3.4 Residential Flat Buildings (5 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, residential flat buildings in the R4 High Density Residential Zone, within the area designated as O2 (16.5m - 5 storeys) within the Hornsby LGA and as P (17.5m - 5 storeys) within the City of Parramatta LGA on the HLEP Height of Building map, with the exception of land in Beecroft that is addressed in Part 9 of this DCP.

3.4.1 Desired Future Character

Desired Outcome

a. Development that contributes to the desired future character of the area.

Prescriptive Measures

b. Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

Developments complement and enhance the adjacent public domain environment and building footprints maintain landscape corridors around and through development sites.

The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited or divided into well-articulated pavilion forms, avoiding the appearance of a continuous wall of development.

Facades are not fully rendered and masonry walls are confined to low level facades. Mid level and upper storey building facades incorporate a range of materials and finishes including face brick, walls of windows, steel framed balconies with balustrades of steel or glass and operable louvres for privacy, shade and glare control.

Roofs are flat pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top storey walls.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Note:

To achieve active living principles development should have regard to NSW Health's ***Healthy Urban Development Checklist*** and the National Heart Foundation's ***Blueprint for an Active Australia***.

Figure 3.4(a): Example of Desired Character - 5 storey residential flat building.(I)

3.4.4 Height within Hornsby LGA

Desired Outcome

a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
O2	16.5m	5 storeys

b. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

c. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

d. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.

e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

f. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Roof Design

g. Roofs should be flat-pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.

h. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

i. Mezzanines on any level are discouraged to minimise the visual bulk and scale of the building.

j. Mezzanines will only be considered where the proposal demonstrates design excellence and incorporates sleaving to minimise the visual impacts of the stepping transition and provide potential for shading, permiter planting and photovoltaic solar panels.

k. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.

l. Roof design is to respond to solar access and prevailing weather with use of eaves, skillion roof, awnings and the like with a minimum overhang of 0.6m.

Figure 3.4(e): Building Height. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 0.5 metre allowance for roof articulation and a 1 metre basement projection.

Figure 3.4(f) Example of permiter sleaving with pergola and permiter planters for greenery at upper levels.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles Diagrams.

3.4.4 Height within City of Parramatta LGA

Desired Outcome

a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

b. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

c. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

d. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.

e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

f. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Roof Design

g. Roofs should be flat-pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.

h. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

i. Mezzanines on any level are discouraged to minimise the visual bulk and scale of the building.

j. Mezzanines will only be considered where the proposal demonstrates design excellence and incorporates sleaving to minimise the visual impacts of the stepping transition and provide potential for shading, permiter planting and photovoltaic solar panels.

k. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.

l. Roof design is to respond to solar access and prevailing weather with use of eaves, skillion roof, awnings and the like with a minimum overhang of 0.6m.

Figure 3.4(e): Building Height. (l) Height controls are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Figure 3.4(f) Example of permiter sleaving with pergola and permiter planters for greenery at upper levels.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles Diagrams.

4.2 Business Lands

The following provides controls for the development of land zoned B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

Some business zoned properties are not subject to the controls in this section as detailed in Table 4.2(a):

Table 4.2(a): Business Zones Subject to Other DCP Provisions

Business Zone Precincts	DCP Reference
Mixed Use Housing Strategy Precincts	
Asquith Commercial Centre precinct	4.4
Bouvardia Street, Asquith precinct	4.4
Palmerston Road, Waitara precinct	4.4
Normanhurst Road, Normanhurst precinct	4.4
Pennant Hills Road, Thornleigh precinct	4.4
Thompsons Corner, West Pennant Hills precinct	4.4
Carlingford Road, Carlingford precinct	4.4
Hornsby Town Centre	4.5
Epping Town Centre	4.6

4.2.1 Scale within Hornsby LGA

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Height

a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.2.1(a).

Table 4.2.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)	Commercial Building Maximum Storeys (excluding basement carparking)
I	8.5m	2	2
K	10.5m	2	2
M	12m	3	3
N	14.5m	4	3
O1	16m	4	4
O2	16.5m	5	4
Q	20.5m	6	5
S	23.5	7	6
U	32.5m	10	8
X	48m	15	12
AA	72m	22	18

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified on a Masterplan, buildings should incorporate a podium that:

- presents a human scale at the street frontage,
- incorporates commercial floor space,
- has a maximum height of 8.5 metres (2 storeys),
- incorporates a minimum setback of 3 metres from podium facades for upper levels facing a primary or secondary street, and

4.2 Business Lands

The following provides controls for the development of land zoned B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

Some business zoned properties are not subject to the controls in this section as detailed in Table 4.2(a):

Table 4.2(a): Business Zones Subject to Other DCP Provisions

Business Zone Precincts	DCP Reference
Mixed Use Housing Strategy Precincts	
Asquith Commercial Centre precinct	4.4
Bouvardia Street, Asquith precinct	4.4
Palmerston Road, Waitara precinct	4.4
Normanhurst Road, Normanhurst precinct	4.4
Pennant Hills Road, Thornleigh precinct	4.4
Thompsons Corner, West Pennant Hills precinct	4.4
Carlingford Road, Carlingford precinct	4.4
Hornsby Town Centre	4.5
Epping Town Centre	4.6

4.2.1 Scale within City of Parramatta LGA

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Height

a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.2.1(a).

