Parramatta City Centre Local Infrastructure Contributions Plan 2022

October 2022

CITY OF PARRAMATTA

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Version	Document Control
1	Draft Reported to Council 26 July 2021
2	Endorsed by Council on 26 July 2021 for public exhibition
3	Post-exhibition version reported to Council on October 2021
4	Endorsed by Council on 25 October 2021 and submit to DPIE for Ministerial approval
5	Revised to provide differential rates, minor wording changes and updated references to the 2021 Regulations
6	Updated to include Commencement date of 14 October 2022

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 forms part of Council's consolidated Parramatta City Centre Planning Framework to facilitate and strengthen Parramatta City Centre's position as one of the three metropolitan and strategic centres in Greater Sydney. This plan is a key part of Council's strategy to facilitate the funding for infrastructure that will service the demand created by an estimated additional 43,300 jobs and 11,900 dwellings within the Parramatta City Centre over the next 40 years.

Where this plan applies

This plan applies to land within the Parramatta City Centre 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 1.4 is excluded from the need to pay a contribution under this plan. This includes development listed in this plan's works schedule, undertaken by or on behalf of Council, such as the new City Centre aquatic centre and works at Parramatta Square.

Calculating the contribution

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

The contribution is calculated as follows:

Development	Percentage Rate for land in "Area A" on Figure 2	Percentage Rate for all other land
Residential Accommodation where the total development cost is over $250,000	3%	5%
Mixed-Use development (development including residential accommodation and other land uses) where the total development cost is over $250,000 Error! Bookmark not defined.	3%	5%
Other development (excluding residential accommodation) where the total development cost is over $250,000	3%	4%
Any development where the development cost is $250,000 or less	Nil	Nil

If the development cost (calculated in accordance with Section 2.1) is over $200,000, applicants must provide a completed Cost Summary Report with their development application or complying development certificate. This can be downloaded from the development contributions section of the City's website. The consent authority will use this to determine the development cost and associated contribution required, if any.

The $200,000 threshold at which the form needs to be completed is slightly less than the $250,000 threshold at which a contribution is required. This is so the consent authority can verify if the development cost is more or less than $250,000.

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 an occupation certificate. Payments cannot be deferred beyond this.

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 141(4) of the *Environmental Planning and Assessment Regulation 2021*. Applicants must pay their contribution before commencing the complying development works.

Figure 1: Key steps in determining and paying the contribution under this Plan

1. Application
The applicant lodges a development application with Council or a complying develoment application with an accredited certifier. If the development cost is over $200,000, the applicant must complete a Detailed Cost Estimate Form, which can be downloaded from the development contributions section of the City's website.

2. Determination
The consent authority determines the development cost in accordance with Section 2.1. If the development cost is determined to be more than $250,000, the consent authority will impose a condition in the consent or complying development certificate requiring the contribution calculated as a percentage of the development cost in accordance with this plan.

3. Indexation
When applicants are ready to pay their contribution, the City will index the contribution for inflation in accordance with section 2.3 of this Plan. Applicants should contact the City's Customer Service Line on 1300 617 058 to obtain the indexed contribution amount prior to payment.

4. Payment
Applicants can pay their contribution online on the City's website or in person at the City's Customer Service centre (126 Church Street, Parramatta) and obtain a payment receipt. For development applications, applicants must pay their contribution before obtaining an occupation certificate. For complying development, applicants must pay their contribution before commencing the complying development work.

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 City Centre Local Infrastructure Contributions Plan 2022. It commenced on **14 October 2022**. This plan enables Council to collect contributions from development towards infrastructure needed by the people that will live and work in the development.

Parramatta City Centre is currently undergoing a significant transformation. Strategically located within Sydney's Central City and near the geographic centre of metropolitan Sydney, Parramatta City Centre performs key economic, social, and cultural roles, particularly for Western Sydney, which is home to nearly half of Sydney's population. The importance of the Parramatta City Centre will increase as Western Sydney's population grows, and transport improvements connect people faster to the Parramatta City Centre.

The significance of the Parramatta City Centre has been recognised in the State Government's strategic planning framework. The importance of Parramatta City Centre economic function in providing necessary housing, employment, recreation, and cultural opportunities continues to be strengthened by its recognition as the heart of 'Central City' in the Greater Sydney Region Plan.

Since 2013 Council has been engaged in a process to deliver a new planning framework to facilitate and strengthen the Parramatta City Centre's growth. This plan is a key element of the Parramatta City Centre planning framework.

The framework will facilitate the delivery of an estimated additional 43,300 jobs and 11,900 dwellings within the Parramatta City Centre over the next 40 years. In doing so the framework also delivers on key economic, social, and cultural objectives for Western Sydney which is home to over half of Sydney's population.

The incoming resident and worker population of Parramatta City Centre will require a level of infrastructure that corresponds both to the scale of growth, and to the strategic importance of Parramatta City Centre as a metropolitan hub within the centre of the Greater Sydney Region. This plan is a major component of Council's strategy to fund the local infrastructure required to support growth in the Parramatta City Centre.

1.2 Where this plan applies

This plan applies to land in the Parramatta City Centre as shown in outlined in blue. 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 development applications and complying development certificates that is located on land to which this plan applies as shown in **Figure 2**, has 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 (but not limited to) works listed in the works schedule in Appendix D of this plan
- Development with a development cost of less than $250,000. Depending on the development cost, applicants must prepare and submit a Cost Summary Report or Quantity Surveyors Report in accordance with section 2.1
- Development excluded from Section 7.12 contributions by a Ministerial direction under Section 7.17 of the *Environmental Planning and Assessment Act 1979*
- Affordable housing and social housing where this is delivered by or on behalf of a social housing provider or public authority.

1.4 Administration

Relationship to previous plans

This Plan repeals the Parramatta CBD Development Contributions Plan 2007 (Amendment 5) (the 2007 Predecessor Plan) that came into effect on the 1 April 2020 on the date this plan commenced, being 14 October 2022.

This Plan does not affect any conditions of consent referring to the 2007 Predecessor Plan or any earlier Plans.

Transitional arrangements

This plan applies to any application lodged after the plan's commencement date, being 14 October 2022.

Use of contributions

The City of Parramatta will allocate contributions received under this Plan to infrastructure projects listed in the works schedule in **Appendix C**. Priorities for allocating contributions and delivering the works is as per the works schedule.

Pooling of funds

This Plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

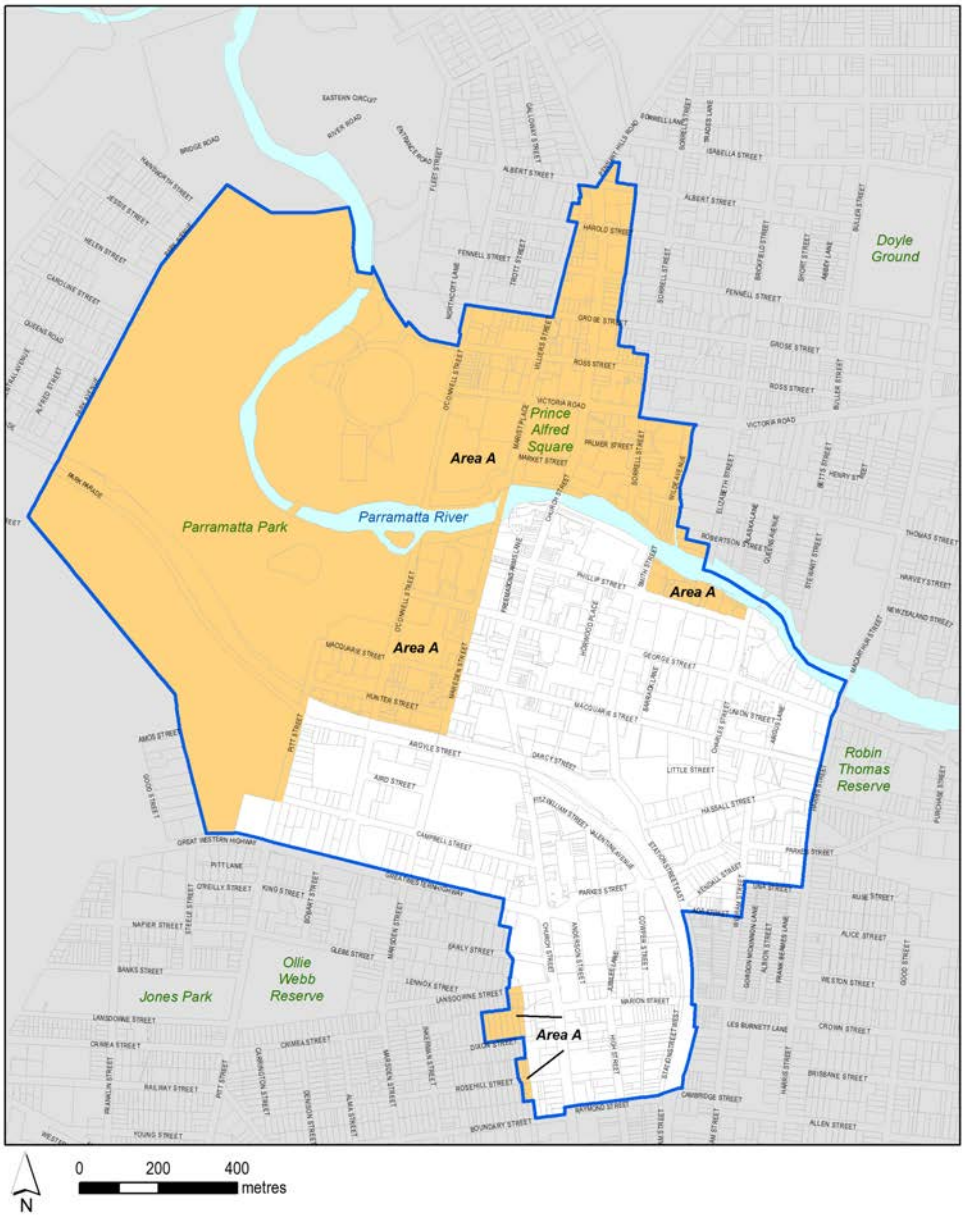
The priorities for the expenditure of pooled monetary contributions under this Plan is the timing of infrastructure provision as set out in the works schedule of this plan in **Appendix C**.

Any monies that were paid and required to be paid under the 2007 Predecessor Plan may be pooled with contributions under this Plan and applied to the works schedule in this Plan.

