

Parramatta CBD

Development Contributions Plan 2007

Amendment 5



**CITY OF
PARRAMATTA**



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Executive summary

This plan authorises the City of Parramatta Council ('Council') to collect contributions of money, land or both from development to provide for local infrastructure needed by the relevant development.

The plan describes where a contribution is required, what development it applies to, how to calculate the contribution and how to pay the contribution.

The key steps applicants need to follow in using this plan are summarised below and at [Figure 1](#).

Demand for local infrastructure

This plan is based on the growth and development projected for Parramatta CBD 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 CBD projects, and Parramatta Square projects are identified in this plan as needed to support growth and development in the CBD.

Where this plan applies

This plan applies to land within the Parramatta CBD as shown in [Figure 2](#).

Development this plan applies to

This plan applies to development that needs consent, including complying development with a development cost of \$250,000 or more. Certain development specified in [Section 1.3](#) is excluded from the need to pay a contribution under this plan. This includes development listed in this plan's work program, undertaken by or on behalf of Council, such as the new CBD aquatic centre and works at Parramatta Square.

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution payable in accordance with this plan.

The contribution is calculated at three percent of the development cost¹. If the development cost is over \$200,000, applicants must complete a Detailed Cost Estimate Form, which can be downloaded from the development contributions section of City of Parramatta's website, and submit this to the consent authority to determine the development cost and associated contribution.

¹ Prescribed under *Clause 25K Section 7.12 levy—maximum percentage of the Environmental Planning and Assessment Regulation 2000*

Requiring the contribution

If a contribution is payable, the consent authority will include a condition in the consent or in the case of complying development the complying development certificate specifying the contribution payable. Council will index the contribution payable for inflation at the time payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney.

Paying the contribution

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of a construction certificate.

Applicants can pay the contribution online or in person at Council's Customer Service centre (126 Church Street, Parramatta) by bank cheque, card or cash.

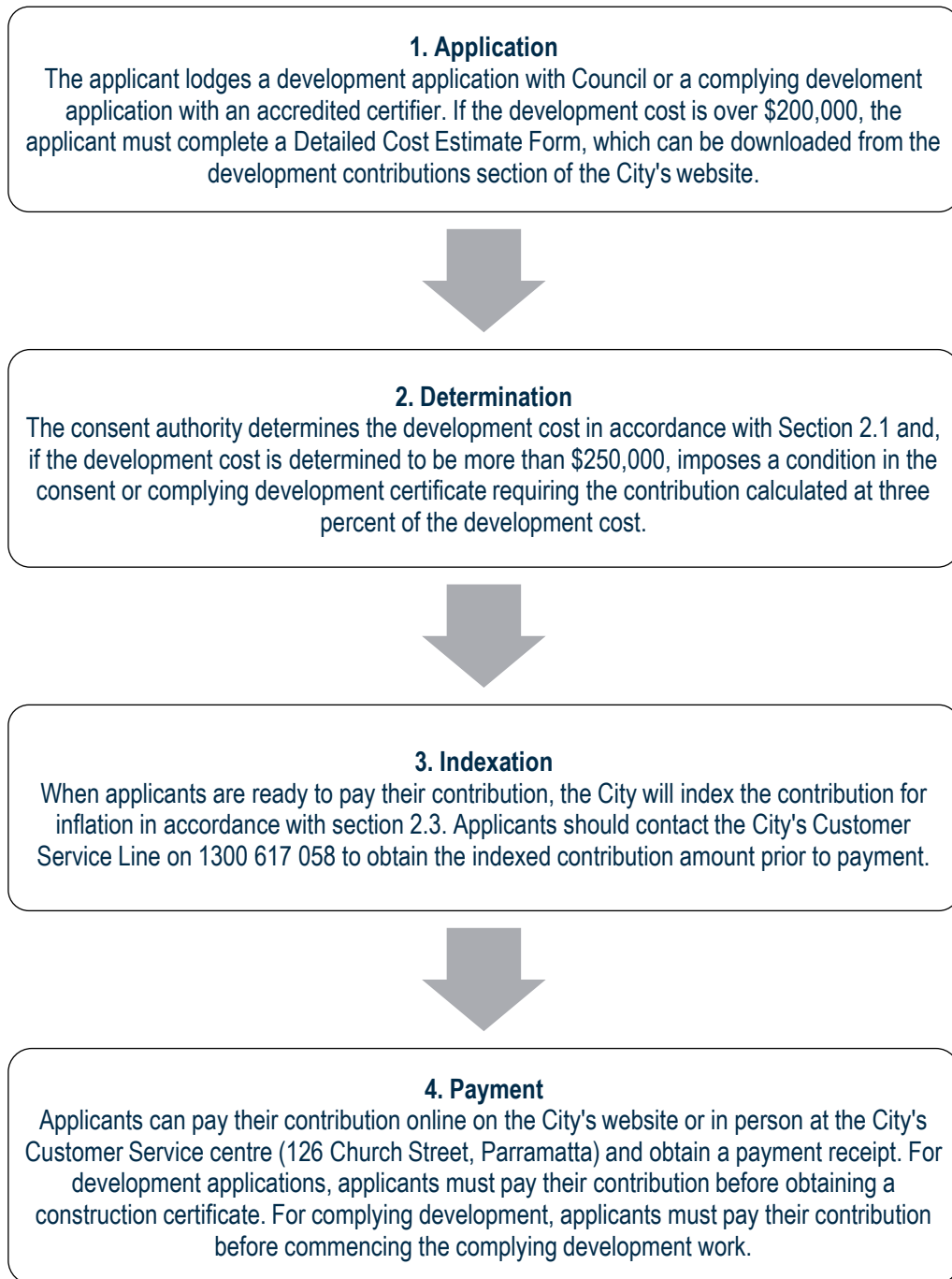
For online payments, applicants should contact Council's Customer Service Line on 1300 617 058 to obtain a six digit application key.

