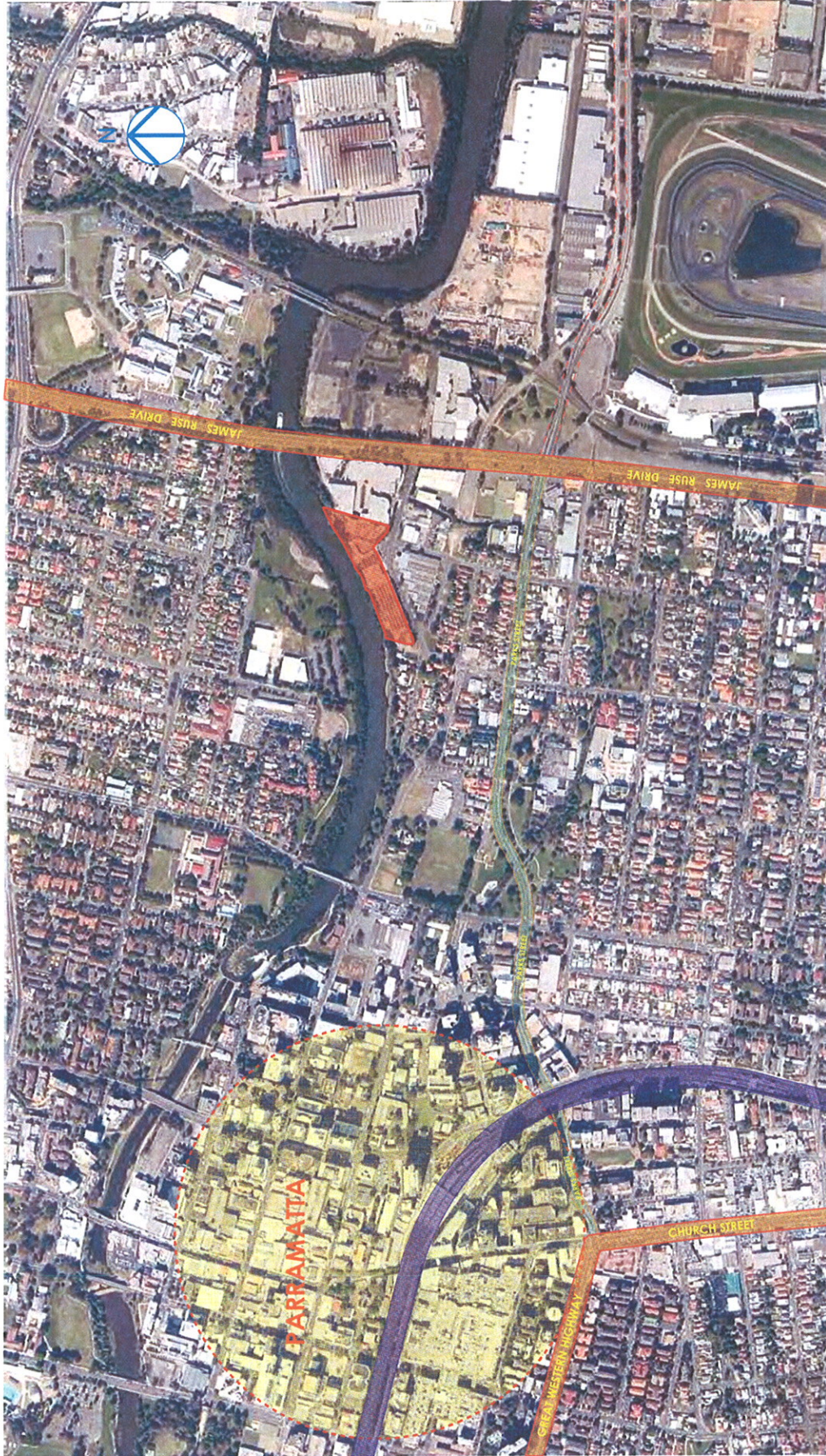




CONNECTING
TO M4

CONNECTING
TO M4

LOCALITY & NETWORK ANALYSIS

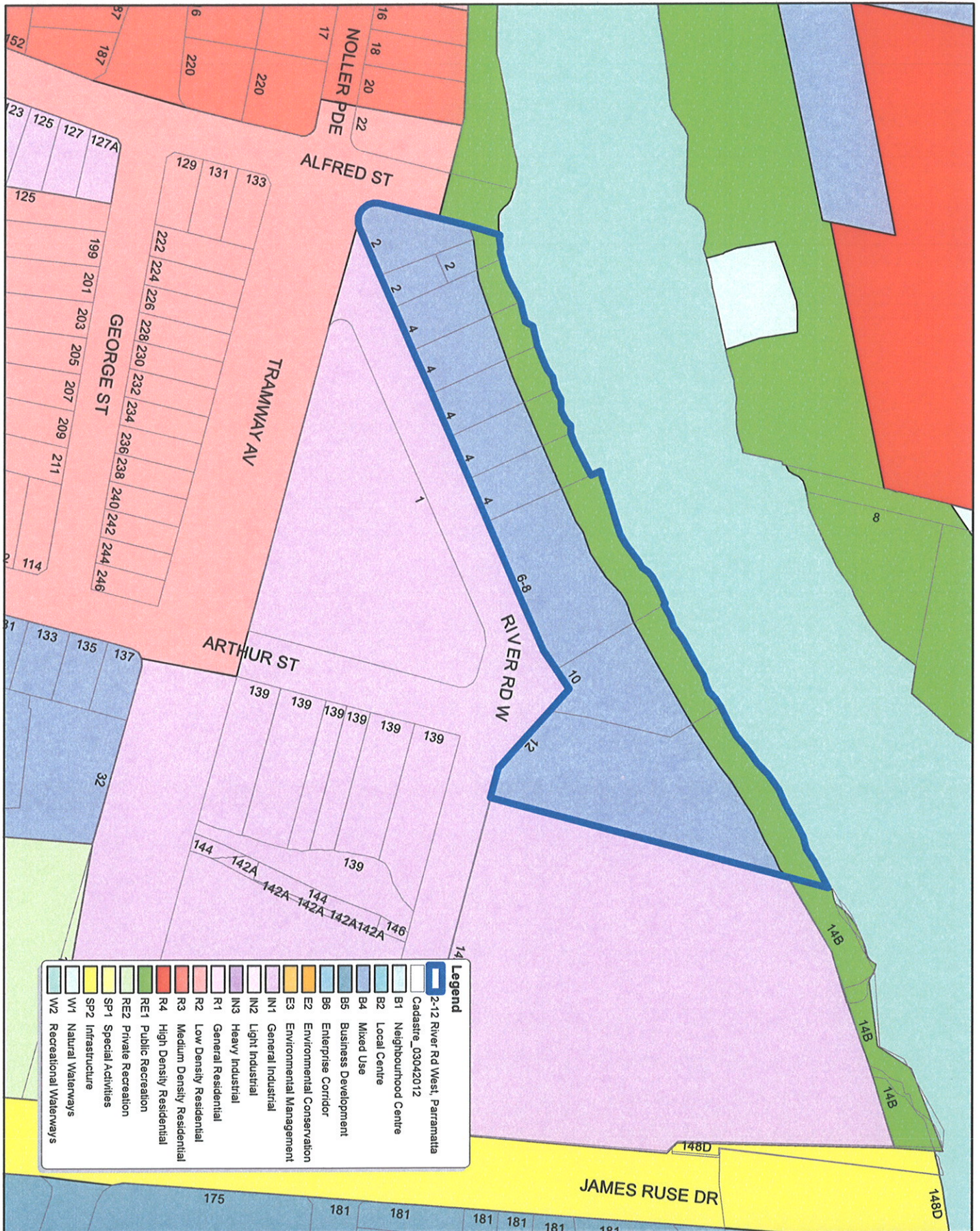
- PROPOSED SITE
- MAIN ROAD
- ROAD

- CITY RAIL LINE
- PARRAMATTA CITY

1 SITE LOCATION PLAN

1





Draft Land Zoning Map - 2-12 River Rd West Parramatta

Printed
03/04/2012

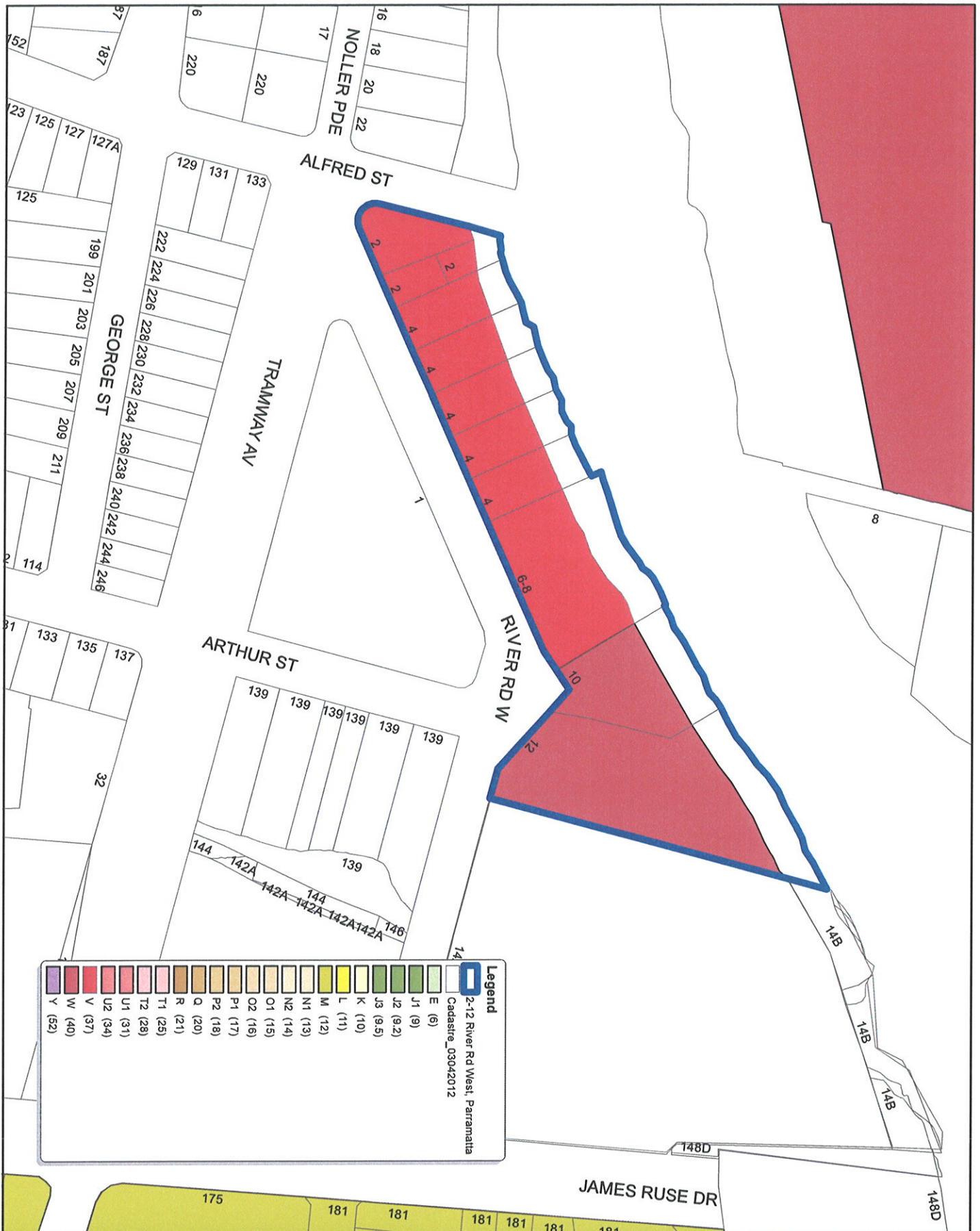


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1:2,095





Draft Height of Building Map - 2-12 River Rd West Parramatta

Printed
03/04/2012

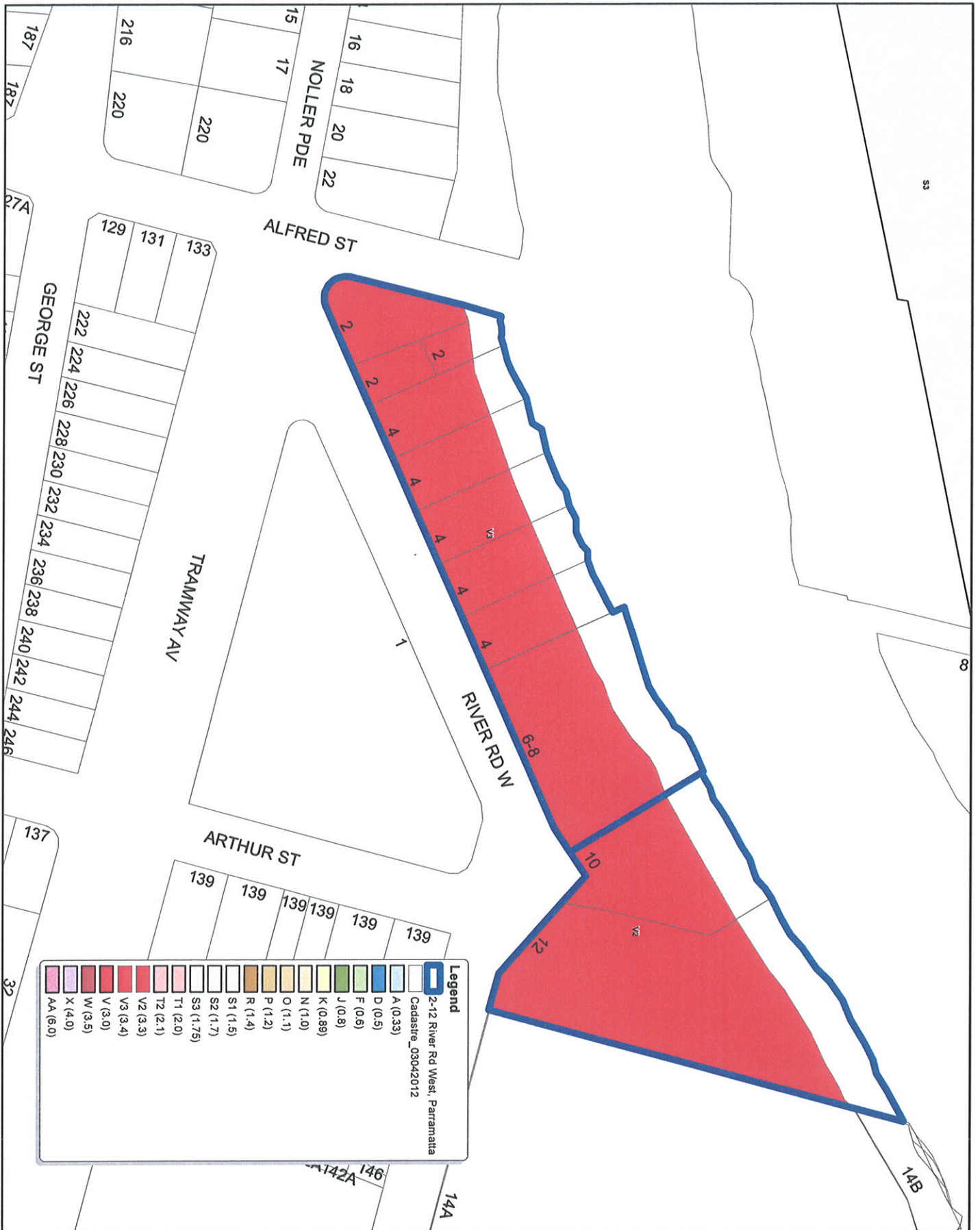


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1:2,095





Draft Floor Space Ratio Map - 2-12 River Rd West Parramatta

Printed
03/04/2012

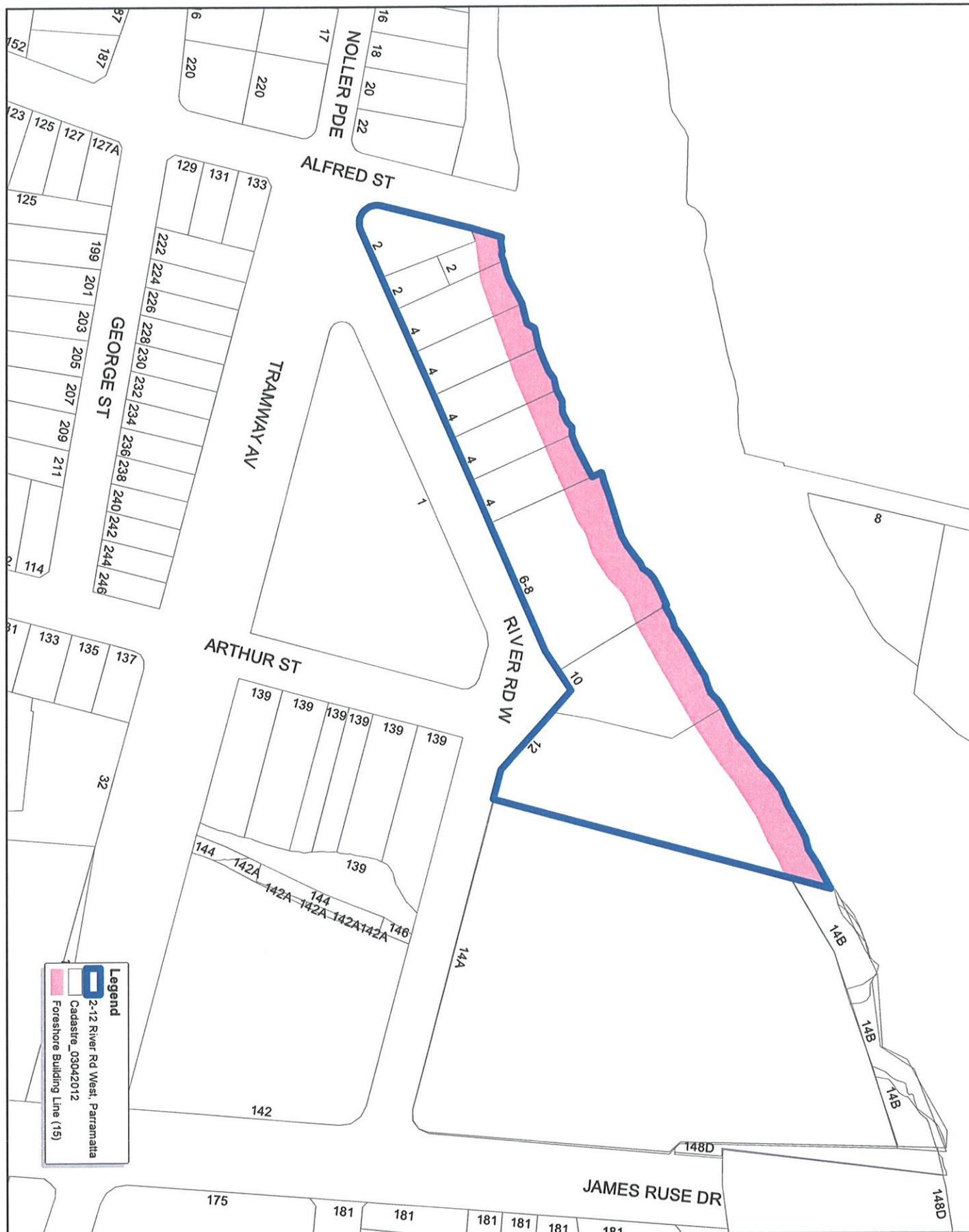


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1:1,702





Draft Foreshore Building Line Map - 2-12 River Rd West Parramatta

Printed
03/04/2012

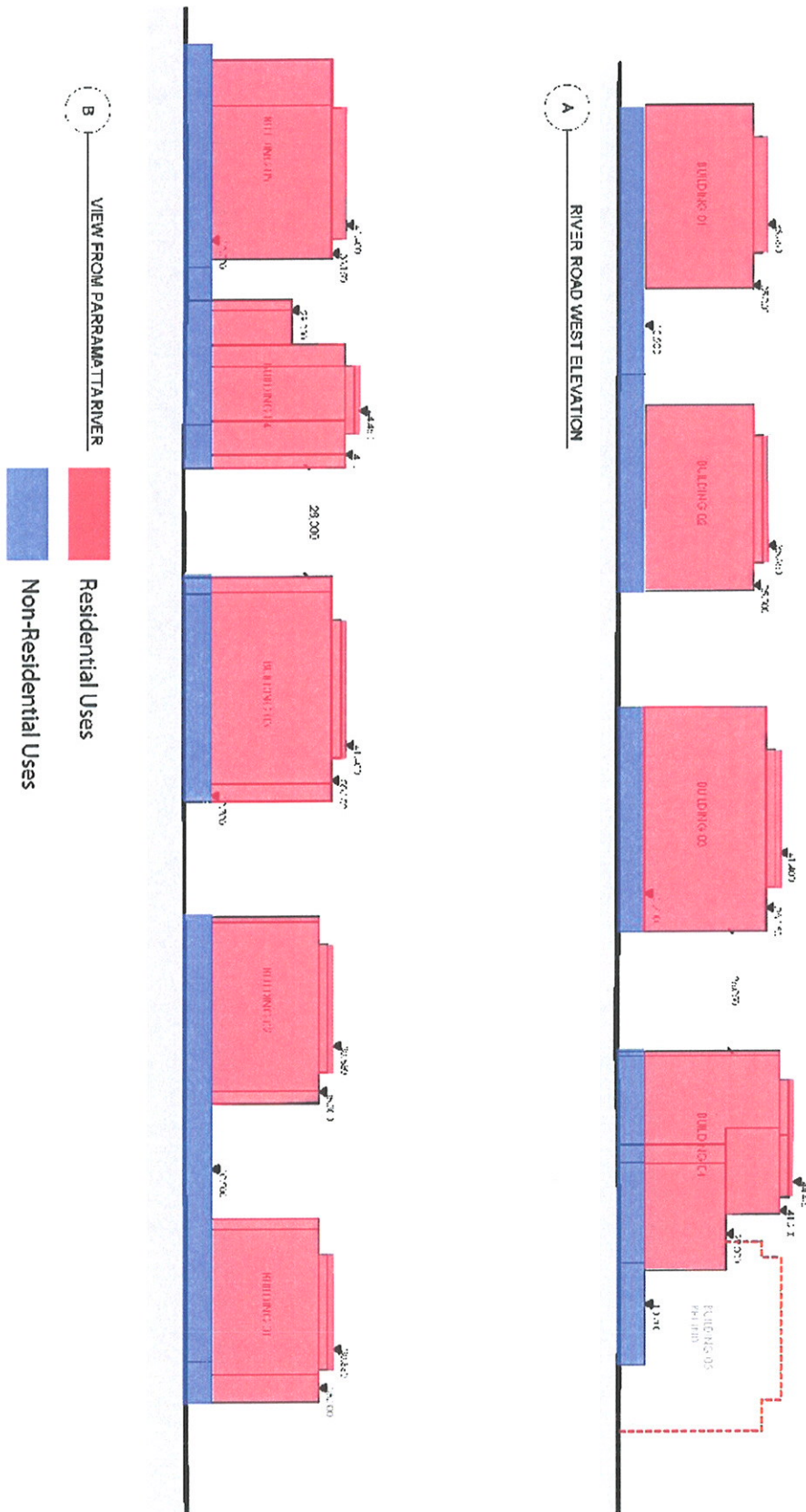


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1:2,095





Section 117 Direction 2.3 – Heritage Conservation

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
Objective		
(1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposed building envelope design will respond to the Area of National Heritage Significance and indigenous heritage significance attributable to the site itself, and its broader context.	The site is within an Area of National Significance and is also traversed by historic view corridors to and from Elizabeth Farm. Existing mangroves adjoining the site's northern boundary are listed as items of local heritage significance in Schedule 5 of Parramatta Local Environmental Plan (LEP) 2011. The direction applies to the planning proposal.
Where this direction applies		
(2) This direction applies to all relevant planning authorities.	In this case, the relevant planning authority is Parramatta Council.	This direction applies to Parramatta City Council.
When this direction applies		
(3) This direction applies when a relevant planning authority prepares a planning proposal.	This direction applies to this proposal.	The direction applies to the planning proposal.
What a relevant planning authority must do if this direction applies		
(4) A planning proposal must contain provisions that facilitate the conservation of:		
(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,	The relevant heritage studies have been prepared to facilitate site redevelopment. These include the following: • Background Heritage Report prepared by Archnex Pty Ltd; • Archaeological Assessment, Artefact Heritage Consultants In addition to these reports, the building envelopes proposed demonstrate that adequate regard will be had for the relationship of historical buildings within this heritage precinct.	