



Civic Improvement Plan

Amendment No.4



Revitalising

Parramatta

CITY CENTRE PLAN

04



NSW GOVERNMENT
Department of Planning





This document was prepared by the Regional Cities Taskforce, a group that included planners and urban designers from the Department of Planning and the local council for each of the six regional cities.

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1. Introduction

This Civic Improvement Plan for the Parramatta city centre provides a description of the civic infrastructure needed to support the growth and development of the city centre, and outlines the framework for contributions to be made towards the funding and provision of the infrastructure in association with future development in the city centre.

This plan is one of four documents prepared jointly by the Department of Planning and Parramatta City Council for the Parramatta city centre as part of the Cities Taskforce established by the Minister for Planning. The four planning documents comprise a Vision Statement, Local Environmental Plan (LEP), Development Control Plan (DCP) and Civic Improvement Plan (CIP).

This Civic Improvement Plan is a critical component to achieve the city vision, high quality urban design and public domain character for the Parramatta city centre as described in the accompanying Vision document. The Vision establishes the nexus between growth, development and the need for public domain projects, special city centre projects and Parramatta Square projects identified in this Civic Improvement Plan. This plan sets design

principles and incorporates design strategies for the various projects needed to support growth and development in the city centre permitted under the accompanying LEP and DCP. It guides the funding and provision of this civic infrastructure. The development of these special projects is integral to the successful revitalisation and growth of the city centre. The Civic Improvement Plan includes public domain projects for paving, street trees and urban furniture which are important components of the character of the city centre.

The delivery of a superior central public domain and community facilities in Parramatta Square will be critical to the success of this important renewal precinct at the heart of the city centre.

The public domain projects, special city centre projects, and Parramatta Square projects for the city centre are to be funded in part by monetary contributions levied from new development in the city centre under Section 94A of the Environmental Planning and Assessment Act 1979 (EP&A Act), and by other sources of funds sought by Council.

TABLE 1: SUMMARY OF DEVELOPMENT CONTRIBUTIONS

Levy	Rate
S.94A levy	3% of the cost of development

TABLE 2: SUMMARY OF CITY CENTRE PROJECTS

Project	Cost
Public domain projects	\$39,000,000
Special City Centre Projects	
River foreshore park	\$15,000,000
Arts and cultural facility	\$30,000,000
Community facilities*	\$20,000,000
Recreational facilities	\$25,000,000
Historic buildings conservation	\$5,000,000
Car park planning and re-development	\$5,000,000
Access and transport	\$30,000,000
Total	\$169,000,000

TABLE 3: PARRAMATTA SQUARE PROJECTS

Project	Cost
Public domain	\$30,000,000
Community facilities*	\$12,000,000
Total	\$ 42,000,000

*The community facilities to be provided in Parramatta Square are referred to as a Special City Centre Project as well as a Parramatta Square Project to enable them to be funded by contributions from development within Parramatta Square and the wider City Centre.

2. Public domain projects

2.0 PUBLIC DOMAIN PROJECTS

The Civic Improvement Plan identifies strategies for enriching and expanding the public domain and design parameters for streets and key public spaces. The design strategies for the public domain are for street and park improvements, creating new public squares and public promenades. The public domain design objectives and strategies are set for the provision of new paving, tree planting, lighting, urban furniture, signage and city ecology.

These public domain enhancement projects are estimated to cost \$39 million.

2.1 OBJECTIVES

The design strategies for the public domain are intended to:

- Provide a framework to guide the development of the public domain in Parramatta city centre;
- Ensure that the public and private domains are seamlessly integrated;
- Deliver an environment that is safe and free of overcrowding, nuisance and pollution;
- Ensure that improvements are sustainable both in terms of energy consumption and economic, social and cultural vitality;
- Encourage and value expressions of local identity;
- Embrace difference and diversity, and develop places that encourage participation and provide for a range of shared social, cultural and recreational activities;
- Enhance pedestrian networks and ensure equitable access in and around Parramatta city centre;
- Accommodate change and provide spaces that are flexible and robust;
- Ensure public places are of the highest design quality and provide a range of sensory experiences; and
- Provide a balance between pedestrian and vehicular occupation of the city.

2.2 PUBLIC DOMAIN FRAMEWORK

The framework for the public domain involves strategies for:

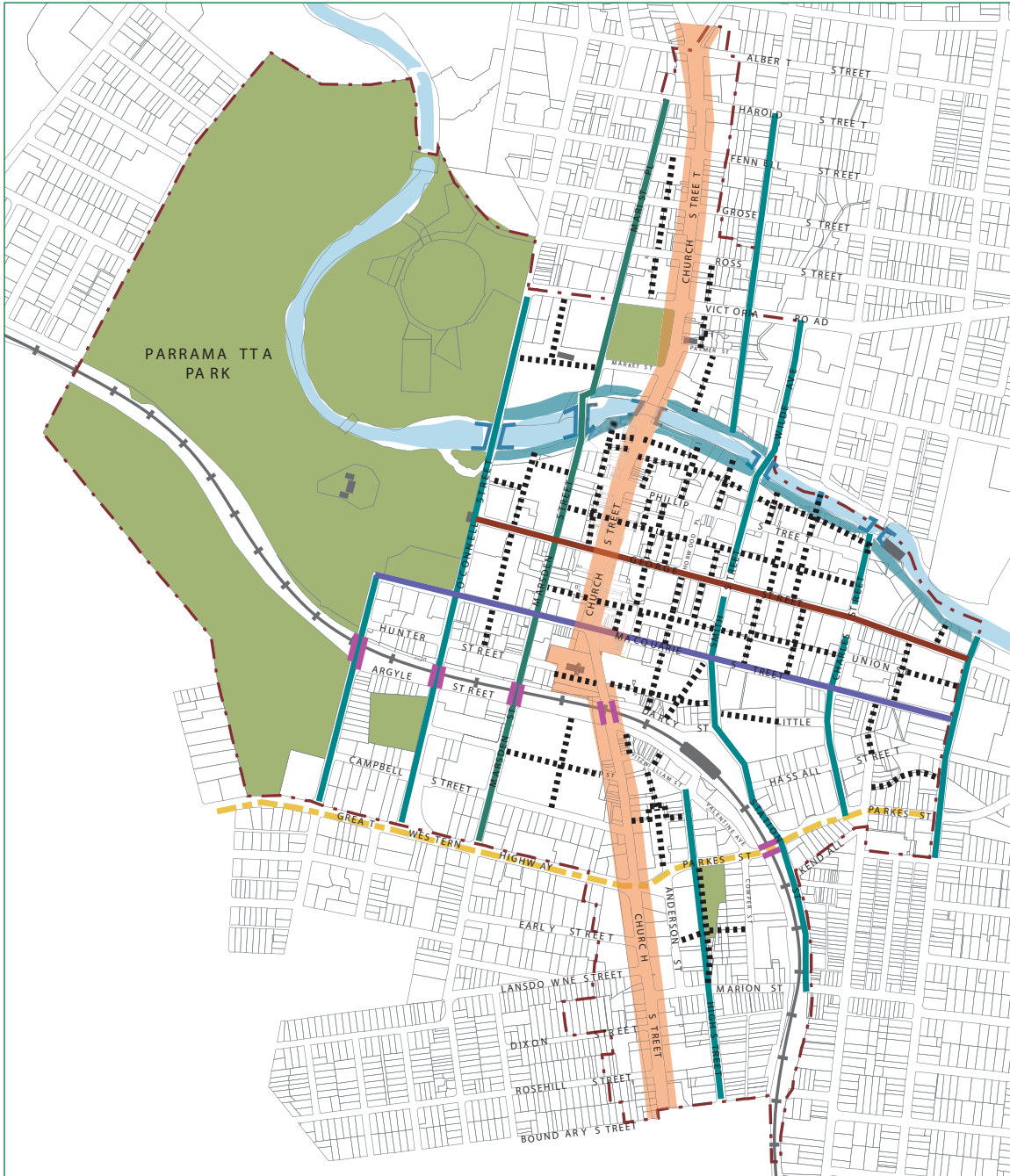
- City Spaces and Streets
- City Culture, Entertainment and Recreation;
- City Events and Street Life;
- City Art, Identity and the Outdoor Museum;
- City Ecology;
- City Access; and
- Public Domain Works – street tree planting, paving, lighting and signage.




2.3 CITY SPACES AND STREETS

The urban design strategies for the city centre promote integrated and sustainable city spaces and streetscape design programs. Figure 1 illustrates these while the strategies below encourage design excellence for both public infrastructure programs and private development. City space strategies are:

- Reconnect the city to the river by enhancing views, pedestrian linkages and animating the riverfront;
- Enhance and where necessary reinstate connections between north and south Parramatta across the river to the city centre;
- Encourage the highest quality urban design and promote a seamless interface between the public and private domains;
- Create a network of linked parks and public spaces that unify the city and enhance pedestrian and recreational experiences. Use urban elements such as furniture, signage, lighting and paving to unify the city centre public domain;
- Extend and enhance the public domain through partnerships with corporate organisations and government agencies;
- Use street trees and planting programs to generate visual interest in public spaces and to improve amenity by modifying the microclimate and providing summer shade;

FIGURE 1: CITY SPACES AND STREETS - URBAN DESIGN STRATEGIES



- acknowledge George Street's role as a major linkage running east west and the first planned street in Australia
- acknowledge Macquarie Street's role as a major linkage running east west
- emphasise and enhance potential for connecting the city centre using street trees, lighting and paving
-  retain and enhance river crossings
-  preserve and interpret historic significance of parks and cultural spaces
-  desired future pedestrian connections
- realise the river's potential as a cultural place capable of interpreting indigenous, natural and cultural heritage
- enhance and reinforce Church Street's role as Parramatta's main street, outdoor eating area, retail spine and major north south connection for vehicles, pedestrians and views
- - - reinforce Great Western Highway as a major gateway to the city
- railway underpasses can be enhanced through artwork to create attractive thresholds to the city centre

2. Public domain projects

- Conserve, enhance and interpret street pattern, monuments, heritage buildings, cultural and natural landscape features and historic views within, to and from the city centre;
- Improve community safety (both real and perceptions) within the city centre;
- Implement a holistic approach to maintenance practices in shared spaces and in areas adjoining the public domain; and
- Design the public domain as not to exclude homeless people and proactively address conflicts by providing appropriate facilities for resting, storage and grooming.
- Conserving and enhancing heritage assets and significant sites to strengthen cultural tourism including the use of government surplus assets; and
- Reconnecting the city's physical and cultural relationships to the river to assist in communicating indigenous perspectives, stories and histories and illustrating the ongoing dialogue about European settlement in Parramatta and Australia.

