

IMAGES TO ACCOMPANY PRESENTATION

BY JAMES COLMAN FAIA LFPIA

TO THE SELECT COMMITTEE OF INQUIRY

INTO THE

GOVERNMENT'S MANAGEMENT OF THE  
POWERHOUSE MUSEUM

Wednesday 2 September 2020  
Parliament House, Macquarie Street,  
Sydney

Document tendered by

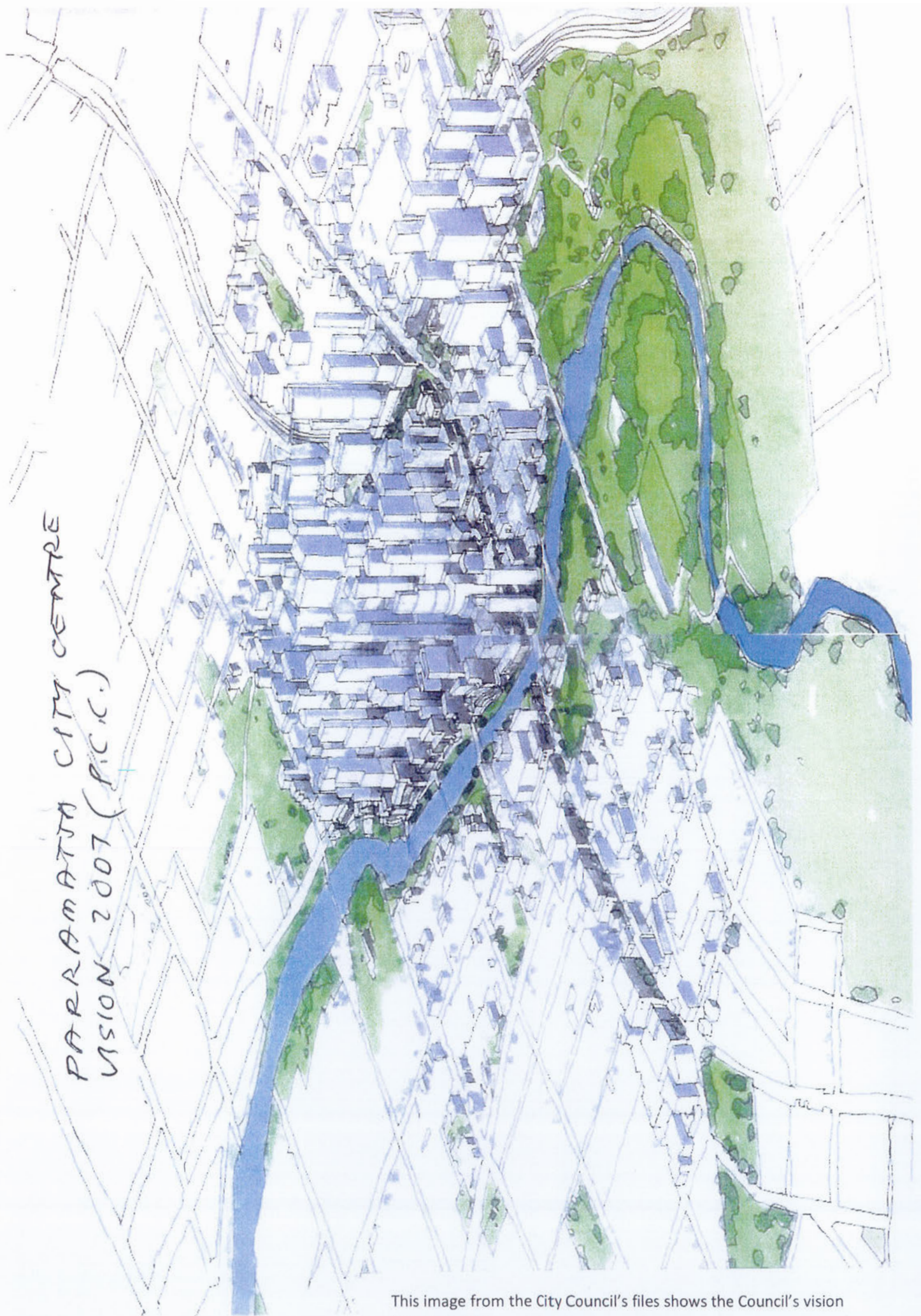
MR JAMES COLMAN

Received by

ANDREW RATCHFORD

Date: 2 / 9 / 20

Resolved to publish Yes / No



PARRAMATTA CITY CENTRE  
VISION 2007 (P.C.C.)

This image from the City Council's files shows the Council's vision for the CBD as at 2007. North Parramatta is at left centre within the sweep of the Parramatta River. The Church Street 'spine' on the diagonal is clearly evident.