Existing mangroves adjoining the site's northern boundary are listed as items of local heritage significance under Parramatta LEP 2011. The planning proposal does not seek the removal of these mangroves and existing heritage controls in Clause 5.10 of Parramatta LEP 2011 will ensure that they are maintained. Furthermore, the mangroves are protected by other legislation with regard to their importance in the riverine system and as a fish habitat. Any removal of the mangroves would be subject to separate approvals of the relevant State Government Authority. A Preliminary Archaeological Assessment has been undertaken by Artefact Heritage Services and

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
		concludes that the site has moderate archaeological potential and provides recommendations for further site investigations prior to the commencement of any future work on the site. Existing legislation and controls within Parramatta LEP 2011 and Parramatta DCP 2011 provide for the protection of archaeological sites. The site lies within the Area of National Significance identified under Parramatta DCP 2011. A number of historic view corridors traverse the site. A heritage study has been prepared by Godden Mackay Logan indicating that development greater than RL 17 will have a negative impact upon existing historic view corridors to and from the Area of National Significance including Elizabeth Farm. The proposal will impact upon the historic view panoramic view corridors. Some point to point views are able to be retained. It is noted that these historic views and panoramas are already obscured by existing vegetation and other development in the broader precinct.
(b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i> , and	These matters are discussed in the report prepared by Artefact Heritage Consultants.	The report prepared by Artefact Heritage Services identifies that there are no aboriginal sites registered within the site. The report also identifies that the site has moderate archaeological potential site with regard to Indigenous heritage including the likely extent of the Parramatta sand sheets over the site. Recommendations are provided for further site investigations prior to the commencement of any excavation work on the site.
(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an	These matters are discussed in the report prepared by Artefact Heritage Consultants.	As above in part 4 (b)

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.		
Consistency		
(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:		
