

## Appendix C

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 C: EXISTING CONTROLS



# EXISTING CONTROLS

## BUILDING HEIGHT

There are existing controls on building heights in Parramatta which are shown on the map opposite. The areas outlined in blue are subject to clause 29E, the aim of which is to protect public open space in the vicinity of the Civic Place site, the Lancer Barracks site and Jubilee Park from overshadowing. OGH is shown in red.

Currently building heights fall in height towards the river with the tallest buildings concentrated around the Smith Street / Phillip Street area with the exception of the zoom tower adjacent to the railway station.

Buildings currently do not fall in height towards Old Government House and Domain, creating a fairly continuous wall of development at 54m.

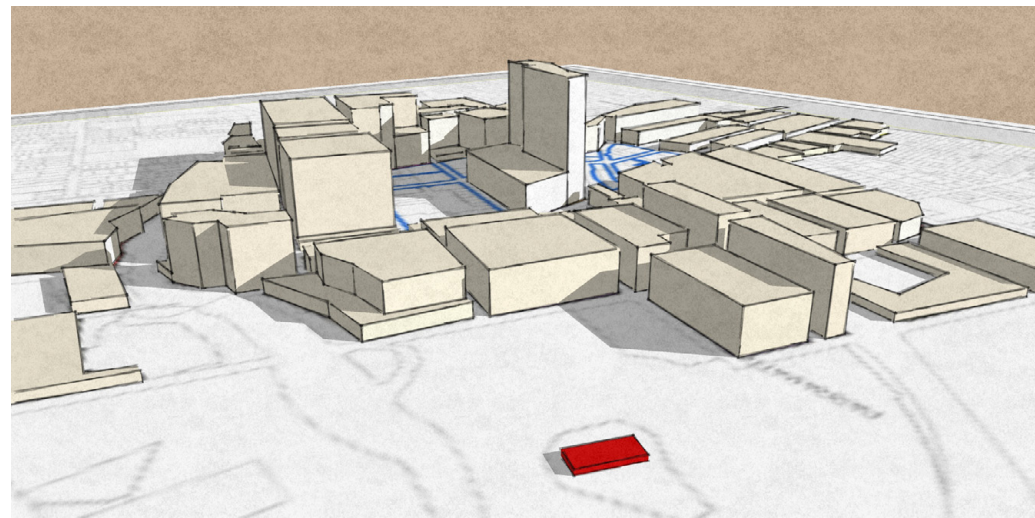
The images to the right show a simple representation of maximum building heights but do not take floor space ratio into consideration.

## ARCHITECTURAL ROOF FEATURES

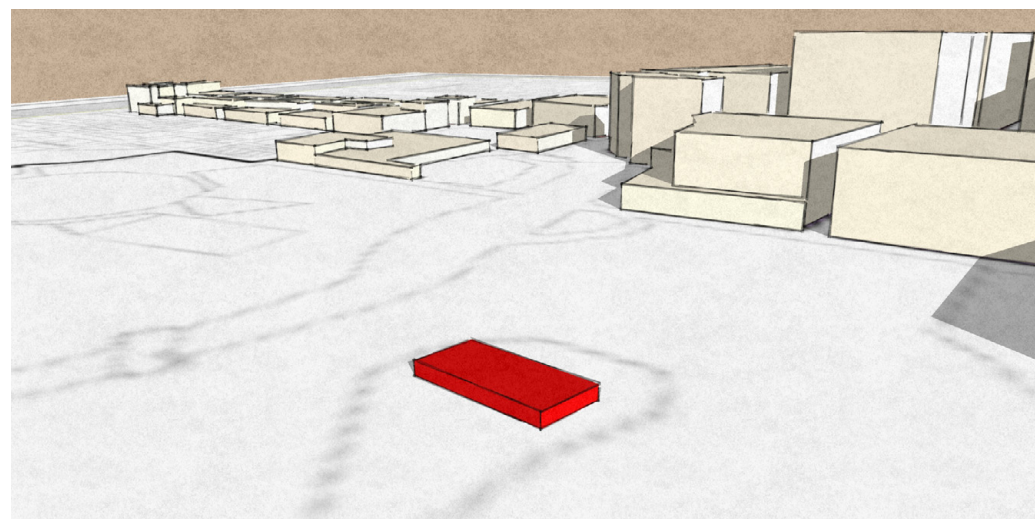
Clause 21A controls architectural roof features and states that consent is required if the roof feature will cause buildings to exceed the height limit.