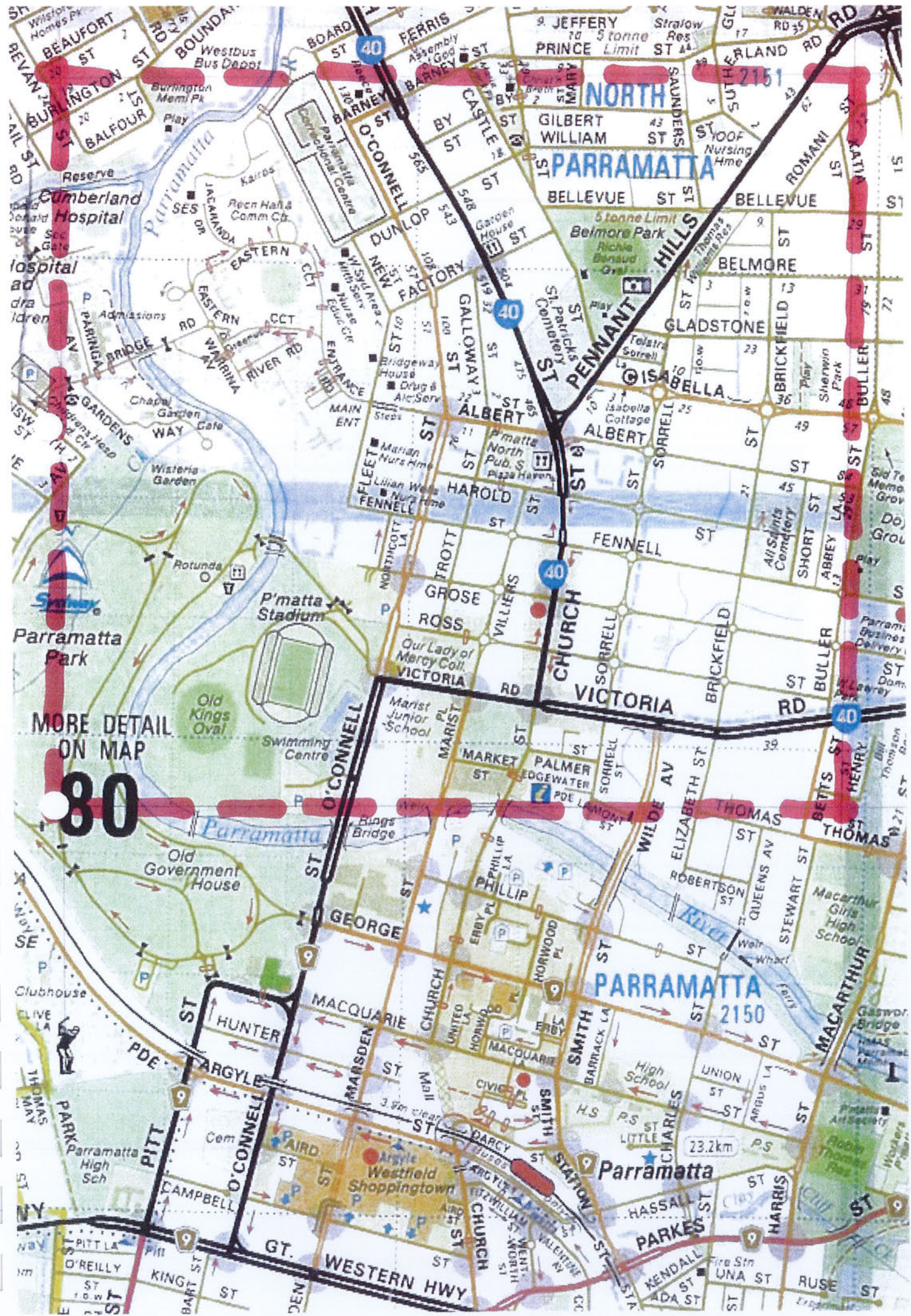


## Central Sydney / The Rocks Conservation Area



**The Rocks** This image clearly shows the environmental and architectural outcome of the 1970s campaign to save The Rocks from high-rise development. The Cahill Expressway provided a clear transitional boundary between the high density CBD and the heritage-rich conservation area of The Rocks. A comparison with Parramatta today might see the River as the logical boundary between the busy bustling high-rise CBD to the south and the largely-unchanged historic precinct to the north.