(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or	The findings of the archaeological report, prepared by Artefact reflect that appropriate means for investigation and assessment are available. These matters may be suitably incorporated into the site specific provisions of the development control plan. With respect to environmental heritage, the listed item on the site, being Item 11 – Wetlands, aligning the Parramatta River, will not be adversely affected as a result of this proposal. The report prepared by Alison Hunt & Associates demonstrates that suitable works may be undertaken, without compromising the historical quality of these, while improving both their visual and aesthetic appearance.	Clause 5.10 of Parramatta LEP 2011 provides for the protection of heritage items and archaeological sites. Clause 4.3 of the Parramatta LEP provides controls for the height of buildings and objectives of this clause includes 'ensure the preservation of historic views' and 'minimise .. disruption of views'. Parramatta DCP 2011 also establishes controls for the protection of heritage and archaeology as well as views and vistas, the Harris Park Precinct and the Area of National Significance. Council is also finalising draft DCP controls for the site that will include controls relating to the protection of views.
(b) the provisions of the planning proposal that are inconsistent are of minor significance.	Not applicable.	The planning proposal will impact upon historic view corridors and panoramas to and from Elizabeth Farm identified under Parramatta DCP 2011. However, these views and panoramas are already obscured by existing vegetation and other development in the

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
		broader precinct. The position of the Heritage Branch and Godden Mackay Logan is that existing vegetation should be discounted when assessing development impact upon views. However, existing vegetation does obscure the view corridors when identified from the locations identified within the DCP. Parramatta City Council at its meeting of 5 December 2011 considered a report regarding the heritage issues associated with the planning proposal and resolved to consider heights greater than the current height limit of RL 14 for the planning proposal. Council has formed a view that impacts on historic views may not be able to be avoided in conjunction with the urban renewal of this industrial land.
Note: In this direction: "conservation", "environmental heritage", "item", "place" and "relic" have the same meaning as in the <i>Heritage Act 1977</i>. "Aboriginal object", "Aboriginal area" and "Aboriginal place" have the same meaning as in the <i>National Parks and Wildlife Act 1974</i>. Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. A LEP that adopts the Standard Instrument should identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant	Noted	
	Noted	
	These matters are adopted in the Parramatta Local Environmental Plan 2011. The heritage listings pertaining to the site are retained under the gateway proposal.	