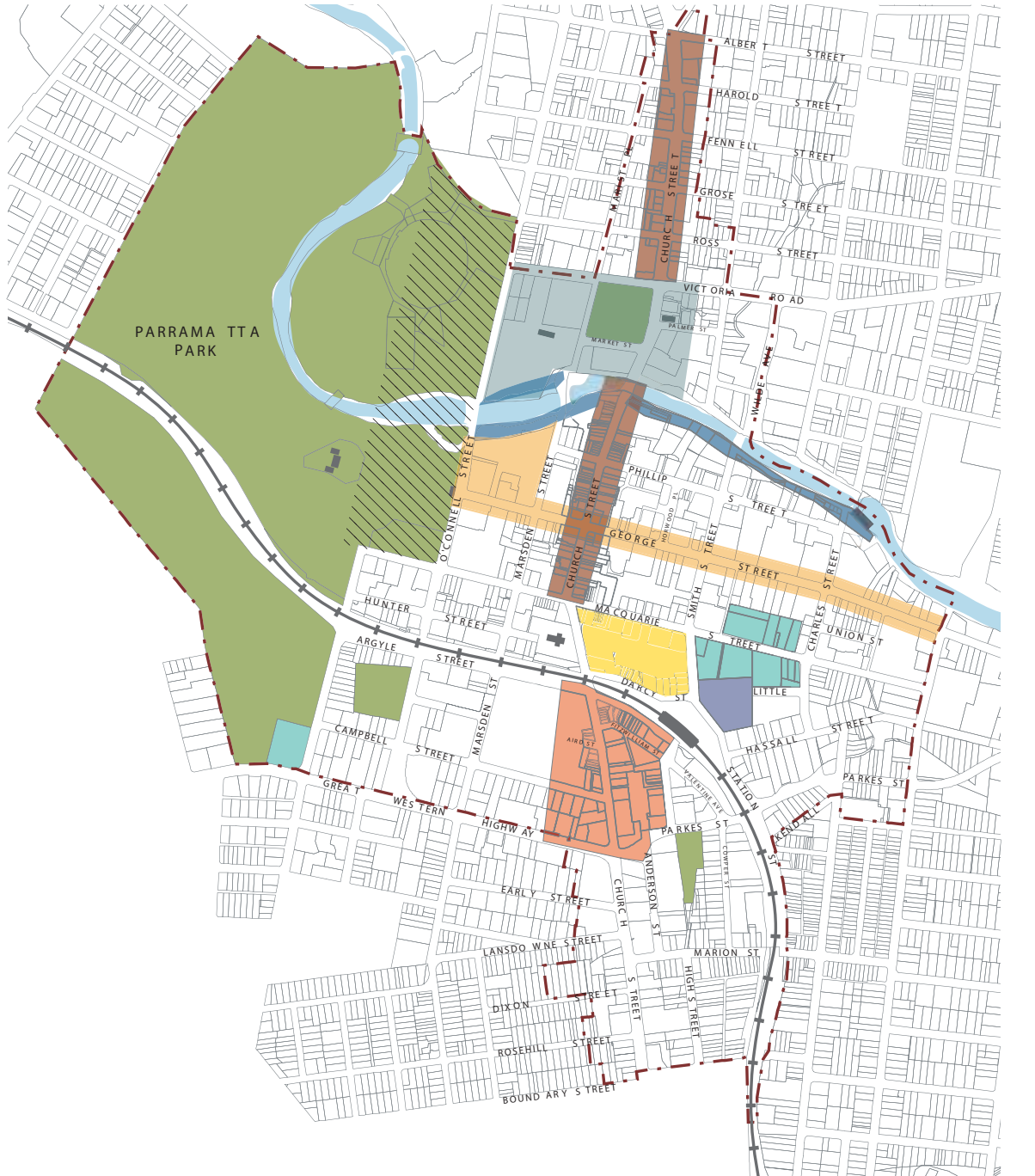
Acknowledge the need for a range of public places with scales ranging from the civic, to the intimate, that provide the cultural and recreational focus for the city by:

2.4 CITY CULTURE, ENTERTAINMENT AND RECREATION

The city's creative vision is to build its identity, cultural infrastructure and creative industries to attract, retain, validate and acknowledge the role of artists in our community, as well as to generate new wealth and prosperity for Parramatta. This section presents strategies for encouraging the development of cultural, entertainment and recreational precincts within the city centre. Figure 2 shows the existing and newly identified areas of Parramatta's Social and Cultural Precincts and briefly outlines the significant venues and places that "anchor" each precinct. City cultural, social and recreational strategies aim to recognise and further support the development of distinct cultural areas in the city centre for the production, presentation and consumption of the arts and culture by:

- actively encouraging the development of additional sporting, entertainment and cultural venues to provide for greater diversity of local activity;
- building capacity for arts, culture and recreation through the creation of flexible, affordable and accessible multipurpose spaces;
- fulfilling the recreation and cultural potential of Parramatta's open spaces, parks and public squares, by improving access, presentation and facilities both for the enjoyment of residents and visitors alike;
- protecting, enhancing and expanding existing reserves, parks, public squares and open spaces in the city centre; and
- acknowledge and value significant open spaces such as Parramatta River, Parramatta Park, Robin Thomas Reserve and Prince Alfred Park, Centenary Square and Church Street Mall.
- Fulfilling the city's regional responsibilities by providing high level arts and cultural facilities to Western Sydney and Sydney;
- Building on and extending existing and identified social/cultural/recreational cluster areas including opportunities in the development of Parramatta Square;
- Continuing to support and encourage the development of café culture and dining precincts including and along Parramatta River's foreshore;
- Continuing to support the growth of creative industries within the city centre;

FIGURE 2: SOCIAL AND CULTURAL PRECINCTS



- Prince Alfred Park Cultural Precinct
 - Heritage and visitors centre
 - Riverside Theatre
 - NSW Heritage Office
 - Prince Alfred Park
 - War Memorial
 - St Patrick's Cathedral
- Church Street Entertainment Precinct:
 - Outdoor dining
 - Lifestyle retail

- Parramatta River recreation, markets, outdoor dining
- Parramatta Park Edge Entertainment/Recreation Precinct
 - stadium
 - swimming pool/leisure centre
 - RSL and Bowling Clubs
 - Leagues Club

- George Street Cultural Precinct
 - historic buildings
 - Roxy Cinema
 - Old Government House
 - Justice precinct
- Church Street South Entertainment Precinct
 - Asian shopping/dining
 - cinemas
 - Westfield shopping centre

- Parramatta Square
 - Town Hall
 - Parramatta City Council Chambers and Office
 - St John's Cathedral
 - Library
 - Artist Studios
- Schools
- Lancer Barracks

2. Public domain projects

2.5 CITY EVENTS AND STREET LIFE

Parramatta is dedicated to creating an environment in which arts and cultural activity can prosper, and interact with all aspects of city life. Participating in and accessing the arts is fundamental to the city's broader vision and wellbeing. It will give the city the opportunity to celebrate and discover creativity, value diverse perspectives and enhance our physical environment and the way the communities connect to it.

The city's public places – venues, streets, laneways, buildings and parks provide and activate public domain where art and cultural activity can happen and where people can participate and be engaged.

The place-making strategies will promote lively and spirited streets and places, able to attract and sustain diverse recreational, cultural and community activities and events. Figure 3 illustrates some broader opportunities where arts and cultural activity could be developed and promoted through the provision of public and private infrastructure improvements and the implementation of a broader city activation program. City life and activation strategies aim to facilitate a broad range of the presentation of arts and cultural activity by:

- Encouraging the development of flexible spaces and places to easily cater for a range of arts and cultural activity including events, festivals, markets, outdoor dining by implementing infrastructure improvements such as widened footpaths, provision of power and water, design of flexible and robust public spaces;
- Supporting the establishment of arts and cultural spaces in public and commercial developments;
- Developing and celebrating the city's small spaces including laneways through creative and adaptive makeovers; and
- Ensuring that the city centre is well managed – i.e. clean, green, easily accessible and operating well.

Developing an active events and temporal public art program for the city that would:

- Engage people in the life of the city;
- Demonstrate and deliver a diversity of life understandings and perspectives;
- Celebrate and promote urban form and the natural environment through the innovative use of place and space;
- Encourage local creative enterprise; and
- Boosts the local economy – day and night.

FIGURE 3: CITY EVENTS AND STREET LIFE



2. Public domain projects

2.6 CITY ART, IDENTITY AND THE OUTDOOR MUSEUM

Parramatta is committed to strengthening the city centre as an urban place by reinvigorating its identity through mechanisms that encourage reinterpretation of history.

Parramatta's heritage assets and public art have a visible presence in the city centre. The city has built heritage of national importance as well as indigenous social heritage of significance. Additionally there is also much evidence of the history and growth of Parramatta at a broader level, including an extensive collection of nineteenth and early twentieth century houses, early shops, factories, public institutions, bridges and other structures, as well as historical cemeteries, monuments, landscapes and parks.

The development of contemporary public art has created a distinctive urban environment that signifies and articulates the history of the area while reflecting the culture of the contemporary community.

Related council policy and programs also present strategies that will contribute to the poetic, playful and adventurous dimensions of the city centre. Figure 4 outlines some broader opportunities for public art and the interpretation of cultural heritage in the city centre while the strategies below aim to promote Parramatta as an open air museum and foster an awareness of the city's histories and contemporary cultures by:

- Recognising Parramatta's existing collection of public art, monuments, significant sites and icons as valuable cultural heritage;
- Facilitating the interpretation, conservation and articulation of the heritage of Parramatta through the telling of legible historical and contemporary stories;
- Creating 'places' through the integration of art and interpretive material into the fabric of the city centre in ways to reflect, respond and give meaning to the city's unique environment, history and culturally diverse society;

- Enabling public art to reflect and engage with community aspirations, create discussion, interest and awareness, and foster relationships between people and place; and
- Identifying sites for public artworks that are both city scaled and pedestrian scaled.