Review of this plan

Council will review this Plan at least every five years to ensure it addresses community needs, responds to changes in development conditions and reflects Council priorities and relevant legislation.

Figure 2: Land to which this plan applies and the application of s7.12 percentage rate levies under this plan (refer Section 2.1)



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 authority, either Council or an accredited certifier, will calculate the contribution as follows:

Development	Percentage Rate for land in "Area A" on Figure 2	Percentage Rate for all other land
Residential Accommodation where the total development cost is over $250,000	3%	5%
Mixed-Use development (development including residential accommodation and other land uses) where the total development cost is over $250,000 Error! Bookmark not defined.	3%	5%
Other development (excluding residential accommodation) where the total development cost is over $250,000	3%	4%
Any development where the development cost is $250,000 or less	Nil	Nil

Calculating the cost of development

Section 7.12 contributions are calculated as a percentage of the cost of development. Section 208 of the EP&A Regulation 2021 sets out how the proposed cost of carrying out development is determined. An extract of this section, as it existed at the time this Plan was made, is shown below for reference purposes.

208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

(1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.

(2) The costs of carrying out development include the costs of, and costs incidental to, the following—

(a) if the development involves the erection of a building or the carrying out of engineering or construction work—

(i) erecting the building or carrying out the work, and

(ii) demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—preparing, executing and registering—

(i) the plan of subdivision, and

(ii) the related covenants, easements or other rights.

(3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.

(4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

(5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Example—

A contributions plan may adopt the Consumer Price Index.

(6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.

Note: Section 208 of the Environmental Planning and Assessment Regulation 2021 replaces Clause 25J of the Environmental Planning and Assessment Regulation 2000.

Cost summary reports

Applicants must provide a completed Cost Summary Report with their development application or complying development certificate. This is to enable the consent authority to determine the development cost for the purpose of calculating the contribution required, if any.

The Cost Summary Report must address matters set out in section 208 of the EP&A Regulation, as outlined in the previous subsection. Applicants can download a Cost Summary Report from the development contributions section of the City's website.

Where the initial estimated development cost is greater than $200,000 and less than $3 million, the Cost Summary Report must be completed by a suitably qualified person, such as an architect or project manager. Where the development cost is more than $3 million, it must

be completed by a person registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification.

2.2 Imposing the contribution

If a contribution is required for a development, the requirement for the development to contribute a contribution towards the cost of infrastructure included in this Plan will be imposed as a condition of development consent or the complying development certificate.

In the case of a development application, the condition will require payment to Council prior to the issue of any occupation certificate.

In the case of complying development, payment will be required 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 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 of the Act 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.

2.3 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 an occupation 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 formula below. If the current CPI is less than the previous CPI, the current CPI shall be taken as not less than the previous CPI.

Indexed development contribution

$$C_{payment} = \frac{C_{consent} \times CPI_{payment}}{CPI_{consent}}$$

Where:

$C_{consent}$ = *the original development contribution required by the development consent*

$CPI_{payment}$ = *is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of payment*

$CPI_{consent}$ = *is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of consent.*

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 an occupation 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.

Deferred and periodic payments

Deferral of payment or periodic payments beyond the issue of occupation certificate is not permitted.

Councils' local infrastructure contributions plans typically require payment of local infrastructure contributions to be made prior to the issue of a construction certificate. Some plans allow for deferred payment in certain circumstances, for example, payment of 50 per cent of the required contribution prior to the issue of occupation certificate.

This plan requires payment prior to the issue of the occupation certificate rather than construction certificate. This is effectively equivalent to deferral of 100 per cent of the required contribution from the construction certificate stage to occupation certificate stage. For this reason, additional deferred and periodic payment provisions beyond the occupation certificate stage are not permitted.

2.4 Accredited certifier obligations

Issuing a Complying Development Certificate under the *Environmental Planning and Assessment Regulation 2021*

Under section 156 of this Regulation, a complying development certificate must be issued with conditions included that require payment of a Section 7.12 levy and that the levy must be paid before any work authorised by the certificate commences.

Under section 158 of this Regulation, as a precondition to works authorised by the complying development certificate commencing, the certifier must ensure that the applicant provides a copy of the payment receipt issued by Council confirming that contributions have been paid in full. Copies of such receipts must be included with copies of the certified plan provided to the Council in accordance with section 141(4) of this Regulation. Failure to follow this procedure may render such a certificate invalid.

Before issuing an Occupation Certificate or Subdivision Certificate under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

Under section 67 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a principal certifier for building work or subdivision work to be carried out on a site is required to be satisfied — before the principal certifier issues an occupation certificate or subdivision certificate for the work — that any preconditions required by a development consent or complying development certificate to be met for the work before the issue of the occupation certificate or subdivision certificate have been met.

The certifier must ensure that the applicant provides a copy of the payment receipt issued by Council 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 section 39(2) of this Regulation. Failure to follow this procedure may render such a certificate invalid.

Where a development has a proposed cost exceeding $10 million, the additional matters in section 37(3) also apply.

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.

2.5 Alternatives to monetary contributions

Council may at its discretion accept the dedication of land and/or provision of a material public benefit or works-in-kind in part or full satisfaction of a monetary contribution under this plan.

Generally, only land or works directly associated with the infrastructure included in this plan 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.

Appendix A: Anticipated development

Appendix A: Anticipated development

This appendix describes development anticipated in the Parramatta City Centre. This is a key indicator of development-generated infrastructure demand and cost. This, in turn, informs the infrastructure that will be funded using contributions received under this Plan, as set out in Appendix B and Appendix C.

Parramatta is Sydney's Central City. Located in the heart of the Sydney metropolitan area, the Parramatta CBD performs key economic, social, and cultural roles, particularly for Western Sydney, which is home to nearly half of Sydney's population. The metropolitan importance of the Parramatta City Centre will increase as Western Sydney's population grows and regional transport infrastructure connects people faster to Parramatta.

A new planning framework has been established by Council to facilitate and strengthen the Parramatta City Centre as a metropolitan centre. The new framework is guided by the vision for growth established in the Parramatta City Centre Planning Strategy 2015 and gives effect to the priorities and actions of the Central City District Plan to manage growth in the context of economic, social, and environmental matters and grow a stronger and more competitive Greater Parramatta.

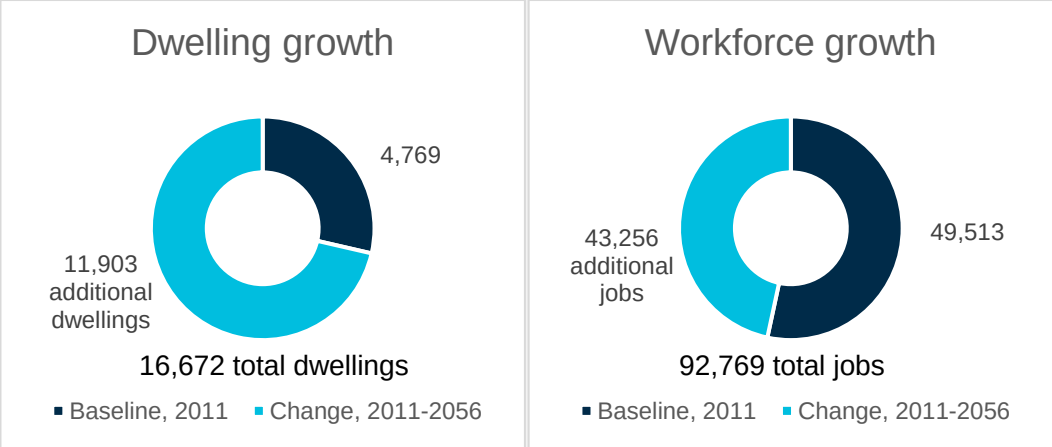
The new framework is expected to drive significant development-generated population growth. Existing and forecast growth is shown in **Table 1** and **Figure 3** below and is based on estimated development yields anticipated from implementing the increases in development capacity contained within the Parramatta City Centre Planning Framework and the associated amendments to Parramatta Local Environmental Plan. The worker population is expected to increase from 49,513 workers in 2011 to 92,769 workers in 2056, an increase of 43,256 workers or 87 per cent. The number of dwellings is expected to increase from 4,769 dwellings in 2011 to 16,672 dwellings in 2056, an increase of 11,903 dwellings or 249 per cent.

This anticipated growth is significant and will generate significant infrastructure demand. The strategies Council will use to address this demand are outlined in **Appendix B**.

Table 1: Anticipated development-generated population growth, 2016-2056[1]

	Baseline, 2011	Forecast, 2056	Change, 2011-2056	Change, 2011-2056
Dwellings	4,769	16,672	11,903	249%
Workers	49,513	92,769	43,256	87%

Figure 3: Anticipated development-generated population growth, 2016-2056



[1] Parramatta CBD Planning Proposal, as endorsed by Council for finalisation on 15 June 2021 (updated May 2022 to account for changes to the final version)

Appendix B: Infrastructure strategies

Appendix B: Infrastructure strategies

This appendix outlines the development-generated infrastructure demand, and the infrastructure Council will provide using contributions under this Plan to address that demand.

As outlined in Appendix A, Parramatta City Centre will be the primary focus for economic activity within Sydney's Central City, greater metropolitan Sydney, and NSW; and substantial growth in employment, services and housing in the City Centre is expected.

This new population will use local infrastructure and contribute to demand for its use. This local infrastructure includes:

- community facilities, such as libraries
- open space and recreation facilities
- public domain works
- traffic and transport works.

New residents, workers and visitors to the City Centre will have inadequate levels of service if Council does not provide new or improved public amenities and infrastructure to address development-generated infrastructure demand. The levels of service for the existing residential population and workforce will also decline without adequate public investment.

Development-generated infrastructure demand for the infrastructure categories above and the infrastructure Council will provide using contributions received under this Plan to address that demand are outlined in the following subsections. Local infrastructure to be provided acknowledges and will cater to the diversity of cultures comprising the Parramatta City Centre presently and into the future, including our local Dharug community.

A consolidated list of infrastructure works is provided in the works schedule in **Appendix C** while an infrastructure map showing the locations of the individual works items is shown in **Appendix D**.

The total estimated cost of the works included in the works schedule is $1,980 million ($1.980 billion). A breakdown of the cost by infrastructure category is shown in **Table 2** below. Council will allocate contributions received under this Plan towards these costs.