Payment can then be made using Council's online services portal on the City's website.

Complying development

Accredited certifiers are responsible for ensuring that a condition is imposed on a complying development certificate in accordance with this Plan. They must notify Council of their determination within two (2) days of making the determination, in accordance with section 130(4) of the *Environmental Planning and Assessment Regulation 2000*. Applicants must pay their contribution before commencing the complying development works.

Figure 1: Key Steps in determining and paying the contribution





Background

1. Background

This section describes the plan's purpose, where it applies and the development it applies to. It also outlines how Council will use the contributions.

1.1 Purpose of this plan

This plan is called the Parramatta CBD Development Contributions Plan 2007. It commenced on 01/04/2020.

This plan provides a description of the civic infrastructure needed to support the growth and development of Parramatta CBD 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 City of Parramatta for the Parramatta CBD 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 development contributions plan.

This plan is a critical component to achieve the CBD vision, high quality urban design and public domain character for Parramatta CBD as described in the accompanying Vision document.

The Vision establishes the nexus between growth, development and the need for public domain projects, special CBD projects and Parramatta Square projects identified in this plan.

This plan sets design principles and incorporates design strategies for the various projects needed to support growth and development in the CBD 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 CBD. The plan includes public domain projects for paving, street trees and urban furniture which are important components of the character of the CBD.

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 CBD.

The public domain projects, special CBD projects, and Parramatta Square projects for the CBD are to be funded in part by monetary contributions levied from new development in the CBD under this plan and by other sources of funds sought by Council.

1.2 Where this plan applies

This plan applies to land in the Parramatta CBD as shown in [Figure 2](#). Applicants undertaking development outside of this area to which this plan applies should refer to the development contributions section of Council's website to determine the applicable development contributions plan.

1.3 Development this plan applies to

This plan applies to all development applications and complying development certificates on land to which this plan applies as shown in [Figure 2](#) that have a development cost of more than \$250,000 and is not excluded as described below.

Development that is excluded

The following development is excluded from the need to pay a development contribution under this plan:

- Development undertaken by or on behalf of Council, including works listed in the works program in [Appendix D](#) of this plan;
- Development with a development cost of less than \$250,000. A development application or application for a complying development certificate is to be accompanied by a cost summary report (where the initial estimated development cost is greater than \$200,000 and less than \$3 million prepared by a suitably qualified person including an architect or project manager) or Quantity Surveyors Report (where the development cost is more than \$3 million) that addresses the matters set out in clause 25J of the EP&A Regulation; and
- Development excluded from Section 7.17 contributions by a Ministerial direction under Section 7.17 of the *Environmental Planning and Assessment Act 1979*.

