

RZ/11/2016 – 85-91 Thomas Street, Parramatta

DRAFT AMENDMENTS TO THE PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Amendments shown in blue.

Section 4.1 Town and Neighbourhood Centres

4.1.9 Morton Street Precinct

4.1.9 Design Controls

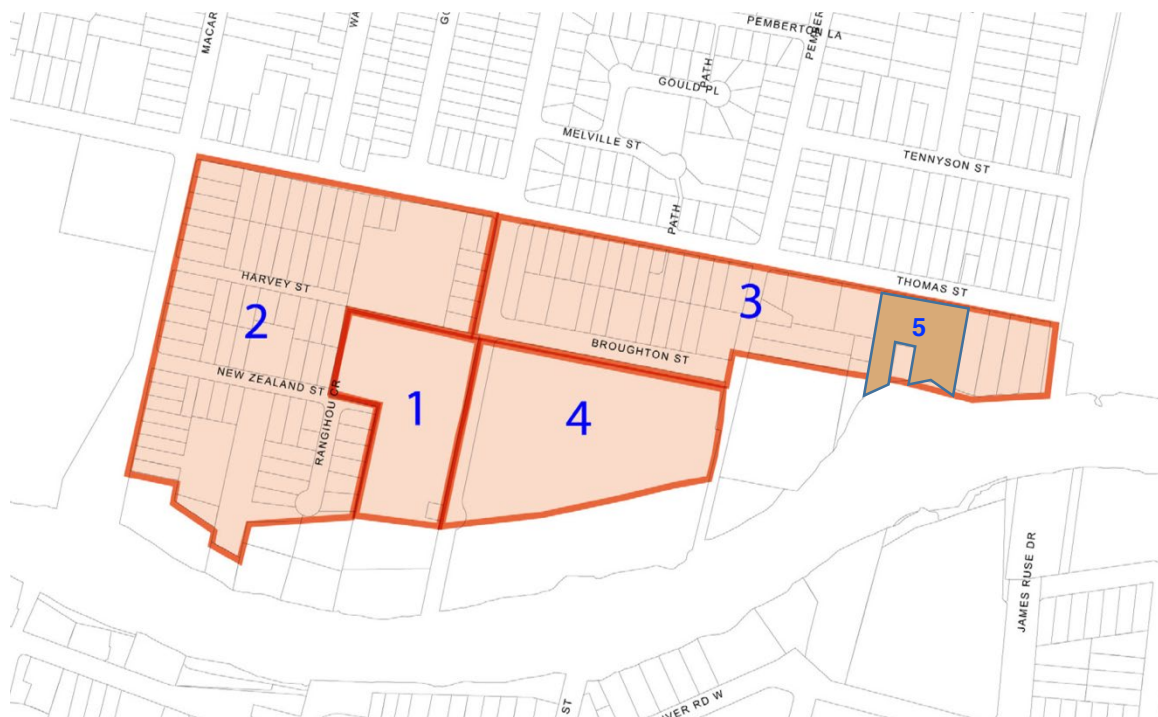
Area 1 – Riverfront

Area 2 - Morton Street – West

Area 3 - Morton Street – East

Area 4 - No. 2 Morton Street

Area 5 – 85-91 Thomas Street



Area 5 site specific controls provide for generous side setbacks to create separation to adjoining residential properties, and incorporates rear setbacks intended to create a landscape separation to the Parramatta River.

Indicative Building Envelopes

(insert) C.4 Development in Area 5 must be in accordance with the indicative building envelopes as shown in Figure 4.1.9.3(a). Development must provide an appropriate design

response to protect the amenity of adjoining residential sites and enable a rear landscape area that separates development on the site from the Parramatta River foreshore.

Building Form

(renumber C.5 and alter to state)

The built form controls correlate with the indicative building envelopes shown in Figure 4.1.9.3 and Figure 4.1.9.3(a). The design of buildings must comply with the relevant standards for each building type.

Update Figure 4.1.9.3 Indicative Building Envelopes on page 4.1-54 with a text box stating:

“Unique controls for 85-91 Thomas Street provided in Figure 4.1.9.3(a)”