The demand and cost reasonably attributed (apportioned) to additional development is approximately $1.20 billion (present value). This Plan is forecast to generate approximately $582 million (present value) in development contributions income over the expected 40-year life of this Plan.

The difference or 'gap' between this Plan's works schedule total and income forecast under this Plan will be funded from other sources including existing planning agreement contributions, existing unspent contributions collected under the existing plan, grants, and committed Council funds. Council may also pool contributions received under this Plan to fully fund works items using contributions.

Table 2: Estimated cost of works in the works schedule, by infrastructure category

Category	Estimated cost
Community and cultural facilities	$736m
Open space and recreation	$495m
Public domain works	$573m
Traffic and transport	$176m
Total	**$1,980m**

B.1 Community facilities strategy

Community facilities are vital to the fabric of urban life and how people feel connected to each other. They provide spaces for the City's diverse communities of residents and workers to enjoy entertainment, creative and recreational pursuits, education and training, and rest and respite, in an increasingly dense inner-city environment. Council's recognition of the critical importance of community facilities for supporting city life is embedded in its Community Infrastructure Strategy (2020)[2].

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. Flexible, multipurpose community spaces act as gateways to connect people with each other, to services that can provide support and activities for the community.

Council's current community space network within the Plan area comprises of community spaces of different types and scales, including the following:

- Community meeting rooms – which are typically a single room that people can hire.
- Community centres – which are places where people from within a local neighbourhood can come together for social events, educational classes, recreational activities or for drop-in support.
- Community halls – multipurpose buildings managed by Council for the community. They provide space and facilities for a range of local activities and community services.
- Community hubs – a larger facility offering a range of spaces suitable for various activities, programs, services, and events which address the social, physical, and emotional wellbeing needs of the local community. It can be a school, a neighbourhood centre or another public space that offers collocated or integrated services such as education, health care and social services. Each hub is as unique as the community it serves.

Council's Community Infrastructure Strategy has identified a need for the following community facilities to meet the demands of growth in the City Centre:

- Civic Centre at 5 Parramatta Square
- Refurbished town hall

[2] City of Parramatta Community Infrastructure Strategy, 2020

- Flexible community space
- Youth space
- Low-cost leasable office space
- Homelessness support projects[3].

Culture is fundamental to realising Council's vision for the City Centre and is what makes a city attractive and worth living in, visiting, and exploring. Arts and culture bring people together and provide the city's population with opportunities to share experiences. Culture is also a key determinant of a city's identity and reputation. Council's Cultural Plan[4] identifies that for a city to be driven by culture, it requires appropriate spaces and venues where culture can be created, produced, presented, and consumed.

Western Sydney University's Cultural Infrastructure Research Report[5] provides the necessary research and information to assist Council in determining its strategic priorities regarding the development of cultural infrastructure in the LGA. A key finding from the report is that Council must invest or facilitate investment in a range of cultural facilities to maximise the mixed ecology of cultural production, presentation and consumption found in culturally dynamic cities across the world.

To help address recommendations and findings from Council's Community Infrastructure Strategy and Cultural Plan, Council has developed a program of cultural facility projects that will be partly funded by this plan. These are shown in the works schedule in **Appendix C**. It includes 33 works items with a combined total estimated cost of approximately $736 million. Council will allocate contributions received under this Plan to works items in the works schedule.

Community facilities items include, but are not limited to:

- New Civic Centre at Parramatta Square ($130.1 million)
- Parramatta Town Hall refurbishment ($10 million)
- 2 x flexible community spaces in the City Centre ($46.9 million)
- Knock down and rebuild of the existing Riverside Theatres ($200 million)
- New Parramatta Art Centre with exhibition and gallery space ($43 million)
- A live music venue with capacity for 5,000 people ($80 million).

B.2 Open space and recreation strategy

Open space and recreation facilities are essential to the healthy functioning of the community and its urban environment. They provide a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity, and community well-being.

Given the constrained urban environment and the high cost of land in the City Centre, it is not feasible to achieve the ideal provision rate or replicate current rates of provision of land for open space uses. Instead, Council's (2020) Community Infrastructure Strategy (CIS) outlines a more reasonable strategy including:

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[3] City of Parramatta Homelessness Policy, 2011
[4] Culture and Our City: a Cultural Plan for Parramatta's CBD 2017-22, 2017
[5] Planning Cultural Infrastructure for the City of Parramatta: A Research Report, Institute for Culture and Society, Western Sydney University, 2020

- Upgrading various existing open spaces to increase their capacity to assist with providing for the new population's demand
- Increase the carrying capacity of existing playing fields through upgrades to playing surfaces and/or supporting infrastructure and increased maintenance
- Upgrade existing playgrounds to increase the number of local and district play spaces available and provide a variety of play experiences
- Repurpose parks to accommodate both formal and informal sports
- Develop better connections between open spaces and sports grounds
- Repurpose alternative (non-traditional) spaces for both formal and informal sport and recreation.

The Parramatta City River Strategy[6] harmonises the CIS aim to repurpose alternative avenues of open space. The Parramatta River is the main topographical feature of Parramatta City Centre that helps define the character of the City Centre and provides opportunities for recreation and landscape amenity. This Plan includes works schedule items that aim 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 Parramatta Ways Walking Strategy and the Green Places Guide[7] published by the Government Architect NSW aim to create a healthier, more liveable, and sustainable urban environment by improving community access to recreation and exercise, supporting walking, and cycling connections, and improving the resilience of urban areas. This Plan also provides funding for street upgrade projects which will improve walkability and contribute to a network that is safe, comfortable, and interesting for pedestrians.

Council's priorities for open space and recreation in the City Centre are shown in the open space and recreation works schedule in **Appendix C**. It includes 35 works items with a total combined estimated cost of approximately $495 million.

Open space and recreation items include, but are not limited to:

- River Square ($65.2 million)
- Redesign of Charles Street Weir to improve active transport movement, hydraulic flows, and fish passage ($12.5 million)
- Charles Street Square and ferry terminus upgrade ($11.5 million)
- Various foreshore upgrade works
- Prince Alfred Square major upgrade ($8.3 million)
- Parramatta Ways CBD connections (various projects)
- New aquatic and leisure centre ($77 million)
- River swimming enclosure ($9.7 million)
- Existing sports field improvements in and near the City Centre (various projects)
- Existing Park upgrades (various projects)
- New local and district play spaces ($4 million)
- New and upgraded outdoor recreation courts, exercise equipment and other active recreation facilities in and near the City Centre ($20.7 million)
- Four (4) new multipurpose court indoor recreation facilities ($16 million).

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[6] Parramatta City River Strategy Design and Activation Plan, 2015
[7] Greener Places, Government Architect NSW, 2020

B.3 Public domain strategy

This Plan provides funding for projects that will facilitate enriching and expanding the public domain and design parameters for streets and key public spaces. The public domain projects are for the provision of new paving, tree planting, lighting, urban furniture, signage, multi-function poles and city ecology. The provision of these facilities and upgrades will bring the public domain of major City Centre streets up to world class city standard. This program of works will be complemented by projects from Council's Smart Cities program[8].

Parramatta Square is set to become a world-class landmark and destination in the heart of the Parramatta City Centre. The precinct is linked by 6,000sqm of public domain that will serve as an important place to meet, trade, shop, dine, learn, celebrate, and connect. The Parramatta Square public domain will connect the world-class buildings within Parramatta Square and form an important public space for workers and the wider community. Council will facilitate the development of Parramatta Square public domain in accordance with Parramatta Square Urban Design Guidelines[9] using funds collected by this plan.

Parramatta City Centre has an extensive lanes network which benefits the city by enhancing connectivity, servicing, and loading especially through large city blocks. This traditional function of lanes needs to be retained and enhanced when lots are amalgamated and/or blocks redeveloped as Parramatta grows.

This plan will provide funding for projects to develop and improve the City Centre lane network in accordance with the following principles from Parramatta City Centre Lanes Policy[10]:

- Retaining and extending the existing utilitarian functions of the network including servicing and accessing will support the city and business vitality long term
- A safe lanes network 24/7 will promote pedestrian use throughout the day
- Promoting pedestrian activity will improve safety and liveliness of lanes
- Designing lanes as destinations will increase street level retail and support city visitation
- Incorporating standard Public Domain Guidelines will promote consistent appearance and design and a good image for the city
- Lanes that are designed to express their special history, location and role in the network will improve Parramatta's character and identity
- Lane upgrades should combine improvements in activation as well as improvements in appearance, design, and construction to ensure the lanes are safe and well used to maximise the city's potential and expenditure
- Incorporating lanes as venues for cultural events, art and interpretation programs will help to animate the city and improve street level activity

A significant proportion of the Parramatta City Centre is within the floodplain of the Parramatta River and its tributaries. Flooding within the Parramatta City Centre is typical of flash flood catchments with floodwaters arriving quickly without significant warning, cutting access to areas and buildings, before receding quickly. The key stormwater and flood risk management issue for Council is balancing growth in the City Centre with managing risks to

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[8] Parramatta Smart Cities Masterplan, 2015
[9] Parramatta Square Reference Design & Performance Specification, 2015
[10] Parramatta City Centre Lanes Policy, 2011

life and property from flooding. This Plan provides funding for key floodplain risk management activities that are identified in Council's Local Strategic Planning Statement.

Public domain works projects to be part funded by this Plan are shown in the works schedule in **Appendix C**. It includes 46 works items with a combined total estimated cost of $573 million. Works items include, but are not limited to:

- Parramatta Square public domain ($50 million)
- Civic Link public domain ($40 million)
- Major City Centre streets public domain upgrades including George Street, Macquarie Street, Phillip Street and Church Street, among others (various projects)
- Two new public toilet facilities ($1 million)
- Drainage improvements across the City Centre to reduce localised flooding and improve stormwater quality and quantity into Parramatta River ($40 million)
- Large-scale flood mitigation program of works to address flooding from Parramatta River ($79 million)
- Smart cities projects including CCTV, rationalisation of utilities and multi-function poles for non-major streets ($24.8 million).

B.4 Traffic and transport strategy

Anticipated development in Parramatta City Centre will generate significant travel demand to and from Parramatta City Centre, placing greater demand on transport infrastructure and services.

