

5.0 Precinct Controls and Guidelines

5.6 Parkview Precinct

5.6.1 Description

Parkview Precinct adjoins Central Precinct. It is defined by Australia Avenue, Bennelong Parkway, the parklands to the east and the Brickpit to the north. Its existing industrial and commercial uses will progressively give way to higher densities and a mix of uses to create a compact urban neighbourhood with a vibrant and leafy street character, with views and outlook over Bicentennial Park and the Brickpit.

A network of new streets will transform the precinct into a walkable neighbourhood with good connections to the parklands and Central Precinct. A new north-south street will form the main central spine for Parkview Precinct linking pocket parks and side streets to Brickpit Park at the northern end of the precinct.

A new pocket park will be located at the heart of the neighbourhood and, with the landscape setting around developments along the parkland edge, the precinct will have a green, leafy character.

A compact area of commercial and hotel uses will occupy the blocks bounded by Australia Avenue, Dawn Fraser Avenue and Murray Rose Avenue, creating a transition to residential uses along the new streets further to the south, a buffer to noise from the showground venues and a link from Central Precinct to the parklands.

The area will be characterised by a transition in scale from high rise buildings along Australia Avenue to lower buildings along Bennelong Parkway.

5.6.2 Site Configuration Controls

1. Define the sites, streets and parks as shown in *Figure 5.38 Parkview Precinct Site Boundaries Plan*.

5.6.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in *Figure 5.39 Parkview Precinct Site Floor Space Ratios Plan*.

Figure 5.36 Parkview Precinct



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5.6.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with *Figure 5.40 Parkview Precinct Land Uses Plan*.
2. Along all streets with a mixed use control retail is to be provided. Double height retail is to be provided along Australia Avenue.
3. Entries to upper level uses including commercial and residential, can utilise a maximum of, 20% of street frontage. Triple height office lobbies are encouraged.
4. Land uses, including vehicle access points, are to comply with *Figure 5.7 Central Precinct Land Uses Plan*.
5. Provide active frontages, awnings and colonnades in accordance with *Figure 4.1 Active Frontages Plan* and *Figure 4.2 Awnings and Colonnades Plan*.

5.6.5 Building Height Controls

1. Ensure building heights comply with *Figure 5.41 Parkview Precinct Building Heights Plan*.
2. Heights shall comply with storey heights and may not exceed the maximum height where noted on the Building Heights Plan.
3. For sites 66A, 66B and 67A, the maximum height of 10 stories is permitted for up to 30 per cent of overall building length. The remaining height should not exceed eight stories.
4. Proposals must demonstrate minimal or no impact in terms of overshadowing over Badu Mangroves.
5. A variation to the building heights split line on the Building Heights Plan of up to 50% may be considered for the tower component of developments where:
 - the tower component is located adjacent to the western edge of the site, along the new street
 - no additional overshadowing impacts over the Badu Mangroves are demonstrated.

5.6.6 Building Zone and Setback Controls

1. Site development, including permissible building zones and open space, shall be in accordance with *Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan*.
2. Buildings, including balconies, are only permitted within the building zone area shown in *Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan*.
3. Building is not permitted in the setback zones, land dedicated

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for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets.

4. Comply with the setbacks shown in *Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan*.

5.6.7 Event Controls

1. The Parkview Precinct will be affected by major ANZ Stadium events, the Sydney Royal Easter Show and events requiring full use of P6 car park.
2. Ensure all development can accommodate the changes to access required as described in *Section 4.4, Event Access and Closures* and shown in *Figure 4.3 Event Access Plan*.
3. Ensure all development is designed and built to accommodate the public domain closures shown in *Figure 4.3 Event Access Plan*.
4. Locate the vehicle access points to developments as shown in *Figure 5.40 Parkview Precinct Land Uses Plan*.

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Figure 5.37 Parkview Precinct Illustrative Plan



North 

Scale






0 75m 150m

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Figure 5.38 Parkview Precinct Site Boundaries Plan



Key

- | | |
|--|---|
|  Site Number |  Car Parking, Coach Parking and Rail Uses |
|  New Boundaries |  Land Dedicated for ICF Funded Streets |
|  Public Domain |  Land Dedicated for Development Funded Streets |



Scale
0 75m 150m

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Figure 5.39 Parkview Precinct Site Floor Space Ratios Plan