MORE DETAIL ON MAP

80

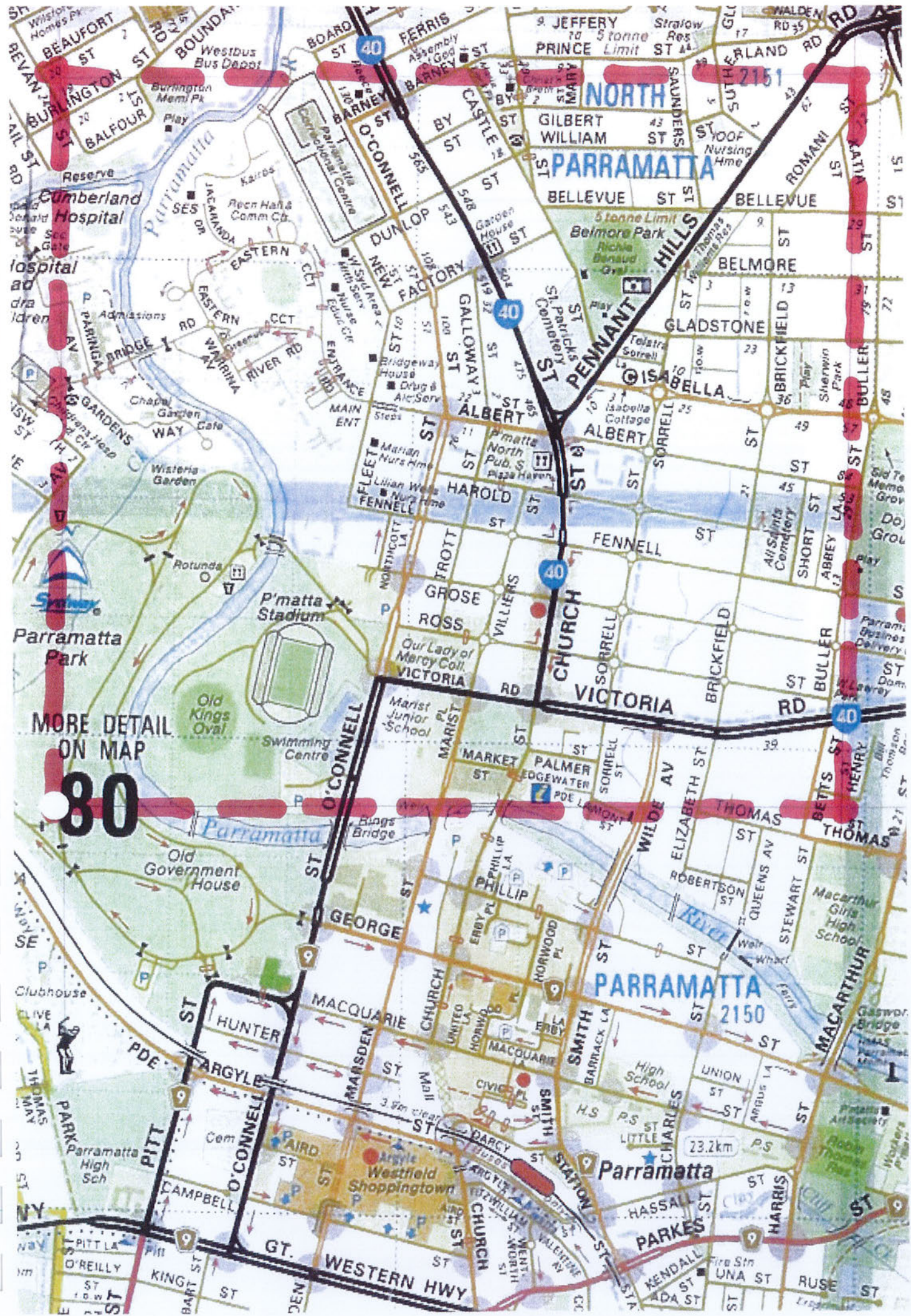
NORTH  
PARRAMATTA

PENNANT  
HILLS

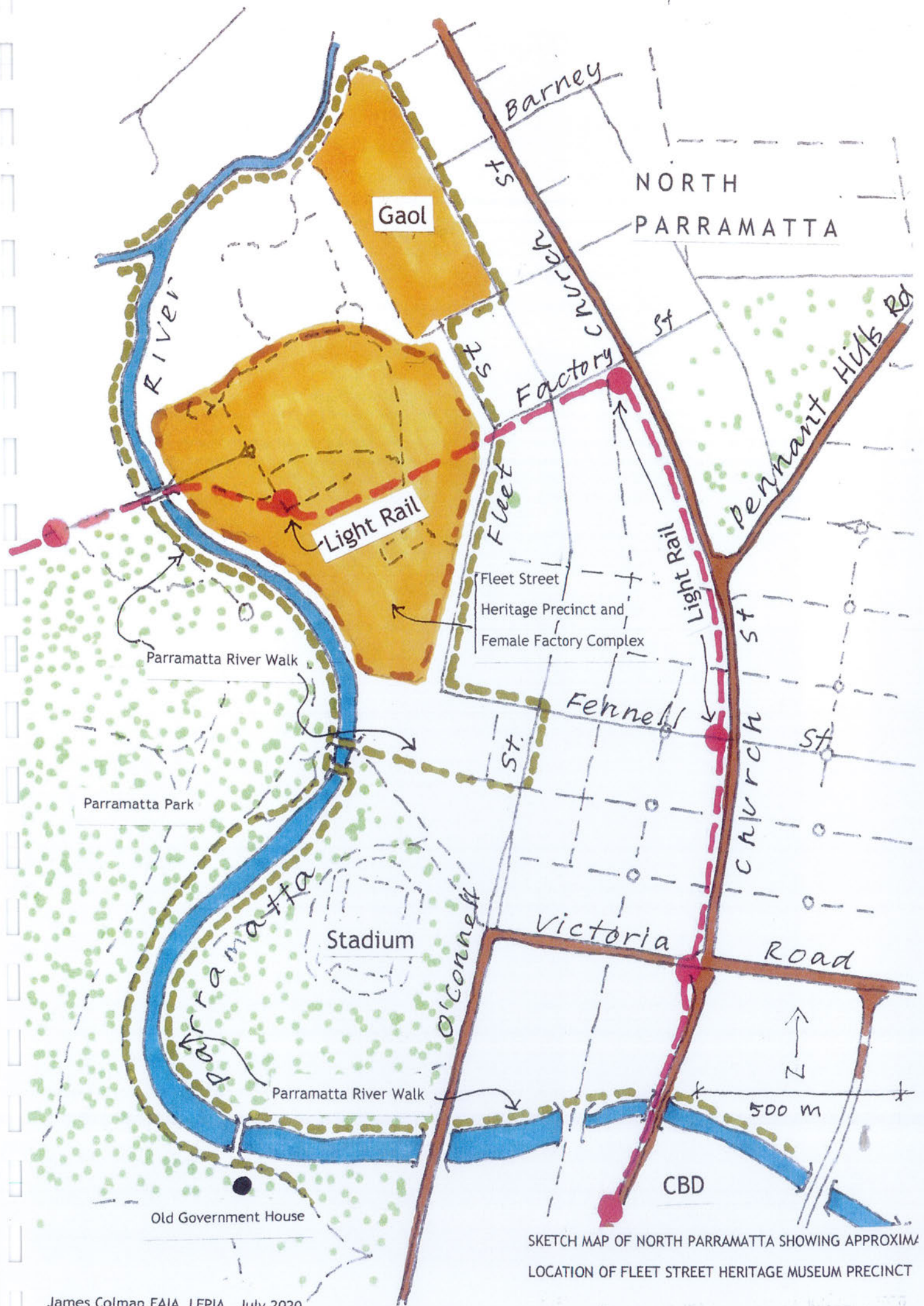