Promote and provide a wide range of opportunities for artists by:

- Developing the city as a creative environment where artists have the ability to live, develop and present their work in the city centre;
- Enabling the inclusion and integration of contemporary site specific artworks in public and private developments across the city centre;
- Facilitating and encouraging artists to work in multidisciplinary teams in the development of projects that shape and redesign the city's public domain; and
- Provision of an artists studio.
- Facilitate the link to Parramatta Park and the enhancement of the Park as a key asset for the city.

FIGURE 4: CITY ART AND OUTDOOR MUSEUM



- Church Street South
- bridges opportunities for light sculpture, banners
- river foreshore interpret unique site, cultural diversity and heritage
- Church Street intimately scaled colourful interactive and playful artworks
- parks and cultural landscapes interpret historic significance at large and small scales
- gateways potential large scale artworks read by vehicular traffic
- - - - - auto alley large scale works celebrating car culture
- laneways permanent and temporal artworks

2. Public domain projects

2.7 CITY ECOLOGY

The city ecology strategies will enhance the natural ecosystem both within the city centre and beyond, craft a distinctive visual character for the city based on unique resources such as the river, and nourish and sustain the community's need for breathing space, cultural places and recreation.

The strategies for city centre ecology are to:

- Fulfil the recreation and cultural potential of Parramatta's open spaces, parks and public squares, by improving access, presentation and facilities both for the enjoyment of residents and visitors alike;
- Protect, enhance and expand existing reserves, parks, public squares and open space in the city centre. Acknowledge and value significant open spaces such as Parramatta River, Parramatta Park, Robin Thomas Reserve and Prince Alfred Park Centenary Square and Church Street Mall;
- Promote positive relationships between natural systems and the city centre public domain;
- Foster an awareness of natural systems, in particular the Parramatta River, it's catchment and water quality, through interpretation and education programs;
- Promote energy efficient practices and initiatives in the development, management and functioning of the city centre, leading to a reduction in greenhouse gas emissions and improvement of local air quality;
- Develop wildlife and green corridors, visually and physically linking habitats and open space;
- Develop best practice water cycle management strategies, including water conservation and re-use, water quality enhancement, protection and restoration of natural drainage systems and innovative approaches to flood management;
- Maintain and enhance ecological processes and systems. Ensure, for example, that projects do not negatively impact on species diversity and/or flora and fauna life cycles; and
- Promote sustainable practices utilising for example renewable resources and durable materials with low embodied energy.

2.8 STREET TREE AND PLANTING CONCEPT PLAN

The street tree and planting concepts shown in Figure 5, builds on the strategies outlined in the city ecology and city spaces and streets. The city centre street tree and planting concept plan aims to:

- Enhance the city centre microclimate by using planting to improve physical comfort through manipulation of temperature (e.g. sunlight and shade), softening of wind movement and control of reflected light;
- Enhance the biological diversity of plant, bird, fauna and marine communities within the city centre;
- Select and locate plants to enhance and create visual connections along streetscapes and to link the parks, reserves and civic spaces both within and adjacent to the city centre;
- Select and locate plant species to reinforce the various visual character areas of the city centre; and
- Acknowledge and reinforce the significance of historic and indigenous land management practices and plantings. Examples include Caley's Botanic Gardens laid out north of the river (on the Marsden Rehabilitation site).

FIGURE 5: STREET TREE PLANTING



- Blueberry Ash
- Brush Box
- Crab Apple
- Eucalyptus
- Pyrus 'Chanticleer'
- Flindersia

2. Public domain projects

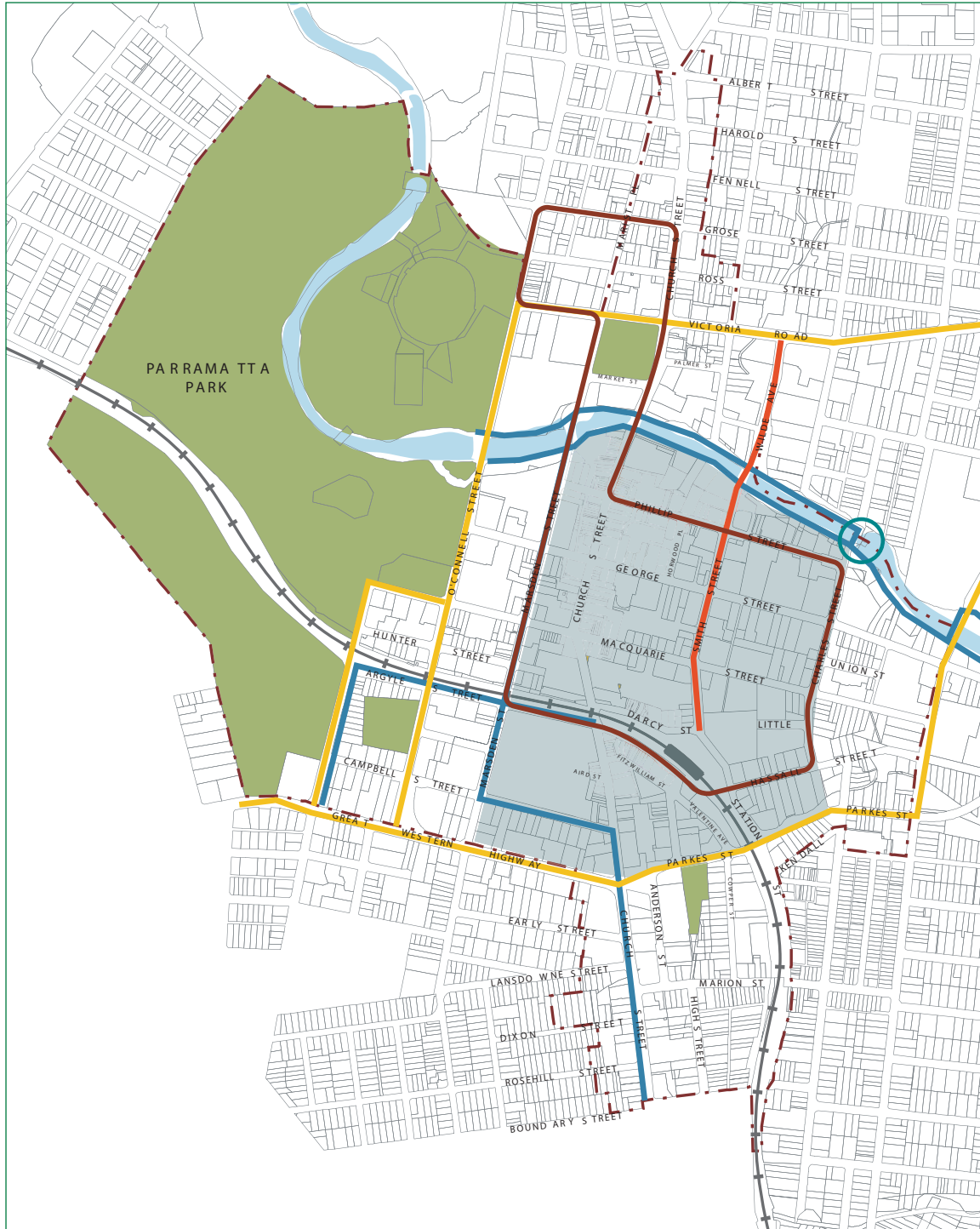
2.9 CITY ACCESS: PUBLIC TRANSPORT NETWORK

The city and access strategies for the city centre shown in Figure 6 propose public transport routes based on the growth areas within the city centre and respond to the emerging needs, such as the conflict between outdoor dining and buses in Church Street. Any decisions on transport network and access issues will take into account the views of all stakeholders.

The city access and public transport strategies are to:

- Effectively integrate the various public transport networks in Parramatta and increase the level of service, for example integrated ticketing and pricing;
- Increase public transport use and decrease reliance on private vehicular transport;
- Improve amenity for public transport users for example increase provision of shelters, seats, bus stop identification, timetable and route information (included on Council's web page). Note street furniture associated with public transport can impart a distinctive image – "branding Parramatta";
- Improve the profile and awareness of public transport availability; and
- Introduce, as a priority, accessible public transport services for people with disabilities and mobility impairment.
- Introduce a free shuttle bus service to enhance access around the city centre.

FIGURE 6: CITY ACCESS: PUBLIC TRANSPORT NETWORK



- ring road
- major off road
- main commuter bus
- shuttle bus route
- pedestrian and cycle amenity zone
- ferry
- + train

