

Appendix B

Extract from:

**DEVELOPMENT IN PARRAMATTA CITY AND THE IMPACT ON OLD GOVERNMENT HOUSE AND DOMAIN'S WORLD
AND NATIONAL HERITAGE LISTED VALUES
TECHNICAL REPORT**

Planisphere would like to thank the following organisations for their contributions to this project:

The Australian Government Department of Sustainability, Environment, Water, Population and Communities

The New South Wales Department of Planning and Infrastructure

The New South Wales Heritage Office

Parramatta City Council

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APPENDIX B: DEVELOPMENT SITES

EXISTING & POTENTIAL DEVELOPMENTS

SITE	ADDRESS	DESCRIPTION			
01	459-463B Church Street, Parramatta NSW 2150 and 435-443Z Church Street	Construction of a Mixed Use Development comprising 12 storey tower and 7 storey podium.	07	Lennox Bridge Car Park redevelopment 12-14 Phillip Street	Potential development site. Council owned. Max building height 80m with possible 10% bonus for design excellence.
02	2-6 Pennant Hills Road, North Parramatta	14 storey mixed use development containing 3 commercial tenancies and 55 apartments	08	Riverbank site Phillip Street Parramatta	Potential development site. Council owned. Max building height 80m with possible 10% bonus for design excellence.
03	15B Albert Street, NORTH PARRAMATTA NSW 2151	15 storey mixed use development comprising 14 residential levels over one level of commercial space.	09	320-328 Church St	Design competition. Proposed development potentially 54m height limit. No Development application on record.
04	431 Fennell Street	Potential development site Council owned. Max building height 15-24m with possible 10% bonus for design excellence.	10	Erby Place	Potential development site Council owned. Max building height 120m, with possible 10% bonus for design excellence.
05	355-375 Church Street, North Parramatta, Lot 1 in DP 668821 (the corner lot) and Lot 1000 in DP 791977.	Design Competition brief being prepared / underway. Proposed heights being 34m at the corner and 24m across the rest of the site with possible 10% bonus for design competition.	11	66-68 Phillip Street, Parramatta NSW 2150	Proposed mixed use development for 22 storey development (building height about 75 metres) Design competition awarded.
06	330 Church Street, Parramatta NSW 2150w	Meriton Apartment Mixed Use Development under assessment at Major Projects. a 3 storey podium , a 22 storey tower (eastern tower), a 32 storey tower (western) Proposed Heights: A maximum height of 117.6m with a second tower of 84.5m height (Environmental Assessment Report June 2011);	12	109-113 George Street, Parramatta NSW 2150	Proposed mixed use development including residential and commercial, subject to design competition. Maximum building height 58m, and including plant room 61m.
			13	189 Macquarie Street	Potential development site Council owned. Max building height 54m with possible 10% bonus for design excellence.
			14	Morton Street Depot	Potential development site Council owned. Max building height 34m (awaiting LEP amendment).

15	Horwood Place	Potential development site, Council owned. Building height determined by sun access plane, possibly 80-100m	21	29 Hunter St Parramatta	Mixed use development subject to Design Competition for the construction of a 24 storey mixed use development containing 108 units, 2 retail tenancies and 2 commercial tenancies over 4 levels of basement carparking. DA/155/2011 approved by council subject to conditions on 9 February 2012.
16	50 Macquarie St (222 Church St)	Design competition for mixed use development. Building height approximately 62 metres, including plant room 68 metres.	22	UWS planning proposal cnr Darcy Rd and Hawkesbury Rd, Westmead	Seeking rezoning to permit a mix of uses with maximum heights ranging from 31m (9 storeys) to 48m (15 storeys).
17	Parramatta Square	Potential development site Council owned. Maximum building heights 54m-200m with possible 10% bonus for design excellence.	23	36-44 Cowper St	Design competition for mixed use development. Maximum building height 59.4 metres as of design competition submission.
18	Argyle Street Parramatta	Design competition for a commercial building at Argyle Street Parramatta. Design competition awarded to Hassell submission. Proposed mixed use development up to 80m building height. Design competition awarded. No DA on record.	24	Planning proposal Heartland Holden Sites 57, 63 & 83 Church Street and 44 Early Street, Parramatta	Seeking a rezoning to permit a mix of residential and commercial buildings, with three residential towers with two with heights of 100m (30 storeys) and one at 130m (40 storeys) and two commercial buildings with heights of 8-10 storeys.
19	45 - 47 Macquarie Street 134-140 Marsden St (Crown)	26 Storey Mixed Use Development	25	Auto Alley Precinct (City Centre LEP)	Parramatta City Council and Sydney Metropolitan Development Authority are preparing concepts for future development in this precinct. A preferred option is yet to be identified. Height in different options varies, potentially some towers of 30 storeys and a predominant height of 10 storeys along Church Street.
20	4-14 Hunter St Parramatta	Potential development site Council owned. Max building height 54m with possible 10% bonus for design excellence.			

26	2 Morton Street, Parramatta	<p>Staged Development Application for the construction of a Mixed Use Development. Stage 1 buildings up to 12 storeys in height.</p> <p>Concept approval is sought for Stage 2, development of up to 7 storeys and Stage 3 of up to 12 storeys.</p>
27	Planning proposal 2-12 River Road West, Parramatta	Seeking a rezoning to mixed use with increased height and FSR. Heights from 10-12 storeys.
28	Planning proposal 24-26 Railway Parade, Westmead	Seeking to amend max height and FSR to permit a 15 storey tower with an 8 storey wing to the rear, surrounded by a 3 storey podium rising up to 4 stories towards the north.
HERITAGE	The site of Old Parramatta Gaol, the Female Factory, Cumberland Hospital site,	This site has the potential for future reuse with some new development. It forms part of the wider heritage masterplan area.
OKS	The Old King's School site	The Catholic Church has purchased a portion of this land and there is some potential for redevelopment

KEY DEVELOPMENT SITES



