Precinct 1 - Rings Bridge to Bernie Banton Bridge

This precinct abuts Parramatta Park to the west and the River from the Marsden Street weir significantly opens up towards this aspect. Crown lands frame the northern and southern boundaries of the site with the Justice Precinct to the south and the Old Kings School and its associated curtilage to the North.

Precinct 2 - Bernie Banton Bridge to Lennox Bridge

This foreshore precinct is spatially defined by the strong sandstone wall of Lennox Bridge to the east, Marsden Street weir (with distant view to Parramatta Park) to the west, Riverside Theatre to the north land (currently) the Lennox Bridge car park to the south. Adjacent to Church Street, but well below the bustle of city life, this area is intimate in scale and well suited to consideration as an out door room.

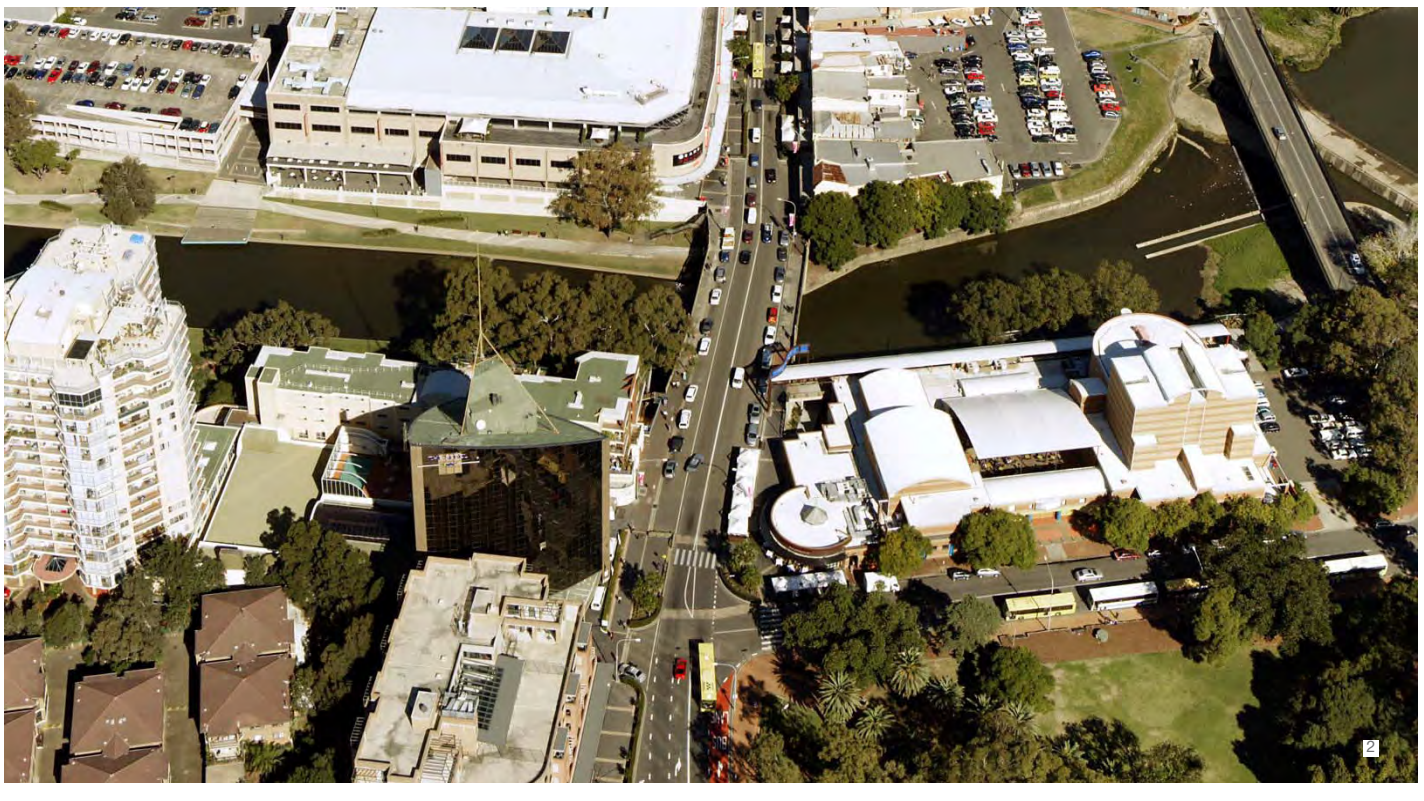


IMAGE 1. Precinct 1 Aerial Photo
IMAGE 2. Precinct 2 Aerial Photo

Precinct 3 - Lennox Bridge to Charles Street Weir

This precinct is considerably larger than the others, framed on the west by the strong vertical presence of Lennox Bridge and its massive sandstone wall and, to the east, by the distinct vista of the sandstone escarpment, beyond Charles Street weir. The northern foreshore is framed largely by strata residential apartment buildings, while the southern foreshore poses the highest level of current and future change potential of the site; including Riverbank development site and River Square. This stretch is the most distinctive City foreshore portion of the River. It encompasses the main tract of passage by ferry commuters entering and existing the City, and it is the portion of the river most highly utilised both in the City's daily life and for minor and major city events.

Precinct 4 - Charles Street Weir to Gas Works Bridge

This Precinct contains Parramatta Ferry Wharf and in many ways forms the gateway to Parramatta City. While the Rivers narrow form provides a limited throat for ferry movement and arrivals, the entry sequence by water, under the Gasworks Bridge offers rare glimpses, particularly on the Northern foreshore, of what this portion of the River may once have looked like, pre-development. The southern foreshore edge is landscaped and contains interpretation work,but has a mixed character, aggravated by poor building address and clutter surrounding the ferry terminal