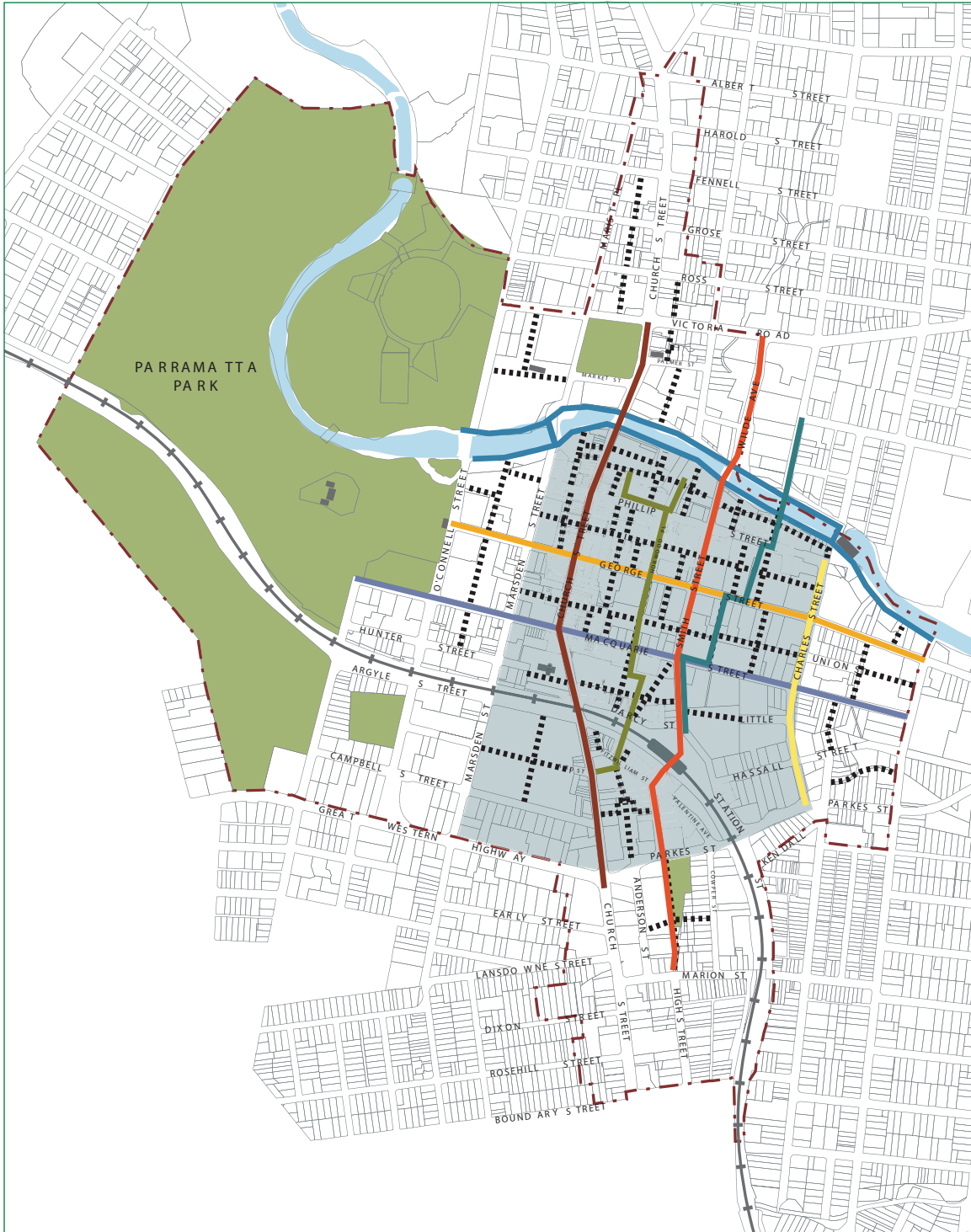
2. Public domain projects

2.10 CITY ACCESS: PEDESTRIAN NETWORK

The strategies below will encourage pedestrian activity and assist in developing priorities for public infrastructure programs. Figure 7 identifies a pedestrian network that encompasses future commuter, recreation and tourism needs, connecting the northern and southern parts of the city to the central core. City access strategies aim to:

- Prioritise pedestrians and enhance and expand existing pedestrian networks linking major recreation, cultural and commuter nodes;
- Protect and enhance existing laneways and informal pedestrian networks;
- Promote high levels of connectivity within the city centre and between the centre and the nearby residential areas of Harris Park, South and North Parramatta and Westmead;
- Promote changes in people's travel behaviour and raise the profile of walking. Develop, for example, walking trails to promote Parramatta's rich heritage, cultural artefacts, restaurants, sporting and entertainment venues located within walking distance of the city centre;
- Develop brochures and improve signage to guide walking tours of Parramatta city centre; and
- Establish a data collection program for specific pedestrian routes. This would enable progress reports against targets (e.g. accident criteria, increases in trips, number of complaints) and the acknowledgment of successes.

FIGURE 7: CITY ACCESS: PEDESTRIAN NETWORK STRATEGY



- Church Street
- Barracks Lane
- Smith Street
- Macquarie Street
- River foreshore
- George Street
- Charles Street
- Horwood Place
- Pedestrian and cycle amenity zone
- Mid-block pedestrian connections

2. Public domain projects

2.11 PAVING PLAN

The design strategy for paving in the city centre as shown in Figure 8 is to:

- Unify the city through the use of consistent paving types and installation. Permeable pavers and rainwater gardens should be used on all public areas as they are specifically designed to remove stormwater pollutants and reduce the runoff volumes.
- Improve presentation of the city and promote a cosmopolitan image;
- Improve accessibility for all;
- Improve council’s risk management through the development of an effective maintenance process and scheduled reactive auditing;
- Enhance the pedestrian connections between the east-west aligned river and railway line in the Parramatta city centre using the network of untapped north-south laneways and small spaces within the city’s grid which are emerging as alternative pedestrian connections in the city’s evolving urban form;
- Strengthen the layer of ad-hoc laneways and internal arcades as an important component of the city’s permeability and improve people movement through the configuration and functional qualities of the small spaces and laneways; and
- Improve the pedestrian connections between the river and the railway line, including changes to the physical form of these spaces.

2.12 LIGHTING

The design strategy for lighting in the city centre is to:

- Provide a selected slimline lightweight tapered light pole to create a consistent visual language throughout the city centre streetscape;
- Enhance community safety by providing lighting that considers the dual purpose of illuminating streets and pedestrian footpaths;
- Provide levels of lighting to meet the current relevant Australian Standards; and
- Encourage special forms of lighting and lighting displays to significant sites and places within the city centre.

2.13 SIGNAGE

The design strategy for signage in the city centre is to reduce the amount of signage and to:

- Use high quality signage consistent with Council’s Signage Policy to improve accessibility throughout the city centre;
- Use signage that is part of a consistently themed range to unify the city centre and promote Parramatta’s image;
- Signage should be used to contribute to the safety of the Parramatta city centre (coordinate with community safety programs); and
- Use signage to create interest and awareness of Parramatta’s natural, cultural and indigenous heritage.

2.14 SPECIFIC PUBLIC DOMAIN PROJECTS

Parramatta City Council has identified the following projects for public domain improvements in specific areas of the Parramatta city centre:

Church Street North

Church Street north and side streets

- Create infrastructure to support outdoor dining and enhance pedestrian safety.
- Provide gateway treatment to the city centre.

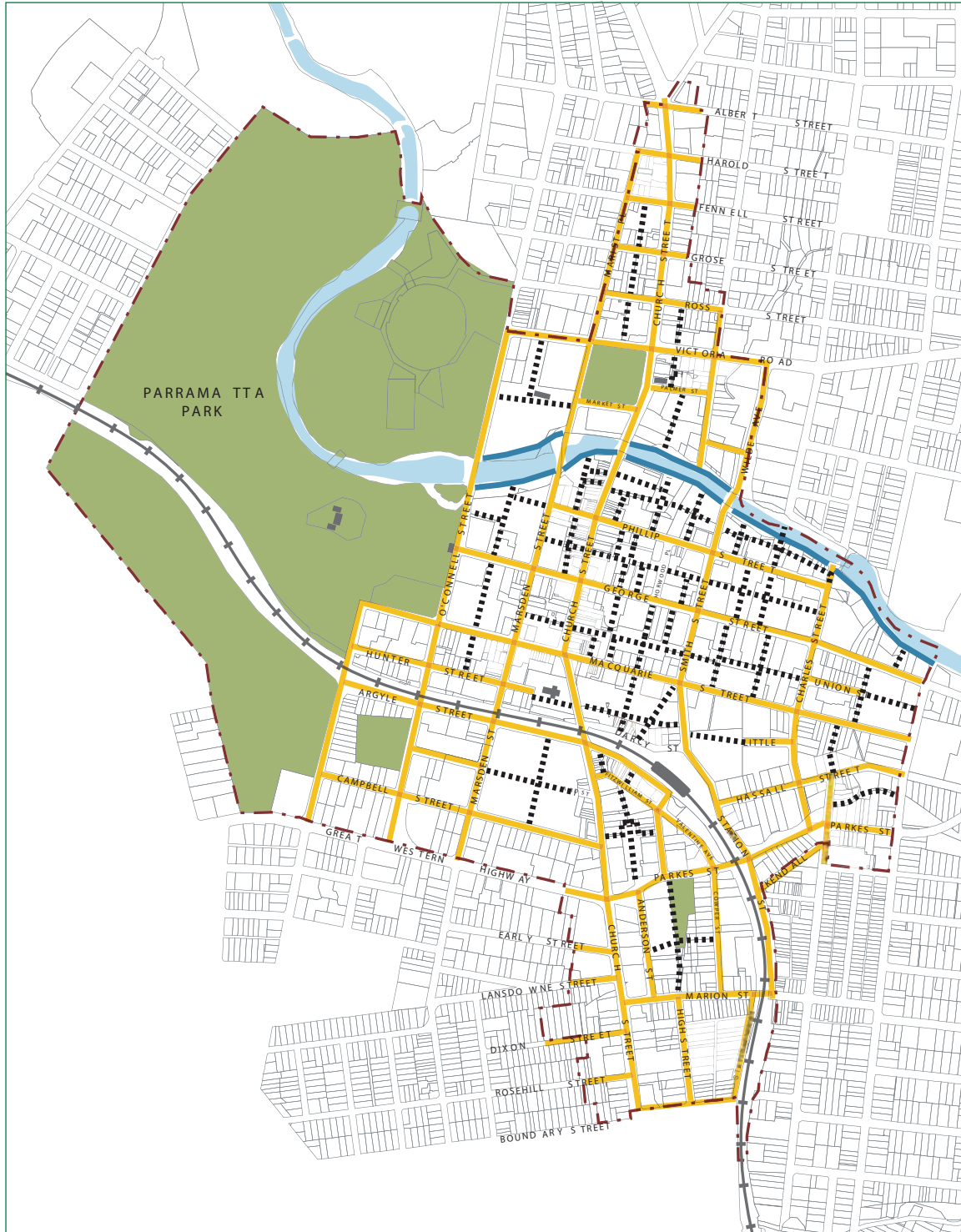
Prince Alfred Park

- Investigate the opportunities to increase the use of Prince Alfred Park.

Market Street / Riverside Theatre

- Link the theatre to the Prince Alfred Park and encourage outdoor activity in Market Street such as dining, performance art and theatre.
- Activate Market Street, Church Street and river edges of the theatre.

