



PARRAMATTA CITY RIVER STRATEGY  
DESIGN AND ACTIVATION PLAN

VOLUME 01: DETAILED REPORT





**Detailed Report: Volume 01**





**Sydney**  
21C Whistler Street  
Manly NSW 2095  
PO Box 1083 Manly NSW 1655  
Ph +61 [0]2 9977 3853  
Fax +61 [0]2 9976 5501  
sydney@mcgregorcoxall.com

**Melbourne**  
Level 3, 246 Bourke Street  
Melbourne VIC 3000  
GPO Box 1634 Melbourne VIC 3000  
Ph +61 [0]3 9999 1608  
Fax +61 [0]3 8669 4414  
melbourne@mcgregorcoxall.com

www.mcgregorcoxall.com  
www.biocitystudio.com

ABN 17 082 334 290  
© McGregor Coxall



.....  
**PARRAMATTA CITY RIVER STRATEGY DESIGN AND ACTIVATION PLAN**

Prepared for Parramatta City Council by McGregor Coxall [Sydney]  
with sub-consultant services provided by Royal Haskoning DHV, City Plan Heritage, Kayandel Archaeological Services, Steenson Varming, Morris Goding Accessibility Consultants, Alluvium Consulting

**Proj No:** 337SU      **Report Contact:** Michael Cowdy

Revision	Status	Date	by	Checked
A	Initial Draft	19.02.14	NB	MC
B	Draft Report	23.06.14	NB	MC
C	Draft Report	28.07.14	NB	MC
D	Councillor Report	26.08.14	NB	MC
E	Consultation Report	01.10.14	NB	MC
F	Final Draft Report	28.01.15	NB	MC
G	Final Report	18.03.15	NB	MC



# Terminology

Abbreviation	Name
LEP	Local Environment Plan
WSUD	Water Sensitive Urban Design

# Figures

Figure 1.01 - Consultant Team	2
Figure 1.02 - Site Plan	3
Figure 2.01 Sydney Context	6
Figure 2.02 - Western Sydney Context	7
Figure 2.03 - Arts and Cultural Uses	12
Figure 2.04 - Commercial Civic and Educational Uses	12
Figure 2.05 - Future Context	13
Figure 2.06 - Land Use	14
Figure 2.07 - Active and Dead Frontages	14
Figure 2.08 - Active Focal Points	15
Figure 2.09 - Recreation and Event Zones	15
Figure 2.10 - Figure Ground	16
Figure 2.11 - Existing Building Heights	16
Figure 2.12 - Gateway Arrival Points	17
Figure 2.13 - River Character	17
Figure 2.14 - Street Hierarchy	20
Figure 2.15 - Access and Parking	20
Figure 2.15 - Public Transport	21
Figure 2.16 - Pedestrian Links and Cycle Routes	21
Figure 2.17 - Heritage	22
Figure 2.18 - Aboriginal Cultural Significance	22
Figure 2.19 - Parramatta Terrace Sand	23
Figure 2.20 - Public Space	23
Figure 2.21 - Flooding	25
Figure 2.22 - LEP Land Use Zoning	26
Figure 2.24 - DCP Zoning - Street Frontage Heights	27
Figure 2.25 - Land Ownerships	27
Figure 3.01 - City River Strategy #1	31
Figure 3.02 - City River Strategy #2	31
Figure 3.03 - City River Strategy #3	32
Figure 3.04 - City River Strategy #4	32
Figure 3.05 - City River Strategy #5	33
Figure 3.06 - City River Strategy #6	33
Figure 3.07 - City River Strategy #7	34
Figure 3.09 - City River Strategy #9	35
Figure 3.10 - City River Strategy #10	35
Figure 4.01 - Parramatta City River Plan	40
Figure 4.02 - Activation Plan	42
Figure 4.03 - Built Form & Structures Plan	44
Figure 4.04 - River Access and Egress Plan	46
Figure 4.05 - Level Plan	48
Figure 4.06 - Landscape Plan	50
Figure 4.07 - Environmental Initiatives Plan	52
Figure 4.08 - Lighting Plan	54
Figure 5.01 - River Quarter Plan	58
Figure 5.02 - Kings Quarter Plan	61
Figure 5.03 - Section AA Kings Quarter	62
Figure 5.04 - Section BB Kings Quarter	62
Figure 5.05 - Cultural Quarter	67
Figure 5.06 - Section CC Cultural Quarter	68
Figure 5.07 - Section DD Cultural Quarter	69
Figure 5.08 - City Quarter West	73
Figure 5.09 - Section EE City Quarter West	76
Figure 5.10 - Section FF City Quarter West	76
Figure 5.11 - City Quarter East	81
Figure 5.12 - Section GG City Quarter East	84
Figure 5.13 - Section HH City Quarter East	85
Figure 5.13 - Parramatta Quay	89
Figure 5.14 - Section II Parramatta Quay	90
Figure 5.15 - Section JJ Parramatta Quay	91



# Volume 01: Contents

<b>Executive Summary</b>	<b>vi</b>
<b>1.0 Introduction</b>	<b>2</b>
1.1 Background	2
1.2 Site Location	2
1.3 Report Structure	2
1.4 Project Methodology	2
<b>2.0 Analysing Parramatta City River</b>	<b>6</b>
2.1 Sydney Context	6
2.2 Western Sydney Context	7
2.3 Planning Context	8
2.4 City Context	12
2.5 Future Context	13
2.6 Site Analysis	14
<b>3.0 Project Principles &amp; City River Strategies</b>	<b>30</b>
3.1 Project Values	30
3.2 Ten Project Principles	30
3.3 Ten City River Strategies	30
<b>4.0 Parramatta City River Plan</b>	<b>38</b>
4.1 The Site Plan	40
4.2 Activation Plan	42
4.3 Built Form and Structures Plan	44
4.4 Access and Egress Plan	46
4.5 Level Plan	48
4.6 Landscape Plan	50
4.7 Environmental Initiatives Plan	52
4.8 Lighting Plan	54
<b>5.0 City River Quarters</b>	<b>58</b>
5.1 River Quarters	58
5.2 Kings Quarter	60
5.3 Cultural Quarter	64
5.4 City Quarter West	70
5.5 City Quarter East	78
5.6 Parramatta Quay	86
<b>6.0 Public Exhibition</b>	<b>94</b>
6.1 Community Feedback	94
<b>7.0 Next Steps and Recommendations</b>	<b>98</b>
7.1 Next Steps	98
7.2 Recommendations	100
<b>Appendix A - History of the River</b>	<b>104</b>
Aboriginal History	104
European Settlement	104
Second CBD	104
<b>Appendix B - Precinct Analysis</b>	<b>108</b>
River Precincts	108
<b>Appendix C - International Precedents</b>	<b>126</b>
Introduction	126
HafenCity, Hamburg	126
River Lea, London	128
Berges Du Rhone, Lyon	129
Cheonggyecheon, Seoul	130
Activity Examples	131
Flood Mitigation Examples	131
<b>Appendix D - Design Elements</b>	<b>134</b>
River Square	134
Barry Wilde Bridge	136
City Beach	138
North Bank Terrace	140
Parramatta Quay	142
River Edge Detail	144

**Note:** For further detailed information related to each consultant report please refer to Volume 02: Technical Appendix.



Executive Summary

OVERVIEW

The banks of Parramatta River have been inhabited for thousands of years, providing fresh water, food and transport for the Aboriginal clans that lived along its course. After Europeans arrived these activities continued, contributing to the growth of Parramatta City and development of Sydney.

The story of Parramatta City is interwoven with the river. It fed Australia’s first successful agricultural development at Experiment Farm, helping to establish a bustling regional centre with a population greater than the settlement at Sydney Cove.

Like many other cities around the world, Parramatta has gradually turned its back on the river foreshore. Industrialisation and car-orientated town planning has led to Parramatta River’s edges being engineered and disconnected from the surrounding urban structure.

The Parramatta City River Plan builds on regional and local planning instruments and studies previously undertaken by Council. It has been informed by a multi-disciplinary project team that comprises expertise in Flood Mitigation, European Heritage, Aboriginal Archaeology, Lighting, Water Sensitive Urban Design [WSUD] and Accessibility. It through this combination of disciplines that a thorough and well considered plan has been proposed.

Underpinning the City River Plan are a series of project principles and City River strategies [P30] that define the nature and parameters of the design response. These project principles and river strategies assist in achieving an integrated strategy and activation plan for the riverfront.

PARRAMATTA CITY RIVER PLAN

The City River Plan positions Parramatta River at the front and centre of Parramatta City Centre as redevelopment occurs. The plan proposes a world class public domain and a high quality collection of new buildings that are seamlessly knitted together by a dense network of accessible and active spaces.