IMAGE 3 Precinct 3 Aerial Photo
IMAGE 4. Precinct 4 Aerial Photo

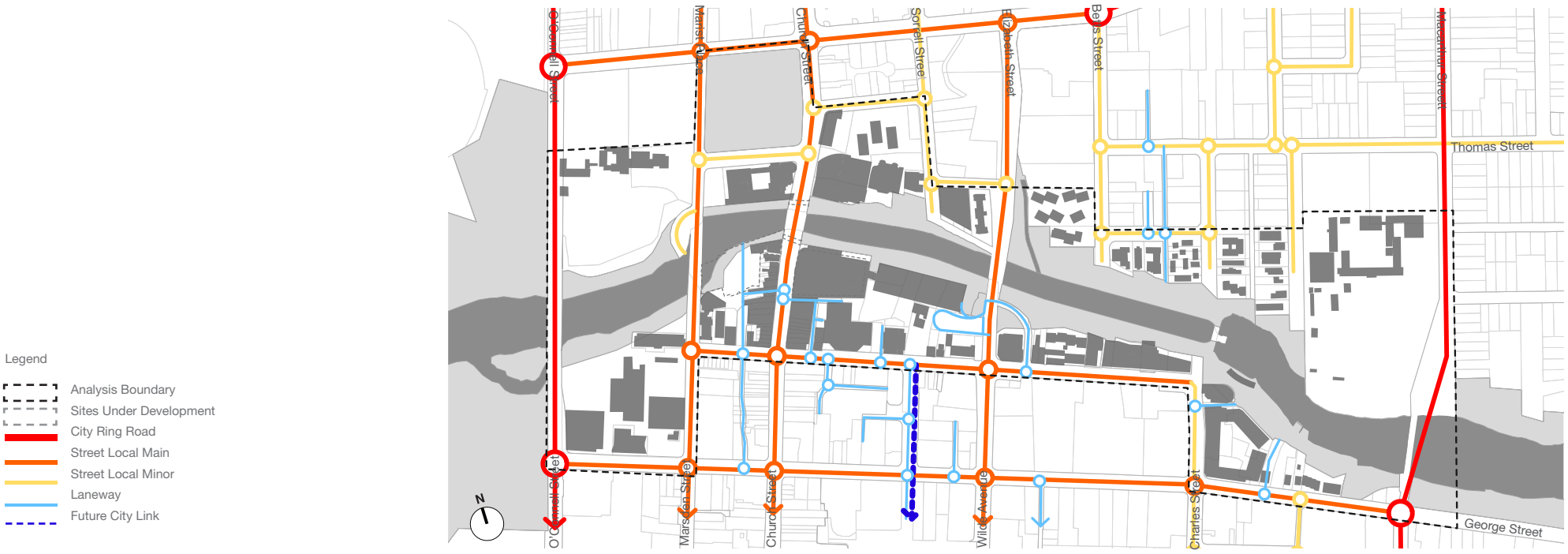
Access and Movement

A key priority for the strategy is to understand the existing pedestrian links, cycling links and public transport offering. The below headings offer an understanding to what access and movement patterns exist in Parramatta City River today.

Street Hierarchy

Parramatta City River, due to its multiple crossings offers good vehicular access to the surrounding context. Key points to note area;

- Major Roads O'Connell Street and Macarthur Street bound the eastern and western edges of the CBD, ensuring excellent north to south access into the city;
- Local main roads Marsden Street, Church Street and Smiths Street provide north to south access directly into the city centre;
- Victoria Road, Philip Street and George Street form strong East to West vehicle roads that connect to directly to the north to south roads;
- Local lane ways link to existing parking spaces increasing vehicular accessibility to the river.



Access and Parking

Parramatta City River provides large amounts of car parking along the river edge. These Carparks take up substantial areas of river facing property and contribute to the abundance of non-active frontage on the foreshore. Key points to note are;

- A large multi-storey car park is located along the river corridor providing over 300 car parking spaces;
- Lennox Bridge Cat Park is a surface level car park that provides both car parking and service access to Church Street, Philip Street and Marsden Street;
- Riverside Theatre has a surface level car park bounding it which provides 30 car parking spaces;
- The Justice Precinct contains a surface level car park along its western edge bounding O'Connell Street;
- All roads located within and around the river site support parallel street car parking;