Anticipated development will result in a significant increase in transport trips starting or ending in Parramatta City Centre from just over 51,000 trips in the AM peak alone in 2016 to almost 111,000 trips in the AM peak in 2036. Since private vehicle use is currently the preferred mode of travel for commuters in Parramatta City Centre [11], this results in a more congested road network. There is a need to influence and change commuter's mode preferences. A transformation in the City Centre will require a considerable shift in transport planning and delivery to encourage walking, cycling and public transport trips to and from the City Centre.

The Parramatta CBD Strategic Transport Study[12] identifies several strategies to improve walking and cycling:

- Promote cycling as a means of accessing the City Centre
- Improve the walking experience to help achieve a mind shift towards walking in the City Centre
- Promote active transport trips within a 10-kilometre radius of the City Centre

This is supported by the Parramatta Ways Walking Strategy[13] which seeks to improve walkability across Parramatta and provides a strategic plan to improve active transport, urban greening, recreation, and local centre amenity.

Additionally, the Parramatta Bike Plan[14] aims to support access to jobs, shopping, education, and recreation through a healthy and low-cost alternative transport mode. It aims to enhance

[11] Draft Parramatta Integrated Transport Plan, 2021
[12] Parramatta CBD Strategic Transport Study, 2016
[13] Parramatta Ways Walking Strategy, 2017
[14] Parramatta Bike Plan, 2017

the liveability for the residents, workers, and visitors of Parramatta, with a target to increase the proportion of people cycling to work from five to ten percent.

Parramatta Integrated Transport Plan provides the following key actions accommodate the transport needs generated by future growth:

- Completing the river foreshore paths on the northern and southern banks
- A north-south physically separated bike path aligned with Marsden Street, Marist Place and Villiers Street
- An east-west physically separated bike path along George Street
- Civic Link: a shared pedestrian cyclist spine from the river to Parramatta interchange
- Upgrading key intersections to improve access to Parramatta City Centre, including Pitt Street/Marsden Street intersection along Great Western Highway, and the Woodville Road, Parramatta Road and Church Street intersection at Granville
- Increase capacity on mass movement corridors such as James Ruse Drive, Victoria Road, Great Western Highway

Council has developed a list of projects that will deliver the on the outcomes of the studies above as well as those from the Draft Integrated Transport Plan. Traffic and transport works to be part funded by this Plan are shown in the works schedule in **Appendix C**. It includes 21 works items with a combined total estimated cost of $176 million. Projects are broadly grouped as follows:

- Pedestrian improvements ($10.1 million)
- Median islands ($1.2 million)
- Intersection upgrades ($13 million)
- City Centre road widenings ($53 million)
- Bridge improvements ($39 million)
- City Centre bike plan projects ($52.9 million)
- Last mile delivery facility ($3 million)
- Smart parking ($4 million).

Appendix C: Works schedule

Appendix C: Works schedule

This appendix contains a works schedule listing the works items Council will provide using contributions under this plan, the estimated cost of each item, and when Council will provide them.

Works items are listed in the following tables by infrastructure category:

- Table C1: Community facilities works schedule
- Table C2: Open space and recreation works schedule
- Table C3: Public domain works schedule
- Table C4: Traffic and transport works schedule.

Table C1: Community facilities works

Item / description	Location	Estimated cost	Timing[15]
Civic Centre at 5 Parramatta Square			
1. Civic Centre includes facilities such as new CBD library, meeting rooms, council chamber and an experience centre.	5 Parramatta Square	$130,100,000	Short
Parramatta Town Hall (PS7)			
2. A refurbished Parramatta Town Hall where residents, workers and visitors will be able to access its larger and smaller community spaces and proposed commercial activation offerings.	7 Parramatta Square / Town Hall.	$10,000,000	Short
Flexible community space			
3. 6,800 sqm of flexible community space in two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	$46,920,000	Short-long
Youth space			
4. 2,000 sqm of youth space in two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	$13,800,000	Short-long
Low-cost leasable office space			
5. 3,000 sqm of low-cost leasable office space, to allow non-Council community services providers and social enterprises to locate in Parramatta CBD. This would be split between two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	$7,035,000	Short-long
Homelessness support projects			
6. Infrastructure for food provision to disadvantaged members of the community.	Prince Alfred Square	$500,000	Short
7. Upgraded amenities for homeless – laundry, showers, etc.	Within existing non-profit facilities in CBD	$100,000	Short
Performing arts facilities			
8. Anchor Facility: Knock down and rebuild of the existing Riverside Theatres to deliver modernised facility that includes rehearsal, presentation, and production spaces.	Existing site on river foreshore.	$200,000,000	Short

[15] Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimated cost	Timing[15]
9. Riverside Performing Arts Rehearsal and Training Studio (1,000 sqm).	Close to public transport is essential; ideally in City Centre	$1,720,520	Short
10. Performing Arts Rehearsal and Training Space with capacity to accommodate First Nations Dance and ballet (1,000 sqm).	Close to public transport is essential; ideally in City Centre	$1,750,520	Medium
Art production and presentation facilities			
11. Anchor Facility: Artist professional production facility with 30 art studios and ancillary supporting facilities (2,485 sqm).	In or near the Civic Link and Parramatta station	$8,635,375	Short
12. Anchor Facility: Parramatta Art Centre with exhibition and gallery space (4,000 sqm).	Civic Link (fringe commercial core)	$43,000,000	Medium
13. Anchor Facility: Multimedia Digital and Performance Arts and Access Facility including performance space and production spaces, digital gallery, and supporting ancillary spaces (2,700 sqm).	CBD	$9,826,000	Short
14. 10 x 500sqm arts education and training provider spaces for music, film, and dance.	Close to public transport is essential; in both CBD and across North Parramatta	$18,025,000	Medium - Long
15. Artist Run Initiative (ARI) - not for profit artist run gallery (1,500 sqm).	City Centre or fringes; Rydalmere "creative industries precinct"	$2,557,500	Long
16. Two (1,000 sqm) x art gallery and exhibition spaces.	Close to public transport is essential; ideally in City Centre	$13,800,000	Medium
17. Rydalmere Parramatta Artist Studios Facility (1,200 sqm).	Rydalmere	$4,116,000	Short-medium
Aboriginal cultural projects			
18. Indigenous Healing Site and Space to provide for reflection and ceremonies/events (1,350 sqm)	Close to the North Parramatta River	$3,000,000	Short
19. Aboriginal and Torres Strait Islander Science and Knowledge Centre (800 sqm) to accommodate research on medicinal food, language, and research library and digital resources.	CBD / Westmead / North Parramatta	$5,520,000	Short

Item / description	Location	Estimated cost	Timing[15]
20. Aboriginal and Torres Strait Islander – 'A Keeping Place' included in 5 Parramatta Square (160 sqm). The space is to store and view objects, and also includes a meeting room.	CBD	$1,104,000	Short
Creative clusters and industry start up space			
21. Creative Industries Cluster to provide communal space for tenants consisting of creative organisations and multi-artform practitioners (3,600 sqm).	Creative Industries Cluster: Civic Link and/or North Parramatta.	$9,630,000	Medium
22. North Parramatta Heritage 'Tech-start up' Precinct to provide spaces for innovations and start-ups, and food and drink spaces (2,000 sqm)	North Parramatta Heritage Precinct	$5,350,000	Short
Music performing and creative spaces to support the local music scene and to accommodate new & established artists.			
23. 3 x live music venues with a capacity of under 250 people (approx. 300sqm each)	Parramatta CBD or North Parramatta	$12,000,000	Short-Medium
24. One live music venue of 500-person capacity (approx. 600sqm)	Parramatta CBD or North Parramatta	$8,000,000	Medium
25. One live music venue of 1,200-person capacity (approx. 1,620 sqm)	Parramatta CBD or North Parramatta	$19,200,000	Medium
26. One live music venue of 2,500-person capacity (approx. 3,375 sqm)	Parramatta LGA or North Parramatta	$40,000,000	Long
27. One live music venue of 5,000-person capacity (approx. 6,750sqm)	Parramatta LGA or North Parramatta	$80,000,000	Long
28. Music recording studio offering recording, mixing, song writing rooms, podcasting, and interviewing rooms (2,500 sqm).	Parramatta City Centre	$8,575,000	Medium
29. Anchor presentation facility for music and events in iconic heritage building, including two multi-purpose presentation spaces and short-term rehearsal facilities with a focus on musicians. Estimate capacity at 800. (approx. 1,080 sqm)	Parramatta City Centre	$15,530,000	Medium
Informal / adaptable spaces for temporary cultural uses and events			
30. Rooftop Eat Street Carpark 'Pop Up' event venue to host events for 2,000 people.	Eat Street carpark, CBD	$700,000	Short-Medium
31. Creativity-enabling spaces in the public domain to allow 'mini-events' such as chalk art, temporary public art, planter boxes, and dancing (2,000 sqm total).	Various Locations and sizes across City of Parramatta LGA	$2,800,000	Short-Medium
32. Use of Parramatta Gaol for event, exhibition, and festivals.	North Parramatta Heritage Precinct	$3,200,000	Medium-Long

Item / description	Location	Estimated cost	Timing[15]
City Art, Identity, and the Outdoor Museum			
33. The development of contemporary public art and heritage interpretation (17 works - small, medium, and large) enabling their inclusion and integration in the public domain across the city centre as per the Civic Improvement Plan Amendment No.4. Revitalising Parramatta City Centre Plan. Sizes are as follows: (a) Large are approx. 20sqm (which takes into account foundations and landscape surrounds) x 2 = 40sqm; (b) Medium are approx. 10sqm x 5 = 50sqm; (c) Small are approx. 5sqm x 10 = 50sqm.	Civic Link; River Foreshore; Parks and Cultural Landscapes; City Gateways; Laneways; Church Street; Bridges.	$9,500,000	Medium
		$735,994,915	