A key unifying element within the river corridor is provided in the form of River Square which establishes a direct connection with Parramatta Square, the CBD’s major public space. River Square is complemented by Parramatta Quay, the city’s new improved ferry terminal. Linking these river spaces together are a series of active focal points that take the form of multi-functional terracing, event zones, a variety of land uses and new cultural landmarks.

This is all framed by a re-profiled river corridor that naturalises the river edge, improves accessibility to the river and responds to the river corridors flood characteristics. All these initiatives aim to encourage people to visit the waters edge and engage with Parramatta River.

The City River corridor is broken down into a series of distinctive river quarters that are bounded by Parramatta River’s bridges. The River Quarters are;

- River Quarter 1: Kings Quarter
- River Quarter 2: Cultural Quarter
- River Quarter 3: City Quarter [West and East]
- River Quarter 4: Parramatta Quay

Key proposals within the City River Plan are annotated 1 to 14 on the adjacent plan.

1. Kings School

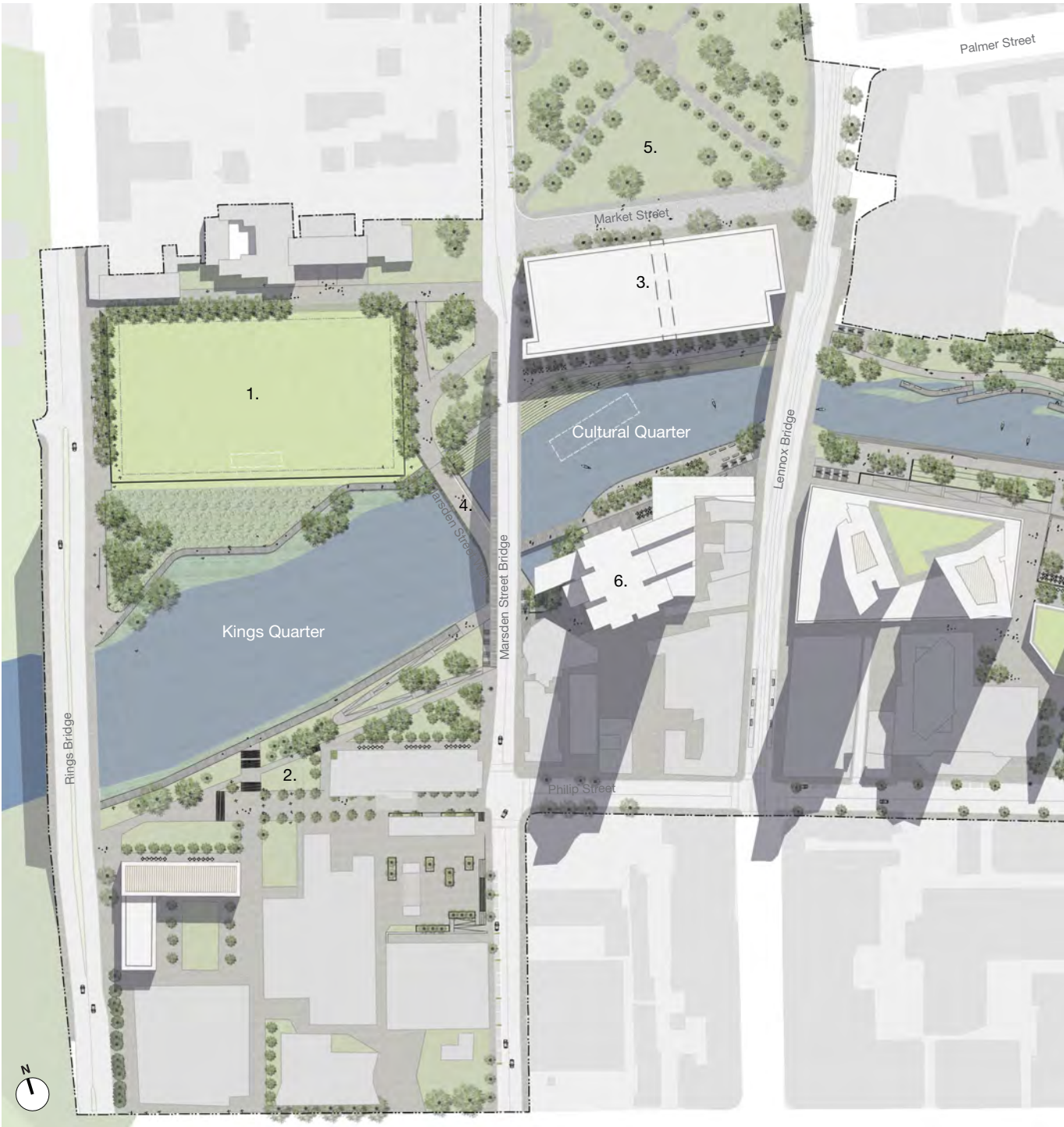
The Kings School precinct should be adaptively re-used to provide both a multi-purpose ground and public recreational space for the Parramatta community. Defining this new space would be multi-functional terraces, a primary wetland and an accessible network of footpaths that can link the precinct to the local stadium, Parramatta Park and river edge.

3. Riverside Theatre

A new Riverside Theatres would be proposed that fronts onto the river corridor providing a variety of active retail and cafe uses. A key initiative along the river corridor would be a Water Terrace that supports a range of outdoor cultural events.

5. Prince Alfred Square

Prince Alfred Square’s current recreational function and historic character would be retained. A key initiative introduced to enhance the park’s relationship with the Riverside Theatre would be the transformation of Market Street as a pedestrian plaza and shared space.



2. Justice Precinct

The Justice Precinct’s riverside frontage would be re-addressed through active building edges and a network of footpaths that connect the Justice Precinct seamlessly to the river’s edge, Parramatta Park and Riverside Tower.

4. Marsden Street Weir

Marsden Street Weir would retain its current function as a weir, however it could also provide a low level walkway that links the Kings School Precinct with the Justice Precinct and Riverside Tower. The weir would also be upgraded and enhanced through facade treatments establishing it as a feature in the riverside landscape.

6. Riverside Tower

The planned Riverside Tower will accommodate commercial, retail, a discovery centre and residential units. The adjacent public domain would be characterised by a retained riverside wall, a two tier deck and a variety of retail frontages.



7. Riverside Terrace

Riverside Terrace would be an accessible and usable public space along the north bank of the river catering for the day to day user and event goer. An upper level and lower level plaza along the northern and southern edge of the terraces should accommodate markets and other temporary initiatives.

9. Barry Wilde Bridge

An upper level and lower level bridge crossing would be designed to ensure easy pedestrian and cycle movement across Parramatta River, whilst accommodating boat movement under the bridges

11. North Bank Terrace

North Bank Terrace would be an accessible and usable public space along the north bank of the river adjacent to Charles Street Weir that caters for the day to day user and the event goer. A low level plaza located along the river edge can accommodate markets and other temporary initiatives.

13. Escarpment Boardwalk

The proposed Escarpment Boardwalk has the potential to unify the northbank of the river and ensure seamless continuation of the Parramatta Valley Cycleway through to Parramatta Park.



8. River Square

River Square would be the Parramatta's premier riverside public space linking directly to Parramatta Square and station through the Horwood Civic Link. It would be characterised by Australia's first Water Square a multi-functional space that can accommodate upto 10,000 people, a floating stage, various event functions, children's play and riverside swimming.

10. City Beach

City Beach would be Parramatta City River's beach-side destination providing a passive recreational space for the local people to relax, use and enjoy. Its positioning along the river corridor resonates with the river's aboriginal history, establishing an alternative riverside destination between River Square and Parramatta Quay.

12. Charles Street Weir

A newly constructed Charles Street Weir is recommended to allow seamless river access from the Escarpment Boardwalk to Parramatta Quay as well as retaining its function as a weir. Its circular design has the potential to form a symbolic relationship with Circular Quay, Sydney and establish the weir as a riverside landmark.

14. Parramatta Quay

Parramatta Quay would be Parramatta City Centre's major ferry interchange connecting Sydney to Parramatta. Improved accessibility, cafe activation and a series of pedestrian plaza's ensure Parramatta Quay is identified as Parramatta City Centre's major river arrival point.



*“Parramatta City River Strategy proposes a world class public domain and a high quality collection of new buildings that are seamlessly knitted together by a dense network of accessible and active spaces.”*



VISUALISATION 1. Parramatta City River Strategy aerial east.





