

Parramatta City Centre Local Environmental Plan 2007

Current version for 20 February 2015 to date (accessed 29 April 2015 at 11:27)

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21 Height of buildings

- (1) The objectives of this Plan for the control of the height of buildings are as follows:
- (a) to allow sunlight access to key areas of the public domain by ensuring that further overshadowing of parks, the river and community places is avoided or limited during nominated times,
 - (b) to provide high quality urban form for all buildings,
 - (c) to maintain satisfactory sky exposure and daylight to existing buildings, to the sides and rear of tower forms and to public areas, including parks, streets and lanes,
 - (d) to ensure that taller development occurs on sites capable of providing appropriate urban form and amenity,
 - (e) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,
 - (f) to require the height of future buildings to have regard to heritage sites, and their settings, their views and their visual interconnections,
 - (g) to ensure the preservation of historic views shown in the City Centre Development Control Plan.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

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2 Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in the Parramatta city centre that are generally in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) to promote the economic revitalisation of the Parramatta city centre,
 - (b) to provide a planning framework for Parramatta to fulfil its role as a primary centre in the Sydney Metropolitan Region,
 - (c) to protect and enhance the vitality, identity and diversity of the Parramatta city centre and promote it as a pre-eminent centre in the Greater Metropolitan Region,
 - (d) to promote employment, residential, recreational, arts, social, cultural and tourism opportunities within the Parramatta city centre,
 - (e) to facilitate the development of building design excellence appropriate to a regional city and to improve the quality of urban design and ensure the public domain is safe and attractive,
 - (f) to enhance access to Parramatta, particularly by public transport, walking and cycling,
 - (g) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Parramatta city centre achieves sustainable social, economic and environmental outcomes,
 - (h) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Parramatta city centre for the benefit of present and future generations,
 - (i) to emphasise and interpret the role of the Parramatta River and its foreshore as an important natural focus and link through the Parramatta city centre,
 - (j) to respect, enhance and interpret the role and place of Parramatta Park and its historic views and setting as an important cultural and natural focus and link to all parts of the Parramatta city centre.