Table C2: Open space and recreation works

Item / description	Location	Estimated cost	Timing[16]
River Square and surrounds			
1. The River Square which is a riverside public space linking directly to Parramatta Square and station through the Horwood Civic Link. It includes Australia's first Water Square, a multi-functional space that can accommodate up to 10,000 people, a floating stage, various event functions, children's play, and riverside swimming.	South Bank between Lennox Bridge and Barry Wilde Bridge	$65,208,000	Short
2. Riverside Terrace at the Sorrell Street foreshore (located opposite the River Square), which is a public space with an upper level and lower-level plaza along the northern and southern edge of the terraces.	North Bank between Lennox Bridge and Barry Wilde Bridge	$12,435,500	Short
Parramatta Quay upgrades supporting works			
3. Redesign of Charles Street Weir, including the weir itself and the river crossing to improve active transport movement, hydraulic flows, and fish passage.	Charles Street Weir	$12,644,500	Short - Medium
4. Charles Street Square and ferry terminus upgrade involving new ramps and stairs, a wide riverfront walk, flood-resilient and sustainable design elements, and more trees.	Surrounding Ferry terminus	$11,551,799	Short
Parramatta River Foreshore Parcel upgrades			
5. Foreshore East upgrades comprising redesign of the land on the south side of the river from the ferry terminus to Gas Works Bridge to improve accessibility, activate the public space and connection to retail uses, and provide pedestrian plazas.	East of Ferry Terminus to Gas Works Bridge, South side of the river	$8,987,000	Short-Medium
6. Northern Terrace parcel foreshore upgrade which involves the delivery of accessible and usable public space with a low-level plaza located along the river edge.	Queens Ave Steps to Elizabeth St	$8,778,000	Short
7. Playground parcel foreshore upgrade.	North bank, east of Barry Wilde Bridge	$4,389,000	Long
8. Riverside Theatre foreshore upgrade to support the Riverside Theatre and provide a terrace along the river corridor to support a range of outdoor cultural events.	North Bank between Bernie Banton and Lennox Bridges	$17,974,000	Short

[16] Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimated cost	Timing[16]
9. Southern foreshore parcel upgrade which involves a passive recreational space for the public along the river corridor.	Wilde Ave to Charles St Weir	$13,167,000	Medium
10. Riverside Southern foreshore upgrade which involves a retained riverside wall and a two-tier deck to support adjacent retail frontages.	South Bank between Bernie Banton and Lennox Bridges	$16,900,000	Short
11. Justice Precinct parcel foreshore upgrade which includes an active building edge and a network of footpaths that connect the Justice Precinct to the river's edge, Parramatta Park and Riverside Tower.	Foreshore between Marsden St and O'Connell St	$14,943,500	Short-Medium
12. Kings School parcel foreshore upgrade which includes a multi-purpose ground and public recreation space with terraces, a wetland and network of footpaths to connect to the stadium, Parramatta Park, and the river.	Foreshore between new school and river	$15,361,500	Long
13. Omitted as work is complete			
Prince Alfred Square major upgrade			
14. Improving facilities for events, protecting heritage assets including significant trees, and improving overall amenity and passive recreational use	Prince Alfred Square	$8,250,000	Short
Brickfields Creek naturalisation			
15. Naturalising and restoring Brickfields Creek where it intersects with the Parramatta River.	North bank, east of Barry Wilde Bridge	$2,194,500	Short

Item / description	Location	Estimated cost	Timing[16]
Parramatta Ways links in the CBD - local delivery of Sydney's "Green Grid" and "Greener Places" policies			
16. Southern CBD Green Rail Link upgrade from the M4 to Parramatta Station to improve accessibility across the city and deliver the green grid.	M4 to Parramatta Station. Two options: (a) Along High Street near the M4 through Jubilee Park through to Wentworth Street near Parramatta Station; and (b) Along the western side of the railway corridor from Tottenham Lane/Station Street West near the M4 through to Valentine Avenue near Parramatta Station.	$7,500,000	Medium
17. Parramatta CBD Ring Road Pedestrian Access and Amenity Upgrades which includes works to the pedestrian network to prioritise the time, safety and amenity of pedestrians and promote walking.	Ollie Webb Reserve to CBD to Elizabeth Farm	$8,686,167	Medium
18. Clay Cliff Creek Link - CBD Open Space and Heritage Loop	Ollie Webb Reserve to CBD to Elizabeth Farm	$5,950,000	Medium
Parramatta Ways CBD connections			
19. Street upgrade at Albert Street – to improve walkability and contribute to a network that is safe, comfortable, and interesting for pedestrians.	Parramatta North	$2,900,000	Medium
20. Street upgrade at Fennel Street	Parramatta North	$2,450,000	Medium
21. Street upgrade at Grose Street	Parramatta North	$2,350,000	Medium
22. Street upgrade at Thomas Street	Parramatta North	$2,400,000	Medium

Item / description	Location	Estimated cost	Timing[16]
23. Street upgrade at Wigram Street	Harris Park	$2,400,000	Medium
24. Street upgrade at Pitt Street	Parramatta South	$1,700,000	Medium
25. Street upgrade at Marsden Street, south of Parkes Street	Parramatta South	$860,000	Medium
Aquatic and leisure centre			
26. New modern aquatics and leisure centre	Parramatta Park (Mays Hill Precinct)	$77,000,000	Short
River swimming enclosure			
27. City river swim experience to provide amenity and connection to nature for the increasing numbers of CBD residents, workers, and visitors	City River Corridor	$9,700,000	Short - Medium
Robin Thomas & James Ruse Reserves Upgrade			
28. Implementation of masterplan to provide new and upgraded sporting and recreation facilities to increase capacity for active and passive recreation as well as enhancing overall amenity and Green Grid connectivity	Robin Thomas and James Ruse Reserves	$11,975,000	Short
Sports fields improvements			
29. Upgrading Council-owned facilities in or near the CBD. Upgrades include works such as increasing the square metres of playing surface, irrigation and drainage works to increase usage, flood lighting, turf improvements, parking, amenities, storage, and access.	Dan Mahoney Reserve; Belmore Park; Barton Park / PH Jeffrey Reserve; Ollie Webb Reserve; Jones Park; Doyle Ground	$17,387,500	Short-long
30. Non-Council owned i.e. co-located facilities with schools. Upgrade works include improved irrigation/drainage, flood lighting, and turf quality.	Macarthur Girls High School; Parramatta High School	$4,700,000	Short-long

Item / description	Location	Estimated cost	Timing[16]
Parks			
31. Upgrade the quality of parks in or near the CBD to cater for increased demand and bring up to a world-class city standard	Belmore Park; Erby Place Plaza; Experiment Farm Reserve; Jubilee Park; Mays Hill Reserve; Noller Park; Ollie Webb Reserve; PNUT (OS1-OS4); Queens Wharf Reserve; Railway St Reserve; Ranghou Reserve; Rosella Park; Rosslyn Blay Park; Sherwin Park; Thomas Williams Reserve; Underline (M4); Wallawa Reserve.	$75,775,000	Short-long
32. Provision of pocket parks or new open spaces on development sites to increase open space within the CBD.	Across sites in the CBD.	$6,000,000	Short-long
Play spaces			
33. Playspaces: The provision of district and local playspaces in or near the CBD. This includes: - 2 x new 1,500 sqm district playspaces - 10 x new indoor or outdoor (ideally outdoor) 500 sqm local playspaces.	In or near the CBD	$4,000,000	Short-long
Active recreation facilities (outdoor preference)			
34. Provision of new and upgraded outdoor recreation courts, exercise equipment, and other active recreation facilities. This includes the following facilities: New - 3x indoor or outdoor (ideally, outdoor) 700sqm multipurpose courts - 2 x indoor or outdoor (ideally, outdoor) 100sqm fitness equipment - 3 x Indoor or outdoor (ideally, outdoor) cricket nets (200sqm for 2 lanes). Upgraded - Mays Hill Tennis Courts - PH Jeffrey Tennis Courts	In or near the CBD	$20,737,500	Short-long

Item / description	Location	Estimated cost	Timing[16]
Indoor recreation facilities			
35. 4 x new multipurpose court indoor recreation facilities (2,000sqm for two courts and ancillary facilities).	Within CBD	$16,000,000	Short-long
Active city pocket park			
36. Embellishment of the vacant lot at 2 Fitzwilliam St, Parramatta (currently owned by TfNSW) for a new active recreational space, and an activated and green space to meet and wait. The space would also provide opportunity for youth programming.	2 Fitzwilliam St, Parramatta	$2,000,000	Short
		$495,255,466	

Table C3 – Public domain works

Item / description	Location	Estimate cost	Timing[17]
Parramatta Square public domain			
1. Parramatta Square public domain – to connect the world-class buildings within Parramatta Square and form an important public space for workers and the wider community.	Parramatta Square	$50,000,000	Short
Civic Link			
2. Civic Link public domain – to provide a continuous green spine that runs between the River Square and Parramatta Square, prioritising pedestrian, and cyclist movements.	Two blocks from Macquarie St to Phillip St	$40,000,000	Medium
Major upgrades to bring public domain of major CBD streets up to world class city standard			
3. George Street public domain works – including paving, tree cells and multi-function poles	George St between O'Connell & Harris St	$23,310,720	Medium
4. Macquarie Street public domain works – including paving, tree cells and multi-function poles	Macquarie St between Pitt & Church St	$9,815,040	Medium
5. Phillip Street public domain works – including paving, tree cells and multi-function poles	Phillip St between Marsden & Charles St	$13,904,640	Medium
6. Church Street public domain works – including paving, tree cells and multi-function poles	Church Street, south of Station St	$17,994,240	Short
7. Victoria Road public domain works – including paving, tree cells and multi-function poles	Victoria Rd between O'Connell & Sorrel St	$9,664,000	Short
8. Argyle Street public domain works – including paving, tree cells and multi-function poles	Argyle St between Marsden and Church St	$3,865,600	Medium
9. Smith and Station Streets public domain works – including paving, tree cells and multi-function poles	Smith/Station St between Hassall St & Parramatta River	$13,916,160	Medium

[17] Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimate cost	Timing[17]
10. Charles Street public domain works – including paving, tree cells and multi-function poles	Charles St between Phillip and Macquarie St	$5,411,840	Medium
11. Wentworth Street and Valentine Avenue public domain works – including paving, tree cells and multi-function poles	Wentworth St and Valentine Ave	$10,243,840	Short
12. Hassall Street and Station Street East public domain works – including paving and tree cells	Hassall St between Harris & Station Street East, and Station Street East between Hassall & Parkes St	$10,967,440	Medium
13. Hunter Street public domain works – including paving and tree cells	Hunter St between Pitt St & St John's Church	$7,795,040	Long
14. Argyle Street public domain works – including paving and tree cells	Argyle St between Pitt & Marsden St	$6,344,800	Short
15. Aird Street public domain works – including paving and tree cells	Aird Street between O'Connell St & Marsden St	$2,719,200	Long
16. Campbell Street public domain works – including paving and tree cells	Campbell Street between O'Connell & Church St	$8,701,440	Long
17. Anderson Street public domain works – including paving and tree cells	Anderson St between Parkes and Marion St	$4,532,000	Long
18. Marion Street public domain works – including paving and tree cells	Marion Street between Church St & rail line	$5,438,400	Long
19. Lane 13 (future street) public domain works – including paving, tree cells and lights. This is to reconfigure the existing laneway that currently goes from Phillip Street to Erby Place car park, to extend it to George Street. This would create a continuous north-south lane from Phillip Street to George Street.	Phillip St to George St through Erby Place	$3,240,720	Medium