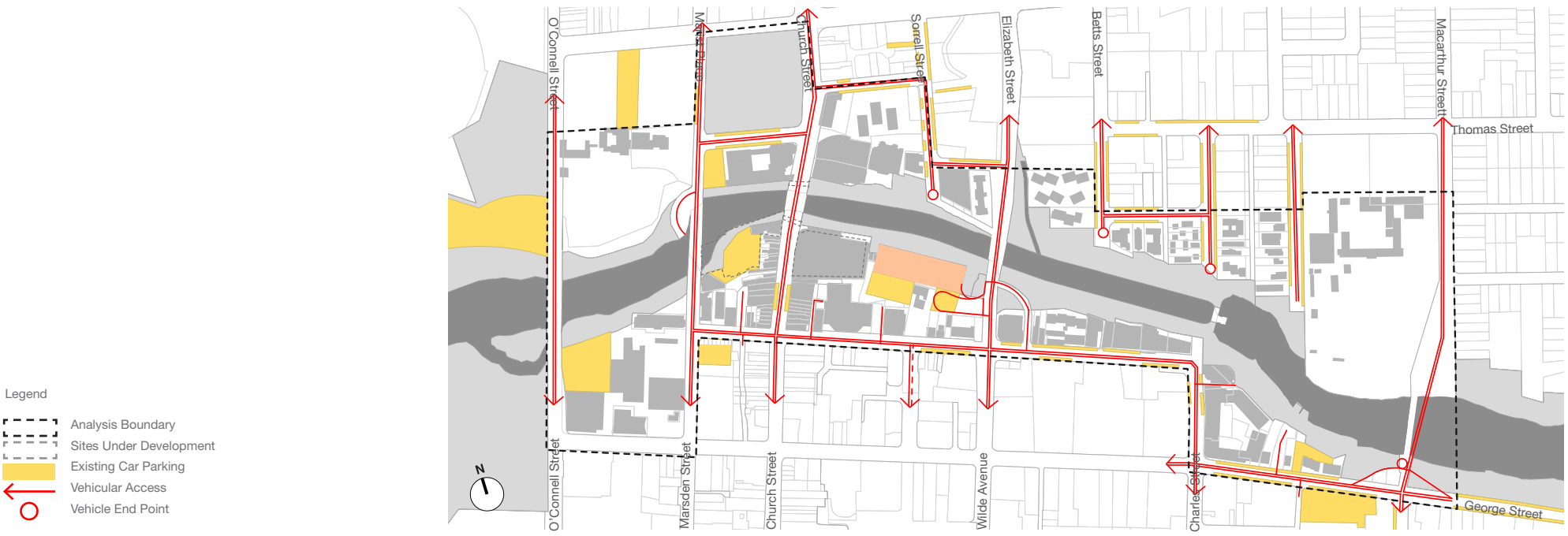


FIGURE 2.14 - STREET HIERARCHY
TOP - Site Analysis Diagram
FIGURE 2.15 - ACCESS AND PARKING
BOTTOM - Site Analysis Diagram

Public Transport

Parramatta City River is accessible through a variety of public transport types including bus and ferry transport . Key points to note are;

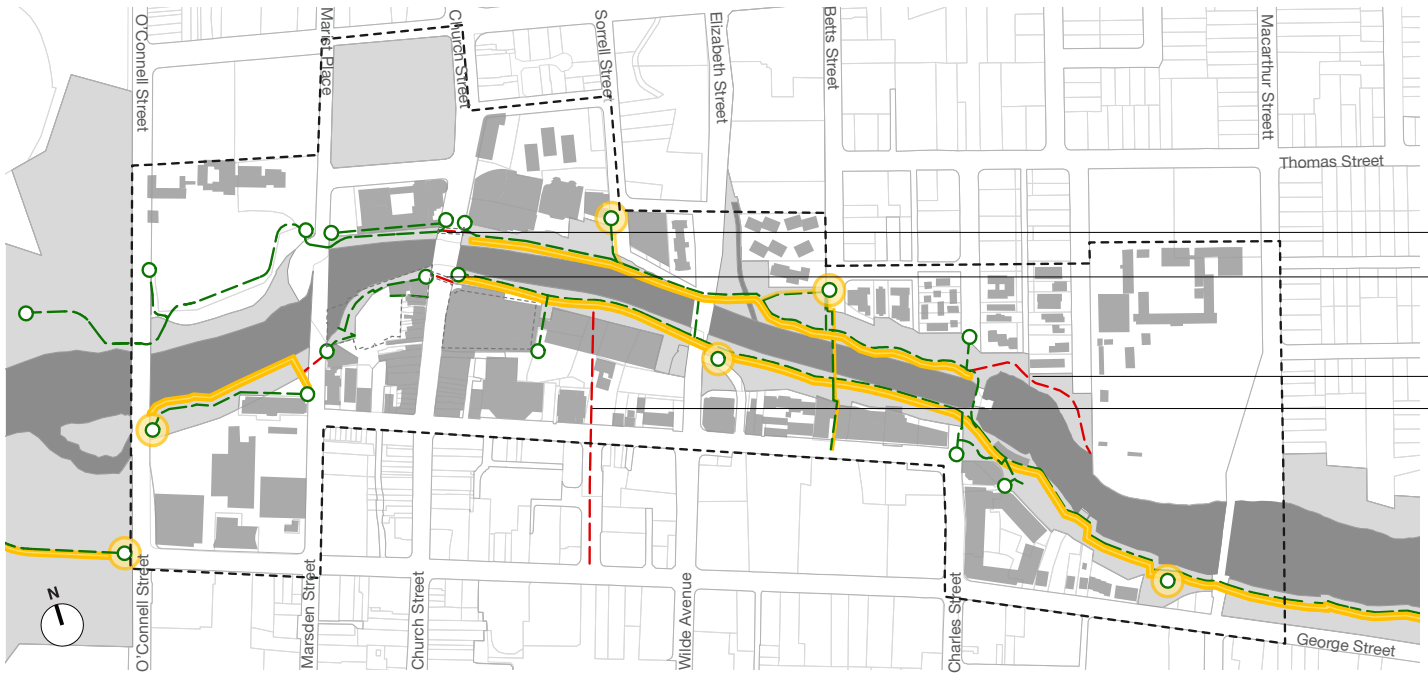
- The Rivercat ferries access Parramatta at Parramatta Ferry Wharf located along Charles Street. A key issue with the ferry service is the limited availability due to tidal changes along the harbour;
- The Parramatta city bus network provides a free shuttle bus which works on a loop system connecting Parramatta Railway Station, Parramatta Ferry Terminal and bus stops along O'Connell Street, Church Street and Charles Street with an additional stop on Philip street.
- Sydney bus routes that connect to Parramatta include the 545, 520, 521, 523- 525, 546, 550, 552, 547, 549, 600- 604, 606, 609, 625, 829 & 900, as well as Metro buses M54, M23, M52 & M60.