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
Schedule of the LEP.		

Section 117 Direction 4.1 Acid Sulphate Soils

DIRECTION	PROPOSER COMMENTS	PCC COMMENTS
Objective		
(1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Preliminary investigations pertaining to this site indicate that this will contain acid Sulfate Soils. On this basis an Acid Sulfate Soils Management Plan has been prepared to ensure that no adverse environmental impacts occur, as a result of site redevelopment. This has been prepared by SMEC Testing Services Australia.	The site is identified as being within a Class 4 Acid Sulfate Soil location. This direction applies to the planning proposal.
Where this direction applies		
(2) This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning.	In this instance the Acid Sulfate Soils Planning Maps relied upon are contained within the <i>Parramatta Local Environmental Plan 2011</i>, which identifies the site as containing 'Class 4' Acid Sulfate Soils. Class 4 areas require development consent for any works of more than two metres below the natural ground surface. As it is anticipated that excavation will be required to a depth of six metres; as such, development consent will be required for such works. The Acid Sulfate Soils Management Plan will therefore have relevance in this regard.	This direction applies to Parramatta City Council.
When this direction applies		

(3) This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	The investigations to date indicate that acid sulfate soils will exist on the site.	The site is identified as Class 4 Acid Sulfate Soil and is located directly adjacent to the Parramatta River. The site is also within approximately 70 metres of Class 2 Acid Sulfate Soil. The direction applies to the planning proposal
What a relevant planning authority must do if this direction applies (4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulphate soils being present.	The <i>Acid Sulfate Soils Planning Guidelines</i>, was prepared by New South Wales Acid Sulfate Soils Management Advisory Committee and is dated August 1998. Chapter 3 of these guidelines deals with rezoning land in acid sulfate soil areas, with Section 3.2 specifically detailing factors to be considered when a change in land use is proposed and states: <i>Where rezoning is proposed in an area mapped as having a probability of acid sulfate soils, councils should consider:</i> • any existing integrated management plan or related environmental studies • verification of the existence, locations and extent of acid sulfate soils • the capacity of land to sustain the proposed land uses having regard to: • potential impacts on surface and ground water quality and quantity • potential impacts on ecosystems and on biodiversity • potential impacts on agricultural, fisheries and aquaculture productivity • any likely engineering constraints and impacts on infrastructure; and	A Preliminary Acid Sulfate Soil Assessment has been prepared by SMEC Testing Services detailing that the extent of excavation resulting from future development on the site is likely to be 6 metres in depth (below the water table), with an excavated soil volume exceeding 1000 tonnes and does have the potential to expose acid sulfate soils to oxidation. Any future redevelopment of the site will require the preparation of an Acid Sulfate Soil Management Plan and this can be addressed as part of a future development application for the site. Existing controls within Clause 6.1 of Parramatta LEP 2011 relating to Acid Sulfate Soils will apply to any future redevelopment of the site.

	• <i>cumulative impacts.</i> The provisions contained in the Parramatta Local Environmental Plan 2011 will be adopted for this site. Detailed site testing will be undertaken as part of any future development application. However, the preliminary studies indicate that the presence of acid sulfate soils will occur on the site. The Acid Sulfate Soils Management plan accompanying this information reflects that the land will have adequate capacity to sustain the development, through appropriate mitigation measures during construction. Such issues may also be dealt with in terms of both engineering constraints and ecosystems, based on this reporting.	
(5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:		
(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or	These provisions are reflected in the Parramatta Local Environmental Plan 2011 and will remain in place for the purpose of any future application on this site. In addition, the relevant studies commissioned to date reflect that adequate management of the issue is achievable as part of the construction process. Not Applicable.	Clause 6.1 of Parramatta Local Environmental Plan 2011 is based on the Standard LEP template and provides controls and guidelines for development relating to Acid Sulfate Soil.
(b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning		

Guidelines.		
(6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. (7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5). Consistency (8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (b) of minor significance.	The relevant study and management plan have been prepared for the site. These studies reflect that there is no impediment to the change of use of the land from industrial to mixed use purposes and that the matter may be appropriately dealt to as part of the construction process. The relevant studies are provided. Not Applicable. Not Applicable	As above in part (4). N/A N/A N/A

Section 117 Direction 4.3 Flood Prone Land

DIRECTION	PROPOSERS COMMENTS	PCC COMMENTS
Objectives		
(1) The objectives of this direction are:		
(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and	Mott McDonald Hughes Truman have been retained to review the building envelopes proposed, pursuant to the site specific development controls. Their report (attached) demonstrates that, despite the land being flood prone, development may be suitably accommodated thereon.	The site is identified as flood prone land and is affected by the 1 in 20 year, 1 in 100 year and probable maximum flood (PMF) events. This direction applies to the planning proposal.
(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	It is understood that the Council is continuing to resolve their flood model for the site, and the broader catchment. Despite that this has not been resolved to date, the flood modelling report reflects that development may be suitably accommodated. Adequate design measures may be imposed, as will suitable emergency management procedures in the event of a flood occurrence. Such provisions may be adequately reflected in the relevant planning instruments.	This direction applies to the planning proposal.
Where this direction applies		
(2) This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA.	This direction applies to this proposal.	This direction applies to Parramatta City Council.
When this direction applies		
(3) This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects	This direction applies to this proposal, as the land is nominated as being flood prone.	The direction applies to the planning proposal

flood prone land.		What a relevant planning authority must do if this direction applies	
(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>). (5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. (6) A planning proposal must not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas,	The flood modelling report provides provisions that are consistent with these controls. The existing zoning of the land is for industrial purposes; therefore, the Council is permitted to rezone the land in this instance.	Clause 6.3 of Parramatta LEP 2011 provides controls and guidelines for development relating to Flood Prone Land and was developed in accordance with the <i>Floodplain Development Manual 2005</i>.	
		N/A	
		The proposal is for the rezoning of land from Industrial to Mixed Use. The site contains a number of existing buildings that cover a large portion of the site. Future redevelopment of the site provides opportunity to reduce site cover and potential for additional overland flow paths. Additional flood modelling will need to be undertaken prior to the approval of any development application on the site. Any redevelopment of the site would need to demonstrate that post redevelopment flood modelling will have a negligible impact upon other properties. Additional flood modelling will need to be undertaken prior to the approval of any development application on the site. The planning proposal seeks the rezoning of land from Industrial to Mixed Use and Public Recreation with greater heights and densities that are currently proposed. The site coverage of land resulting from	
(b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land,	The proposal will not result in significant flood impacts to other properties. The design and layout of built form on the site will be such that adverse impacts do not result. The extent of existing buildings on the site is substantial. The proposed development footprint will open up a number of areas, without built	The proposal is for the rezoning of land from Industrial to Mixed Use. The site contains a number of existing buildings that cover a large portion of the site. Future redevelopment of the site provides opportunity to reduce site cover and potential for additional overland flow paths. Additional flood modelling will need to be undertaken prior to the approval of any development application on the site. Any redevelopment of the site would need to demonstrate that post redevelopment flood modelling will have a negligible impact upon other properties. Additional flood modelling will need to be undertaken prior to the approval of any development application on the site. The planning proposal seeks the rezoning of land from Industrial to Mixed Use and Public Recreation with greater heights and densities that are currently proposed. The site coverage of land resulting from	

	form, due to building separation, therefore altering the extent of this thereon.	the redevelopment of the site has potential to be lower under the proposed zoning than on the current zoning. However, additional flood modelling will need to be undertaken prior the approval of a development application on the site.
(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or	Such measures are not anticipated.	Any future development application on the site will need to demonstrate compliance with Clause 6.3 of Parramatta LEP 2011 which includes consideration of the 'economic costs to the community as a result of flooding'.
(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.	Necessary flood mitigation works required on the site will be at the developer's expense.	The uses sought by the planning proposal will require development consent.
(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).	Development consent will be required for the intended use and development thereof, with development consent.	Residential development of the site will be required to comply with Clause 6.3 of Parramatta LEP 2011 relating to flood planning as well as other relevant legislation, guidelines and directions relating to flooding, including the impacts of climate change and sea level rise.
(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).	Such measures are not proposed. The accompanying report prepared by Mott MacDonald Hughes Truman provides the controls that are relevant for this.	Council is awaiting the finalisation of a flood study to model the impacts of sea level rise and climate change on the Lower Parramatta River Catchment, which will guide an appropriate flood level for future development of the site at the time a development application is being assessed.
Consistency	Resolution of the Council's flood planning level is yet to occur. However, as reflected in the accompanying report, the proposal may be adequately accommodated on the site in accordance with the relevant flood planning controls, without adverse impact.	
(9) A planning proposal may be inconsistent with		

this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:	(a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or	As demonstrated by the report accompanying this, adequate mitigation measures to cater to flood event, along with suitable design controls, may be incorporated, as part of this development controls for the site. Such outcomes will be consistent with the relevant technical manuals.	
	(b) the provisions of the planning proposal that are inconsistent are of minor significance. Note: "flood planning area", "flood planning level", "flood prone land" and "floodway area" have the same meaning as in the <i>Floodplain Development Manual 2005</i>.		

ADDRESS OF STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDiation OF LAND

The Gateway Determination issued in February 2011 required Council to consider the requirements of State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land to address any potential contamination of the site. Clause 6 of the SEPP requires that contamination issues be considered in a rezoning proposal as follows:

- (1) *In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:*
 - (a) *the planning authority has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
 - (c) *if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Note. *In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.*

- (2) *Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*
- (3) *If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).*
- (4) *The following classes of land are identified for the purposes of this clause:*
 - (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
 - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

The proponents had previously submitted a number of reports in respect to the assessment of contamination of the site. The reports conclude that there is evidence of contamination on the site and that subject to remediation; the site will be suitable for residential use in accordance with State Environmental Planning Policy No. 55 – Remediation of Land.