Item / description	Location	Estimate cost	Timing[17]
20. Union Street public domain works – including paving and tree cells	Union St between Charles St & Argus Ln	$2,356,640	Medium
Develop and Improve CBD Laneway Network (including paving, tree cells and multi-function poles)			
21. Omitted, as this project was originally combined with Item 22 and is superseded by that item.			
22. Freemason Arms public domain works – including paving, tree cells and lights	Freemason Arms	$2,167,200	Long
23. Palmer Lane public domain works – including paving, tree cells and lights	Palmer Street	$1,269,360	Long
24. Andrew Nash Lane public domain works – including paving, tree cells and lights	George St between Horwood Pl and Smith St	$804,960	Long
25. Lane 14 (future service lane) public domain works – including paving, tree cells and lights	Connection between Civic Link and rear of Mayfair Plaza	$1,190,160	Medium
26. Lane 49 (existing arcade to be redeveloped into pedestrian lane) public domain works – including paving, tree cells and lights	Mayfair Plaza	$793,440	Medium
27. New Service Lane connecting Lane 14 to Phillip Street public domain works – including paving, tree cells and lights)	In Erby Place block of Civic Link	$793,440	Medium
28. Lane 16 public domain works – including paving, tree cells and lights	Smith Street to Civic Link & Metro West	$661,200	Medium
29. George Khattar Lane public domain works – including paving, tree cells and lights	Service Lane connecting Phillip Street to the River Foreshore, adjacent 66 Phillip Street	$925,680	Medium
30. Phillip Lane public domain works – including paving, tree cells and lights	Phillip Lane	$793,440	Medium
31. United Lane public domain works – including paving, tree cells, and lights)	United Lane off Macquarie Street	$774,000	Medium

Item / description	Location	Estimate cost	Timing[17]
32. Barrack Lane public domain works – including paving, tree cells and lights	Between Macquarie Street and George Street	$2,476,800	Medium
33. Argus Lane public domain works – including paving, tree cells and lights	East end of Union Street between Macquarie Street and George Street.	$2,244,600	Medium
34. Oyster Lane public domain works – including paving, signage, and lights	Pedestrian lane off Church St, linking to 12 Phillip St	$247,000	High
35. Unnamed Lane public domain works – including paving, signage, and lights	Pedestrian lane off Phillip St, adjacent to 78 Phillip St	$213,750	High
36. Unnamed Lane public domain works – including paving, signage, and lights	Council proposed pedestrian lane at Phoenician Restaurant, Church St to MAAS	$323,000	High
37. Wentworth Car Park Lanes public domain works – including paving, tree cells and lights	Lanes around and through Wentworth Car Park	$4,892,880	Short
38. Lane N2 Public Domain works – existing property to be redeveloped into pedestrian lane, including paving, tree cells and lights	Church Street to MAAS (El Phoenician site)	$1,057,920	Medium
Public toilet provision			
39. Design and construction of 2 new public toilet facilities to ensure access to these amenities is available across the CBD.	Prince Alfred Square and additional site within the CBD.	$1,000,000	Short-Medium
Parramatta Light Rail public domain integration			
40. Public domain works to deliver a quality urban design and streetscape outcome along the Parramatta Light Rail interface with Church Street, if required	Church Street between Victoria Road and Pennant Hills Road	$13,950,000	Short

Item / description	Location	Estimate cost	Timing[17]
41. Public domain works to deliver a quality urban design and streetscape outcome along the Parramatta Light Rail interface with Macquarie Street, if required	Macquarie Street between Church Street and Harris Street	$5,250,000	Short
Major program of works responding to CBD flooding issues			
42. Drainage improvements across the CBD to reduce localised flooding and improve stormwater quality and quantity into the Parramatta River.	Throughout CBD	$40,000,000	Short
43. Large-scale flood mitigation program of works to address flooding from the Parramatta River.	Throughout CBD	$79,011,000	Medium
Smart cities			
44. CCTV and associated works	Throughout CBD	$2,200,000	Short
45. Rationalisation of utilities e.g. undergrounding power in Auto Alley and North Parramatta	Throughout CBD	$20,000,000	Short-Medium
46. Multi-function poles for non-major streets	Throughout CBD	$2,640,000	Short
Land and floorspace acquisition contingency			
47. Additional aggregate cost component for land and floor space acquisition for local infrastructure broadly across the CBD. This item allows for 1 ha of land and 1 ha of floor space acquisition at market rates where land/floor space acquisition is required on a site and the landowner/developer cannot transfer an equivalent amount of floor space yield allocated for the community infrastructure elsewhere on the development site.	Throughout CBD	$138,000,000	Short-Medium-Long
		$573,901,590	

Table C4: Traffic and transport works

Description	Location(s)	Estimated cost	Timing[18]
Pedestrian improvement			
1. Pedestrian and street lighting under Parkes Street rail overbridge	Parkes Street at Railway Bridge	$100,000	Short
2. Pedestrian safety improvements at a minimum of 10 locations throughout the CBD e.g. George Street, mid-block refuge	Minimum 10 locations throughout CBD	$10,000,000	Short - Long
CBD Bike Plan projects			
3. North-south CBD cycle route consisting of a physically separated 2-way on-road cycleway along Marsden Street, Marist Place, Villers Street, Harold Street, and Church Street	Marsden Street, Marist Place, Villers Street, Harold Street, and Church Street	$17,755,100	Short
4. East-West CBD cycle route consisting of a physically separated 2-way on-road cycleway along George Street and Arthur Street	George Street and Arthur Street	$10,256,700	Short
5. Queens Wharf Reserve cycling link from Alfred Street Rosehill to George St Parramatta, connecting to the western end of the 2-8 River Road West path (Item 6)	Queens Wharf Reserve from Alfred Street to George Street	$2,094,750	Short
6. Shared cycling and walking link under James Ruse Drive to 10-12 River Road West	James Ruse Drive to 10-12 River Road West	$1,200,000	Short
7. Shared paths on the western side of Pitt Street between Argyle Street and Macquarie Street and the northern side of Macquarie between Pitt Street and O'Connell Street	West side of Pitt St between Argyle Street and Macquarie Street; and north side of Macquarie Street between Pitt Street and O'Connell Street.	$472,500	Short
8. Fully lit, 2-way compliant pedestrian and cyclist cycleway from Queens Road to George Street through Parramatta Park providing an east-west connection.	Queens Road to George Street cycleway (through Parramatta Park)	$20,000,000	Short
9. Cycling links along the western side of Church Street (south of Parkes) from Boundary Street to Parramatta Road	Church Street (south of Parkes) from Boundary Street to Parramatta Road	$400,000	Short

[18] Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Description	Location(s)	Estimated cost	Timing[18]
10. Cycling links along the eastern side of Church Street (south of Parkes) from Parkes Street to Junction Street	Church Street (south of Parkes) from Parkes Street to Junction Street	$700,000	Medium
11. Cycling links on the north side of Parkes Street between Church Street and Station Street East	Northern side of Parkes Street between Church Street and Station Street East	$50,000	Short
Median islands			
12. Median island in Marsden Street between Macquarie Street and George Street to ensure driveways are left in/left out – includes kerb realignment and new tree planting on the west side of the street	Marsden Street between Macquarie Street and George Street	$1,000,000	Long
13. Median island in Parkes Street between Wigram Street and Harris Street to ensure driveways are all left in/left out	Parkes Street between Wigram Street and Harris Street	$200,000	Long
Intersection upgrades			
14. Intersection upgrades across the Parramatta CBD to accommodate for increased pressure on the road network resulting from growth	10 locations throughout CBD	$8,000,000	Short - Medium
15. Intersection upgrade and road widening at Harris Street and Parkes Street	Intersection of Harris Street and Parkes Street	$5,000,000	Medium
CBD road widenings			
16. Road widening for the eastbound right turn bay for traffic turning from Parkes Street into Wigram Street	Intersection of Parkes Street and Wigram Street	$3,000,000	Medium
17. Other road widenings associated with growth throughout North Parramatta and CBD	Throughout North Parramatta and CBD	$50,000,000	Medium-Long
Bridge improvements			
18. Duplicate Gasworks Bridge (Macarthur Street) – including a pedestrian and bike path on the western side	Gasworks Bridge	$30,000,000	Medium
19. Marsden Street Bridge upgrade, including walking and cycling	Marsden Street Bridge	$9,000,000	Short-Medium
20. Omitted as item already fully funded			

Description	Location(s)	Estimated cost	Timing[18]
Last mile delivery facility			
21. 'Last mile' delivery facility – to allow local deliveries and relieve pressure on CBD road network	To be confirmed. Potential location includes the ground floor of the metro site.	$3,000,000	Medium
Smart parking			
22. Smart wayfinding, ticketless parking, on street smart metering, and parking data capture	Throughout CBD	$4,000,000	Medium
		$176,229,050	