FIGURE 8: PAVING STRATEGY



- primary treatment
- - - - - laneways
- river foreshore

2. Public domain projects

Church Street

- Discourage through traffic and encourage slow local traffic flow.
- Continue programs of temporal and intimately scaled artworks.

Lennox Bridge

- Provide disabled access from Church Street to the river's foreshore and pedestrian and cycle access under the bridge along the foreshore in a way that is consistent with the heritage significance and iconic status of the bridge.
- Consider removing car parking from Lennox Bridge car park (to facilitate views up and down river and promote the bridge as a pedestrian / people place).
- Use the bridge as a venue or viewing place for temporal artworks (e.g. light sculpture and performance art).

Car parks

- Improve and enhance pedestrian connections to car park structures. (e.g. new directional signs, better lighting to enhance safety).
- Retain pedestrian connections if car park sites are developed.

Church Street Mall and Centenary Square

Centenary Square

- Move the amphitheatre from the pedestrian circulation desire line to another location.
- Widen the pedestrian pinch point to the original Church Street width, indicated by the Church gates.
- Activate and open up the area under the railway overbridge e.g. opportunities for artwork on the soffit and/or uplighting.
- Investigate changes to the mall to complement the proposed Parramatta Square development.

Horwood Place

Develop a detailed concept plan addressing the riverfront, views to the river and pedestrian connections.

St George Terraces

Encourage development at the rear of the terraces that respects the scale of the heritage buildings, better defines Smith Street, includes public access to the foreshore and screens the carpark from view.

Erby Place Carpark

- Create shared pedestrian/vehicle zones at the rear of the Church Street shops.
- Consider the development / structural change to enhance the public space and carpark.

Wilde Street

- Upgrade paving.
- Acknowledge Brickfield Creek with signage etc.

Macquarie Street

- Upgrade paving.
- Investigate the potential to reinstate two way traffic so the vista to Old Government House is restored.

George Street

- Provide interpretive and directional signage to improve linkages between Harris Park and Old Government House.
- Investigate the potential to reinstate two way traffic so the vista to Old Government House is restored.

City South

- Church Street South

Implement the Arts and Cultural plan developed for Church Street South to introduce new public art that enhances the character of the precinct and responds to community aesthetics.

- Aird Street

Link Church Street to city west by reinstating pedestrian access along the Aird Street alignment through Westfield to the cemetery, school, etc.

- Auto Alley

Implement streetscape improvements as part of an overall public domain/urban design plan.

- Jubilee Park

Improve pedestrian connections to the city centre.

Demolish existing buildings in the park and replace with new community facilities.

3. Special city centre projects

3.0 SPECIAL CITY CENTRE PROJECTS

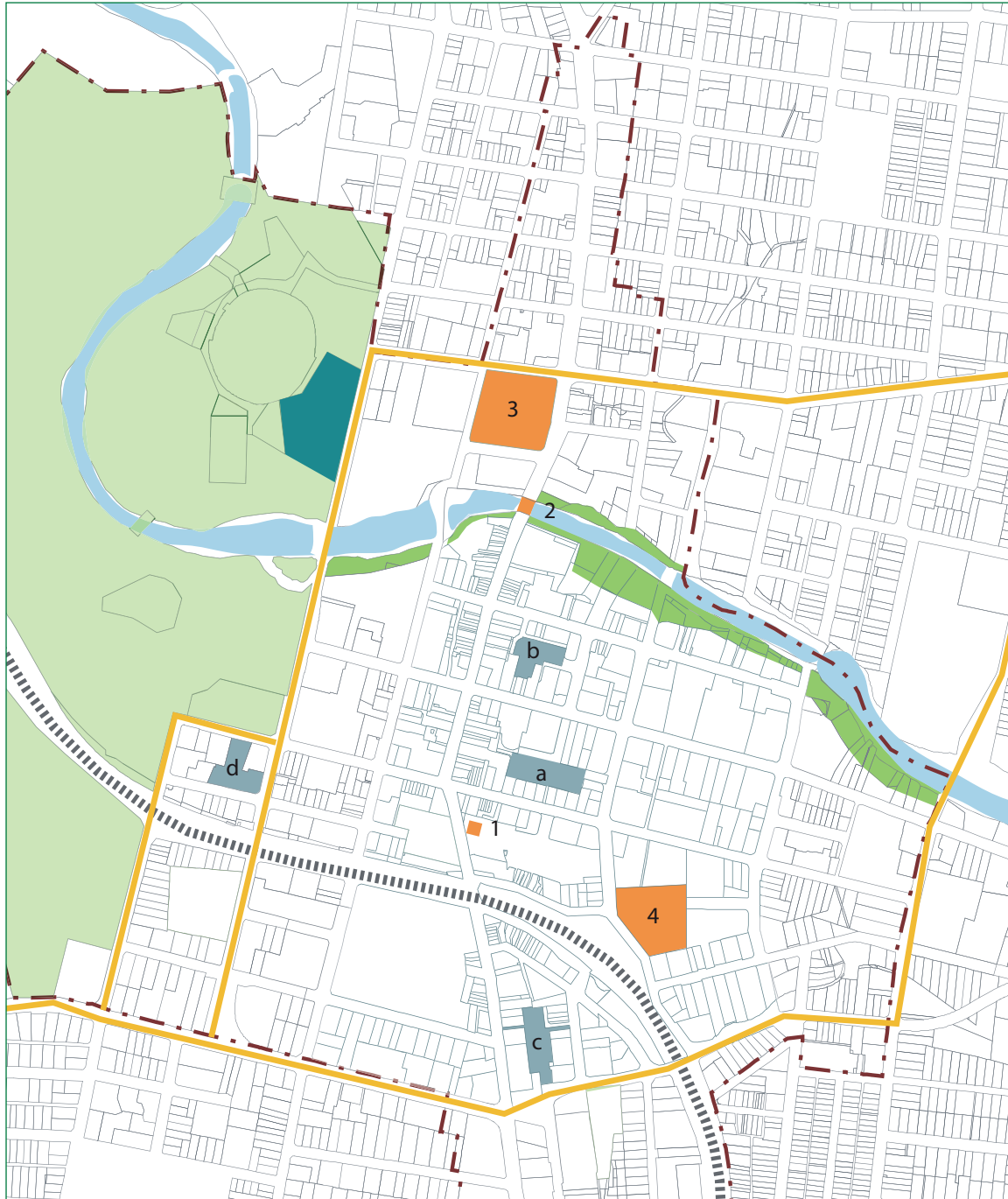
The special city centre projects are essential public infrastructure to support future growth, development and the character of the Parramatta city centre. The objectives of the special city centre projects are to:

- Create a pedestrian friendly city centre;
- Develop a creative city centre;
- Enhance the liveability of the city centre; and
- Ensure a supportive and diverse city centre.

The special projects for Parramatta city centre are shown in Figure 9 and include:

- River foreshore park;
- Arts and cultural facility;
- Community facilities;
- Recreational facilities;
- Historic buildings and places conservation;
- Car park enhancements;
- Access and transport;
- Parramatta Square Public Domain

FIGURE 9: SPECIAL CITY CENTRE PROJECTS



- Parramatta River Foreshore Park improvements
- Aquatic Leisure Centre upgrade
- Historic buildings and places conservation
 - 1. Parramatta Town Hall
 - 2. Lennox Bridge
 - 3. Prince Alfred Park
 - 4. Lancer Barracks
- Car parks enhancement
 - a. Horwood Place car park
 - b. Erby Place car park
 - c. Wentworth Street car park
 - d. Hunter Street car park
- City ring road

3. Special city centre projects

3.1 PARRAMATTA RIVER FORESHORE PARK IMPROVEMENTS

The Parramatta River is the main topographical feature of the city centre that helps define the character of the city centre and provides opportunities for recreation and landscape amenity. The River also provides a significant constraint to mobility and access between either side of the river.

The purpose of this project is to showcase the river as the key public recreational space for the city centre, and to enhance the aesthetic quality and amenity of the river landscape as well as increase the recreational opportunities and access links along the river corridor. The planning and design principles for improvements to the Parramatta River Foreshore Park are:

- Increase and enhance physical and visual connections between the river and the city;
- Provision of pedestrian and bicycle paths and extension of the foreshore walk to the east and to the west into Parramatta Park;
- New pedestrian/cycle bridge link across the river;
- A sequence of foreshore parkland spaces of different size, shape and character to contribute to a rich and interesting promenade experience including structured area for active recreation;
- Facilities for water related activities at specific accessible locations;
- Tree planting of native species to emphasise view corridors, provide shade, soften the built form and link open spaces;
- Integrated suite of urban elements including lighting, seating, signage and planting;
- Incorporation of heritage interpretation facilities;
- Design for a sense of safety and security; and
- Management of flood events.

The improvement to the Parramatta River Foreshore Park is estimated to cost \$15 million.



An artist's impression of Parramatta River foreshore park improvements



3. Special city centre projects

3.2 ARTS AND CULTURAL FACILITY

A multi-purpose arts and cultural facility is to be developed in the Parramatta city centre to increase the profile and significance of the arts, add to the identity, character and culture of the city, contribute to the vitality and maturity of the city centre, and assist in the development of the creative and cultural industries. The multi-purpose arts and cultural facility will seek to satisfy the goals, objectives and strategies of Council's Arts Facilities & Cultural Places Framework (2005).

The multi-purpose arts and cultural facility is a flexible space providing for a range of artistic pursuits with capacity to respond to changing community needs. It will provide for the following:

- Theatre and dance studio;
- Outdoor performance space;
- Writing studio;
- Media centre;
- Visual arts studios; and
- Music rooms.

The arts and cultural facilities are estimated to cost \$30 million.

3.3 COMMUNITY FACILITIES

The development of Parramatta city centre for commercial and residential uses will need to be supported by new community facilities to contribute to a socially sustainable future. Council has identified a need for the following community facilities to meet the demands of growth in the city centre:

- Community centre and meeting spaces;
- Library and information centre upgrades;
- Multi-purpose community facility.