### IMPLICATIONS FOR PROJECT

- Currently buildings do not fall in height towards the park, resulting in a 'wall' of development along O'Connell Street
- Taller buildings are located further west in the City
- Building heights are lower to the north of the river



LOOKING SOUTH EAST



LOOKING NORTH EAST



# Parramatta City Centre Local Environmental Plan 2007

## Height of Buildings Map - Sheet HOB\_001

### Maximum Building Height (m)

A	0
G	7
K	10
M	12
O	15
P	18
R	21
S	24
T	28
U	34
V	36
W	40
Y	54
AA1	60
AA2	72
AB	80
AC	120
AG	200

Refer to CI 29E

### Cadastre

Cadastre 12/03/2012 © Parramatta City Council

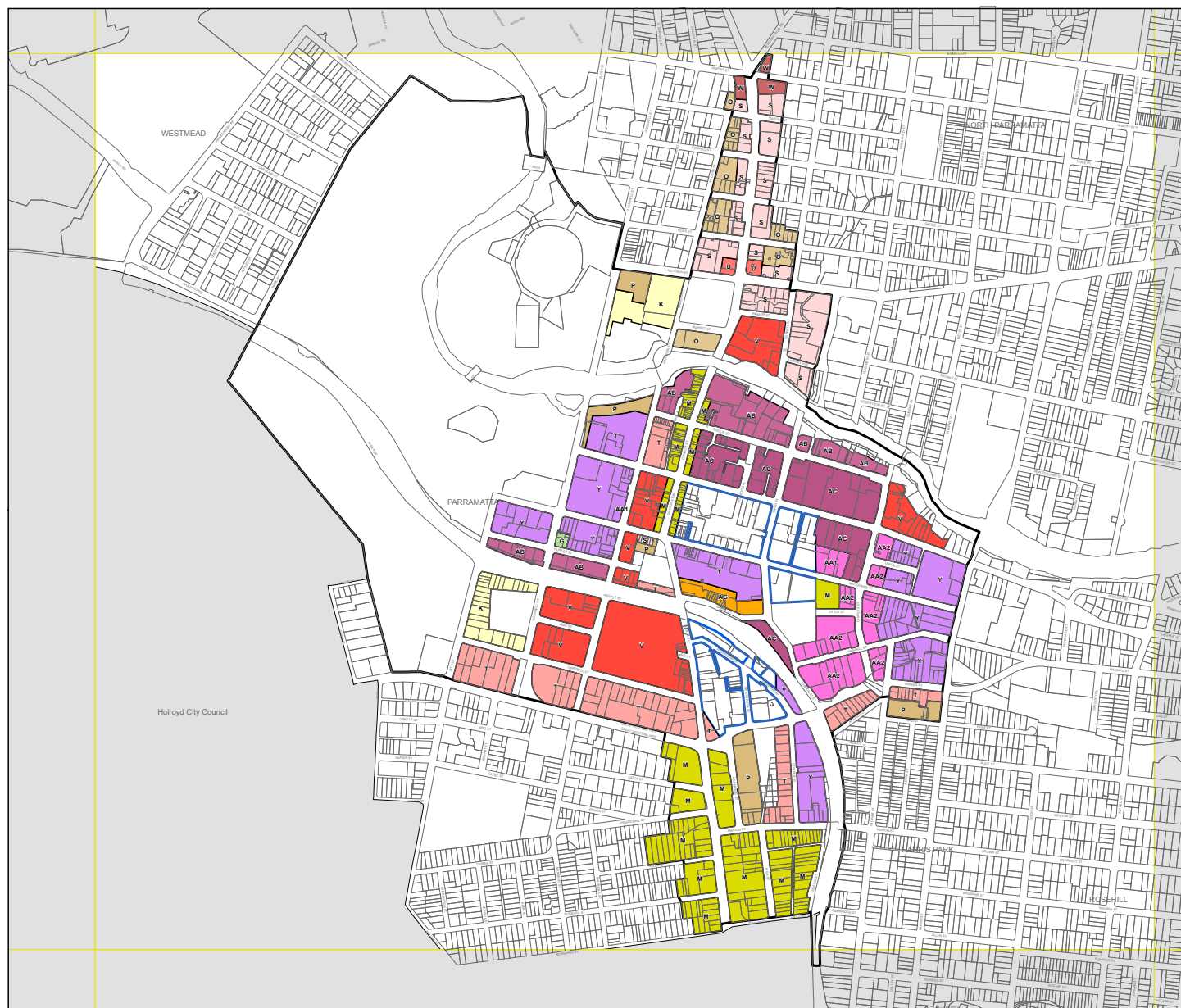


0 200 400 Metres

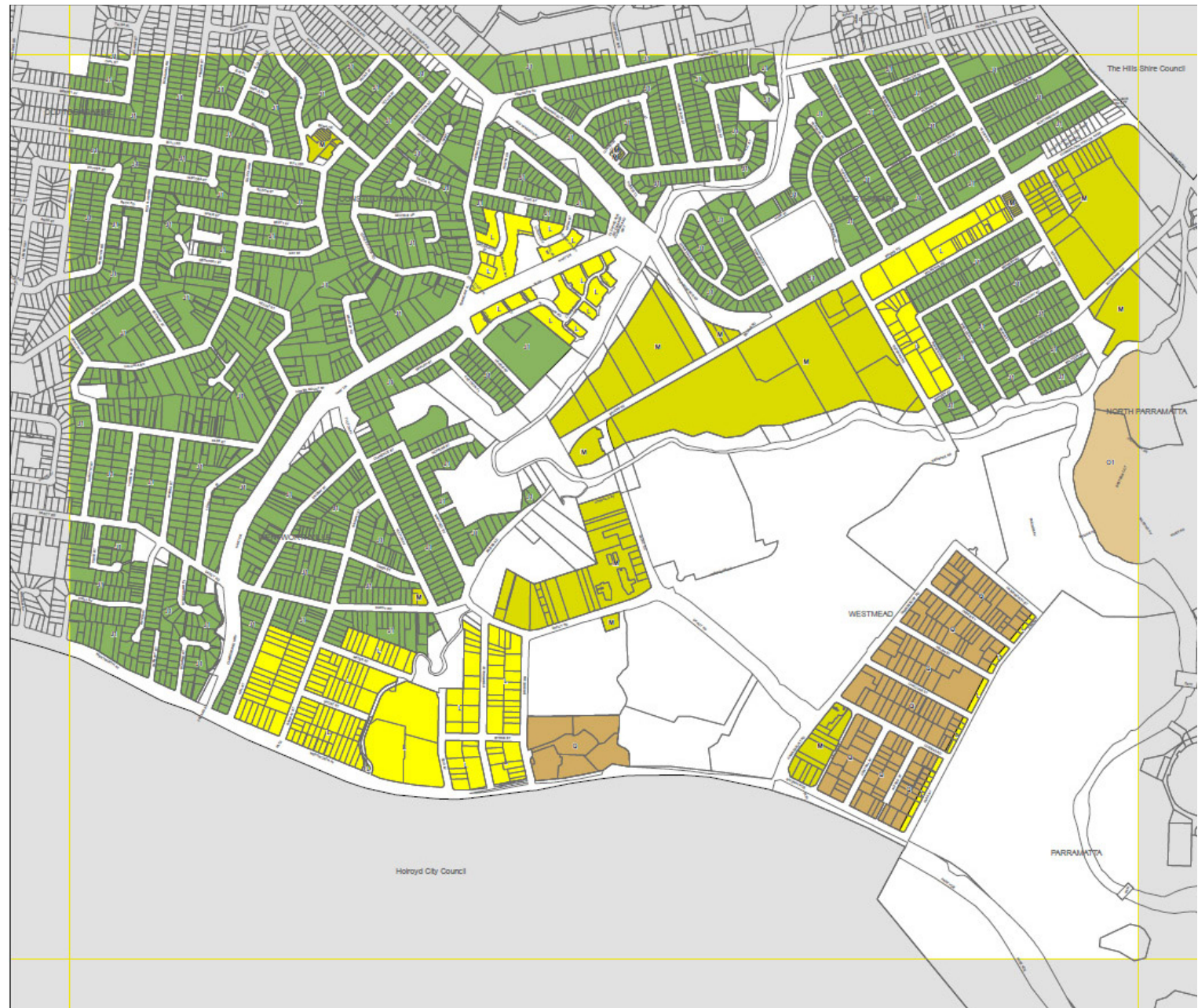
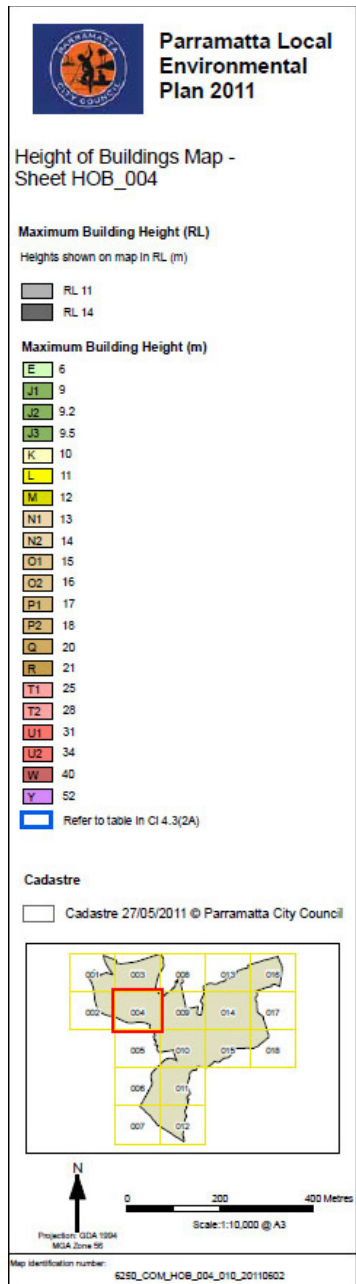
Projection: GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6250\_CEN\_HOB\_001\_010\_20120326