1.4 Administration

Relationship to previous plans

This Plan repeals the Parramatta City Council Section 94A Development Contributions Plan - Parramatta City Centre (Amendment 4) that came into effect on the 19 August 2015.

Transitional arrangements

This plan applies to any application determined on or after this plan's commencement date 01/04/2020. This includes applications lodged before or after this plan's commencement date.

Use of contributions

The City of Parramatta will administer contributions under this plan and make decisions on the funding and provision of the public domain projects, special CBD projects, and Parramatta Square Projects in accordance with the *Environmental Planning and Assessment Act 1979* and associated regulations.

Contributions collected under this plan from development in Parramatta Square will be expended on Parramatta Square projects as per [Appendix C](#).

All other funds collected under this plan will be pooled for the public domain and special CBD projects listed in [Appendix A](#). Priorities for spending are in the order of the works items listed in [Figures 13 and 14](#). These priorities may be reviewed by Council from time to time.

Figure 2 – Land to which this plan applies





How to use this plan

2. How to use this plan

This section describes how to calculate and pay the contribution. This includes how to index the contribution and when it needs to be paid. It also outlines Council's policy where developers offer 'works in kind' instead of a monetary contribution.

2.1 Calculating the contribution

The consent authority², either Council or an accredited certifier, will calculate the contribution at three percent of the development cost. The development cost will be determined in accordance with Clause 25J of the *Environmental Planning and Assessment Regulation 2000*.

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 completed cost summary report (where the initial estimated development cost is greater than \$200,000 and less than \$3 million prepared by a suitably qualified person including an architect or project manager) or Quantity Surveyors Report (where the development cost is more than \$3 million) that addresses the matters set out in clause 25J of the EP&A Regulation. Applicants can download a Detailed Cost Estimate Form from the development contributions section of the City's website.

If a contribution is required, a certifying authority (Council or accredited certifier) must require payment of the contribution 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 to which this plan applies subject to a condition requiring the applicant to pay to the Council a contribution in accordance with this plan.

If a Ministerial direction under Section 7.17 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.

2.2 Imposing the contribution

The requirement for development to contribute a contribution towards the cost of the public domain projects and special CBD projects will be imposed as a condition of development consent or the complying development certificate. The condition will require payment to Council prior to the issue of any construction certificate or complying development certificate for new development.

² Under the provisions of the *Section 7.12 of Environmental Planning and Assessment Act 1979*, a consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

2.3 Paying the contribution

When to pay

Applicants must pay their contribution required in a development consent or complying development certificate prior to the issue of a construction certificate or, in the case of complying development, prior to the commencement of complying development works.

Indexation

At the time of payment, the City will index the contribution in accordance with quarterly updates to the Consumer Price Index (All Groups Index) for Sydney using the following formula.

$$\text{Indexed development contribution} = \frac{C_{\text{consent}} \times \text{CPI}_{\text{payment}}}{\text{CPI}_{\text{consent}}}$$

Where:

- C_{consent} = the original development contribution required by the development consent
- $\text{CPI}_{\text{payment}}$ = is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of payment
- $\text{CPI}_{\text{consent}}$ = is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of consent.

In the event that the current CPI is less than the previous CPI, the current CPI shall be taken as not less than the previous CPI.

How to pay

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of a construction certificate.

Applicants can pay their contribution online or in person at Council's Customer Service centre (126 Church Street, Parramatta) by bank cheque, card or cash.

For online payments applicants should contact Council's Customer Service Line on 1300 617 058 to obtain a six digit application key.

Payment can then be made online at the City of Parramatta's website by following these steps:

- Visit Council's online services portal at <https://onlineservices.parracity.nsw.gov.au/>
- Navigate to the 'New Payments' under the Payments section on the landing page.
- Select 'Application Payment' as the payment type and click 'next'
- Enter the payment details in the required fields and click 'next' (note Payment Reference is not the alpha numeric application reference number)
- Confirm the payment details and click 'next'
- Enter the required contact details and click 'proceed to payment'
- Enter card details and click 'pay' to finalise payment.