The community centre and meeting space is a flexible multi-use facility for a range of community activities such as community meetings and workshops.

The library and information centre will be upgraded to increase capacity and accommodate growth and development in the resident population and workforce in the city centre.

The community centre and meeting space, and library and information centre will be provided in Parramatta Square. Consequently, these projects are also referenced in Section 4.0 of this plan as a Parramatta Square project. Listing of these facilities in both sections will enable them to be funded by contributions from development within Parramatta Square and the wider city centre.

The multi-purpose community facility will be a flexible space providing for a number of functions with capacity to easily respond to changing community needs thus ensuring ongoing viability and utilisation. The multi-purpose community facility will perform a number of functions including provisions for:

- A youth facility that provides space and social/ recreational opportunities for youth in the city centre;
- A family centre facility for a diverse population that is flexible and provides for a range of services including access to child care/out of school hour care, play groups, support services, counselling, family support groups, and early intervention services; and
- Homeless facilities including shower, toilet and storage facilities in the city centre.

The development of the community facilities is estimated to cost \$20 million.



An artist's impression of arts and cultural facilities to be built in Parramatta Square

3. Special city centre projects

3.4 RECREATIONAL FACILITIES

Aquatic Leisure Centre Upgrade

The purpose of upgrading the aquatic leisure centre is to provide for the recreational needs of the growing number of residents and workforce of Parramatta city centre. It is located within Parramatta Park on the eastern boundary. The upgrade will include the following:

- Construction of a new indoor leisure centre with 25m swimming pool;
- Olympic swimming pool facelift;
- Diving pool refurbishment;
- Childrens' and babies' swimming pool upgrade;
- Redevelopment of change rooms, showers and toilets; and
- Landscaping improvements.

The planning and design principles for the aquatic centre are:

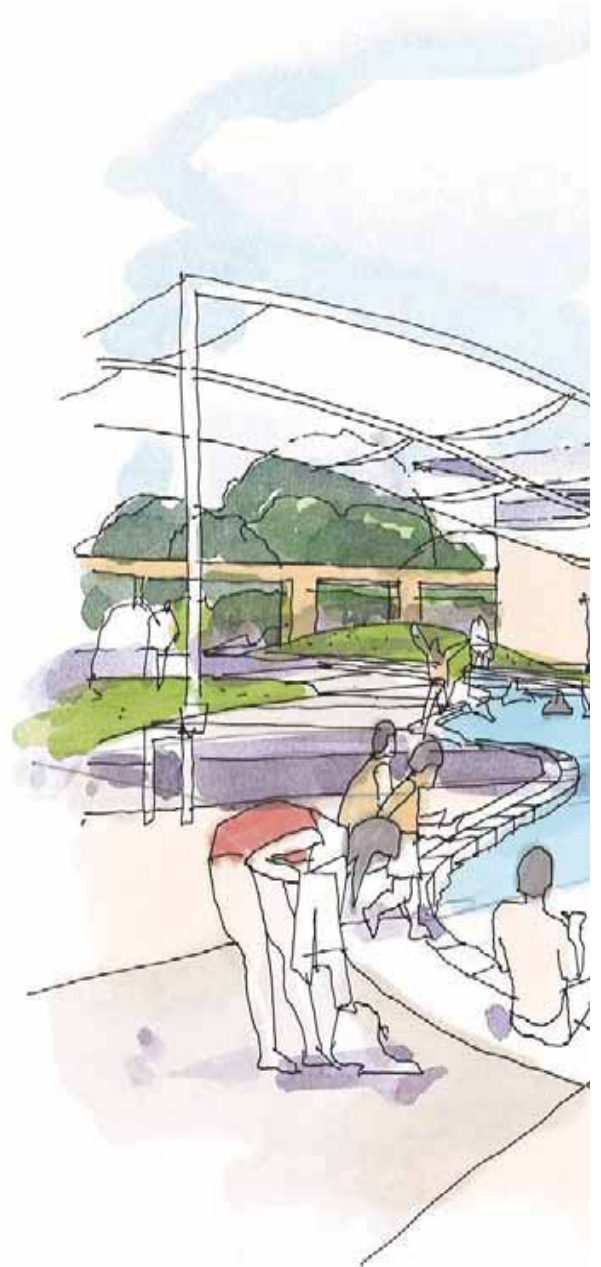
- A range of aquatic recreational opportunities accessible to the public;
- Contemporary building design that provides outdoor space and facilities with built elements that provide weather protection from sun, wind and rain;
- Landscaping that fits in with the regional park context;
- Design that provides a sense of safety and security for users of the facilities; and
- Incorporation of ESD measures particularly for energy efficiency, water conservation and waste management.

Other Recreational Facilities

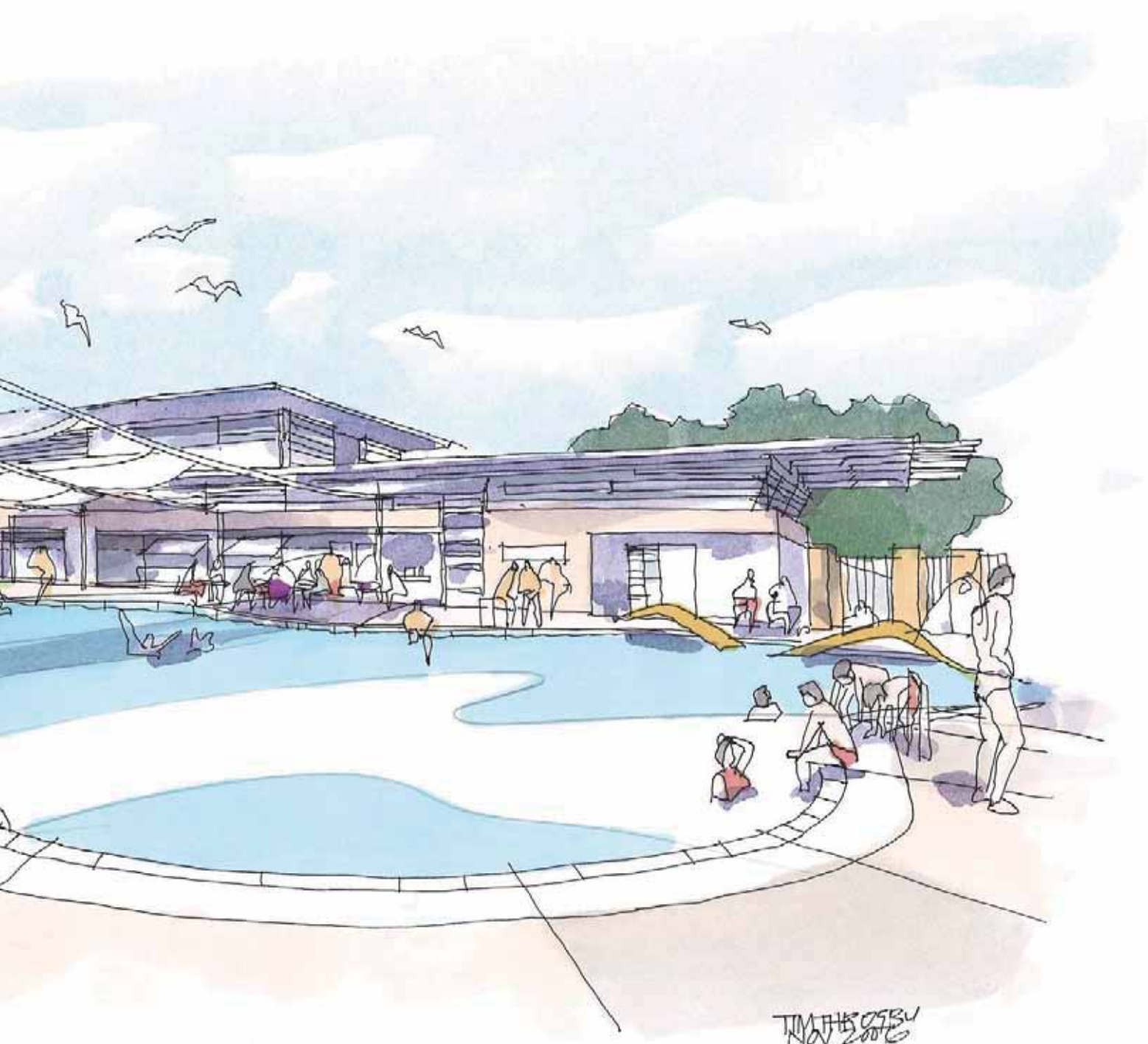
In order to ensure that the Parramatta City Centre can appropriately accommodate for sporting and recreational events and activities which are of benefit to the community and to the City, it is appropriate that sporting and recreational facilities within the city centre receive funding from this development contributions plan.

Cost Estimate

The Recreational Facilities sought under this Plan are estimated to cost \$25 million.



An artist's impression of aquatic leisure centre upgrade



3. Special city centre projects

3.5 HISTORIC BUILDINGS AND PLACES CONSERVATION

The historic buildings in Parramatta city centre represent physical evidence of the European heritage and the story of the European settlement and development of Parramatta. The historic buildings, many of them public buildings, also have a major influence on defining the character and amenity of the Parramatta city centre. The preservation of these historic buildings is important in conserving the heritage and defining character of the Parramatta city centre.

The purpose of this project is to carry out conservation measures for the historic public buildings in Parramatta city centre including the following buildings:

- Parramatta Town Hall;
- Heritage walk;
- Lennox Bridge;
- Prince Alfred Park.

The conservation measures will involve general maintenance work, restoration work, and provision of interpretive facilities.

The cost of conservation works for the historic public buildings is \$5 million.



View of Parramatta Town Hall



3. Special city centre projects

3.6 CAR PARK PLANNING AND RE-DEVELOPMENT

Council currently owns a number of ageing car parks in the Parramatta city centre that are built to streets and laneways and have a significant impact on the streetscape. These include:

- Horwood Place car park;
- Erby Place car park;
- Wentworth Street car park;
- Macquarie Street car park;
- Fennell Street car park;
- Hunter Street car park; and
- David Frater car park

The following projects will be undertaken:

- Enhance the car park structures with facelifts to the external walls including painting and rendering, lighting, signage and city centre maps, and pedestrian safety and amenity prioritisation and opportunities to retro fit rainwater storage tanks and associated roof water collection systems. The upgrade will also involve refining the internal design/layout of the car park to meet relevant standards;
- Investigate the potential to set up a park and ride facility;
- Investigate the potential redevelopment options for key car parking structures.