Pedestrian Links and Cycle Routes

The River corridor is characterised by a disconnected network of pedestrian and cycle routes. This disconnection is experienced in varied degrees due to the existing bridges located along the river and the steep change in topography between the river and the city. Key characteristics are as follows;

- Connectivity between Parramatta Park and Church Street is limited due to a poorly defined network of routes;
- Linear movement along the river corridor between Church Street and Charles Street Weir is good, however these routes offer little to no access to the bridge levels and the CBD;
- Access from Charles Street Weir to the Gas Works Bridge is limited to the southern edge of the river, highlighting a distinct lack of connectivity along the northern river edge.

Future proposed projects including the Lennox Bridge Portals, Horwood Civic Link and Escarpment Boardwalk will greatly improve linear connectivity between Church Street, Marsden Street and the Gas Works Bridge.



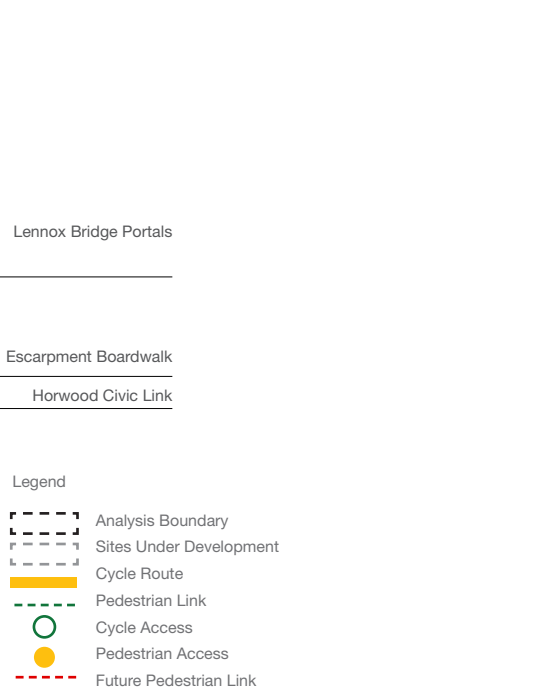


FIGURE 2.15 - PUBLIC TRANSPORT
TOP - Site Analysis Diagram
FIGURE 2.16 - PEDESTRIAN LINKS AND CYCLE ROUTES
BOTTOM - Site Analysis Diagram