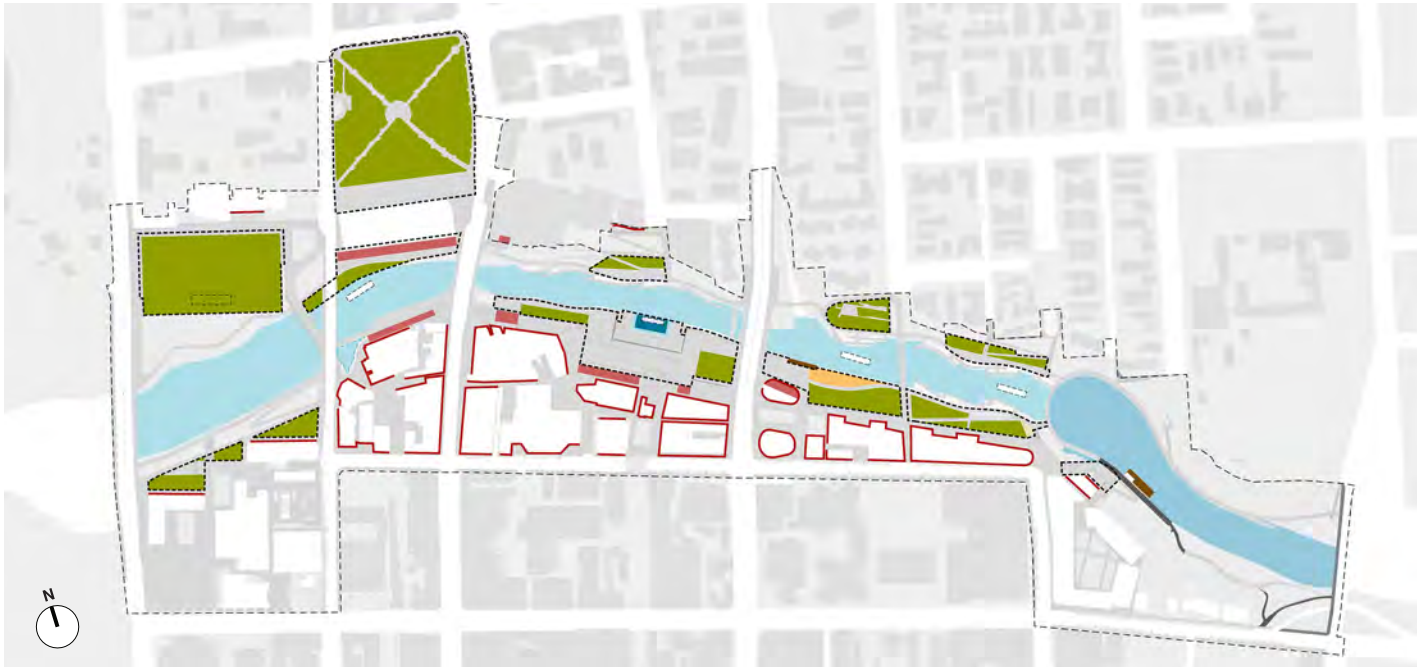


ACTIVATION PLAN

The Activation Plan provides a guiding framework to establish a strong active river corridor covering both the lower level foreshore though to the upper level city streets. The plan embeds four modes of activation along the Parramatta River: Building, Event, Water and Recreation to ensure an all year active river environment. These modes of activity are:

- **Building Activation** - All existing and future buildings along Parramatta River should activate the city and river at ground level;
- **Event Activation** - Event zones are designed to accommodate a diverse range of events through terraced seating and pedestrian plaza's;
- **Water Activation** - Water quality improvements would allow Parramatta River to be accessed and utilised by paddle boats, kayaks, outdoor cinema's and a multi-functional water square;
- **Recreational Activation** - Passive and recreational activities should be enhanced along the north and south bank through terraced spaces and open grass spaces;

- Legend
- Site Boundary
  - Focal Points
  - City Beach
  - Bunker Program [Flood Doors]
  - Water Activity - River
  - Water Activity - Harbour
  - Active Building Edge
  - Event Zone
  - Water Square



BUILT FORM AND STRUCTURES PLAN

The Built Form and Structures Plan suggests a number of principles to improve river address and guide future built form within the strategy area. It is noted that not all of the properties are currently in Council ownership, however the following are recommended for consideration as redevelopment of this area occurs. The four principles underpinning changes to built form are:

- **Arrival Landmark Buildings** - Landmark buildings are indicated in strategic locations to enhance sense of arrival;
- **High Quality Building Frontages** - New and upgraded building frontages to address and activate the river corridor;
- **Heritage Adaptive Re-use** - wherever possible heritage buildings should be celebrated and adaptively reused;
- **Cultural Landmark Buildings** - Changes to riverside theatre and a new aboriginal cultural centre are proposed to form cultural landmarks along the river,

**Note:** Building form reflects future development potential and is indicative only. Further guidance should be sought from the City Centre Planning Framework.

- Legend
- Site Boundary
  - Cultural Landmark
  - Marker Building
  - Frontage
  - Heritage Adaptive Reuse
  - Retained Building
  - Proposed Building
  - Proposed Tower

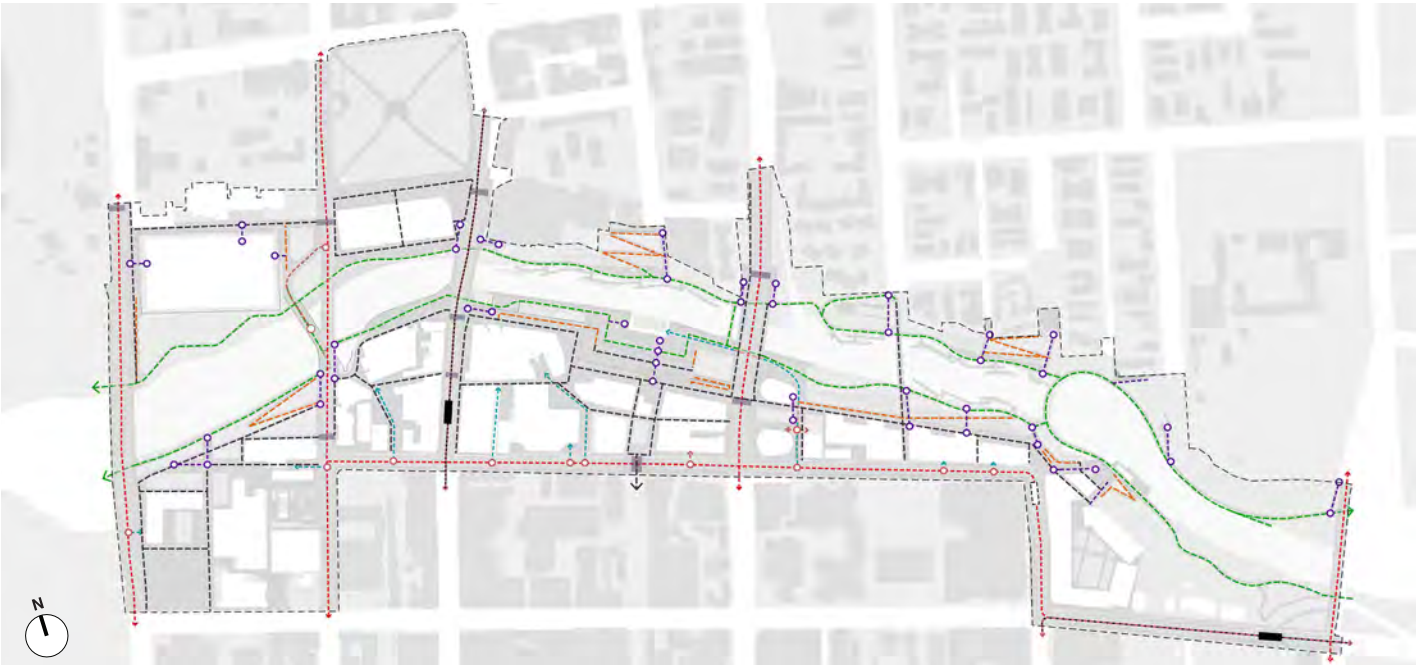




ACCESS AND EGRESS PLAN

The Access and Egress Plan prioritises safe flood evacuation as well as a highly active and connected city river foreshore. The plan considers a well connected network of pedestrian and cycle routes that are supported by excellent service access and easy access to the various modes of public transport. The four main considerations are:

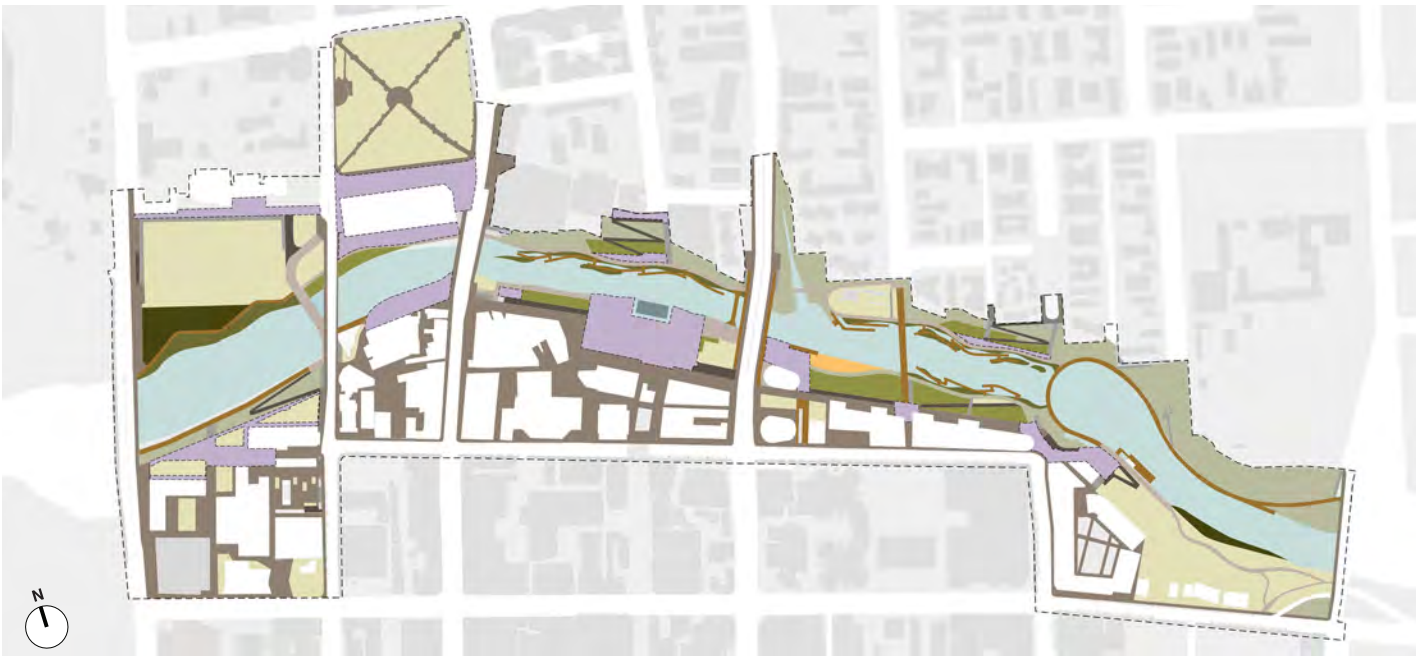
- **Shared/Cycle Movement** - A lower level riverside movement corridor ensures a seamless flow of pedestrian and cycle movement along Parramatta River;
- **Pedestrian Movement** - Pedestrian movement is maximised through an upper level walkway, laneway connections and Horwood Civic Link;
- **Access Points** - Universal access points are located at key points along the river corridor;
- **Public Transport** - A new bus interchange located on Charles Street should link directly with Parramatta Quay and a newly proposed light rail;



LANDSCAPE PLAN

The landscap plan aims to maximise space for events, activation and connectivity across the site. The plan is structured around a hierarchy of open spaces that deliver a varied and interesting public realm with the scale, structure and design of open spaces responding to their intended functions and to the land uses that border them. Key landscape components are;

- **Terraced Spaces** - Terraced spaces are located along the Parramatta River corridor providing adequate seating, passive and recreational spaces and event zones;
- **Pedestrian Plaza's** - High quality plaza spaces are located along the river corridor ensuring adequate public space for the local community, visitors and workers;
- **Riverside Public Domain** - The riverside public domain seamlessly connects the river quarters and adjacent context together;
- **Recreational Open Space** - Both existing and proposed open spaces are designed to support recreational and passive uses



Legend

- Site Boundary
- Shared/Cycleway
- Stair Movement
- Ramp Movement
- Vehicle Movement
- Pedestrian
- Service Access
- Major Level Access Node
- Vehicle Access Node

Legend

- Site Boundary
- Softscape - Lawn
- Natural Slope
- River Terrace
- Pedestrian Plaza
- Hardscape - Upper Level
- Hardscape - Lower Level
- River Water Body
- City Beach
- Treated Water
- Softscape - Wetland
- Natural River Edge
- Hardscape - Boardwalk or Bridge
- Ramps
- Stairs

ACCESS AND EGRESS PLAN  
TOP - Diagram  
LANDSCAPE PLAN  
BOTTOM - Diagram



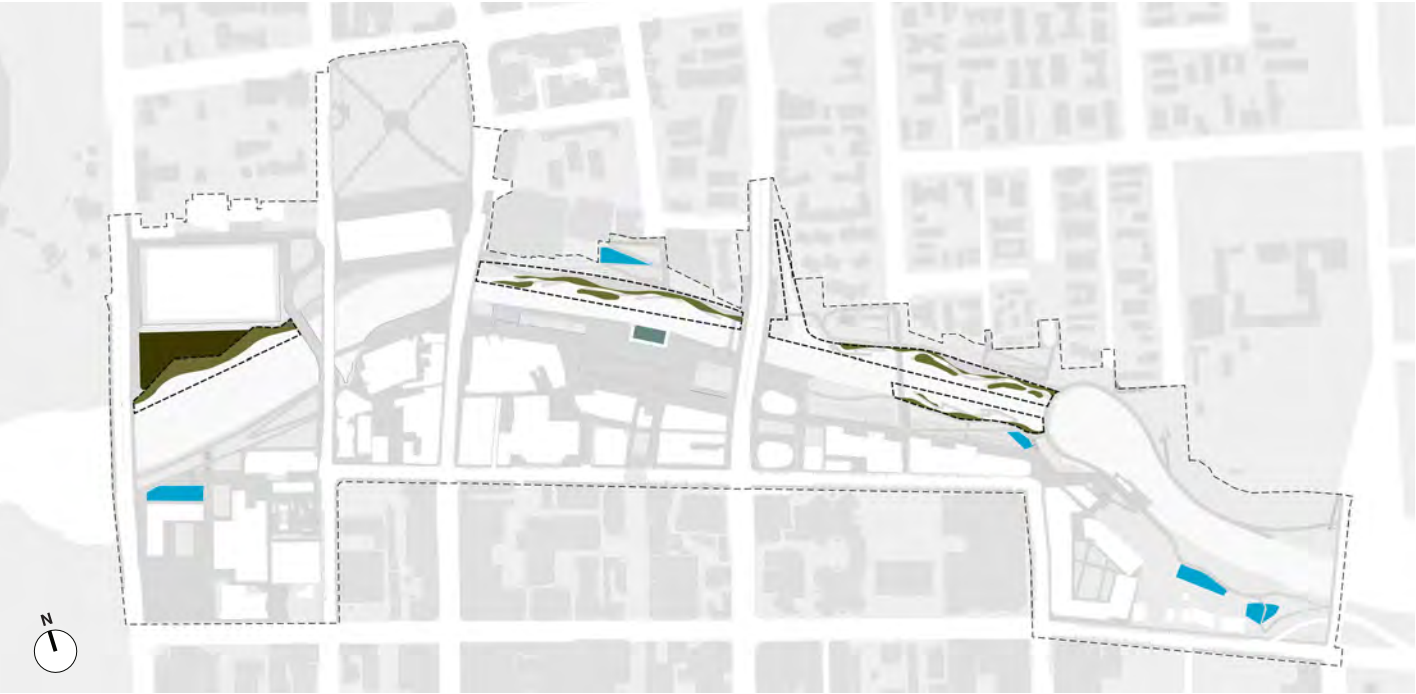
ENVIRONMENTAL INITIATIVES PLAN

The Environment Initiatives Plan establishes a rejuvenated and cleansed river corridor that aims to improve Parramatta River’s water quality and natural environment. The plan considers primary wetlands, stormwater treatment systems, a multifunctional Water Square and a softening of the river corridor through riparian planting. Key considerations are;

- **Kings School Wetland** - A wetland located along the foreshore of King School is recommended to improve water quality downstream.
- **Stormwater Treatment System** - The Parramatta City River Plan embeds sustainable stormwater treatment systems at key strategic locations along Parramatta River corridor;
- **Water Square** - Potential to supply Water Square with treated flows from the River;
- **River Edge Riparian Planting** - Riparian planting is proposed at key locations along the river corridor to soften the river edge and provide habitat for native species.