Council's Senior Environmental Health Officer has commented on the contamination assessments and concludes that *there is evidence that sections of the site are contaminated and whilst the findings and recommendations of the Stage 1 Preliminary Report are prescriptive and substantive, the precautionary principle must be applied in recognition of the limitations of a Stage 1 preliminary assessment.*

The findings of the Stage 1 Environmental Site Investigation should not preclude the approval of the rezoning ...however any future development application for mixed use,

including a residential component would require a Stage 2 Environmental Site Investigation to fully assess the extent of contamination and facilitate the development of comprehensive remediation strategies to ensure the site does not pose any risk to human health or the environment.

Recommendation

That no objection is raised to the rezoning proposal provided that a Stage 2 Environmental Site Investigation is submitted to Council for any future development application involving commercial/residential mixed use on the subject premises.

Given the past uses of the subject site, the potential for the land to be contaminated is high. However, the information submitted by the proponents has demonstrated that issues of contamination and remediation can be appropriately managed and addressed at the development application stage. As SEPP 55 also requires consideration of contamination in determining a development application, it is not necessary to include a separate Clause in the Parramatta LEP requiring the remediation of the land.

With respect to the remediation of the foreshore land which is intended to be dedicated to Council, the Voluntary Planning Agreement (VPA) states that the foreshore land is to be remediated in accordance with SEPP 55, Managing Land Contamination Guidelines (NSW Planning), AS4419 and any other relevant legislation.

PLANNING PROPOSAL BACKGROUND HISTORY

1. During consideration of Draft Parramatta Local Environmental Plan (LEP) 2011 at its meeting of 23 March 2009 Council resolved: ***that** Council invite the owner(s) of land within the industrial precinct at River Road West, Parramatta to discuss a separate process by which the rezoning of land to allow a mix of uses including residential, be considered.*
2. In September 2010, Council received a planning proposal from the owners of 2-12 River Road West, Parramatta to rezone the land from IN1 General Industrial to B4 Mixed Use, enabling a mix of retail, commercial and residential development. The foreshore portion of the land was to be zoned RE1 Public Recreation to be dedicated back to Council as a public foreshore link. At its meeting of 13 December 2010 Council considered this planning proposal and resolved:
 - (a) ***That** the planning proposal for the rezoning of land at 2-12 River Road West, Parramatta for mixed use purposes and public reserve be supported in principle to facilitate an initial gateway assessment by the Department of Planning.*
 - (b) ***That** the proponents provide additional information in relation to existing and post development flood modelling prior to finalisation of the proposal.*
 - (c) ***That** subject to initial consideration of the gateway proposal by the Department of Planning and consultation with relevant public authorities, that a further report be put to Council to advise of the outcomes of the additional flooding information and further consideration of height and floor space ratio controls for the site.*
 - (d) ***That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) in relation to a planning proposal at Nos. 2 – 12 River Road West, Parramatta as outlined in Attachment 6.*
 - (e) ***That** delegated authority be given to the CEO of Council to negotiate the VPA on behalf of Council and report back on the negotiations in regards to the VPA.*
 - (f) ***That** the proponents prepare for Council's consideration draft Development Control Plan (DCP) provisions for 2-12 River Road West, Parramatta. The draft DCP provisions to be exhibited concurrently with the planning proposal and the draft VPA.*
 - (g) ***Further, that** as a separate matter, Council considers undertaking a strategic investigation of the long term planning direction of the area in the vicinity of this planning proposal, potentially including the suburbs of Camellia, Rosehill and Harris Park.*
3. In February 2011, the Department of Planning (now Department of Planning & Infrastructure (DP&I)) issued a Gateway determination which supported the rezoning of land from industrial to mixed use, but which required additional information in relation to heritage, flooding, acid sulfate soil and land contamination, and foreshore building lines to enable determination of suitable height and densities across the site.
4. In October 2011 Council engaged Godden Mackay Logan (GML) to undertake a heritage study to review the Area of National Significance, the historic view corridors and building height controls for land within parts of Harris Park, Rosehill and Camellia, including a case study of the planning proposal at 2-12 River Road West.
5. The key recommendations of the GML Heritage Study as it related to 2-12 River Road West, Parramatta were that building heights should generally not exceed the current height limit of RL14 (approximately 3 storeys), with some capacity to permit one additional storey (to maximum RL 17). This additional storey could have been supported where future development of the site provided for small building footprints, generous separation between buildings, landscaped area that provided visual

permeability to the river and public access between River Road West and the River. A workshop presentation was made to Council in November 2011 detailing this issue.

6. On 5 December 2011 Council considered a report on this matter, including a copy of the GML report, and resolved:

- (a) *That Council endorse Option 2 to guide the future direction for the assessment of the Planning Proposal at 2-12 River Road West, Parramatta as follows:-*

Option 2

That Council endorse the continued assessment of the Planning Proposal to rezone the land to enable mixed use development with a maximum height exceeding RL 17 and that further information be provided by the proponents detailing the likely future building heights and envelopes for the site.

- (b) *Further, that in developing the planning proposal and working with the applicant, pre-eminent in thinking be heritage impacts on Elizabeth Farm, keeping as much of the river foreshore publicly accessible as possible and protecting ecological communities that may exist in the area.*

7. In January 2012 a balloon test was undertaken demonstrating the maximum height and density of the proposed building envelopes and potential impact upon historic view corridors to and from Elizabeth Farm. The balloons were viewed from multiple vantage points including Elizabeth Farm House Garden and Reserve and Broughton Street on the northern side of the River. The balloon test demonstrated the built form proposed will be highly visible and will impact upon historic views. A workshop presentation was made to Council in March 2012 detailing the outcomes of the balloon test.
8. At its meeting of 23 April 2012, Council considered a report recommending the endorsement of a planning proposal to:
- Rezone land from IN1 General Industrial to B4 Mixed Use to enable mix of retail, commercial and residential uses, with the foreshore land to be rezoned RE1 Public Recreation.
 - Building height: 10-11 storeys (34-37m) at Nos. 2-8 River Road West, and 11-12 storeys (37-40m) at Nos. 10-12 River Road West.
 - Floor Space Ratio: 3.4:1 over Nos. 2-8 River Road West and 3.3:1 at Nos. 10-12 River Road West.
 - Foreshore Building Line of 15 metres measured from the mean high water mark (MHWM).

Council resolved

Insert

Your Reference: RZ/6/2010
 Our Reference: 354.5314.9
 Contact: Pahee Sellathurai
 Telephone: 8849 2219



The General Manager
 Parramatta City Council
 PO BOX 32
 PARRAMATTA NSW 2124

Attention: Diane Galea



REZONING PROPOSAL FOR LAND AT 2-12 RIVER ROAD WEST, PARRAMATTA

Dear Sir/Madam

I refer to your letter dated 8 March 2011 (Council's Reference: RZ/6/2010) with regard to the abovementioned rezoning, which was referred to the Roads and Traffic Authority (RTA) for comments.

The RTA has reviewed the rezoning proposal including the submitted traffic report and advises Council that no objections are raised to the rezoning of this land from industrial to mixed use subject to the following:

1. A number of developers have enquired with a view of developing the land on the eastern side of James Ruse Drive. Access to this land could be provided via a fourth leg at the intersection of James Ruse Drive and River Road West. Sydney Water lodged a proposal in 2009 to develop their site and access James Ruse Drive by signalling this intersection.
2. Traffic modelling for this intersection should consider the intersection as a cross intersection of James Ruse Drive/River Road West/Eastern Access. Signalization of this intersection will result in the redistribution of existing traffic currently turning left or right at the signalled intersection of Hassall Street/James Ruse Drive. The redistribution of traffic along with traffic generated by the proposed development will have a significant impact on the local road network, James Ruse Drive and key intersections (i.e. traffic signal phasing settings and queuing on turn bays) which is best assessed using micro-simulation modelling. Micro-simulation models of Thursday PM and Saturday peaks should be developed to assess the impact of the proposed developments, including the proposed development at 2-12 River Road West, on the existing road network. The model extent should include James Ruse Drive, River Road West, Arthur Street, Hassall Street, Grand Avenue, Grand Avenue North, access to the future development on the eastern side of James Ruse Drive and all intersections within these roads (signalised and un-signalised).
3. The RTA suggests that a Contribution Plan be developed for the area so that adequate road based infrastructure could be provided by the developer/s to ensure that the operational performance of the surrounding road network, including James Ruse Drive, does not deteriorate beyond the current levels of congestion and delay.

Roads and Traffic Authority

27-31 Argyle Street Parramatta NSW 2150
 PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82



Page 1 of 2

Any inquiry in relation to this matter can be directed to Pahee Sellathurai on 8849 2219.

Yours faithfully

A handwritten signature in black ink, appearing to read 'O. Hodgson', written in a cursive style.

Owen Hodgson
Senior Land Use Planner
Transport Planning Section, Sydney Region

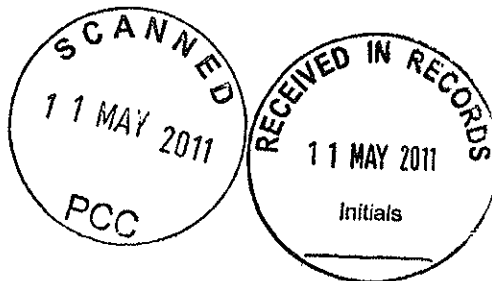
30 March 2011



Office of
Environment
& Heritage

Your reference: RZ/6/2010
Our reference: DOC11/12811
Contact: Richard Bonner, 9995 6833

Ms Sue Stewart
Senior Project Officer – Land Use
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124



Attention: Diane Galea

Dear Ms Stewart

I refer to your letter of 8 March 2011 seeking advice on the above planning proposal from the former Department of Environment, Climate Change and Water (DECCW) which is now known as the Office of Environment and Heritage, Department of Premier and Cabinet (OEH).