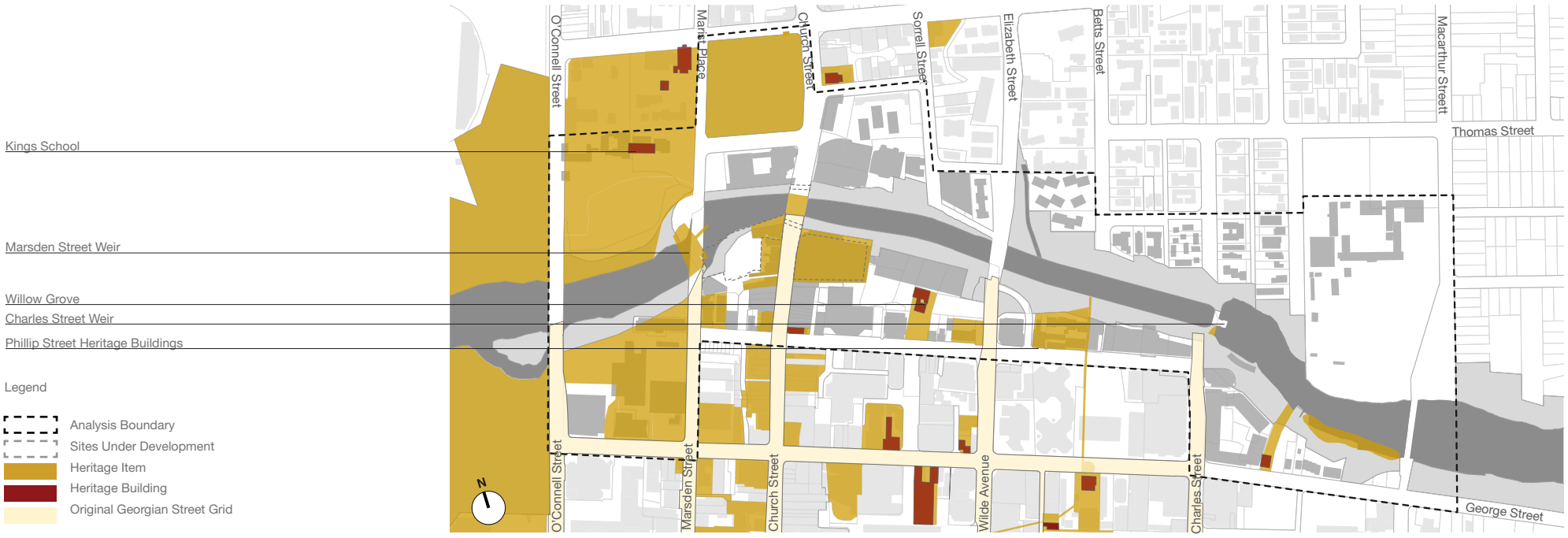
Environment

A key priority for the strategy is to establish an understanding of existing environmental conditions within and around the foreshore. The below headings offer an understanding to the environmental characteristics existing within Parramatta City River today.

Heritage

The western area of the site houses a large number of heritage sites.

- This area connects to Parramatta Park and associated buildings as well as occupying the Marsden Rehabilitation Centre to the north of the river and Brislington property to the south.
- Prince Alfred Square, Marsden Street Weir, Lennox Bridge and Church Street premises are also heritage listed.
- Towards the east of the site there are fewer heritage listed buildings, however of particular note is Willow grove, St Georges Terrace and Barnaby's restaurant and Charles Street Weir;