Legend

- Site Boundary
- Kings School Wetland
- Stormwater Treatment System
- Water Square
- River Edge Riparian Planting



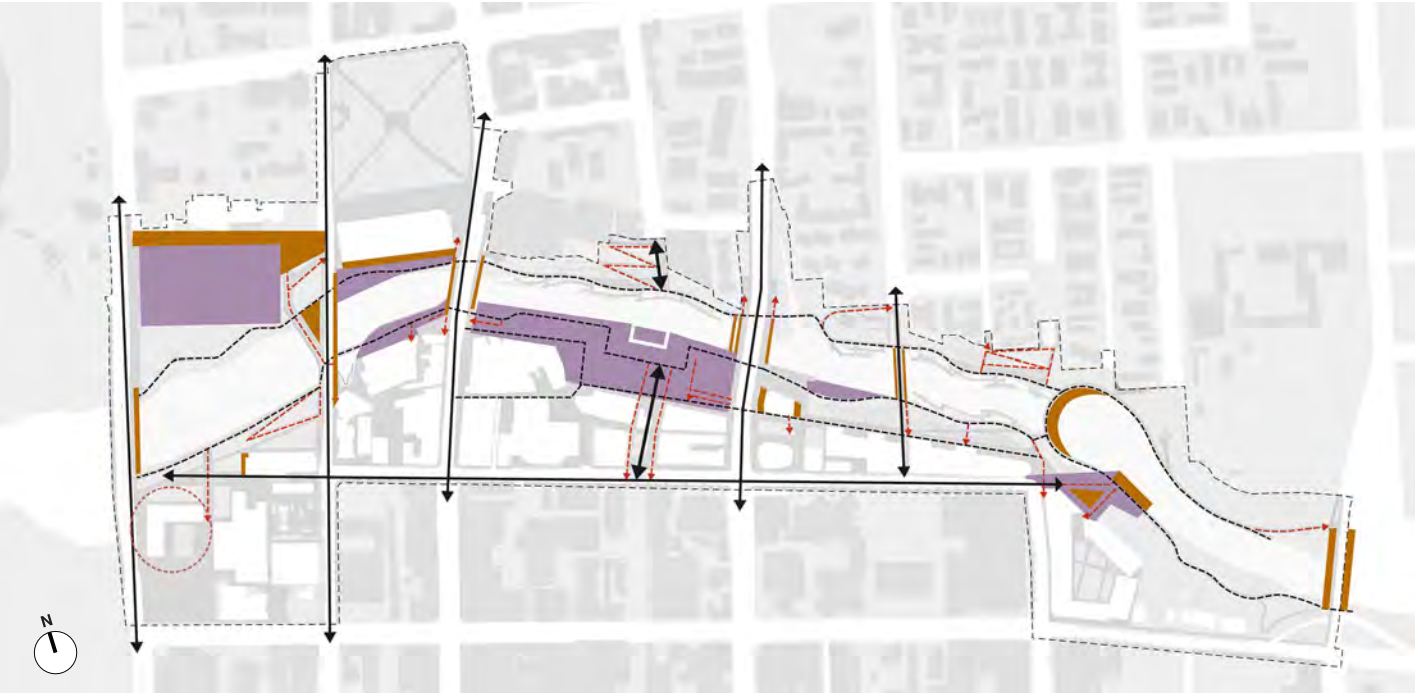
LIGHTING PLAN

The Lighting Plan provides a guide to the development of the City’s public domain lighting across the river-scape supporting the urban development, creating a unique night time identity and experience at a pedestrian level, and expressing the character of the revitalised City riverfront through lighting. Key principles are;

- **Key Destinations** - Establishment of a lighting hierarchy to differentiate major night time destinations;
- **Built Form and Structures** - Lighting to enhance built form, including facades, terraces, river infrastructure (weirs, bridges).
- **Flood Evacuation** - Lighting scheme to consider flooding and flood lines with robust lighting selection fit for purpose;
- **Movement Corridors** - Lighting to differentiate major night time corridors and connection zones;

Legend

- Site Boundary
- Key Destinations
- Built from and structures
- Flood Evacuation
- Movement Corridors





NEXT STEPS

The following next steps are based on the outcomes of the project process and look to assist Parramatta City Council in prioritising the future projects that should lead to the transformation of Parramatta City River. The proposed next steps embody all the emerging outcomes of the project and ultimately aim to fulfil the project principles, City River strategies and City River Plan proposed in this report document.

Planning

The planning approach to Paramatta City River Plan clearly demonstrates the design intent of the City River strategy. However, further work is required to deliver the strategies through to implementation. The following recommendations list the future work required to deliver the planning of the City River corridor.

- Review and update the LEP, DCP, built form and public domain guidelines reflect the outcomes of the City River Strategy. Consider developing a palette of materials and elements for the City River precinct.
- Prepare an activation study to further develop the social, cultural and land-uses required to animate the river corridor through out the year.
- Develop an art/ interpretation plan to add a further level of detail to the Parramatta City River Strategy and Activation Plan.
- Seek guidance from Office of Environment and Heritage with regards to the preparation of a cultural heritage assessment for the river precinct incorporating both European and Aboriginal heritage.
- Proceed to design develop priority precincts including further consideration of community feedback.
- Establish an ongoing funding and delivery mechanism to deliver the City River Strategy.

Community

Future projects that emerge from the Parramatta City River Strategy should involve regular engagement with stakeholders and the community. The following recommendations list the future work required to encourag the temporary, short, medium and long term activation of the river through partnerships..

- Council to work with local landowners and business owners to support and promote the activation of both the public and private spaces.
- Council to work with the community to investigate the opportunities of temporarily activating the river corridor during implementation.

Infrastructure

Parramatta City River corridor is characterised by a number of bridges, weirs and streets. These major infrastructure elements form a key component into the revitalisation of the river and so further studies are required to test their capacity for both structural, aesthetic and functional changes. The following recommendations list the future work required to design develop the infrastructure along the City River corridor.

- Consider the outcomes of the City River Strategy from a city wide multi-modal planning perspective. Undertake more detailed planning with respect to traffic.

- Detailed investigation to test flood doors below the 1 in a 100 year flood assessing risk factors, economic viability and appropriate land uses.
- Infrastructure investigation into engineering of the rea-ligned river corridor including feasibility of proposed changes to Charles Street and Marsden Street weirs.
- Detailed investigation into early warning flood system within the local catchment.
- Update flood model of the local catchment.
- Develop a stormwater and water quality study for the lo-cal catchment.
- Structural assessment to inform design development of Barry Wilde Bridge and Marsden Street Bridge pedes-trian enhancements.









## 1.0 Introduction



1.0 Introduction

1.1 BACKGROUND

In December 2013 Parramatta City Council issued a tender seeking to engage a multi-disciplinary design team to partner with council and develop a Parramatta City River Strategy. In response to this tender McGregor Coxall was commissioned by Parramatta City Council to develop a holistic strategy for the CBD portion of the river between O’Connell Street/ Rings Bridge and Gasworks Bridge/ Harris Street. The strategy is required to drive a strong vision for the area and pro-actively manage the high change profile stimulated by increased development, city growth and demand for community access and use.

The council identified in the brief that the purpose of the project is to;

- Develop an integrated vision for the riverfront.
- Provide a coordinated design and activation strategy.
- Determine feasibility and provide a draft implementation strategy. Realising the strategy will be a long term project involving numerous land-owners, developers, council and other interested parties to start process of turning strategy into reality.

1.2 SITE LOCATION

The project site focuses on the CBD portion of the Parramatta River between O’Connell and Harris Streets, is approximately 1.5km length and has 4 distinct precincts. It also includes 5 trafficable bridges, 6 pedestrian crossings, a number of heritage items, public domain foreshore areas to the north and south of the River, two weirs, a Rivercat Ferry Wharf, a variety of built conditions and adjacent parkland abutments. The project area includes a range of projects currently in planning phases or scheduled for construction.

The city blocks abutting the project site form a loosely defined zone of influence which impacts the character, liveliness and quality of the City River public domain. This area includes path bridges and streets which feed into river access points; adjacent precincts and land uses and built form at the sites edge which informs existing conditions and the future liveliness, character and quality of the public domain.

1.3 REPORT STRUCTURE

The report structure reflects the design process undertaken in preparing this strategy and activation plan for Parramatta City River. The following sections form the structure of this document;

- Section 2 provides an understanding of the subject areas regional context, planning, city and future context and existing site conditions.
- Section 3 establishes a series of project principles and river strategies that inform the City River Plan.
- Section 4 develops a City River Plan supported through plans and precedent images that guide the future development of Parramatta River.
- Section 5 details the character for Parramatta City River through a collection of City River Quarters.
- Section 6 identifies key recommendations to be considered in the future revitalisation of Parramatta City River.
- The Appendix section provides further detail on the history of the river, the existing site conditions for each river precinct, an international review of exemplar projects and details of each specific design element contained within the City River Plan.

1.4 PROJECT METHODOLOGY

A collaborative project process has been undertaken, with stakeholder consultation being integral to the preparation of the Parramatta City River Strategy and Activation Plan. This approach has been vital in identifying key challenges and establishing the project principles. It has also given stakeholders an opportunity to contribute to the strategy during its development.

The project process also involved client meetings and Project Control Group [PCG] Workshops, undertaken in addition to site visits. The objective was to ensure that the design of the strategy was based on a detailed understanding of the complexities of the site. This required a consultant team comprising Royal Haskoning DHV for flooding, City Plan Heritage for heritage, Kayandel Archaeological Services for Archaeology, Steensen Varming for Lighting, Alluvium Consulting for WSUD and Morris Goding Accessibility Consultants for Access. Council externally contracted Altus Group for Costing, AEC for Implementation and Staging and People Place and Partnership for Stakeholder Engagement.