OEH notes DoP's 9 February 2011 Gateway Determination requiring Council to address the inconsistencies of the Planning Proposal with Section 117 directions 4.1 Acid Sulphate Soil and 4.3 Flood Prone Land before resubmitting to DoP for further concurrence and exhibition. OEH has reviewed the information provided in relation to these issues and provides the following advice. It is understood separate advice has been provided to Council by the former Heritage Branch of the Department of Planning in relation the inconsistencies with Section 117 direction 2.3 Heritage Conservation. Should this planning proposal proceed to exhibition, OEH would be pleased to provide additional advice to Council in relation to Aboriginal Cultural Heritage, biodiversity and contamination issues.

Acid Sulphate Soils

The *Acid Sulphate Soils (ASS) Planning Guidelines (1998)* recommend that where rezoning is proposed in an area mapped as having a probability of acid sulfate soils, councils should consider verification of the existence, locations and extent of ASS. While the *ASS Planning Guidelines* do not specify the level of investigation required at this stage, it is noted that the associated *ASS Assessment Guidelines (1998)* do not refer to a 'Preliminary Acid Sulfate Soils Management Plan' – reference is instead made to the undertaking of a Preliminary Assessment and, if necessary, an ASS Management Plan. Given that a detailed ASS Management Plan will be prepared at the DA stage, it is assumed the Preliminary Acid Sulfate Soils Management Plan (PASSMP) prepared for this Planning Proposal equates to a Preliminary Assessment.

OEH has reviewed the PASSMP and finds that it is primarily a statement of management principles, containing little data specific to this Planning Proposal. While detailed assessment in accordance with *ASS Laboratory Methods Guidelines (2004)* would not be expected at this stage, it is appropriate that a preliminary assessment include details on the depth, volume and nature of soil disturbance and whether the groundwater level is likely to be lowered. This is particularly so given the PASSMP statement that a *significant amount of material is to be excavated from the site*. It is recommended a preliminary assessment be undertaken in accordance with *ASS Assessment Guidelines (1998)* to appropriately assess the ASS

The Department of Environment, Climate Change and Water is now known as the Office of Environment and Heritage, Department of Premier and Cabinet

issues relevant to this proposal. The preliminary assessment should also include information regarding compliance with OEH's *Waste Management Guidelines - Part 4: Acid Sulfate Soils (2008)*.

Flooding and Stormwater/Overland Flow Management

In addressing the flooding issues relevant to this Planning Proposal, its impacts on flood behaviour upstream and downstream and on residents and other users of the floodplain should be considered in accordance with:

- Council's Lower Parramatta River Floodplain Management Plan.
- The NSW Flood Prone Land Policy as outlined in the NSW Government's Floodplain Development Manual (2005).
- Section 117 direction 4.3 - Flood Prone Land.

Good Floodplain Management practice includes an assessment of cumulative impacts from this Planning Proposal and other likely nearby future development. While the impacts of a single development may be minimal, when assessed in combination with other potential development however, the impacts may be significant. In some instances the need for compensatory (for hydraulic purposes) measures may be required.

There may be an opportunity to mitigate the severity of overland flow flooding hazard (mainly velocity of overland flow) through design solutions including a modified road alignment. Soft landscaped solutions to road verges such as green swales and deep soil areas may also assist in mitigating the hazards. This may require an additional land take for the road reserve.

Basement car parks, such as those included in this Planning Proposal, pose particular hazards as people can easily be trapped by rising flood waters early in a flood event. Particular attention should therefore be given to the availability of safe access and egress for the full range of potential flood events, up to the probable maximum flood (PMF), in any assessment. Pedestrian access from car parks should be provided above the PMF level and appropriately signposted. Consideration should also be given to appropriate minimum levels for underground car park entrances.

If a 'sheltering in place' approach is proposed as an alternative to evacuation, permanent access to floor space at or above the PMF will be critical. Having an upper floor may be a practical approach in view of the likely nature of flooding i.e. sudden onset storm events and flash flooding from Clay Cliff Creek, with high hazard flood flow conditions in streets and very short warning times for occupants to evacuate. It will also be essential that all buildings and their footings be engineered to withstand the hydraulic, scouring and buoyancy forces of a PMF.

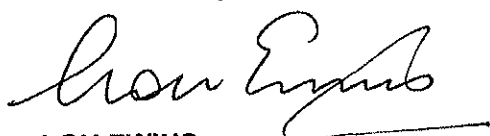
In considering Climate Change impacts and an appropriate "freeboard allowance" reference should be made to:

- The planning circular (PS 07-003) of the former Department of Planning – *New guideline and changes to section 117 direction and EP&A Regulation on flood prone land* (available for download at: www.planning.nsw.gov.au/planningsystem/pdf/circulars/ps07_003_floodprone_withatt.pdf)
- The floodplain risk management guideline of the former Department of Environment and Climate Change – *Practical Consideration of Climate Change* (available for download at: www.environment.nsw.gov.au/resources/floodplains/FRMGuidelinePracticalConsiderationClimateChange.pdf)
- *Climate Change in the Sydney Metropolitan Catchments* - prepared for the NSW Government by the CSIRO (available for download at: www.environment.nsw.gov.au/resources/climatechange/070216SydneyDetailedFinal1.pdf).

Finally, in developing flood evacuation and public awareness strategies for this Planning Proposal, it is recommended Council consult the NSW State Emergency Services.

If you have any queries regarding this matter please contact Richard Bonner by phone on 9995 6833 or email richard.bonner@environment.nsw.gov.au.

Yours sincerely

 6/5/11

LOU EWINS
Manager Planning & Aboriginal Heritage
Environment Protection and Regulation
Office of Environment and Heritage
Department of Premier and Cabinet



Planning

Ms Dianne Galea
Project Planner
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Contact:: Alice Brandjes
Phone: (02) 9873 8560
Fax : (02) 9873 8599
E: alice.brandjes@planning.nsw.gov.au

Our ref: B264104
Your ref: RZ?6?2010
File: 10/18682

Dear Ms Galea,

Planning Proposal – 2-12 River Road West, Parramatta

Thank you for seeking the comments of the Heritage Branch about the Planning Proposal for 2-12 River Road West, Parramatta.

The following comments are based on a review of documents including the Planning Proposal Report, Structure Plan and Urban Design Plan prepared by Hamptons Property and a Heritage Report by Archnex Designs Pty Ltd.

The Planning Proposal seeks to redevelop an existing industrial site known as 2-12 River Road West Parramatta with a mixed use development including retail, commercial (medical and child care facilities) and high density residential.

The Planning Proposal Report states that "the Planning Proposal will facilitate a mixed use development of high quality architectural outcomes far superior to the current situation along the foreshore and at the gateway entrance point to the CBD and significantly improve the land water interface as a whole resulting in a net community benefit, creating publicly accessible spaces within a broader community context."

Notwithstanding that Parramatta City Council has supported in principle rezoning of the subject land from industrial to mixed use and public reserve, no determination has in fact been made in regard to building heights or floor space ratios of the new development.

The subject land includes a heritage item Parramatta River Wetlands listed in the heritage schedule of the Parramatta Local Environmental Plan. The wetlands are located along the northern boundary of the subject land. The Planning Proposal Report states that "the Planning Proposal will retain existing heritage provisions in the Parramatta Draft LEP that relate to this item to ensure it remains protected. The Heritage Branch believes that heritage provisions of Parramatta LEP will provide for the protection, conservation and management of the wetlands.

The subject land is located within a nationally significant heritage precinct formally identified in Sydney Regional Environmental Plan No. 28 – Parramatta – Amendment No.2). A plan illustrating the boundaries of the precinct is attached for information. The subject land forms part of the northern boundary of the precinct.

The precinct includes three State Heritage Register listed items – Elizabeth Farm, Experiment Farm Cottage and Hambeldon Cottage. The view cones between the items are illustrated in Map 4.1 Structure Plan of Sydney Regional Environmental Plan No. 28 – Parramatta – (Amendment No.2). A copy of Map 4.1 is attached for information. A further three State Heritage Register listed items – Broughton House, Macarthur House and the Female Orphan School are also located on the northern side of the Parramatta River opposite the subject land.

Heritage Branch, 3 Marist Place, Locked Bag 5020, Parramatta 2124 Phone 02 9873 8500 Fax 02 9873 8599
website: heritage.nsw.gov.au

The view cones between the items and Elizabeth Farm Cottage are formally identified in Map 4.2 Identified Views of Sydney Regional Environmental Plan No. 28 – Parramatta – (Amendment No.2).

View cones from Elizabeth Farm across the subject land to Broughton House, Macarthur House and the Female Orphan School should therefore be maintained in any new development on the subject land. Consequently height controls, envelopes, floor space ratios and setbacks for new development on the subject land should conserve and retain these view cones.

It is therefore essential that the building height controls, building envelopes, floor space ratios and setbacks for new development on the subject land be informed by a detailed view analysis.

The Heritage Branch considers that documentation submitted with the Planning Proposal in this regard to be preliminary. Detailed view analysis should be undertaken that includes revised photo montages, maps and building height survey as this is necessary to ascertain the size of setbacks required between proposed new buildings on the subject land. The view analysis should assume trees are absent in views in analysis due to their limited lifespan. The view analysis should demonstrate that view cones are large enough to enable the items to be viewed in their setting.