The car park enhancements are estimated to cost \$5 million.



An artist's impression of car park enhancements ensuring attractive public laneways

3. Special city centre projects

3.7 ACCESS AND TRANSPORT

The purpose of the access and transport projects is to ensure the road and pedestrian network and transport facilities can accommodate vehicle and pedestrian traffic and mobility needs in the Parramatta city centre.

The projects to improve access and transport in the city centre are:

- City ring road and intersection improvements; and
- Park and ride facilities on the edge of the city centre.
- Investigate the potential of converting George and Macquarie Streets to two way traffic.
- Investigate the potential of providing a free city centre shuttle bus.

The access and transport projects are estimated to cost \$30 million.





4. Parramatta Square Projects

Parramatta

4.1 PUBLIC DOMAIN

Parramatta Square is at the heart of the Parramatta city centre located adjacent to the Parramatta transport interchange in the area bounded by Church, Macquarie, Smith and Darcy Streets.

The land is owned by a mix of public and private organisations. The redevelopment of Parramatta Square will reposition Parramatta as Sydney's second CBD, and as a centre for business, tourism, entertainment, culture and heritage. It is vital for achieving the targets for future employment growth in Parramatta by providing direct opportunities and generating flow on effects. Building on the Public Transport Interchange, Parramatta Square will also create a gateway to the city.

When completed, Parramatta Square will cement Parramatta as a major centre with all the richness a community expects at a city level. It is a gateway site for the city centre providing opportunities for innovative planning and urban design and will feature a mix of different uses including retail, commercial, residential, community, civic, cultural and entertainment.

The development will :

- be built around a series of linked public open spaces on an east west axis;
- incorporate public facilities to service the local community and workplace;
- be designed to complement the transport interchange.
- Conserve and enhance heritage items within and adjoining Parramatta Square.

The Public Domain in Parramatta Square is estimated to cost \$30, 000, 000.

The Parramatta Square development will include a total of 6, 000sqm of public open space. The key precincts that are proposed within the Parramatta Square Public Domain are shown in Figure 10 and described below:

A Main Civic Space – the centrepiece of Parramatta Square and symbolic centre of the wider city centre that will accommodate community gatherings and a rich program of ceremonial and other events. It will have a minimum area of 3,000sqm and a minimum dimension of 40 metres.

Leigh Place – the main northern entrance to Parramatta Square from the River Link and Macquarie Street which will accommodate vehicle and service access.

Eastern Square – will address the Sydney Water building, 169 Macquarie Street and Smith Street. It will integrate with the raised forecourt of the Sydney Water building.

Pedestrian lanes – a series of activated pedestrian lanes between the railway station, Station Square and Macquarie Street. Direct connection to the station concourse will be provided.

Station Square – will be the “front door” to the Parramatta city centre - the hub where the railway station meets the square. It will be an activated space that facilitates easy pedestrian access, orientation and seamless choice of desired route and destinations.

Church Street Mall - will be retained as Parramatta's most enduring public space, including landscaping, heritage buildings and monuments.

4.2 COMMUNITY FACILITIES

Community facilities proposed to be located in Parramatta Square include:

- a new library and information centre
- a community centre and meeting spaces - a flexible multi-use facility for a range of community activities such as community meetings and workshops.

These facilities are also described at Section 3.3 of this plan as part of the Special City Centre project: “Community facilities”. Listing these facilities in both sections will enable them to be funded by contributions from development within Parramatta Square and the wider city centre.

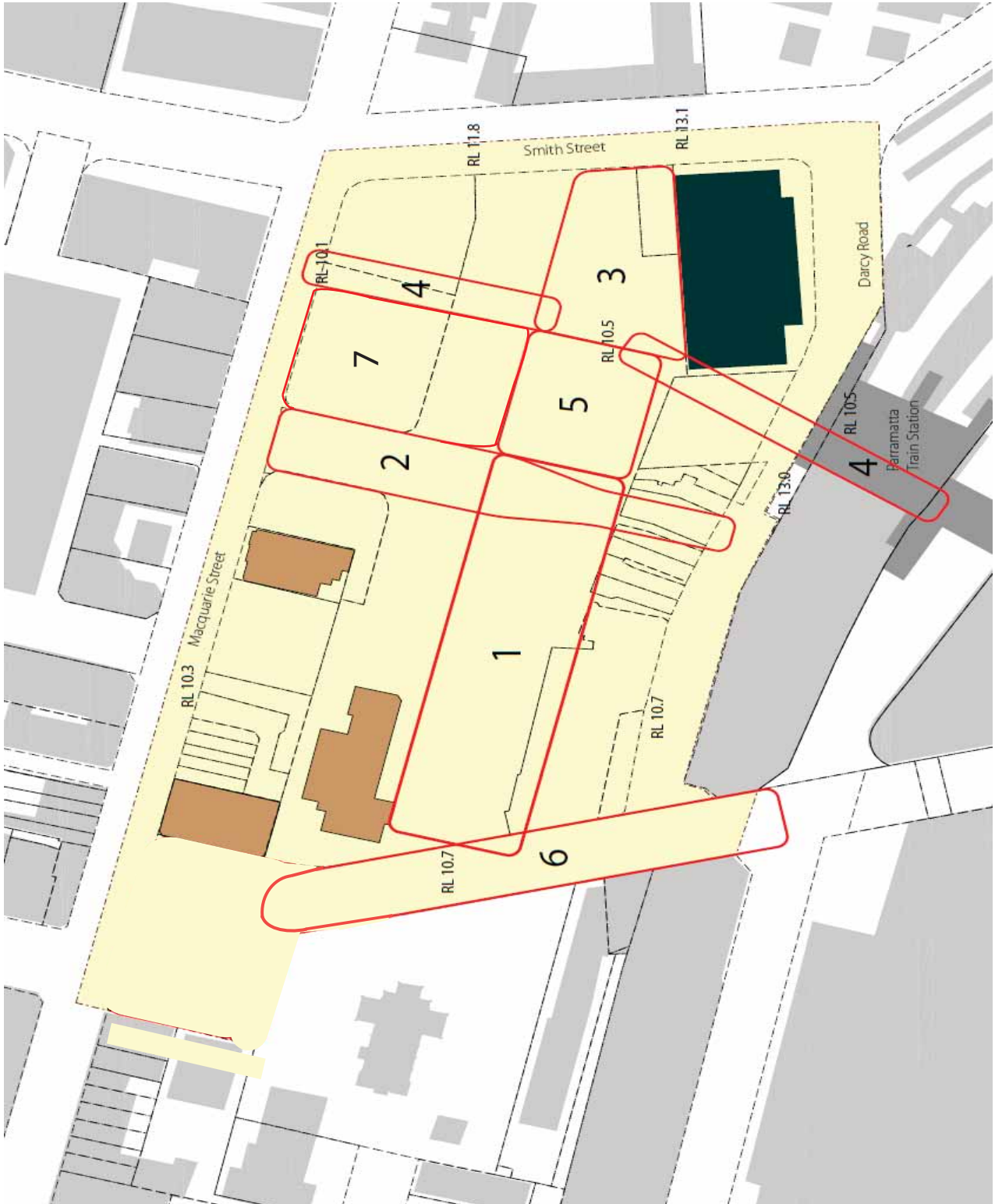
These community facilities are estimated to cost \$12,000,000.



View west from Parramatta Square towards St John's Church

4. Parramatta Square Projects

FIGURE 10: PARRAMATTA SQUARE PUBLIC DOMAIN AND COMMUNITY FACILITIES



- 1. Main Civic Space
- 2. Leigh Place
- 3. Eastern Square
- 4. Pedestrian Lanes
- 5. Station Square
- 6. Church Street Mall
- 7. Community Facilities

5. Section 94A Development Contributions Plan

The Minister for Planning will direct that Council makes this Section 94A Development Contributions Plan for the Parramatta city centre under Section 94EAA of the Environmental Planning and Assessment Act 1979.

SECTION 1 - ADMINISTRATION AND OPERATION OF THE PLAN

1. What is the name of this contributions plans?

This plan is called the “Parramatta City Council Section 94A Development Contributions Plan – Parramatta City Centre (Amendment 4)” and also known as Parramatta Civic Improvement Plan (Amendment 4).

2. Where does this plan apply?

The plan applies to all development applications and complying development certificates that have a cost of more than \$250,000 on land in the Parramatta City Centre, as detailed on the Land Application Map at Appendix 1.

3. What is the purpose of this contributions plans?

The purpose of this section 94A Contributions Plan is to provide for funding towards the public domain projects, special city centre projects, and Parramatta Square projects in the Civic Improvement Plan for Parramatta City Centre.

4. When does this plan commence?

This plan commences on 19 August 2015.

5. What is the relationship with other contributions plans?

This Plan repeals the Parramatta City Council Section 94A Development Contributions Plan - Parramatta City Centre (Amendment 3) that came into effect on the 19 November 2014.

6. Application of this plan

Any applications submitted but not finally determined when this Plan took effect, are to be determined in accordance with this plan.

7. What is the Section 94A contributions levy rate / amount?

The Section 94A contributions levy for the Parramatta city centre is 3% of the cost of development.

The cost of development is to be determined in accordance with Clause 25J of the EP&A Regulation 2000.

8. How and when will the levy be paid?

The requirement for development to contribute a levy towards the cost of the public domain projects and special city centre projects will be imposed as a condition of development consent under Section 94A of the EP & A Act.

The Section 94A levy is payable to Council prior to the issue of any construction certificate, or complying development certificate for new development.