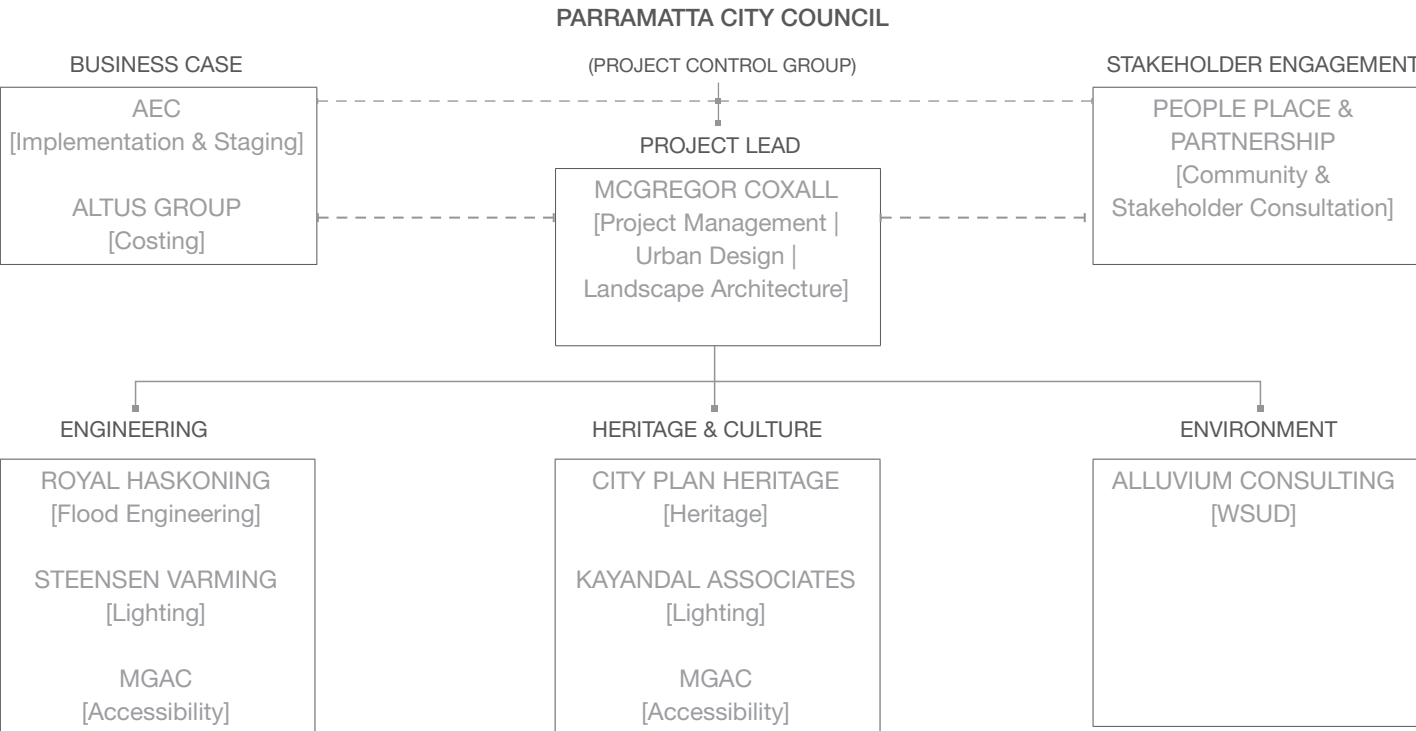


FIGURE 1.01 - CONSULTANT TEAM  
RIGHT. Diagram



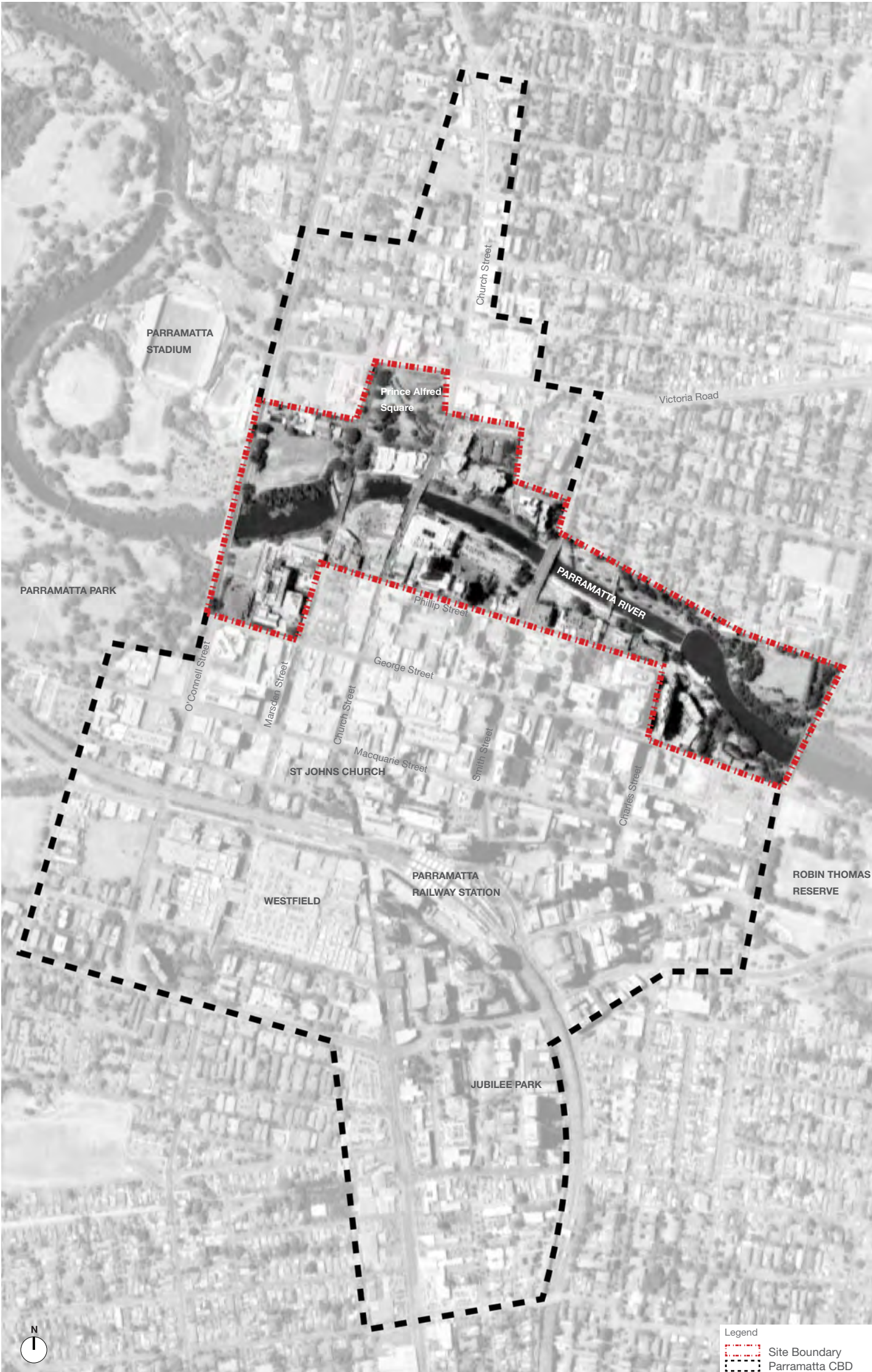
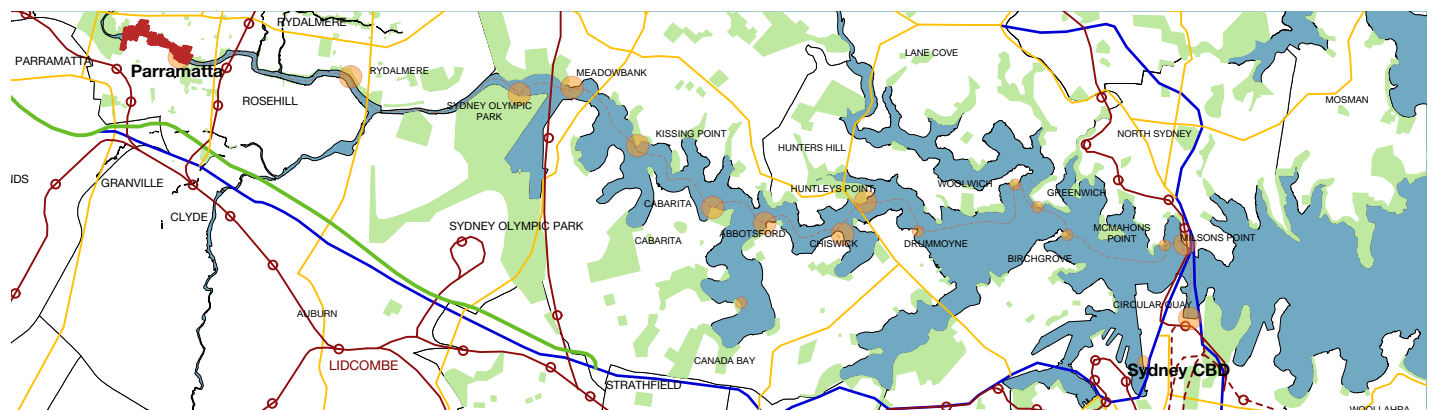