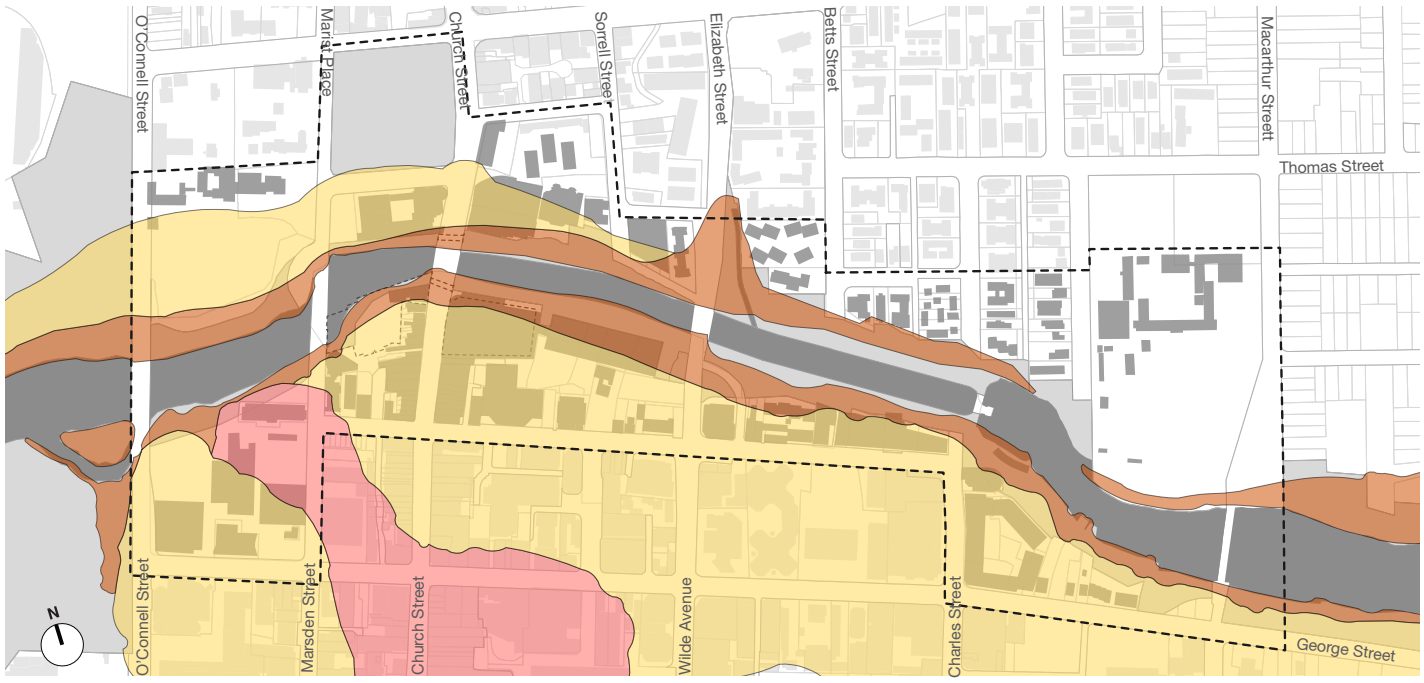
Aboriginal Cultural Significance

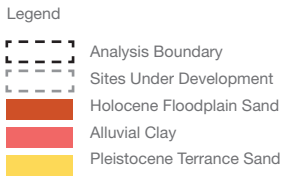
The Parramatta City River Foreshore has a high level of cultural significance to aboriginal people. All of the current foreshore public domain is considered of High Significance [according to the Parramatta City Council Aboriginal cultural heritage study by Parramatta City wCouncil and Mary Dallas Consulting Archaeologists.] with few areas having high sensitivity due to evidence of the geomorphic feature known as “Parramatta sand body” (refer to Pleistocene and late Pleistocene sands). There are currently seven sites registered within the Aboriginal Heritage Information Management System (AHIMS) between O’Connell and Marsden Streets, and between Charles Street and Macarthur Street.

FIGURE 2.17 - HERITAGE
TOP - Site Analysis Diagram
FIGURE 2.18 - ABORIGINAL CULTURAL SIGNIFICANCE
BOTTOM - Site Analysis Diagram

Parramatta Terrace Sand

The Parramatta Sand body or Pleistocene Terrace sand is a geomorphic feature mostly on the Southern side of Parramatta River. This part of the site's landform has strong significance as it contains extensive evidence of aboriginal occupation within the region.





Public Space

The site sits within a continuous strip of public parkland surrounding Parramatta River connecting Parramatta Parklands in the west and the extensive foreshore vegetation to the East.

The amount of vegetation on site decreases dramatically towards the centre of the site due to the areas close proximity to the CBD. Key public open spaces within the foreshore are as follows;

1. Prince Alfred Square located north of the Riverside Theatre;
2. A large open space south of Old Kings School;
3. Parramatta Park sits adjacent to the western site boundary;