At the time of payment, the Levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

9. Can deferred or periodic payments be made?

Deferred or periodic payments may be permitted in the following circumstances:

- Where there is hardship demonstrated; or
- For development in the B3 Commercial Core zone or B4 Mixed Use zone that meets all criteria below:

- (a) Predominantly commercial development (other than ground floor retail); and
- (b) No residential component, and
- (c) Has undergone an architectural design competition (in accordance with Council's LEP); and
- (d) Achieves a '5 star' energy rating (NABERS or Green Buildings Council of Australia or similar); and
- (e) Achieves an 'A grade' property rating (Property Council Criteria or similar).

Where a deferred or periodic payment is accepted, 50% of the required contribution will be required to be paid prior to the issue of a construction certificate, and the remaining 50% to be paid prior to the issue of any occupation certificate (interim or final) or as otherwise determined by Council.

Prior to the issue of a construction certificate Council will require the applicant to provide a bank guarantee to Council's satisfaction for the outstanding balance.

The outstanding balance will continue to be indexed quarterly in accordance with movements in the Consumer Price Index (All groups Index) for Sydney issued by the Australian statistician. Interests will be charged on the outstanding balance at time of staged/final payment in line with industry recognised investment benchmarks.

10. Will Council accept alternatives to a levy?

The Council may at its discretion accept the dedication of land or provision of a material public benefit or works-in-kind in part or full satisfaction of a Section 94A levy under this plan.

As a general rule, only land or works directly associated with the public domain projects or special city centre projects may be considered as a material public benefit or work-in-kind in satisfaction of the contributions levy.

If Council agrees to an alternative to the levy, it will accept it under the terms of a voluntary planning agreement.

11. How will the Section 94A funds be administered?

Parramatta City Council is to administer money obtained from the S.94A levy and make decisions on the funding and provision of the public domain projects, special city centre projects, and Parramatta Square projects in accordance with the Environmental Planning and Assessment Act 1979 and Regulation 2000.

The funds collected under this plan from development in Parramatta Square will be expended on the Parramatta Square projects (as per schedule 2).

All other funds collected under this plan will be pooled for the public domain and special city centre projects listed in schedule 1. Priorities for spending are in the order of the schedule. The schedule of works priorities may be reviewed by Council from time to time.

5. Section 94A Development Contributions Plan

12. Ministerial Directions under Section 94E of the Act

Conditions authorised by this Plan are subject to any direction given by the Minister under Section 94E of the Act. This Plan authorises the imposition of conditions in accordance with any such direction.

13. Cost summary reports must accompany development applications or applications for complying development certificates

A development application or application for a complying development certificate is to be accompanied by a cost summary report that addresses the matters set out in clause 25J of the EP&A Regulation.

14. Certifying authority (Council or accredited certifier) must require payment of the levy as a condition of issuing a complying development certificate

If the development consent has been granted to the carrying out of development subject to a condition authorised by this plan, then this plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy in accordance with this plan.

If a Ministerial direction under S94E is in force, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

15. Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the EP&A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where Council has agreed to a works in kind, material public benefit or dedication of land as alternatives to payment of the S94A levy by way of a Voluntary Planning Agreement.

16. Application of Levies

Section 94A levies collected from development in Parramatta Square are to be spent on the Parramatta Square projects (as per schedule 2).

For all other Section 94A levies, this plan expressly authorises payment for different purposes, other than the Parramatta Square Public Domain project, to be pooled and applied (progressively or otherwise) for those purposes as per schedule 1.

SECTION 2 - EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

This plan is based on the growth and development projected for Parramatta city centre in the Parramatta City Centre Plan – Vision for the next 25 years to the year 2031. The projections are for an additional 30,000 jobs and 20,000 residents.

The public domain projects, special city centre projects, and Parramatta Square projects are identified in the Parramatta City Centre Plan - Civic Improvement Plan as needed to support growth and development in the city centre.

SCHEDULE 1 - WORKS SCHEDULE PRIORITIES FOR EXPENDITURE OF FUNDS FROM DEVELOPMENT IN THE CITY CENTRE (EXCEPT PARRAMATTA SQUARE)

Project	Cost
Public domain projects	\$39,000,000
Special City Centre Projects	
River foreshore park	\$15,000,000
Arts and cultural facility	\$30,000,000
Community facilities*	\$20,000,000
Recreational facilities	\$25,000,000
Historic buildings conservation	\$5,000,000
Car park planning and re-development	\$5,000,000
Access and transport	\$30,000,000
Total	\$169,000,000

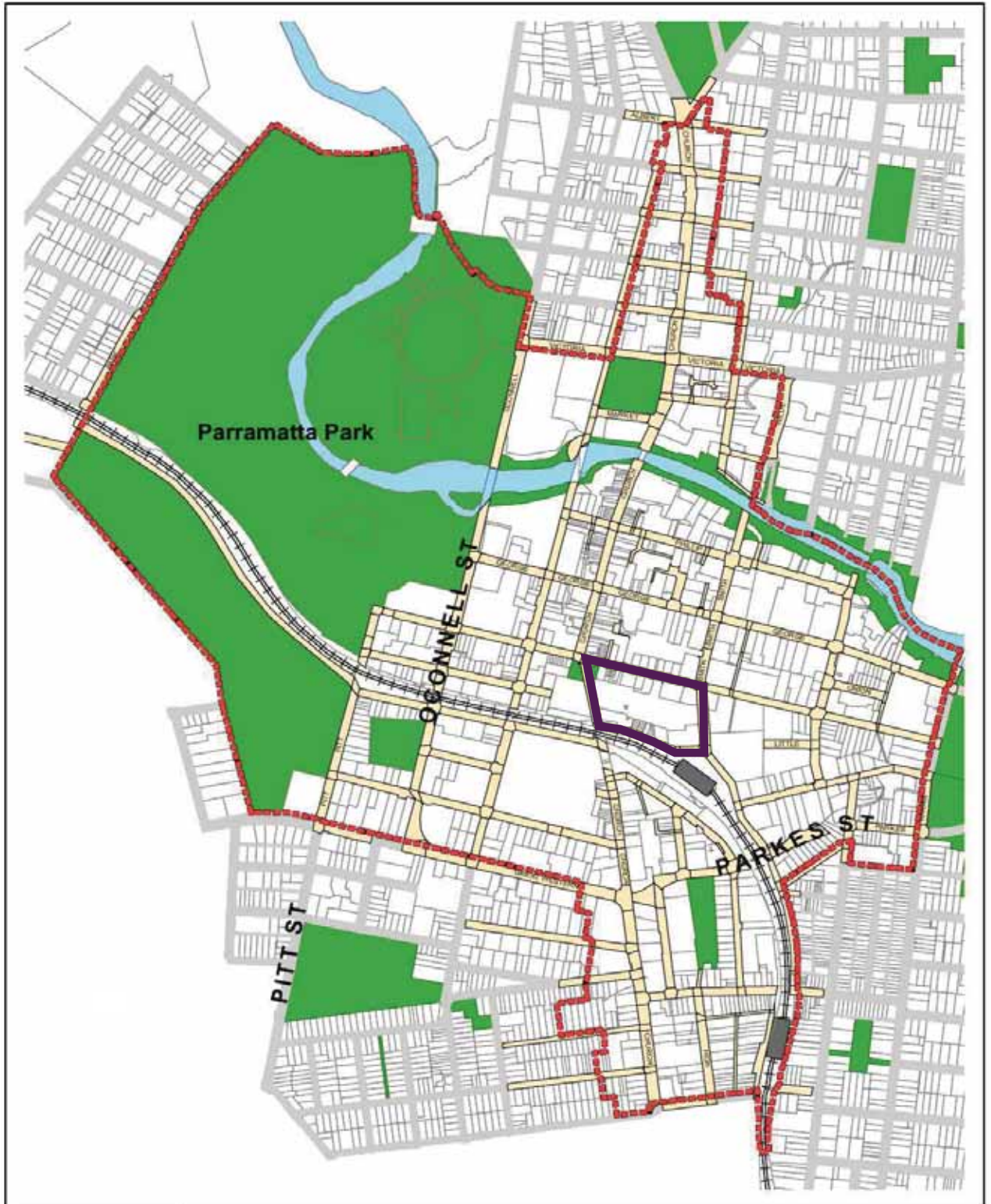
SCHEDULE 2 - WORKS SCHEDULE FOR EXPENDITURE OF FUNDS FROM DEVELOPMENT IN PARRAMATTA SQUARE

Project	Cost
Public Domain	\$30,000,000
Community Facilities*	\$12,000,000
Total	\$42,000,000








* The community facilities to be provided in Parramatta Square are referred to as a Special City Centre Project as well as a Parramatta Square project to enable them to be funded by contributions from development within Parramatta Square and the wider city centre.

Appendix 1 Land Application Map

Parramatta

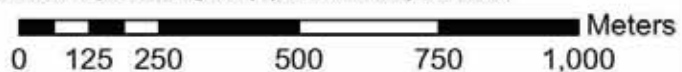


Legend

-  CIP City Centre Boundary
-  CIP Parramatta Square Boundary
-  Railway Line
-  CBD Roads
-  Roads
-  Parks
-  Railway Station

Land Application Map Parramatta Civic Improvement Plan (CIP)

DISCLAIMER: While every effort has been made to ensure the correctness of the information on this map at the time of its production, Parramatta City Council does not warrant the information or plans do not contain errors and the Council shall be in no way liable for any loss, damage or injury as a result of any such errors.



Appendix 2

Historical Notes



1. The Parramatta Civic Improvement Plan originally came into effect on 19 December 2007, and repealed the Parramatta Comprehensive S94 Plan as it applied to the Parramatta City Centre.
2. The Parramatta Civic Improvement Plan (Amendment 1) came into effect on 8 June 2011 and repealed Parramatta Civic Improvement Plan dated 19 December 2007.
3. The Parramatta Civic Improvement Plan (Amendment 2) came into effect on 11 December 2013 and repealed the Parramatta Civic Improvement Plan (Amendment 1) dated 8 June 2011.
4. The Parramatta Civic Improvement Plan (Amendment 3) came into effect on 19 November 2014 and repealed the Parramatta Civic Improvement Plan (Amendment 2) dated 8 June 2011.
5. The Parramatta Civic Improvement Plan (Amendment 4) came into effect on 19 August 2015 and repealed the Parramatta Civic Improvement Plan (Amendment 3) dated 19 November 2014.