2.4 Deferred and periodic payments

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

- Where the applicant can demonstrate hardship; or
- development is on land zoned B3 Commercial Core zone or B4 Mixed Use and meets all the following criteria:
 - a) Predominantly commercial development (other than ground floor retail);
 - 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 percent of the required contribution will be required to be paid prior to the issue of a construction certificate. The remaining 50 percent will need to be paid prior to the issue of an occupation certificate 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 the Consumer Price Index (All groups Index) for Sydney. Interests will be charged on the outstanding balance at time staged/final payment in line with industry recognised investment benchmarks.

2.5 Construction Certificates and the obligation of accredited certifiers

In accordance with clause 146 of the regulations, a certifying authority must not issue a construction certificate for building work under a development consent unless it has verified that each condition requiring the contribution has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid. Copies of such receipts must be included with copies of the certified plan provided to the Council in accordance with clause 142(2) of the *Environmental Planning and Assessment Regulations*. 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 alternative to payment of contribution by way of a Planning Agreement. This is discussed in the following subsection.

2.6 Alternatives to monetary contributions

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 monetary contribution under this plan. As a general rule, only land or works directly associated with the public domain projects or special CBD projects may be considered as a material public benefit or works-in-kind in satisfaction of the monetary contributions. If Council agrees to an alternative to a monetary contribution, it will accept it under the terms of a planning agreement.

An aerial photograph of a park with a large white circle overlay. The park features a paved path with circular patterns, a grassy area, and several people walking and sitting on a bench. A person is also riding a bicycle on the path. The background is filled with dense green trees.

**Appendix A:
Infrastructure
Strategy –
public domain
projects**

Appendix A: Infrastructure strategy – Public domain projects

This appendix describes the public domain improvements required as the result of growth and development projected for Parramatta CBD and how Council will use contributions to address this demand.

This plan is based on the growth and development projected for Parramatta CBD 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. Special CBD projects, and Parramatta Square projects needed to support growth and development in the CBD are identified in Appendices B-C of this plan.

This 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.

The design strategies for the public domain are intended to:

- Provide a framework to guide the development of the public domain in Parramatta CBD;
- 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 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 CBD;
- 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.

This appendix is structured as follows:

- Section A.1 Public domain framework
- Section A.2 City spaces and trees
- Section A.3 City culture, entertainment and recreation
- Section A.4 City events and street life
- Section A.5 City art, identity and the outdoor museum
- Section A.6 City ecology
- Section A.7 Tree and planting concept plan
- Section A.8 City access – Public transport network
- Section A.9 City Access – Pedestrian network
- Section A.10 Paving plan
- Section A.11 Lighting
- Section A.12 Signage
- Section A.13 Specific public domain projects

A.1 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.

A.2 City spaces and trees

The urban design strategies for the CBD promote integrated and sustainable city spaces and streetscape design programs.

Figure 3 illustrates these while the strategies below encourage design excellence for both public infrastructure programs and private development. City space strategies are:

- Reconnect the CBD 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 CBD;
- 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 CBD 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;
- 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 CBD;
- 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.

Figure 3: 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

A.3 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 CBD.

Figure 4 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 CBD for the production, presentation and consumption of the arts and culture by:

- 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 CBD 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:

- 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.

Figure 4: Social and cultural Precincts



- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> Prince Alfred Park Cultural Precinct <ul style="list-style-type: none"> - Heritage and visitors centre - Riverside Theatre - NSW Heritage Office - Prince Alfred Park - War Memorial - St. Patrick's Cathedral Church Street Entertainment Precinct: <ul style="list-style-type: none"> - Outdoor dining - Lifestyle retail | <ul style="list-style-type: none"> Parramatta River recreation, markets, outdoor dining Parramatta Park Edge Entertainment/Recreation Precinct <ul style="list-style-type: none"> - stadium - swimming pool/leisure centre - RSL and Bowling Clubs - Leagues Club | <ul style="list-style-type: none"> George Street Cultural Precinct <ul style="list-style-type: none"> - historic buildings - Roxy Cinema - Old Government House - Justice precinct Church Street South Entertainment Precinct <ul style="list-style-type: none"> - Asian shopping/dining - cinemas - Westfield shopping centre | <ul style="list-style-type: none"> Parramatta Square <ul style="list-style-type: none"> - Town Hall - Parramatta City Council Chambers and C - St. John's Cathedral - Library - Artist Studios Schools Lancer Barracks |
|--|--|---|--|

A.4 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 5 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 CBD 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; and
- Encourage local creative enterprise; and Boosts the local economy – day and night.