# Parramatta Local Environmental Plan 2011

## Height of Buildings Map - Sheet HOB\_009

### Maximum Building Height (RL)

Heights shown on map in RL (m)

- RL 11
- RL 14

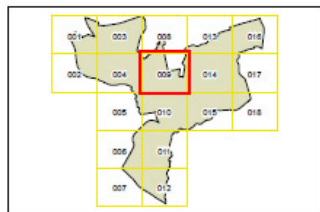
### Maximum Building Height (m)

- E 6
- J1 9
- J2 9.2
- J3 9.5
- K 10
- M 11
- N 12
- N1 13
- N2 14
- O1 15
- O2 16
- P1 17
- P2 18
- Q 20
- R 21
- T1 25
- T2 28
- U1 31
- U2 34
- W 40
- Y 52

Refer to table in Cl 4.3(2A)

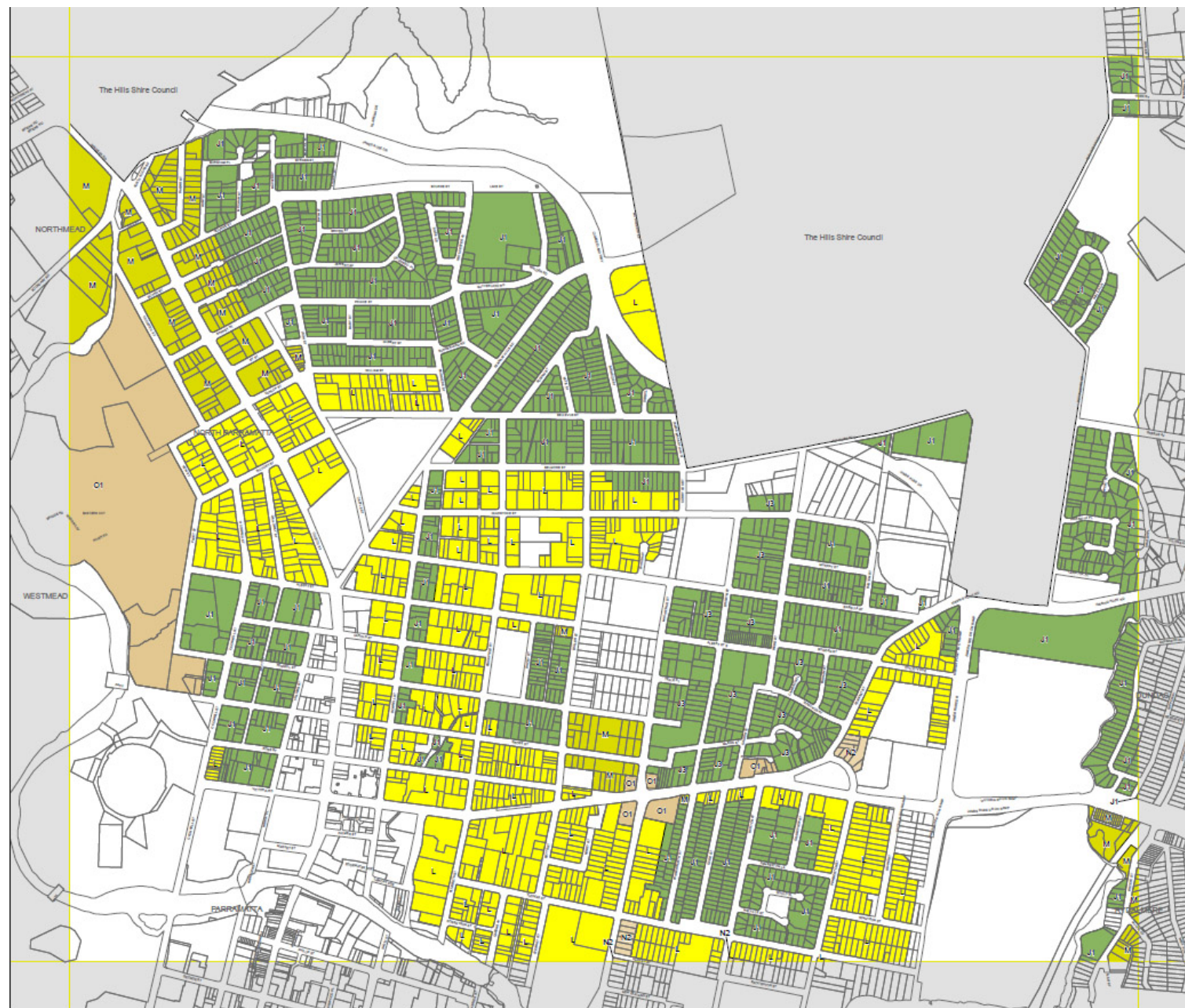
### Cadastre

Cadastre 12/03/2012 © Parramatta City Council



Scale: 1:10,000 @ A3

Map identification number: 6250\_C00M\_HOB\_009\_010\_20120502



## FLOOR SPACE RATIO (FSR)

FSR is the ratio of a building's floor area to the size of land that the building sits on. The FSR control provides a guide as to how much floor area can be built on a particular parcel of land.

The maximum FSR may not always be reached due to other building controls such as height limits or minimum setback requirements.

### IMPLICATIONS FOR PROJECT

- Floor space ratios will determine the bulk of any development and must be considered alongside building heights