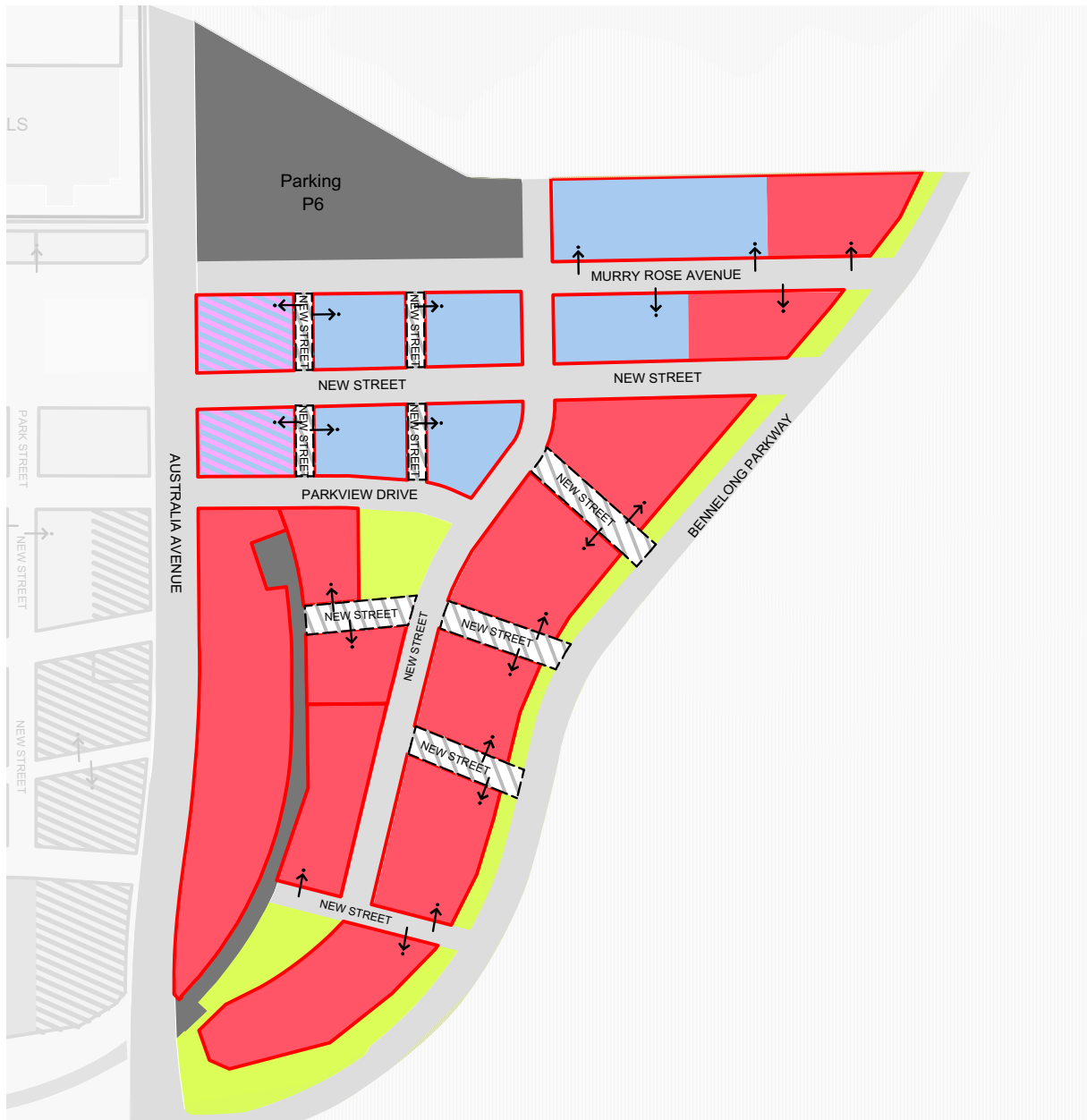
Key

- | | | |
|---|--------------------------------|--|
| 2:1 Floor Space Ratio | Existing Easements | Public Domain |
| Floor Space Ratio Boundary (for Calculation of FSR) | Bridge/Tunnel Rail Strata | Car Parking, Coach Parking and Rail Corridor |
| Existing Lot Boundaries | Land Dedicated for Railway Use | Land Dedicated for Public Streets |









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Figure 5.40 Parkview Precinct Land Uses Plan






Key

-  New Boundary
-  Preferred Vehicular Access
-  Public Domain
-  Mixed Commercial, Hotels and Serviced Apartments
-  Residential
-  Commercial