Figure 5: City events and street life



A.5 City art, identity and the outdoor museum

The City of Parramatta is committed to strengthening the CBD 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 CBD. 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 CBD.

Figure 6 outlines some broader opportunities for public art and the interpretation of cultural heritage in the CBD 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 CBD;
- Enabling the inclusion and integration of contemporary site specific artworks in public and private developments across the CBD;
- Facilitating and encouraging artists to work in multidisciplinary teams in the development of projects that shape and redesign the city's public domain;
- Provision of an artist's studio; and
- Facilitate the link to Parramatta Park and the enhancement of the Park as a key asset for the city.

Figure 6: City art and outdoor museum



A.6 City ecology

The city ecology strategies will enhance the natural ecosystem both within the CBD 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 CBD 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 CBD. 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 CBD public domain;
- Foster an awareness of natural systems, in particular the Parramatta River, its catchment and water quality, through interpretation and education programs;
- Promote energy efficient practices and initiatives in the development, management and functioning of the CBD, 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.

A.7 Tree and planting concept plan

The street tree and planting concepts shown in [Figure 7](#), 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 CBD 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 CBD;
- 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 CBD;
- 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).

A.8 City access – public transport network

The city and access strategies for the city centre shown in [Figure 8](#) 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;
- Introduce, as a priority, accessible public transport services for people with disabilities and mobility impairment; and
- Introduce a free shuttle bus service to enhance access around CBD.

Figure 7: Street tree planting



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

Figure 8: City access – Public Transport Corridor



A.9 City Access – Pedestrian network

The strategies below will encourage pedestrian activity and assist in developing priorities for public infrastructure programs. [Figure 9](#) 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 CBD;
- Develop brochures and improve signage to guide walking tours of Parramatta CBD; 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.

A.10 Paving plan

The design strategy for paving in the CBD as shown in [Figure 10](#) 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 CBD 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.

A.11 Lighting

The design strategy for lighting in the CBD 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 CBD.

A.12 Signage

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

- Use high quality signage consistent with Council's Signage Policy to improve accessibility throughout the CBD;
- 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.

A.13 Specific public domain projects

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

Church Street North

Church Street north and side streets

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

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.

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

Figure 9: City access – Pedestrian network strategy



Figure 10: Paving strategy





**Appendix B:
Infrastructure
Strategy –
Special CBD
projects**

Appendix B: Infrastructure strategy – Special CBD projects

This appendix describes demand for essential community infrastructure required to support growth and development projected for Parramatta CBD and how Council will use contributions to address this demand.

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

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

The special projects for Parramatta CBD are shown in [Figure 11](#) and include:

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

This appendix is structured as follows:

- [Section B.1](#) Parramatta River foreshore park improvements
- [Section B.2](#) Arts and cultural facility
- [Section B.3](#) Community facilities
- [Section B.4](#) Recreational facilities
- [Section B.5](#) Historic buildings and places conservation
- [Section B.6](#) Car park planning and re-development
- [Section B.7](#) Access and transport

Figure 11: Special CBD projects



B.1 Parramatta River foreshore park improvements

The Parramatta River is the main topographical feature of the CBD that helps define the character of the CBD 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 CBD, 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.

B.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 CBD, 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.

B.3 Community facilities

The development of Parramatta CBD 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 CBD.

The community centre and meeting space, and library and information centre will be provided in Parramatta Square. Consequently, these projects are also referenced in [Appendix D](#) 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 CBD.

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 multipurpose 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 CBD.