# **Parramatta City Centre Local Environmental Plan 2007**

## Floor Space Ratio Map - Sheet FSR\_001

### Maximum Floor Space Ratio (n:1)

B	0.4
F	0.6
S1	1.5
S2	1.52
T	2
V	3
W	3.5
X1	4
X2	4.2
AA	6
AC	8
AE	10

### Cadastre

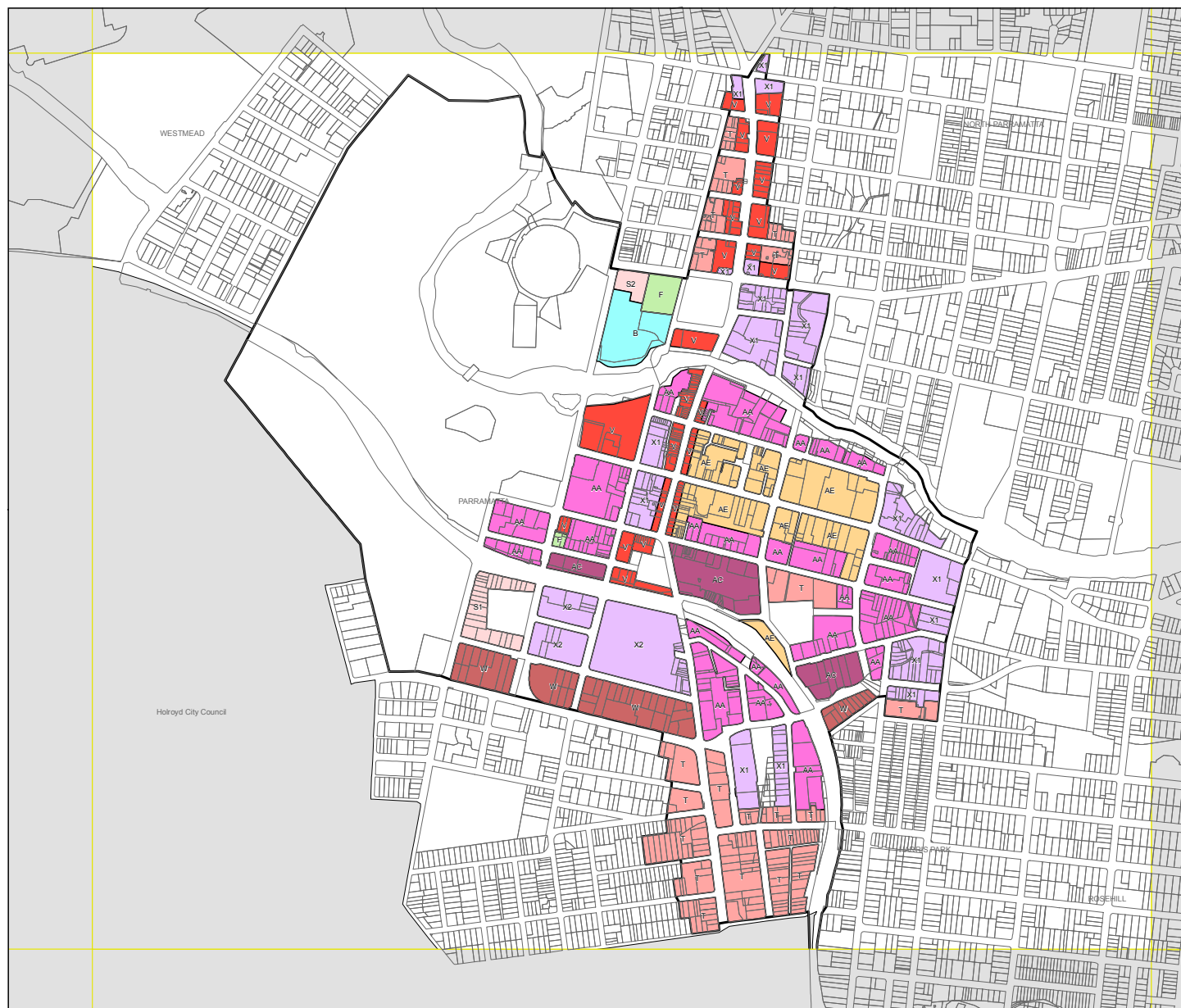
 Cadastre 12/03/2012 © Parramatta City Council



0 200 400 Metres

Projection: GDA 1994  
MGA Zone 56

Map identification number:  
6250\_CEN\_FSR\_001\_010\_20120326



## BUILDING FORM

Clause 22B (design excellence) in the Parramatta City Centre LEP 2007 relates to the form of buildings and is triggered by a number of circumstances:

- (a) development for which an architectural design competition is required as part of a concept plan approved by the Minister under Division 3 of Part 3A of the Act;
- (b) development in respect of a building that is, or will be, greater than 55m or 13 storeys (or both) in height;
- (c) development having a capital value of more than \$1,000,000 on a key site, being a site shown edged heavy black and distinctively coloured on the Key Sites Map; and
- (d) development for which the applicant has chosen to have such a competition.

In these situations buildings must undergo a design competition, with designs from 3 architects judged by a panel of experts.