PARRAMATTA  
2150

PARRAMATTA

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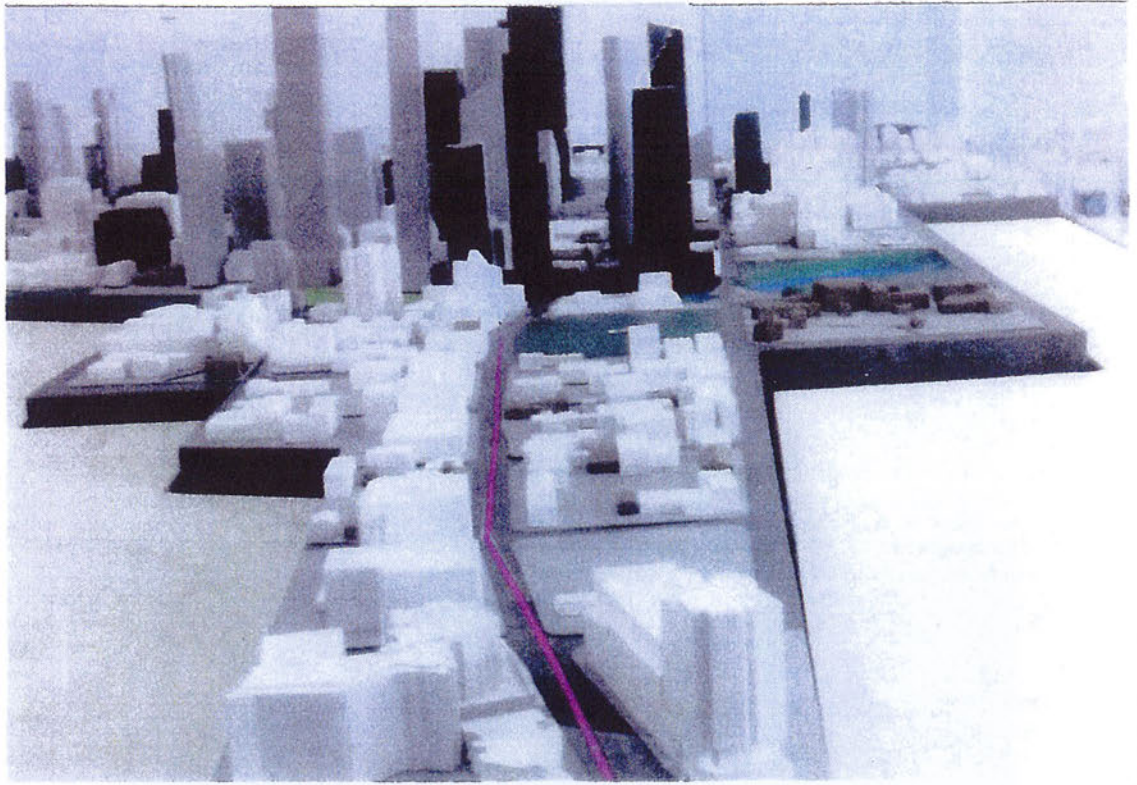