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

B.4 Recreational facilities

New Aquatic Leisure Centre

The redevelopment of Parramatta Stadium (Bankwest Stadium) necessitated relocation of the former Aquatic Leisure Centre.

A new aquatic leisure centre is required to provide for the recreational needs of the growing number of residents and workforce of Parramatta CBD. It will be located within Parramatta Park along its southern boundary south of the railway line.

The new aquatic centre will include indoor and outdoor aquatic components for year-round use and a fitness centre. Key components include:

- Four heated pools (two indoor and two outdoor)
- Ten lane outdoor 50m pool with pool-side seating to accommodate competition, lap swimming, school carnivals, leisure swimming; youth-based inflatable play and local level water polo training and competition
- An outdoor leisure pool providing additional facilities for recreational swimming and water play
- A dedicated indoor Learn to Swim pool with adjacent all-abilities water play zone An indoor 25m pool for comfortable all-year round swimming, programming such as aqua aerobics and rehabilitation, and additional learn to swim program capacity Access ramps for the 50m and 25m pools A dedicated shallow water space for babies and toddlers
- A club room for swimming and water polo clubs
- A function or meeting room
- Sauna and spa facilities
- Outdoor areas for relaxing and viewing aquatic activities
- Modern change rooms and amenities that are family friendly
- A fitness centre (gymnasium, cardio room and programming rooms)
- A café
- Approximately 212 at grade car parks.
- Other Recreational Facilities

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

Cost Estimate

The Recreational Facilities sought under this Plan are estimated to cost \$38.5 million.

B.5 Historic buildings and places conservation

The historic buildings in Parramatta CBD 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 CBD. The preservation of these historic buildings is important in conserving the heritage and defining character of the Parramatta CBD.

The purpose of this project is to carry out conservation measures for the historic public buildings in Parramatta CBD 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.

B.6 Car park planning and re-development

Council currently owns a number of ageing car parks in the Parramatta CBD 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;
- Fennel 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.


B.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 CBD.

The projects to improve access and transport in the CBD are:

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

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



**Appendix C:
Infrastructure
strategy –
Parramatta Square
projects**

Appendix C: Infrastructure strategy - Parramatta Square projects

This appendix describes how Council will use contributions to fund public domain improvements within Parramatta Square.

C.1 Public domain

Parramatta Square is at the heart of the Parramatta CBD 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 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 CBD 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; and
- Conserve and enhance heritage items within and adjoining Parramatta Square.

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

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 12](#) 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 CBD - 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 sand destinations.
- Church Street Mall - will be retained as Parramatta's most enduring public space, including landscaping, heritage buildings and monuments.