The subject land is identified in Sydney Regional Environmental Plan No. 28 – Parramatta – (Amendment No.2) Harris Park Precinct – Height Map as being in an area affected by identified views. A copy of the Harris Park Precinct – Height Map is attached for information. The Height Map further identifies that no part of the building or structure in the area affected by identified views should exceed 14.0 AHD.

Also attached for information is a copy of a Table titled Identified Views Relating to Building Heights – City Centre, Harris Park and Government Precinct

The Heritage Branch strongly objects to development up to 14 storeys in height on the subject land referred to in Parramatta City Council's letter dated 21 December 2010. The height limits in Sydney Regional Environmental Plan No. 28 – Parramatta – (Amendment No.2) together with detailed view analysis should guide the setting of an appropriate building height limit for the subject land.

Controls relating to building heights, floor space ratios and setbacks for new buildings should be formally included in the local environmental plan for the Planning Proposal. A development control plan should also be prepared which addresses issues such as building design, materials, envelopes and separation required between buildings in more detail.

The subject land forms part of archaeological management unit numbers 3006, 2972 and 2996 in the Parramatta Historical Archaeological Landscape Management Study. The intactness of the units varies from intact, to minor disturbance and subject to tidal movement and industrial pollution. The units are assessed as being of local heritage significance. The Study recommends that archaeological assessment. Assessment may lead to recommendations for conservation, excavation or other management strategies. Excavation will require consent under section 139 of the Heritage Act 1977.

The subject may also have potential for indigenous archaeology and this should also be assessed and used to inform the location and design of new buildings on the site.

The latest flood data from Parramatta City Council should be used to inform the design and materials used in the new buildings on the subject land.

Whilst the Sydney Regional Environmental Plan No. 28 Parramatta is now a State Environmental Planning Policy, the principles of the Parramatta Regional Planning Strategy remain relevant.

The Heritage Branch has no objection to the proposed rezoning of the subject land to mixed use and public reserve.

However significant view cones to and from State Heritage Register listed items over the subject land need to be established to protect the heritage significance of these items and their setting. The most appropriate time for this to occur is at rezoning stage of the proposal.

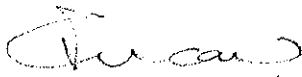
Further work including detailed view analysis should therefore be undertaken to properly inform the formulation of building height controls, floor space ratios and setbacks in the local environmental plan for the Planning Proposal.

The view analysis should be undertaken in conjunction with archaeological assessment both historical archaeology and indigenous archaeology.

Proceeding with the Planning Proposal in the absence of archaeological assessment and establishment of the significant view cones will give the owners of the subject land undue expectation.

If you require further information please on this matter contact Alice Brandjes on (02) 9873 8560.

Yours sincerely,

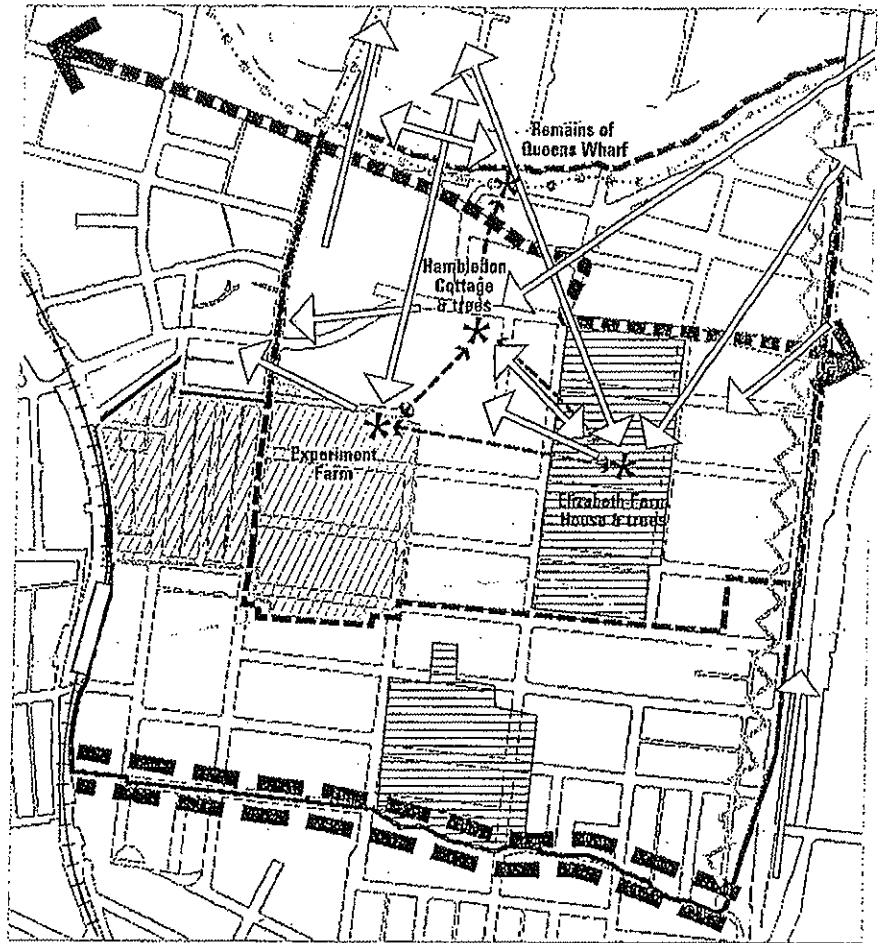

17/03/2011

Vincent Sicari
Manager, Conservation Team
Heritage Branch

Structure Plan

Harris Park Precinct – A Nationally Significant Heritage Precinct

Parramatta Regional Planning Strategy



Area of National Significance
 – evolution of colonial agriculture
 – future DCP to protect and enhance the area



Rapid Transitway Corridor



Key Heritage Items



Significant Connections
 – future enhancement physical linkages

Ridgeline



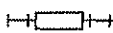
Harris Park Conservation Area



James Ruse Corridor
 – consider development opportunities



Freeway Future Urban Enhancement



Railway line & Railway Station
 – small-scale mixed use



Historic & Significant Views



Victorian Subdivisions



Cycleway/Pedestrian Links
 – proposed



Concept Plan – Not to Scale

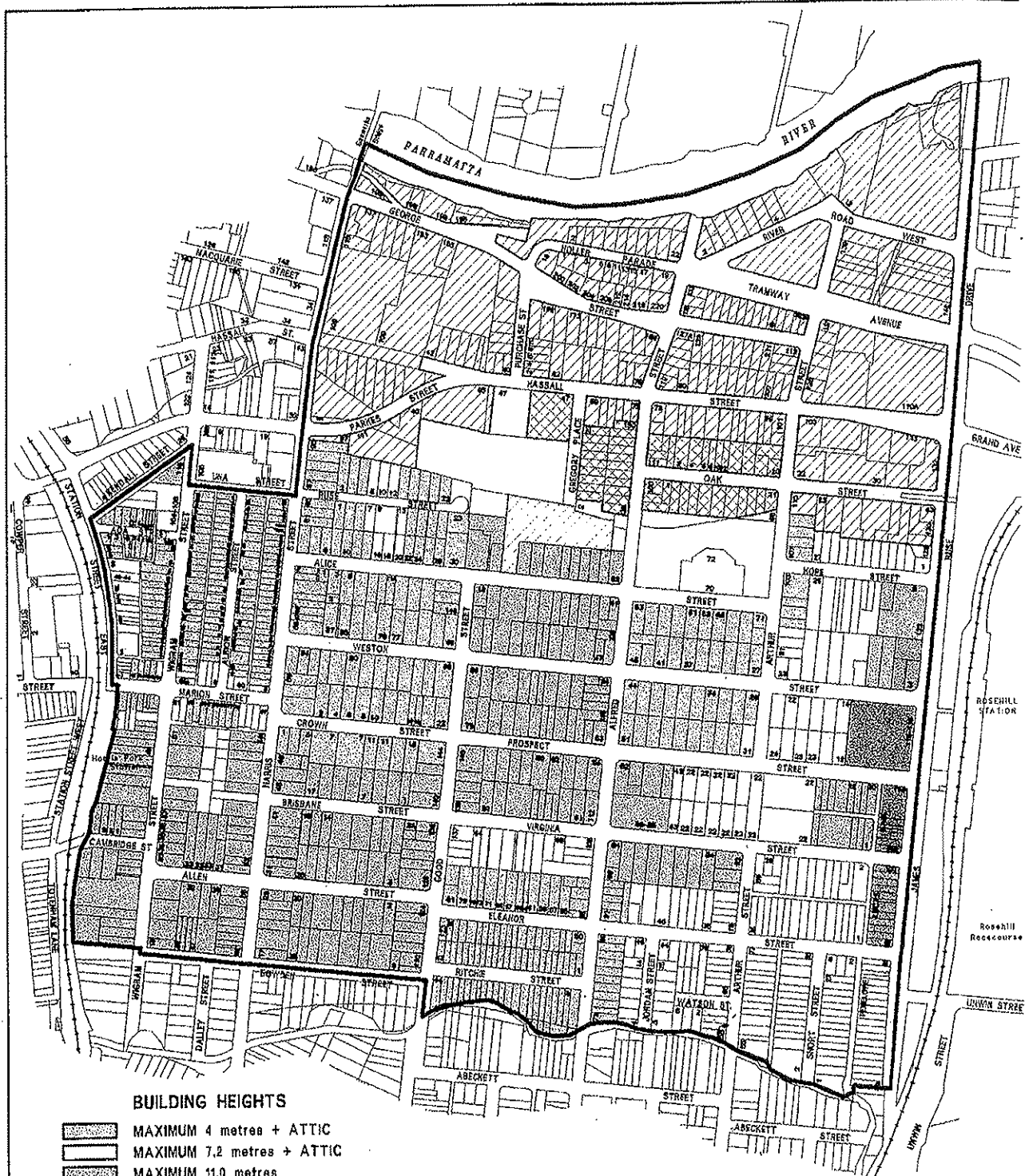
Map 4.1

Broughton House



Map 4.2

HARRIS PARK PRECINCT - HEIGHT MAP



DEPARTMENT OF URBAN AFFAIRS & PLANNING
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
SYDNEY REGIONAL ENVIRONMENTAL PLAN No.28 - PARRAMATTA
(AMENDMENT No.2)