With this process in place it is envisaged that future buildings in the CBD will be of better quality architecture than some of the older style existing buildings. The recently completed Eclipse building at 60 Station St on the corner of Hassall St is the first building completed following a design competition.

## COMMERCIAL / RESIDENTIAL

The commercial core of Parramatta is shown in blue on the zoning map opposite. This area will attract a different type of building with a larger floorplate than developments in the mixed use zone, which are more likely to attract residential developments.

This larger type floorplate will have an effect on building form.

### IMPLICATIONS FOR PROJECT

- Commercial buildings with a larger floorplate will be located further west, over 2 city blocks from OGH
- Design competitions are likely to improve the overall appearance of buildings over 55m/13 storeys





# Parramatta City Centre Local Environmental Plan 2007

## Land Zoning Map - Sheet LZN\_001

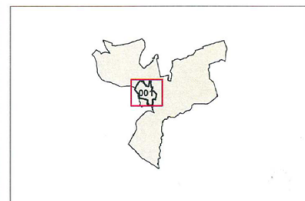
### Zone

- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- RE1** Public Recreation
- RE2** Private Recreation
- SP2** Infrastructure

### Civic Place

### Cadastre

Cadastre 09/04/2010 © Parramatta City Council



0 200 Metres  
Scale: 1:10,000 @ A3

Projection: GDA 1994  
MGA Zone 56  
Map identification number:  
6250\_CEN\_LZN\_001\_010\_20100512