C.2 Community facilities

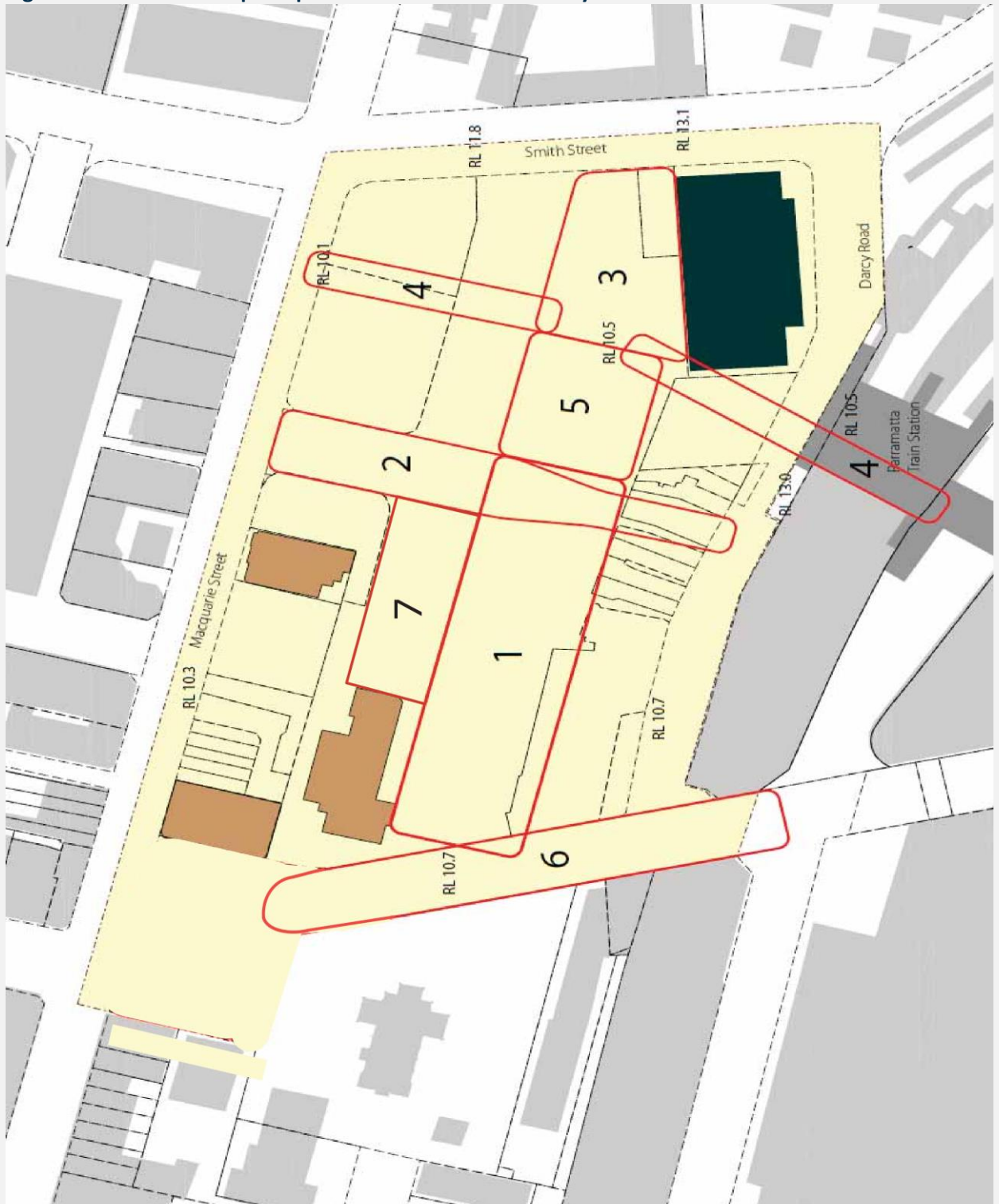
Community facilities proposed to be located in Parramatta Square include:

- a new library and information centre;
- Council chambers and councillor spaces; and
- a community centre and meeting spaces - a activities such as community meetings and workshops

These facilities are also described at [Appendix B](#) 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 CBD.

These community facilities are estimated to cost \$12 million.

Figure 12: Parramatta Square public domain and community facilities



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



Appendix D: Works program

Appendix D: Works program

Works that Council will deliver funded wholly or partly using contributions under this plan are set out in Figures 13 and 14 below.

Figure 13: Works in the CBD but outside Parramatta Square to be funded from development outside Parramatta Square.

Project	Cost
Public domain projects	\$39M
Special City Centre Projects	
River foreshore park	\$15M
Arts and cultural facility	\$30M
Community facilities ³	\$20M
Recreational facilities	\$38M
Historic buildings conservation	\$5M
Car park planning and re-development	\$5M
Access and transport	\$30M
Total	\$182M

Figure 14: Works in Parramatta Square to be funded from development in Parramatta Square

Project	Cost
Public Domain	\$30M
Community Facilities ⁴	\$12M
Total	\$42M

³ 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 CBD.



Appendix E: Historical notes

Appendix E: Historical notes

The Parramatta Civic Improvement Plan 2007, originally came into effect on 19 December 2007 and repealed the Parramatta Comprehensive S94 Plan as it applied to the Parramatta City Centre.

The Parramatta Civic Improvement Plan (Amendment 1) came into effect on 8 June 2011 and repealed Parramatta Civic Improvement Plan dated 19 December 2007.

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.

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.

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.

The Parramatta CBD Development Contributions Plan 2007 (Amendment 5) came into effect on 01/04/2020 and repealed the Parramatta Civic Improvement Plan (Amendment 4) dated 19 August 2015.





**CITY OF
PARRAMATTA**