Figure 4.1.9.3 Indicative Building Envelopes

Insert new Figure 4.1.9.3(a) Indicative Building Envelopes for Area 5

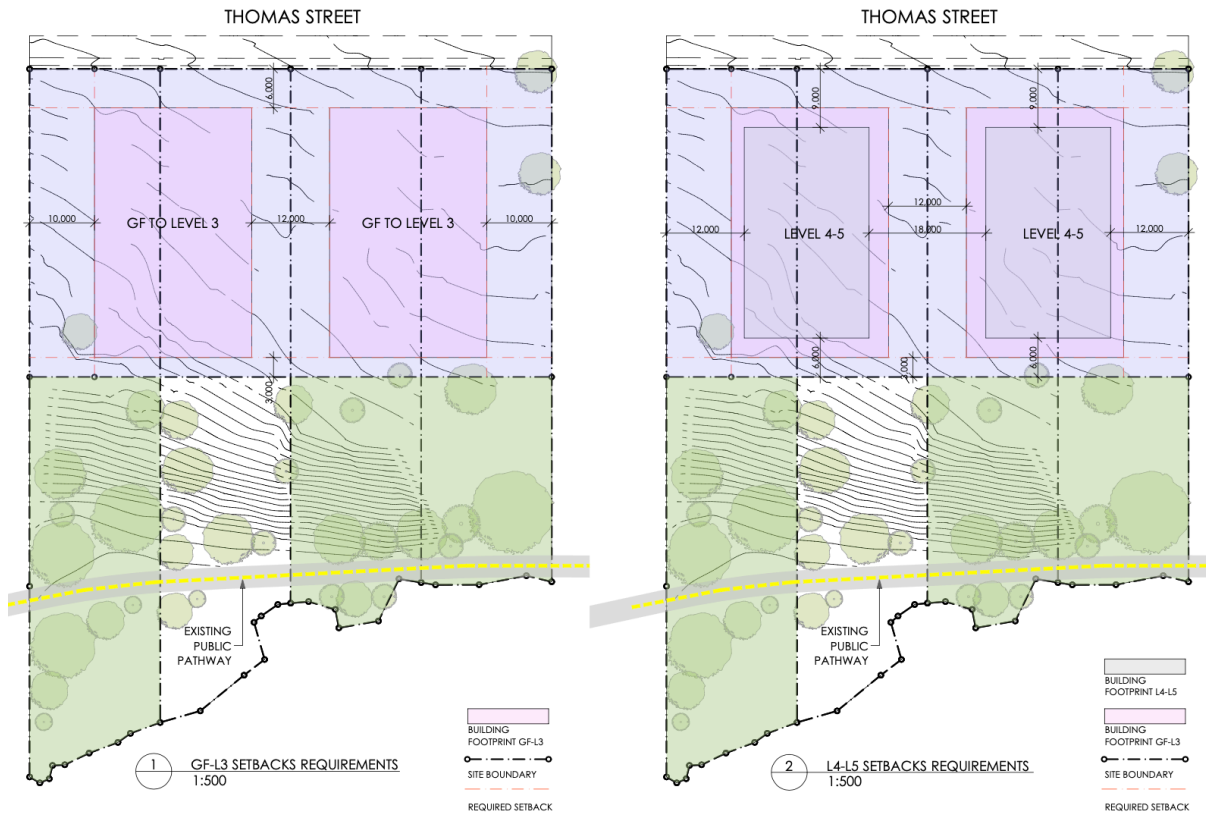


Figure 4.1.9.3(a) Area 5 Indicative Building Envelopes

Insert New Section

Urban Design in Area 5 (85-91 Thomas Street)

- C.?? Buildings should provide a 4 storey base with a recessed upper 2 storeys, providing a maximum 6 storey form. Refer to figures 4.1.9.14 and 4.1.9.15.
- C.?? Buildings should be designed to create streetscapes that are characterised by:
 - a. clearly defined edges, and
 - b. architectural treatments that are interesting and relate to the design and human scale of existing buildings.
- C.?? Generous setbacks should be provided to ensure built form is in a landscaped setting.
- C.?? Opportunities for views to Parramatta CBD and Parramatta River are to be realised in the design of new buildings.

- C.?? Buildings fronting the off-road pedestrian network are to be designed to provide for casual surveillance.
 - C.?? Buildings fronting the proposed public open space area along the riverfront are to be modulated to create interest as viewed from the river and foreshores.
- C.20 Where development is proposed that requires the management of flood impacts, the following urban design considerations apply:

Insert New Figures 4.1.9.14 and 4.1.9.15

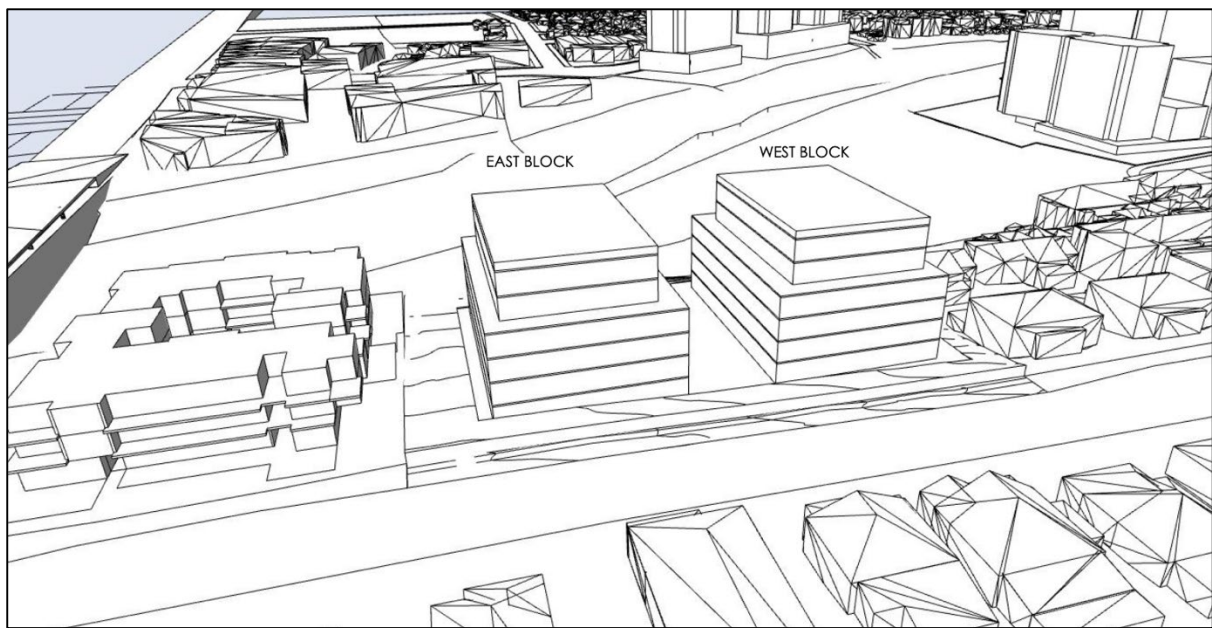


Figure 4.1.9.14 Area 5 Recessed Levels 5 & 6

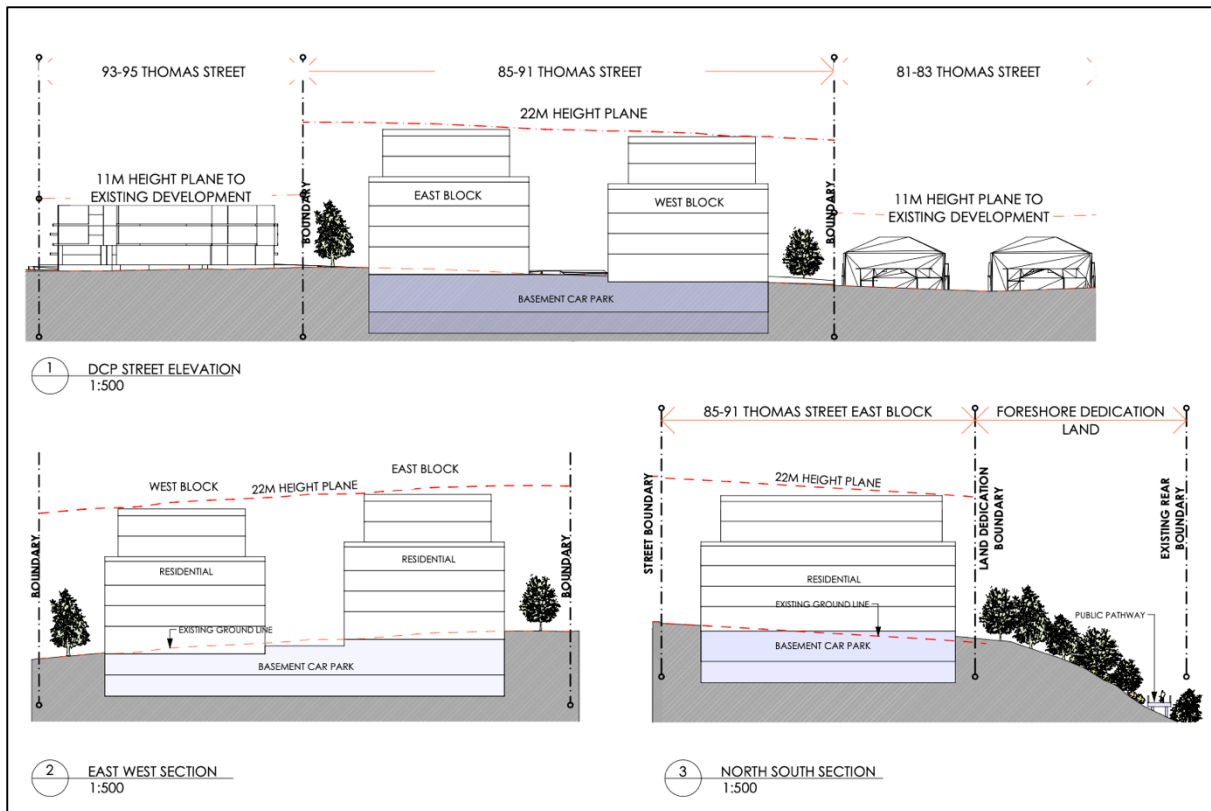


Figure 4.1.9.15 Sections

Insert New Section

Development within Area 5

- C.?? Entrances to buildings are to be clearly defined and well lit.
- C.?? Vehicular crossings are to be minimised to reduce disruption of pedestrian flow and safety.
- C.?? Deep soil zones along the front, side and rear boundaries should be provided to allow for a landscape setting. Refer to Figure 4.1.9.16.

Insert new figure 4.1.9.16



Figure 4.1.9.16 Area 5 Deep Soil Zone

Insert New Section within Area 5

Ecology and River Foreshore

C1 - Development is to demonstrate no significant impact to saltmarsh and mangrove ecological communities as a result of stormwater run-off or overshadowing

C2 - Lighting is to be designed to minimise light spill into the ecologically sensitive river riparian corridor to prevent disturbance to nocturnal fauna