Appendix D: Works maps

Appendix D: Works maps

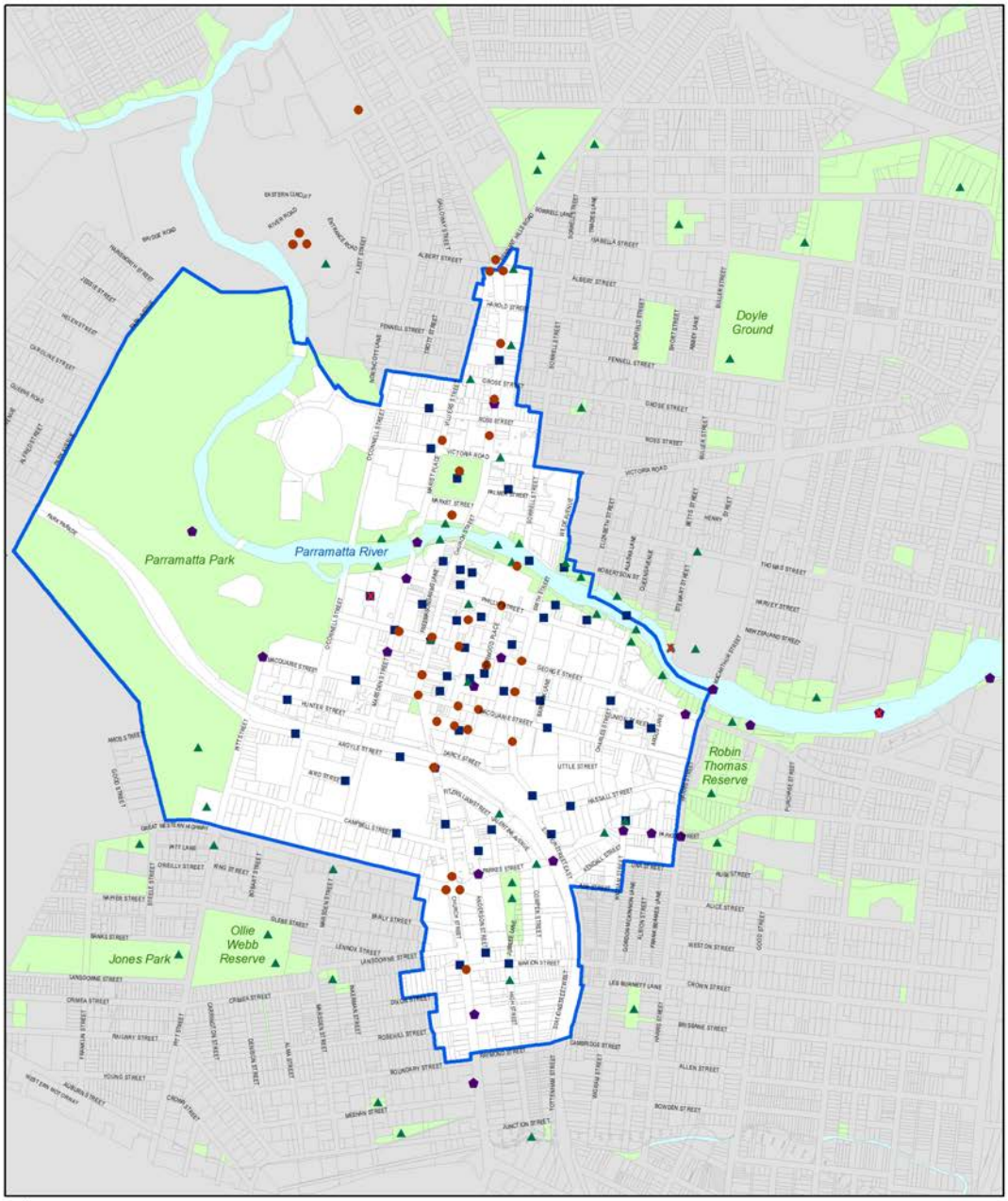
This appendix contains works map showing the locations of works items listed in the works schedule in Appendix C.

Works maps are shown in the following figures on the following pages:

- Figure D1: Summary works map
- Figure D2: Community facilities works
- Figure D3: Open space and recreation works
- Figure D4: Public domain works
- Figure D5: Traffic and transport works.

The numbering for each works item on each map corresponds to the numbering used in the works schedule tables in Appendix C.

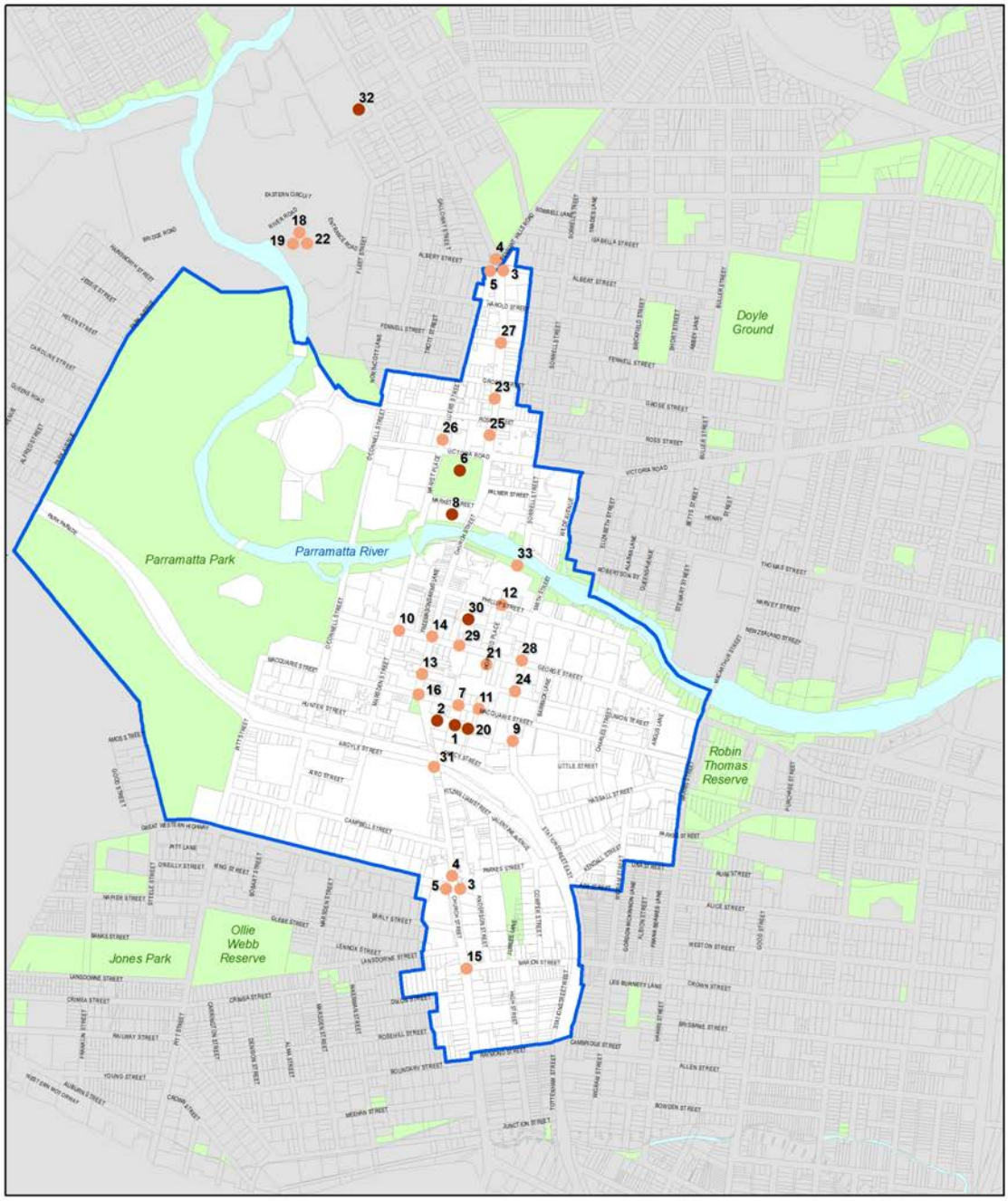
Figure D1 – Summary works map



Summary Works Program

- Community Facilities - See Figure D2
- Open Space and Recreation - See Figure D3
- Public Domain - See Figure D4
- Traffic and Transport - See Figure D5
- X Item removed Post-Exhibition See Figures D3, D4 and D5

Figure D2 – Community facilities works



N

0 200 400 metres

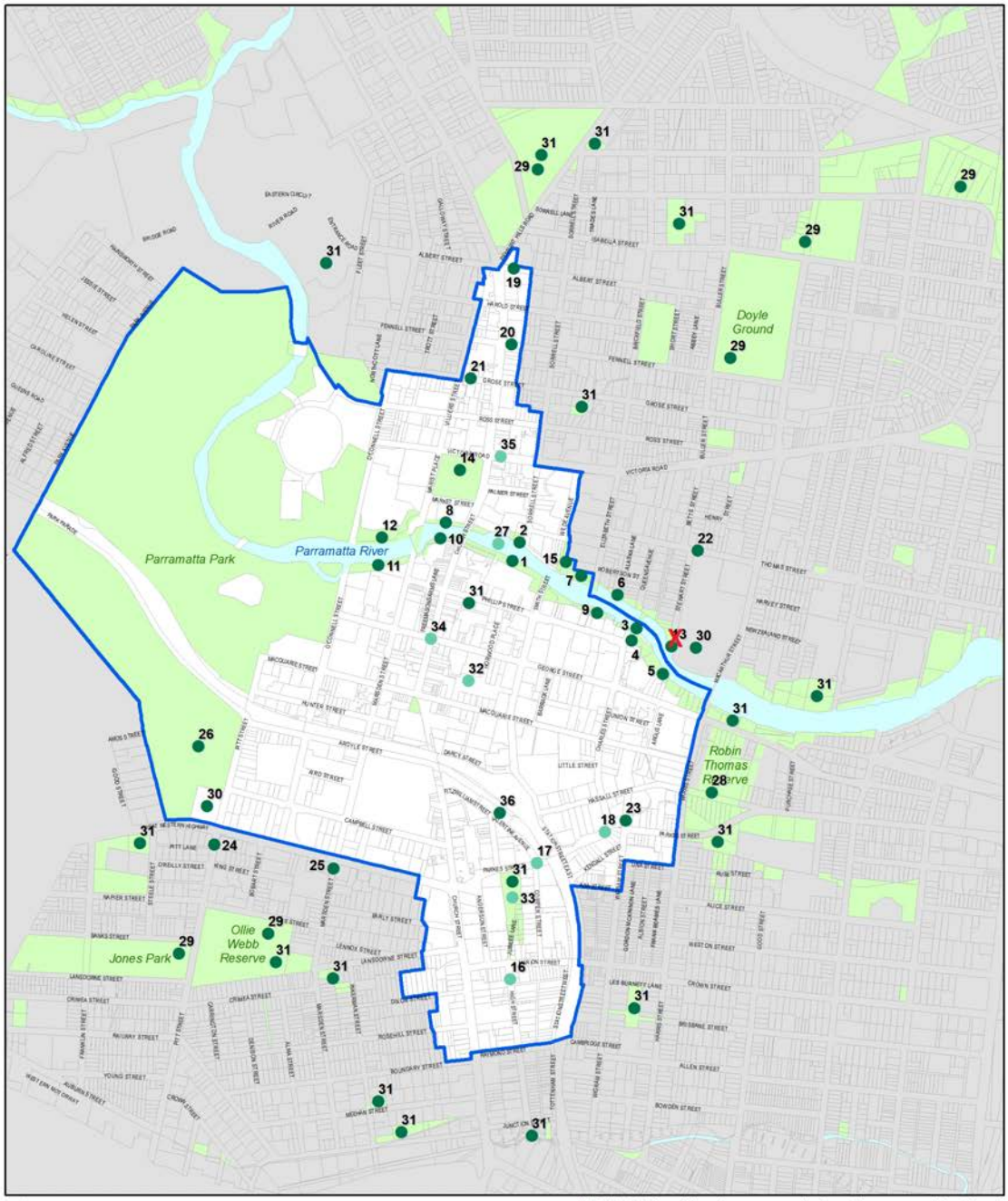
Community Facilities

- Generalised Location
- Preferred Location

NOTE: Preferred Locations are used where the proposed location of the works item is known with some certainty and is described accordingly in the Works Program.
Generalised Locations are used where the proposed location of the works item is not known or described with certainty, such as items to be delivered in the medium-long term and only a general description of the location is used (e.g. Parramatta CBD)