SKETCH MAP OF NORTH PARRAMATTA SHOWING APPROXIMATE LOCATION OF FLEET STREET HERITAGE MUSEUM PRECINCT





**Cumberland Hospital Precinct** Typical shot of heritage buildings, landscaping and open space.






Council model of CBD – North Parramatta looking south showing development along Church Street spine; note complete absence of high-rise development.

# North Parramatta deserves a dedicated urban design strategy

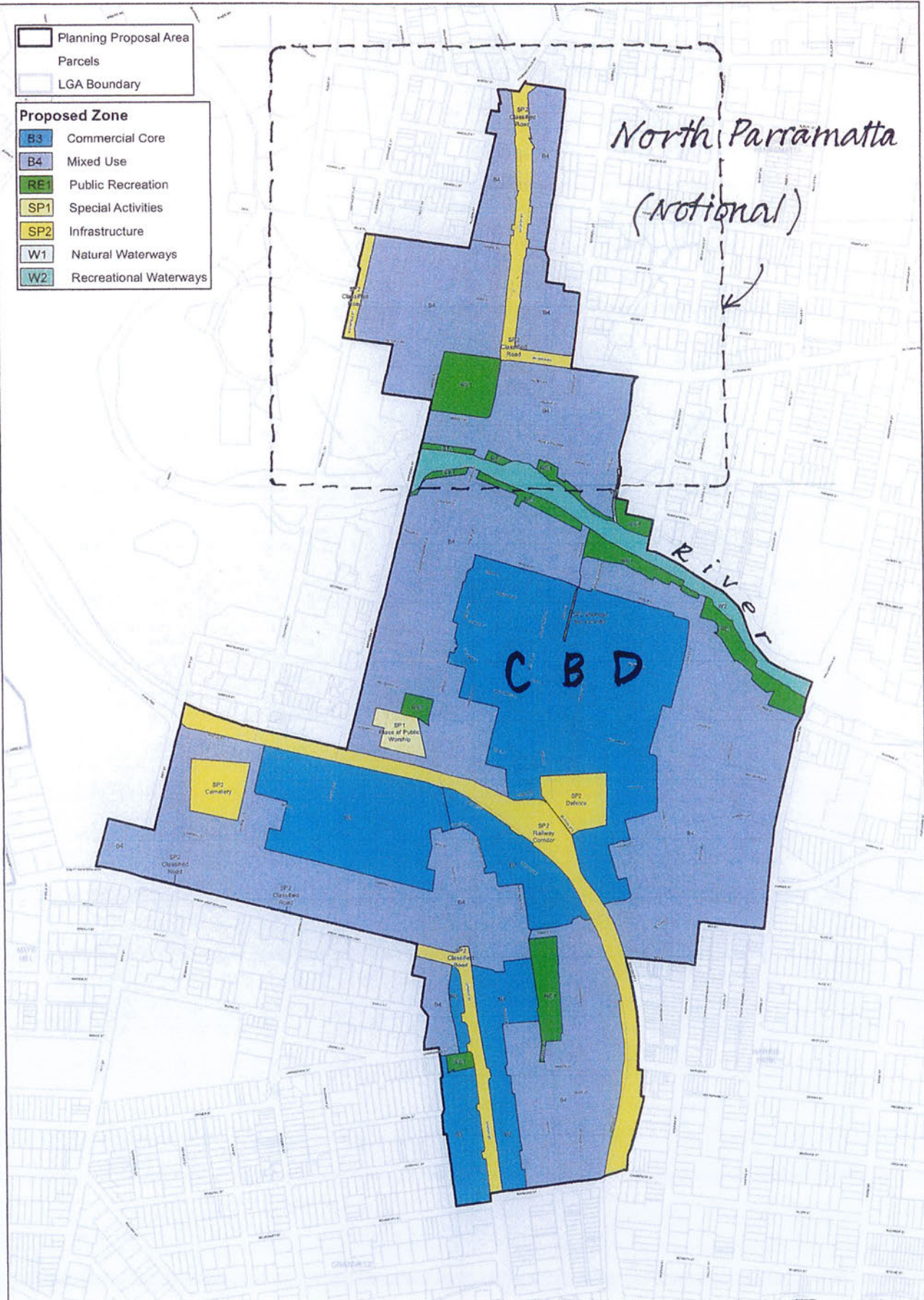
before it is too late



# Parramatta CBD Planning Proposal — Proposed Land Zoning Map

-  Planning Proposal Area
-  Parcels
-  LGA Boundary

- Proposed Zone**
-  B3 Commercial Core
  -  B4 Mixed Use
  -  RE1 Public Recreation
  -  SP1 Special Activities
  -  SP2 Infrastructure
  -  W1 Natural Waterways
  -  W2 Recreational Waterways



Data Version: 03/12/2019