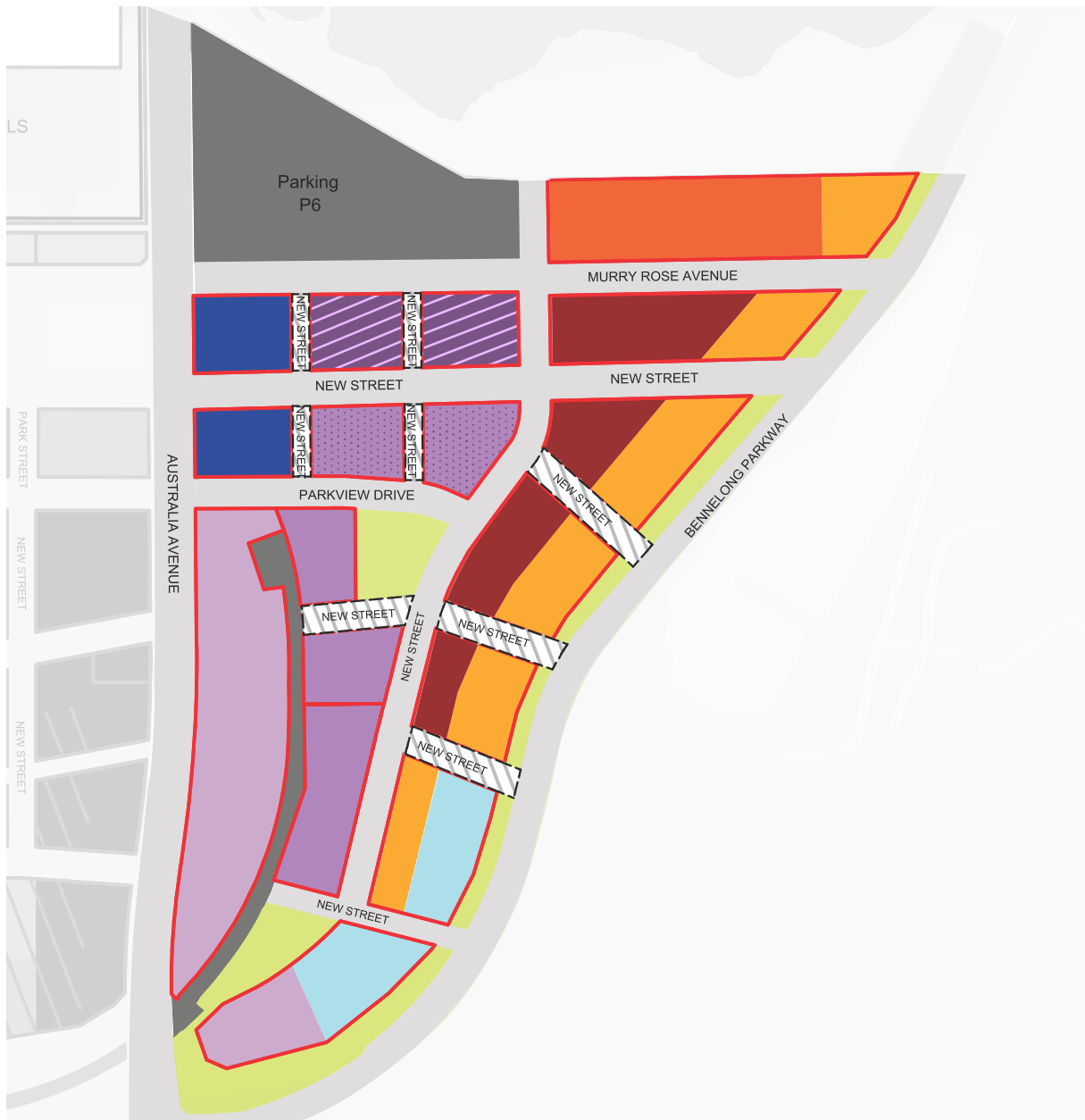
Scale

0 75m 150m

-  Car Parking, Coach Parking and Rail Corridor
-  Land Dedicated for ICF Funded Streets
-  Land Dedicated for Development Funded Streets

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Figure 5.41 Parkview Precinct Building Heights Plan



Key

- 1 Storey Pavilions and Temporary Structures
- 4 Storeys
- 6 Storeys
- 8 Storeys
- 10 Storeys

- 10 Storeys (6 story block edge, tower above)
- Tower Zone - 15 Storeys (5-8 Storey block edge for commercial and 4-8 storey block edge for residential)
- Tower Zone - 20 Storeys (6 storey block edge, tower above)
- Tower Zone - 30 Storeys (5-8 Storey block edge, tower above)
- Tower Zone - 32 Storeys (5-8 Storey block edge, tower above)