FIGURE 1.02 - SITE PLAN  
TOP. Aerial Diagram









## 2.0 Analysing Parramatta City River



2.0 Analysing Parramatta City River

2.1 SYDNEY CONTEXT

Economic Positioning

As a generator of business activity Parramatta City is the second largest CBD in Sydney and is a crucial employment centre with over 118,000 people working in the Parramatta Local Government Area [2011 estimates]. With a \$14.4 million dollar economy, supported by an advanced transport infrastructure system, Parramatta is a major provider of business and government services. It is an important hub for medical, legal, financial, education and professional services; and forms the economic capital Greater Western Sydney.

Cultural Positioning

178,500 residents call Parramatta LGA home. Parramatta is celebrated for its diverse multicultural population, with over 145 languages and 51% of residents with parent languages other than English. The top 5 nationalities in the region include Indian, Chinese, Lebanese and Filipino The resident population of Parramatta CBD are typically young [18-35], come from single households, and often work in the Sydney CBD or may go to nearby Universities. The workforce population come from throughout Western Sydney.

Environmental Positioning

The Parramatta River runs through the heart of the City of Parramatta. This waterbody establishes a direct environmental link with Sydney CBD and the natural habitats that bound the rivers edges.

The Parramatta Local Government Area contains approximately 720 hectares of public open space parks and reserves. However, the largest single public open space area is Parramatta Park, a 98 hectare area that is managed by the Parramatta Park Trust. Together with Parramatta Park, public open space covers approximately 820 hectares, representing around 13.8% of the LGA's total area.

This open space is spread across 324 parks and reserves. The size and form of parks and reserves varies, with the LGA containing small pocket parks, continuous linear open space following extensive creek systems and foreshores, various sports and recreation grounds, culturally significant parks, significant urban bushland and gateway parks.

Transport Positioning

Parramatta is located along a number of key transport links that establish excellent accessibility to and from Sydney CBD. Vehicular access to Parramatta is focussed around the M4 Western Motorway with secondary access via Parramatta Road. Additionally the city forms a key public transport route by bus, rail and ferry, through Parramatta Railway Station and Parramatta Ferry Wharf.

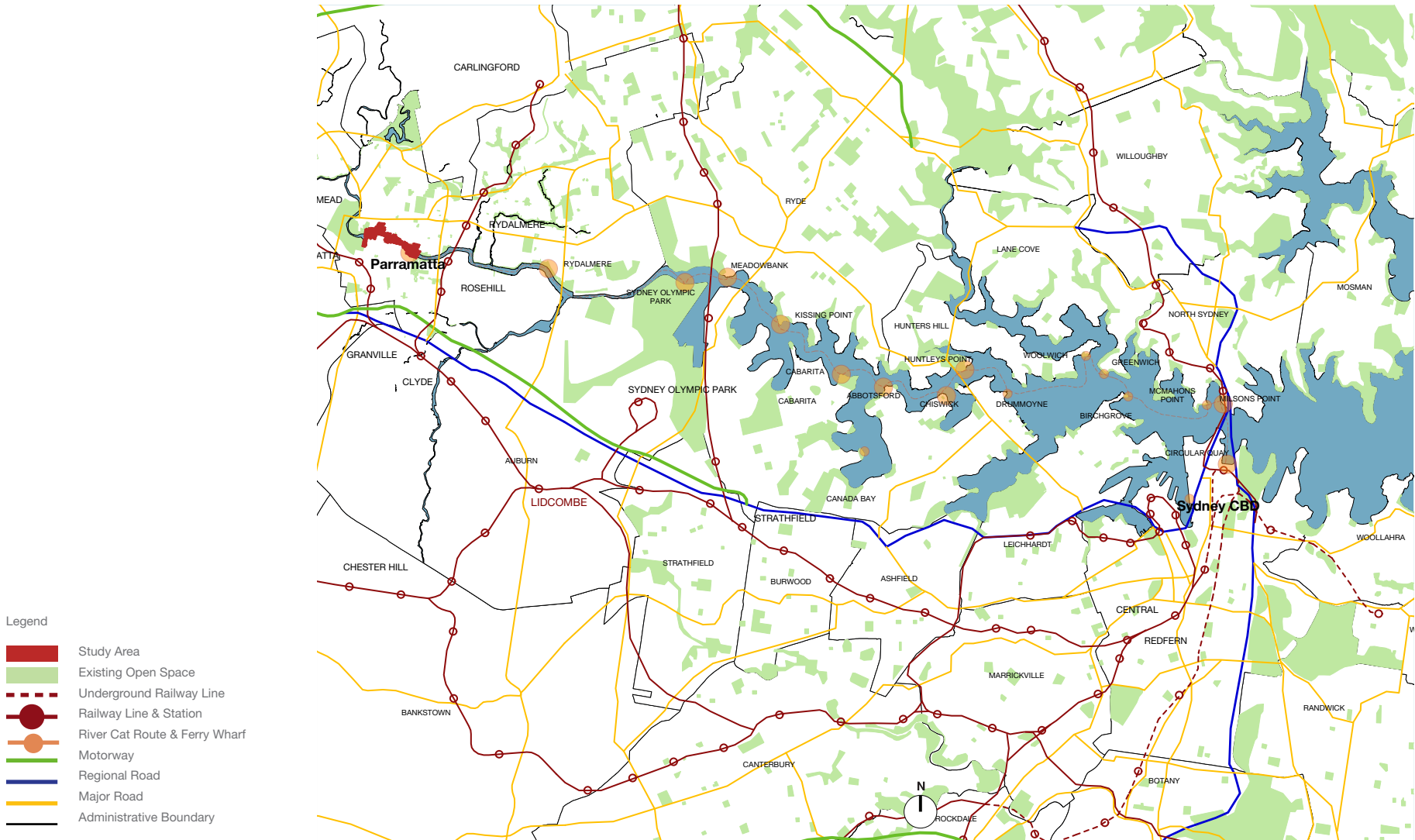


FIGURE 2.01 SYDNEY CONTEXT  
TOP - Context Diagram



2.2 WESTERN SYDNEY CONTEXT

Parramatta is the main gateway city to Western Sydney, accommodating a population of over 2 million, which is projected to grow to 886,700 people by 2031. Western Sydney is home to 1 in 10 Australians, 240,000 businesses, and 30% of the nations top 500 companies.

Parramatta North Urban Renewal

The project area is located between the Parramatta CBD and Westmead health campus, on the banks of the Parramatta River.

The NSW Government is preparing a Framework Master Plan to guide the future of publicly owned sites in the area known as Parramatta North Urban Renewal. The project aims to create a vibrant mixed-use precinct in Parramatta North, including housing and employment opportunities. One objective will be to upgrade and restore heritage buildings and create a sustainable long-term source of funding for their management.

Parramatta River Walks

The proposed walking network promotes the creation of links and loops that connect currently underutilised and unattractive open spaces into popular places that can be used by all members of the community.

Western Sydney Light Rail

The State Government has recently announced \$400 million in the budget for a light rail system to connect key destinations focussed in and around Parramatta.

Parramatta Ferry Service

The NSW Government has proposed ferry services within the Parramatta region are proposed to be improved though a modern, expanded fleet, better wharves and new services.

The frequency of Parramatta River services will be enhanced for most wharf locations to reflect demand and growth potential and to achieve more efficient use of available capacity.

Bus and ferry connections will be enhanced. The switch between transport modes will also be made easier as Opal electronic ticketing is rolled out.

Westmead Health Precinct

West of North Parramatta. The Westmead precinct is an important integrated health research and education facility with large scale anticipated growth. The precinct plays a key role in NSW policy to transform western Sydney into a global growth corridor.

Rydalmere & Camellia

The NSW Government and Parramatta City Council have identified Rydalmere and Camellia as strategic centres. Located east of the site area, on the north bank of the river Rydalmere is the home of the expanding University of Western Sydney's Parramatta campus while Camellia south of the river is a key revitalisation precinct. Both are potential job-rich areas within 10 minutes of the CBD.