NOTE: The following item is not shown on the map:
17. Rydalmere Parramatta Artist Studios Facility

Figure D3 – Open space and recreation works



N

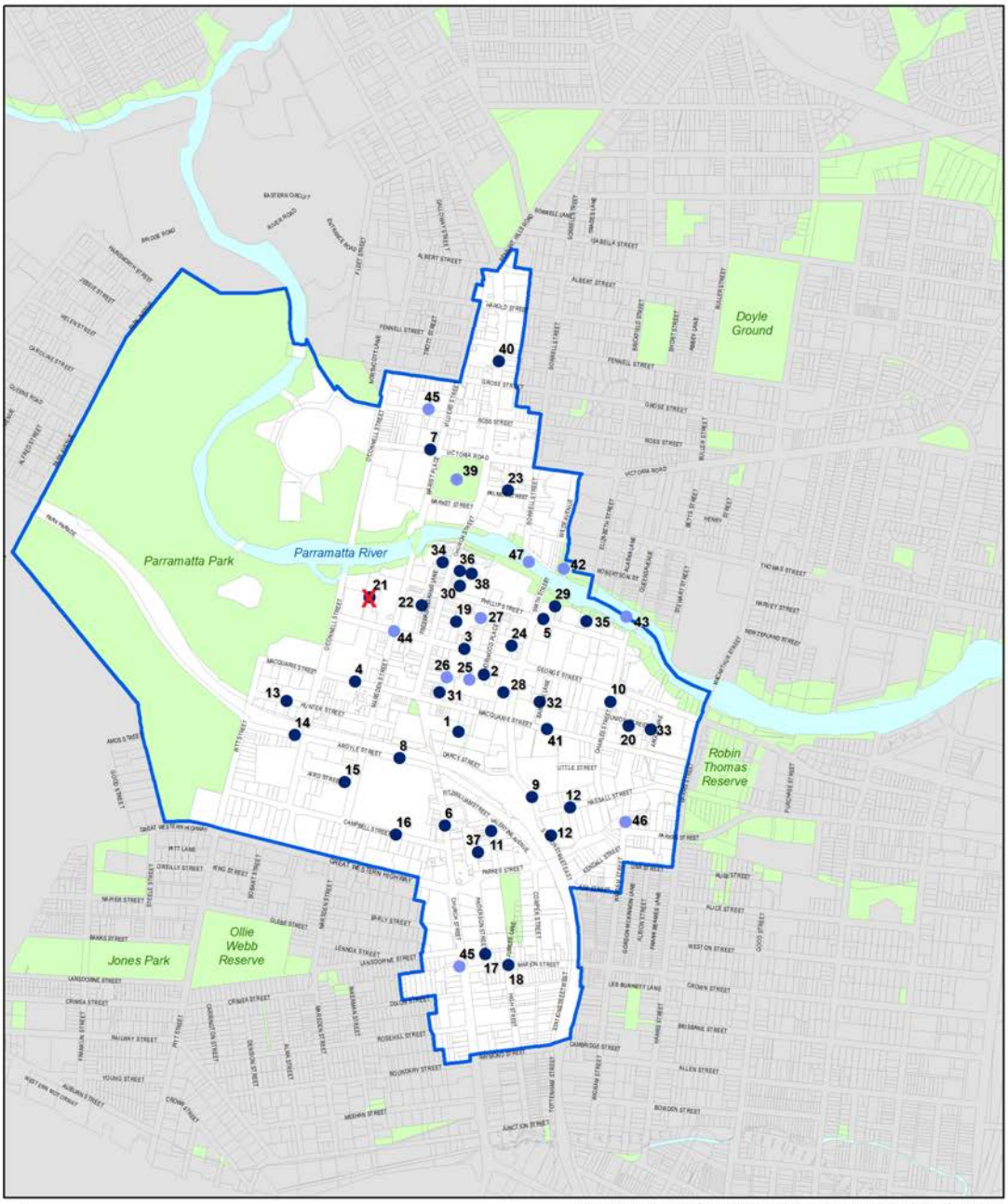
0 200 400 metres

Open Space and Recreation

- Generalised Location
- Preferred Location
- X Item removed Post-Exhibition See Table C2

NOTE: Preferred Locations are used where the proposed location of the works item is known with some certainty and is described accordingly in the Works Program.
Generalised Locations are used where the proposed location of the works item is not known or described with certainty, such as items to be delivered in the medium-long term and only a general description of the location is used (e.g. Parramatta CBD)

Figure D4 – Public domain works



N

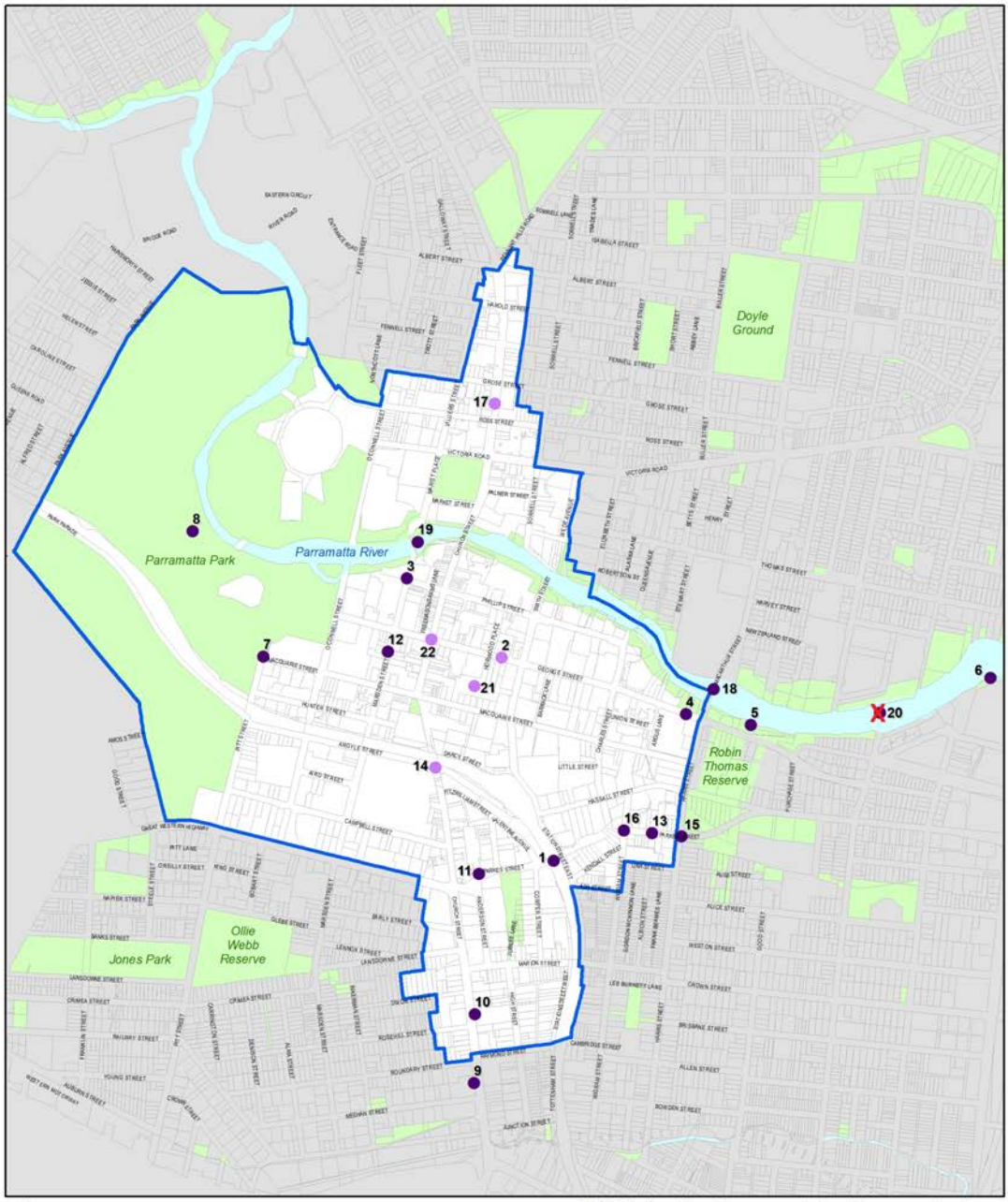
0 200 400 metres

Public Domain

- Generalised Location
- Preferred Location
- X Item removed Post-Exhibition See Table C3

NOTE: Preferred Locations are used where the proposed location of the works item is known with some certainty and is described accordingly in the Works Program.
Generalised Locations are used where the proposed location of the works item is not known or described with certainty, such as items to be delivered in the medium-long term and only a general description of the location is used (e.g. Parramatta CBD)

Figure D5 – Traffic and transport works



NOTE: Preferred Locations are used where the proposed location of the works item is known with some certainty and is described accordingly in the Works Program.
Generalised Locations are used where the proposed location of the works item is not known or described with certainty, such as items to be delivered in the medium-long term and only a general description of the location is used (e.g. Parramatta CBD)

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