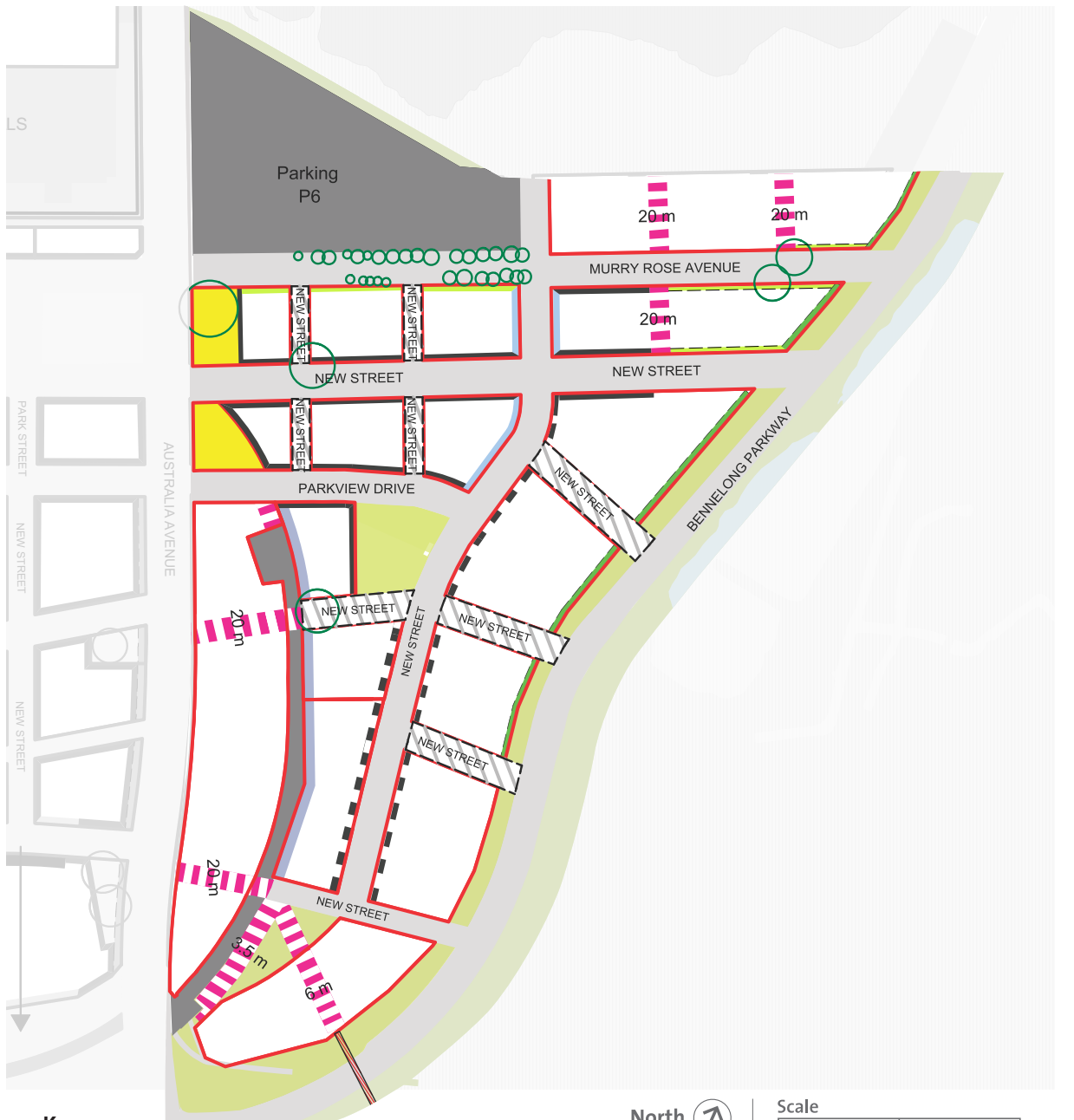


Scale
0 75m 150m

















- New Site Boundary
- Car Parking, Coach Parking and Rail Uses
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets

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Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan



Key

- | | | |
|---|--|--|
|  New Boundary | All street frontages are setback 2m above 6 storeys |  Upgrade Bridge to Parklands for Cyclists and Pedestrians |
|  Building Zone |  Setback – 2.5m |  Trees to be Retained |
|  Public Domain |  Setback – 3m |  Landscaped Urban Forecourt Setback, Publicly accessible |
|  Build to Line (Minimum 90%) |  Landscaped Setback – 5m |  Car Parking, Coach Parking and Rail Uses |
|  Build to Line (Minimum 50%) |  Railway Setback – 6m |  Land Dedicated for ICF Funded Streets |
| |  Through Site Link (Minimum Dimension as Noted) |  Land Dedicated for Development Funded Streets |



Scale

0 75m 150m

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Figure 5.43 Artist's Impression of Boundary Creek Precinct