FIGURE 2.02 - WESTERN SYDNEY CONTEXT  
TOP - Context Diagram



2.3 PLANNING CONTEXT

The Parramatta City River Strategy has been developed to align with Parramatta City Council's broader environmental, planning and development objectives.

A number of existing studies were reviewed and have contributed to the development of this Strategy, these included:

- Draft Metropolitan Strategy 2031
- Parramatta City Centre DCP 2007
- Parramatta 2038 Strategic Plan
- Parramatta Street Tree Master Plan
- Riverbank Urban Design Strategy
- River Foreshore Plan 2009-16
- Parramatta River Urban Design Strategy
- City Centre Public Domain Plan Framework
- Design Parramatta

Planning and Statutory Framework

Draft Metropolitan Strategy 2031

The draft Metropolitan Strategy for Sydney is a new plan to guide Sydney's growth. The May 2013 Draft Metropolitan Strategy identifies Parramatta as Sydney's second CBD and a premier regional City serving Western Sydney. Parramatta is anticipated to be the fastest growing centre outside Global Sydney over the next 20 years.

Parramatta is expected to grow beyond its own CBD boundaries into the surrounding precincts of Westmead, North Parramatta, Harris Park, Rydalmere (including the University of Western Sydney campus) and Rosehill/Camellia.

The future directions for Parramatta as set out in the Metropolitan Strategy are to:

- Identify, promote and connect the separate precincts that comprise Parramatta City including North Parramatta and Rydalmere, while recognising important local heritage.
- Support highly diverse and competitive employment growth opportunities by renewing and growing Parramatta CBD (and its surrounds) and providing higher order services and job opportunities for greater Western Sydney's growing population
- Extend the Global Economic Corridor to connect with Parramatta CBD;
- Plan for improved transport connections to its wider catchment in line with the Long Term Transport Master Plan;
- Provide capacity for at least 21,000 more jobs to 2031;
- Strengthen cultural and recreation assets including the Parramatta River and its foreshores, Parramatta Park, Bicentennial Park and colonial heritage around Parramatta

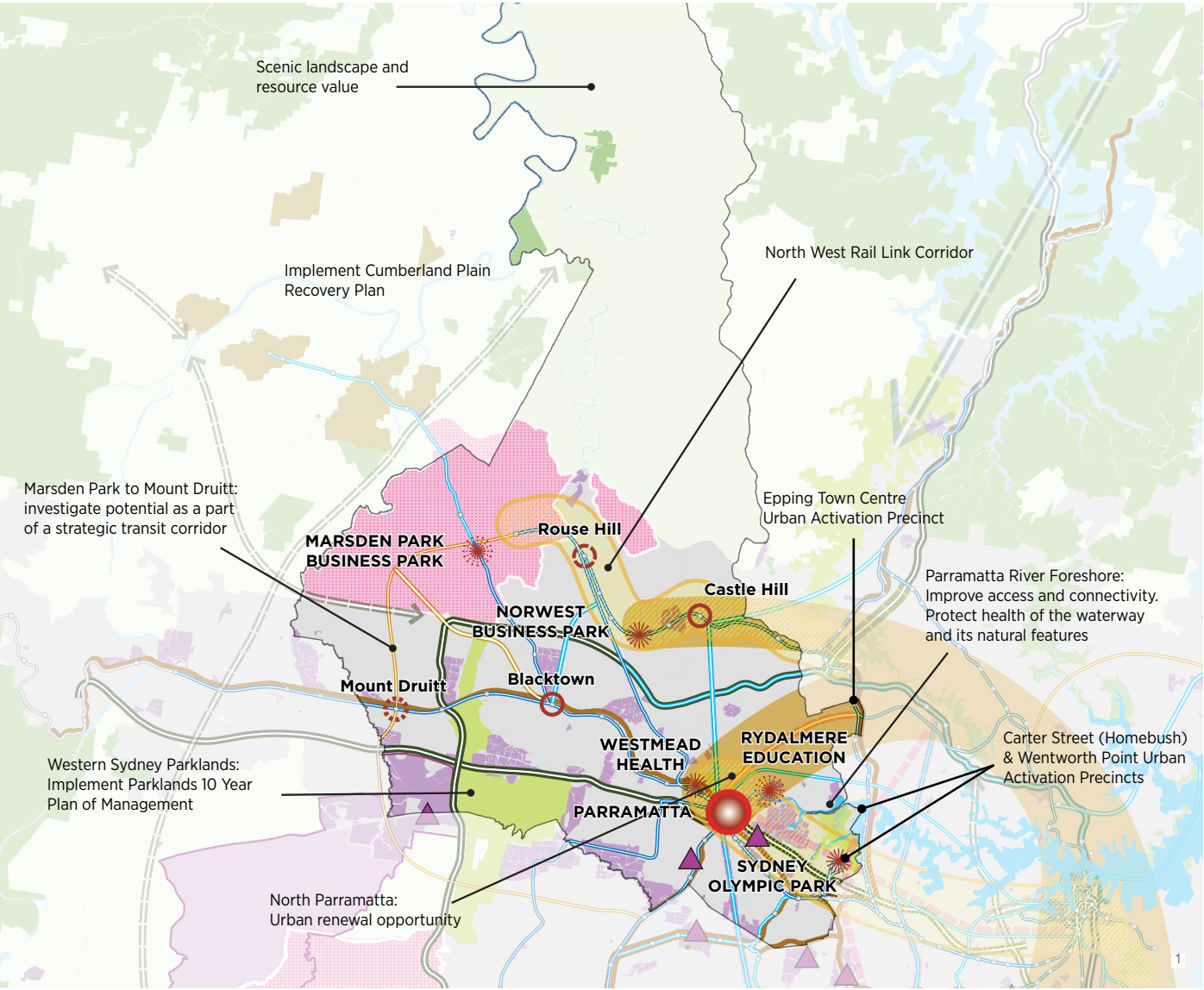


IMAGE 1. Draft Metropolitan Strategy 2031





### Parramatta City Centre DCP, 2007

The Parramatta River Foreshore is recognised as a special area in the City Centre Vision document (prepared as part of the Parramatta City Centre DCP). It states:

*The river foreshore together with Parramatta Park is an important open space contributing to the recreational potential of the city centre and region. The river plays a major role in the function and form of the city, offering opportunities for walking, cycling, social gatherings and events. The plan provides for continued measures to activate the river's edge, extend pedestrian and cycle connections along the foreshore to Parramatta Park and the University, and improve connectivity with the city centre. Buildings will be required to sensitively address the river edge with high quality facades and finishes and will be encouraged to incorporate uses such as cafes and restaurants and residential apartments that take advantage of the river setting.*

#### Pedestrian Amenity

Section 3.0 of the DCP identifies a number of objectives to increase permeability and access to Parramatta River. This includes new links and improvements to existing links, promoting active street frontages, encouraging fine grain retail development and improving views and visual connections.

#### Environmental Management

Section 5.0 of the DCP addresses flooding. The Flood Plain Risk Management section states:

*"Flooding is a significant issue that affects existing and future development in the Parramatta Local Government Area. This Section establishes Council's approach to floodplain planning and the general flood prone land requirements relating to development control for the whole LGA. The development of Council's approach to flooding has regard to and complies with the New South Wales Government's Floodplain Development Manual (FDM 2005)."*

#### Controls for Specific Areas

This Document identifies the River Foreshore Area in section 7.0 Controls for Specific Areas. This document sets out the

following objectives and Controls for development within the foreshore area:

#### Objectives

- To further enhance the Parramatta River foreshore as a valued public domain and environmental asset with appropriate new development;
- To reinforce and activate the river foreshore;
- To enhance views to the river foreshore;
- To improve connections to and along the river foreshore;
- To enhance safety and amenity along the riverfront; and
- To ensure historic linkages between the City and the river are retained, enhanced and interpreted for general public.

#### Controls

1. Provide pedestrian links, promenades and/ or colonnades along or in proximity to the river foreshore;
  2. Provide robust ground level spaces designed to accommodate flood inundation.
  3. Enhance safety and amenity along the river front;
- Incorporate passive surveillance of the river front from development.
  - Maximise active uses along the river front, particularly on the south bank, with cafes, restaurants and the like;
  - Provide multi-use or flexible use facilities, to activate the river front through out the day, and throughout the year;
  - Maximise pedestrian access and connectivity along the river edge;
4. Consider developing community facilities on river edge sites which reinforce the urban structure of Parramatta;
  5. Integrate public squares or courtyards within the design of development along the river foreshore to provide a system of connected open space and public domain.
  6. Differentiate north and south orientation of buildings by responding to the aspect with articulation elements, design of openings, appropriate sunshading and the like;
- The DCP also provides controls for Floor Space Ratio [FSR] and building height for all the sites within the study area.