HARRIS PARK PRECINCT - HEIGHT MAP

L.O.A. PARRAMATTA PARISH OF ST. JOHN	LOCALITY HARRIS PARK COUNTY OF CLACKLAND
DRAWN BY L. LAWRENCE DATE 21.5.81	NOTATIONS
CHECKED MANAGER O.L.S.	DIAGRAMMATIC ONLY REFER TO SIGNED LARGE SCALE MAP FOR DETAILS
BY PLANNING OFFICER	
DEPT. FILE NO.	
GOVT. QAZ OF	CATALOGUE NO. 050000842

Appendix 2

Identified Views Relating to Building Heights—City Centre, Harris Park and Government Precinct

Identified View, Components	Significance	Management Recommendations
1A. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.	Retention and management of trees to conserve and to enhance views to and from Old Government House. Ensure that the Old King's School remains dominant in the view by height control in North Parramatta to below height of Old King's School eaves.
1B. Old Government House views east to the CBD's western edge.	Setting and outlook of a heritage item of national heritage significance.	Retention, management and selective thinning of trees to conserve dominant trees outlook/setting and to enhance views to and from Old Government House. Retain dominance of tree canopy on skyline, by keeping buildings within that canopy and ensuring space along the edge of the Park for the growth of large trees.
2A. The Crescent to Old Government House, CBD and Mays Hill. From access loop road, southern edge of the Crescent and from the lawn at top of the hill.	Key historic viewing point from the ridge of The Crescent, Parramatta Park edge and setting, with dominance of trees. Parramatta Park is the remnant of the former Governor's Domain, a cultural landscape of national significance.	Retention of trees and extra planting on park edge. Ensure the heights of buildings along the city are not overbearing from the Park or too visually intrusive in view.
2B. The Crescent to the backdrop of hills, the Old King's School, St Peter's and St Patrick's church spires, river, Riverside Theatre (NB: Lennox and Marsden Street bridges and All Saints' spire are also visible from parts of The Crescent). Sequential views with several viewpoints.	Key historic site of billabong edge surrounding site of early crops. Key historic and enduring viewing point from the ridge of the crescent. View of natural setting of hills and river with church spires piercing	Management of building heights, and trees and plantings to retain view from the Crescent. Retain views of natural setting, line of hills, church spires and Old King's School as dominant landmarks in the views available by height control in North Parramatta to below height of Old King's School eaves. Avoid intrusion of new buildings that would compete with these views.

City at the Centre of Sydney

Appendix 2

	skyline and historic buildings such as Old King's School.	
2C. The Crescent to the river, vacant Council site, Parramatta Hospital, CBD's northern edge and ridgeline of hills.	Key historic viewing point from the ridge of The Crescent. As for 2A and 2B.	Height controls stepping down to river, ensuring taller development is setback from the river, particularly on the vacant Council site and Parramatta Hospital site. Height control north and south of river to retain views to ridgeline of hills and river corridor.
2D. The Crescent to Old Government House.	Key historic viewing from the ridge of The Crescent. Treed ridgeline and backdrop to Old Government House is important. The Crescent itself is a significant item as the site of survival crops for early settlement.	Retain dominance of ridgeline and trees behind Old Government House. Avoid any new buildings which intrude above the tree canopy between Old Government House and the Commonwealth Centre. Height controls on western edge of CBD nearest to Park.
3. Mays Hills to Parramatta CBD including St John's spires, south to Campbell Street, Signature Tower and Sydney CBD, northeast to backdrop of hills (north of Commonwealth Building). Views available from much of Mays Hill, and includes a view cone of 100 m where view of one or both spires of St Johns is available.	Key historic viewing point from the highest point in city with best views. Modern city setting in landscape of river valley, line of hills behind city, link to key Historic Church, St John's spires and cemetery, a dynamic panorama. Mays Hill was traditionally kept free of trees to allow wide views out from it.	Retain corridor from Mays Hill to St John's spires, and within the corridor, views from the St John's cemetery to St John's spires and to Mays Hill. Ensure ridgeline of hills remains clearly visible to north-west of CBD buildings by controlling height and location of new buildings. Careful vegetation management on Mays Hill, thinning and removal where necessary to maintain wide views to CBD and hills, reinstate and improve views where possible.
4A. Views to St Johns Church from north, (Church St Mall, north of former HMV-Telstra/ former Post Office, Macquarie Street and square).	Historic main street approach to town centre and St Johns key historic church. Many heritage items.	Retain view to St John's spires and protect its backdrop. Any development needs to ensure a low recessive backdrop for St John's. Respect Church Street's historic streetscape scale and setting for heritage items. Management of scale and materials of new buildings and management of street trees to improve views to St John's and along street.
4B. Views west, from eastern	Backdrop/setting of	Views to church from east in Civic Place to be retained and

side of square, mall, Civic Place, Town Hall and Macquarie Street.	church. Views to church and spires.	enhanced. In Civic Place scale and materials of new buildings are an important consideration.
4C. Views east to St Johns along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St. John's (1-2 spires).	Retain view to one, and in the eastern part of Hunter Street two spire(s) of St Johns Church. Consider an increased building setback on northern side east of Marsden Street (potential to reinstate view of two spires). Ensure a consistent and sympathetic scale of Hunter streetscape.
5A. Views north along Church Street, including ANZ Dome and heritage buildings, from Church Street mall, Macquarie Street	Historic main street and approach to city. A number of heritage buildings.	Retain consistent scale and character of streetscape. Backdrop environment needs to consider scale, location and materials to reduce any negative impact on heritage items.
5B. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.	Retain consistent low scale and character of streetscape. Backdrop development needs to consider scale, location and materials to reduce any negative impact on heritage items.
6. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to Park. City edge of Park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.	Retain consistent low scale and character of streetscape along George Street to respect number of heritage items. To the East of Church Street, retain low scale podium street views to gatehouse, trees frontage. Ensure consistent streetscape heights and setbacks west of Church Street towards Park. Development to respect Tudor gatehouse and open space of park. Vegetation management within Park to enhance views in and out. Care needed with street tree placement, species selection and management to retain views. Consider not planting street trees west of Church Street.
7. Views to St Peter's spire from north and south along Church Street, from park and Market St.	Settings of key heritage items. Views of St Peters Church roofline and spire which is a local landmark in low scale streetscapes.	Ensure consistent scale and character of streetscape along Church Street between Fennell Street and Lennox Bridge and in Palmer Street to retain scale of streetscape, dominance and visibility of St Peters Church from north, south and east.
8. Views of the former Female Orphan School/ UWS Rydalmere from southwest, from James Ruse Drive, Elizabeth Farm and Experiment Farm.	Views to a key heritage item, the former Female Orphan School, retention of historic visual connections to Elizabeth	Ensure retention of views of historic plantings of former Female Orphan School from James Ruse Drive and Experiment Farm and of trees and building facade from Elizabeth Farm.

City at the Centre of Sydney

Appendix 2

	Farm and Experiment Farm.	Height controls in North Parramatta and Rydalmere between Victoria Road and the river, on UWS campus and within Harris park to ensure retention of views of key heritage items and adjoining trees and grounds.
9A. Views from Elizabeth Farm and Harris Park colonial precinct north to the ridgeline of hills, river basin (area bounded by Victoria Road, James Ruse Drive, Prospect and Harris Streets) to trees along river, former Newlands, trees of former Rangihou, Wavertree, Macarthur House, Macarthur Girls' High School, marked by tall tree plantings, including bunya and hoop pines, visible above surrounding suburban development.	Broadest panorama views in Parramatta, of hills to north allowing appreciation river valley landscape setting, the siting and interrelationships between key colonial farms and remnant early houses (marked by historic tall tree plantings of Elizabeth Farm, Newlands, Wavertree, Macarthur House, Rangihou). Also modern views of key historic farm plantings from major roads.	Retain treed ridgeline of hills and views to it by keeping new buildings within the tree canopy. Ensure retention of open space and views within, into and from precinct, including to trees and houses of key heritage properties and to hills and river valley landscape. Management of building heights and of vegetation in open reserves adjoining key heritage items, and within grounds to ensure views are not obscured. Interpretation material on site to inform visitors and significance of views.
9B. Views from riverbank ridge defined by Thomas Street, North Parramatta, looking south down Stewart, Macarthur, Moprtton and Pemberton Streets to tall tree plantings of Hambledon Cottage, Experiment Farm, Elizabeth Farm and ridgeline of Harris Park colonial precinct.		
10. View from Experiment Farm northeast to trees of Hambledon Cottage.	Demonstrates interrelationship between two key colonial cottages.	Managing building heights and vegetation to retain and enhance visual connections. Interpretation on site to explain significance of view.
11A. Views from Elizabeth Farm to trees of Hambledon Cottage.	Demonstrates interrelationship between master and servant, the Macarthur family and governess.	Managing building heights and vegetation to retain and enhance visual connections. Interpretation material on site to inform visitors and residence of significance of views.
11B. Views from Hambledon Cottage to trees of Elizabeth Farm.		