0 250 500 metres

1 : 7,500 @ A3



This Planning Proposal includes a development within an 6.9:1 FSR subject to the following principles:

- To allow for a height and density appropriate to the primacy of Church Street, propose an FSR of 6.9:1.
- To allow for a response to the locally distinctive patterns of development and character already established along Sorrell Street with an FSR of 3:1 and a typology responsive to medium-scale nature of the street.
- To allow for a graduated increase in height through the central lots with an FSR of 6:1.
- To enable an overall FSR of the block of 6:1 which accords with the Parramatta CBD Strategy.

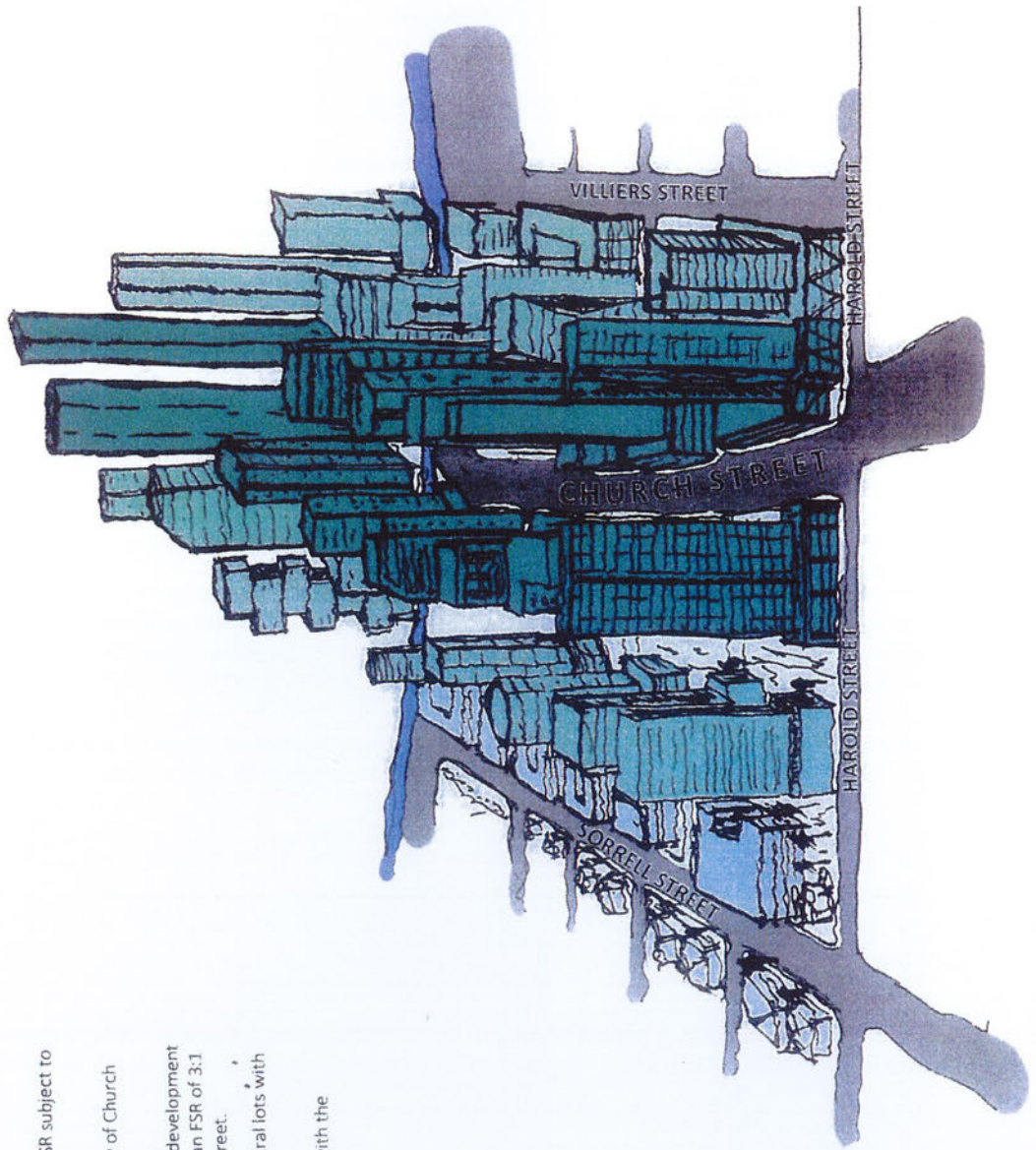


Figure 16. Church Street Spine. Source: Parramatta Strategic Framework, The Office of the Government Architect, Terroir Pty Ltd, Parramatta City

