP, registered landscape architects must be an integral part of the design review panels
- The definition and requirement for design excellence to extend more strongly to open space, public space and green infrastructure (as per Director General Guidelines etc.). As it currently stands, it is biased towards built form and architecture.

6. Other Guidance Documents

An interactive diagram of the hierarchy of guidance documents and how they relate to the SEPP would be useful to understand how all of these documents work together.

The review and co-ordination of these documents is important to ensure they are working together, that there is clear scope definition for all documents and no contradictions.

As part of the new D&P SEPP, Section 3.3 of the 'Explanation of Intended Effect' states that GANSW's draft Design Competition Guidelines will be revised. Council staff would like to clarify that this means that the draft Guidelines will be revised and finalised/adopted. This will ensure that local Councils across NSW can operate a consistent Design Competition Process.

7. Recommendations

City of Parramatta encourages DPIE and GANSW to consider this submission in the preparation of the new Design and Place SEPP. In addition, the City of Parramatta welcomes and encourages more rigorous engagement and involvement by local government in the preparation of the detail of the D&PSEPP. The City of Parramatta can draw on its experience in all scales of development from precincts to state significant development to site-specific development, and we are currently developing new built form LEP and DCP controls for the Parramatta CBD and key precincts that offer key learnings and insights.

Council looks forward to sharing its knowledge and learned experience with GANSW and the DPIE. Council encourages consideration of a series of more focussed workshops with representatives of Council, especially those tasked with design assessment and review.

Council staff encourage the next phase of the detail and writing of the D&PSEPP to consider:

- A transparent design process with inputs from all stakeholders tested and illustrated with scaled drawings prior to setting the planning controls.
- A design process as an interrelated whole e.g. density related to open space , provision of schools, shops, deep soil related to car parking, building typologies, terrain and subdivision pattern.
- Once the outcomes from the design process are agreed and the controls are in a site/precinct specific DCP and other relevant planning documents there should be no requirement to revisit the SEPP.
- The Standard Instrument with its reductive nature of FSR, HOB and Zoning controls does not lend itself to more complex precinct planning outcomes, which has other variables of density, topography, amenity, open space and street network provisions. Any such control should design led and tested.
- Inclusion of precinct planning standards/head of population (including but not limited to open space, community infrastructure and public street networks) commensurate with the intended density upfront to inform all subsequent planning controls and development. This may require standards for different contexts/densities across NSW.
- Varying densities and urban contexts across LGAs to ensure the proposed controls lend themselves to densities and contexts that are nine storeys and below. More guidance is sought for taller building types and contexts where mutual overshadowing is unavoidable.
- Further engagement with Council for more detail relating to Green Infrastructure & BASIX and its suite of Design Review and Design Excellence templates, guidelines and reports.