Table 4.2.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)	Commercial Building Maximum Storeys (excluding basement carparking)
I	8.5m	2	2
K	10.5m	2	2
M	12m	3	3
N	14.5m	4	3
O	16m	4	4
P	17.5m	5	4
Q	20.5m	6	5
S	23.5	7	6
U	32.5m	10	8
X	48m	15	12
AA	72m	22	18

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified on a Masterplan, buildings should incorporate a podium that:

- presents a human scale at the street frontage, incorporates commercial floor space,
- has a maximum height of 8.5 metres (2 storeys),
- incorporates a minimum setback of 3 metres from
- podium facades for upper levels facing a primary or secondary street, and

4.4.4 Scale within Hornsby LGA

Desired Outcome

a. Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.

b. Mixed use commercial and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

Prescriptive Measures

Height

a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.4.4(a).

Table 4.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)
O2	16.5m	5 storeys
U	32.5m	10 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. Commercial uses, including shops and offices, should be confined to the lower 2 storeys, providing a broad "podium" for dwellings from level 3.

d. Dwellings may be located on level 2 within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

e. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

f. The maximum floor space ratio for business lands shall be in accordance with the HLEP ***Floor Space Ratio Map*** as follows:

Table 4.4.4(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
N	1:1 (+ FSR variations for Area 5)

g. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles diagrams.

Storey controls are based on a typical commercial floor to floor height of 4 metres, a typical residential floor to floor height of 3 metres and some roof projections.

4.4.4 Scale within City of Parramatta LGA

Desired Outcome

a. Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.

b. Mixed use commercial and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

Prescriptive Measures

Height

a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.4.4(a).

Table 4.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys
U	32.5m	10 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. Commercial uses, including shops and offices, should be confined to the lower 2 storeys, providing a broad "podium" for dwellings from level 3.

d. Dwellings may be located on level 2 within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

e. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

f. The maximum floor space ratio for business lands shall be in accordance with the HLEP ***Floor Space Ratio Map*** as follows:

Table 4.4.4(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
N	1:1 (+ FSR variations for Area 5)

g. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles diagrams.

Storey controls are based on a typical commercial floor to floor height of 4 metres, a typical residential floor to floor height of 3 metres and some roof projections.

4.5.4 Scale within Hornsby LGA

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

a. The maximum floor space ratio for business lands shall be in accordance with the HLEP ***Floor Space Ratio Map*** as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.

c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.

e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Floorplates - North Precinct

f. Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.

g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O1	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

i. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

j. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-16.5 metres), in accordance with Figure 4.5(i).

4.5.4 Scale within City of Parramatta LGA

Desired Outcome

a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

a. The maximum floor space ratio for business lands shall be in accordance with the HLEP ***Floor Space Ratio Map*** as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.

c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.

e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Floorplates - North Precinct

f. Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.

g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

i. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

j. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-17.5 metres), in accordance with Figure 4.5(i).

9.6.5 Height within Hornsby LGA

Desired Outcome

a. Mixed use business and residential multi-unit housing development not exceeding 5 storeys in height.

Prescriptive Measures

General

a. Sites with the following maximum building height under Clause 4.3 of the ***HLEP*** should comply with the maximum number of storeys in Table 9.6.5(a).

Table 9.6.5(a): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys (excluding basement carparking)
O2	16.5m	5 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

d. Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.

e. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.

f. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

g. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

h. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Residential Area

i. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5m above natural ground level.

Commercial Area

j. Business uses, including shops and offices, should be confined to the lower two storeys, providing a broad " podium" for dwellings from levels three to five.

k. Dwellings may be located on level two within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

Notes:

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the key principles diagrams.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

9.6.5 Height within City of Parramatta LGA

Desired Outcome

a. Mixed use business and residential multi-unit housing development not exceeding 5 storeys in height.

Prescriptive Measures

General

a. Sites with the following maximum building height under Clause 4.3 of the ***HLEP*** should comply with the maximum number of storeys in Table 9.6.5(a).

Table 9.6.5(a): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys (excluding basement carparking)
P	17.5m	5 storeys

b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

d. Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.

e. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.

f. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.

g. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

h. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Residential Area

i. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5m above natural ground level.

Commercial Area

j. Business uses, including shops and offices, should be confined to the lower two storeys, providing a broad " podium" for dwellings from levels three to five.

k. Dwellings may be located on level two within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

Notes:

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the key principles diagrams.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).