Image of hypothetical built form outcome of CBD rezonings looking south above Harold Street.



GML Heritage

### 3.0 North Parramatta Heritage Interface Area

#### 3.1 Location

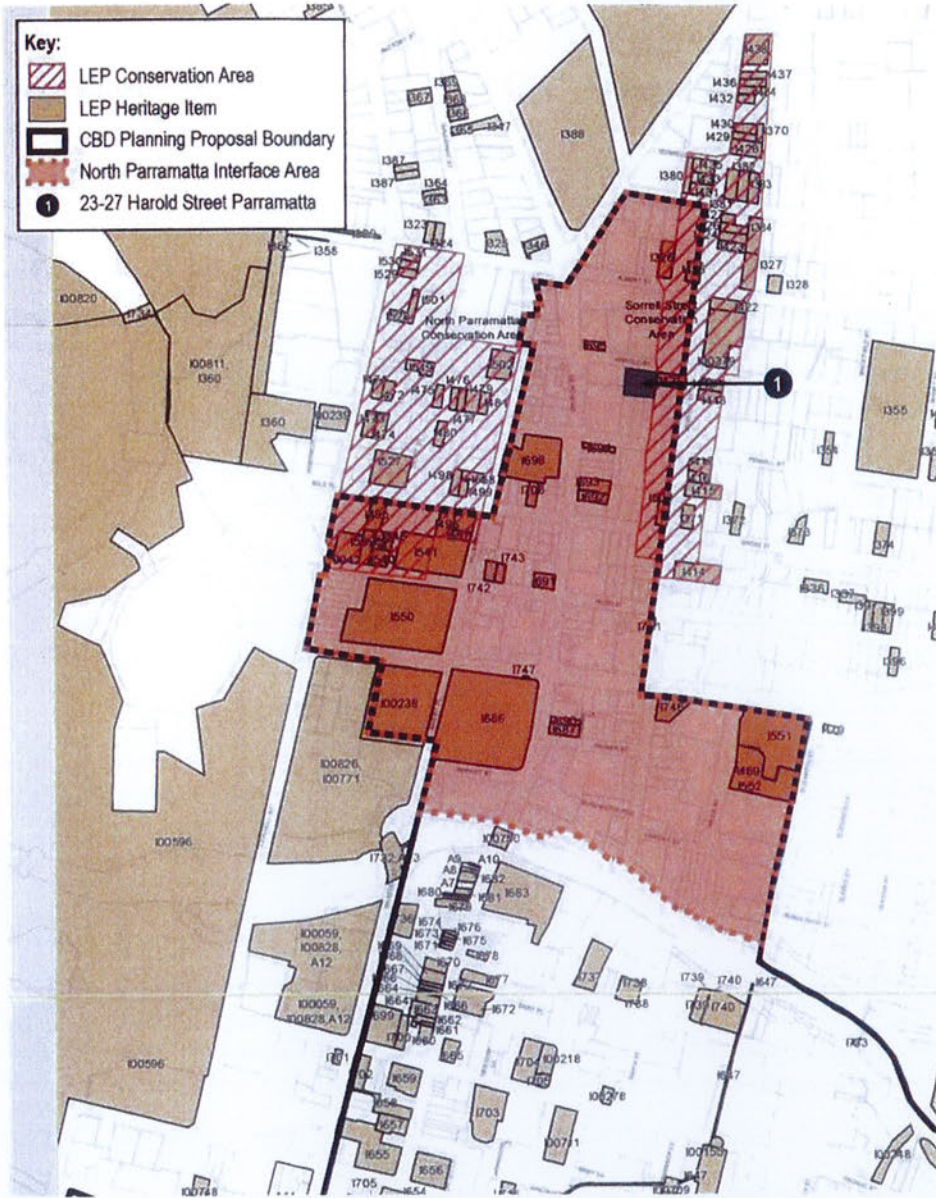





Figure 3.1 PLEP 2011 heritage map with the North Parramatta Interface Area shaded in orange. (Source: PLEP with GML overlay)

Under the currently-proposed CBD extension into North Parramatta, high-density high-rise (26 storeys) development will be permissible within the brown shaded area. Note the proliferation of heritage sites.

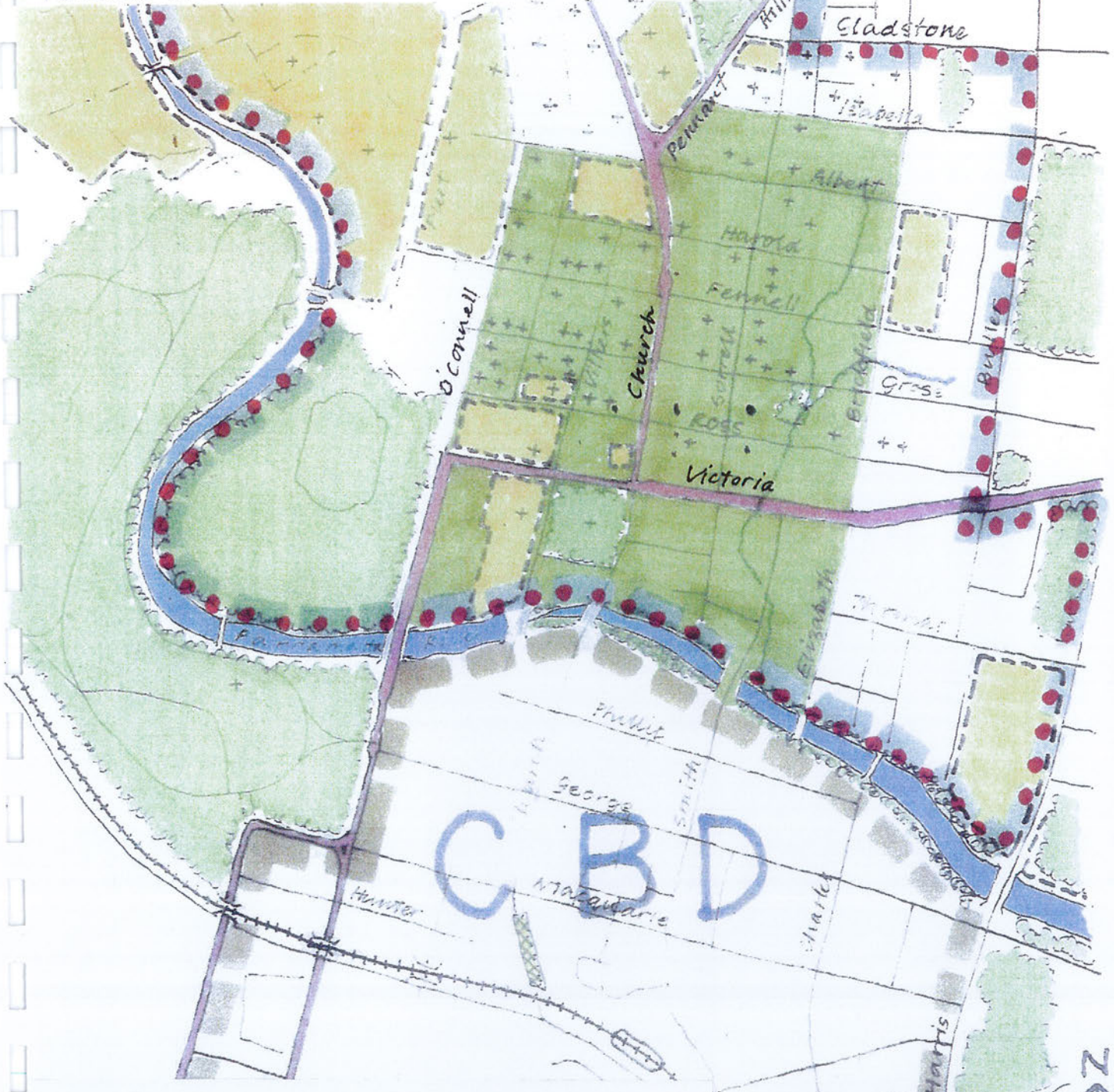


James Colman  
2019

PROPOSED STRATEGIC PLAN FOR NORTH PARRAMATTA  
PLANNING FRAMEWORK SHOWING CONTEXT AND CORE STUDY AREA

-  Civic, religious, institutional, educational
-  Parks, open space
-  Heritage site (notional)
-  North Parramatta study area (provisional)
-  North Parramatta core precinct for detailed study
-  Parramatta CBD

PROPOSED STRATEGIC PLAN FOR NORTH PARRAMATTA  
PLANNING FRAMEWORK SHOWING CONTEXT AND CORE STUDY AREA



The area within the dotted red line contains the key heritage assets associated with the colonial Gaol, Female Factory, Lunatic Asylum and many other public facilities. In historical terms it is perhaps the most significant 'urban' precinct in Australia. It deserves a dedicated urban design 'and conservation plan.