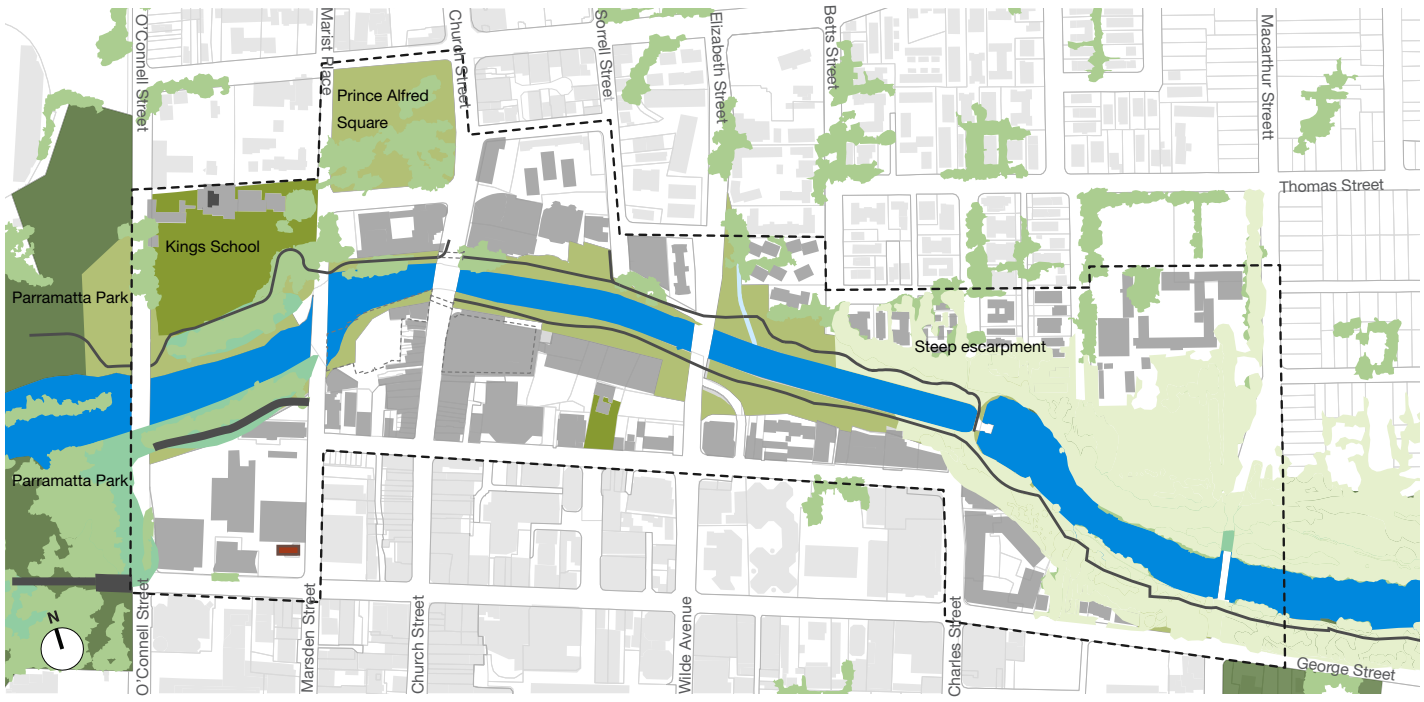


FIGURE 2.19 - PARRAMATTA TERRACE SAND
TOP - Site Analysis Diagram
FIGURE 2.20 - PUBLIC SPACE
BOTTOM - Site Analysis Diagram

Water and Flooding

The Parramatta River runs through the heart of the City of Parramatta, the focus area of the Parramatta City River Strategy. The river has a long history of flooding, with floods and the damages caused been reported since the earliest days of European settlement. The potential for serious flooding in the catchment was officially recognised in the early 1970s with a major flood mitigation strategy being carried out.

Flooding remains a significant constraint to the physical design and development of the river foreshore and the increased occupation of the area by the general public. While there is increased demand to occupy river foreshore areas (one objective of the Parramatta City River Strategy), plans must consider a number of elements with regard to flood risk. Considerations include an understanding and appreciation for the nature of existing flooding, the physical impacts of any designs, the occupation of public domain areas and evacuation routes during an emergency.

The foreshore is subject to flooding during heavy rain and any proposed development will need to comply with specialist engineering advice including minimum design levels for the ground floor, restriction and impedance of flood waters and the design of structures to be able to withstand the velocities and forces imposed by fast moving flood water and associated debris. There are state legislative requirements, namely the NSW Floodplain Development Manual 2005, Council Flood Policy and engineering requirements that must be considered in the design of structures and the river foreshore area.

Hydraulic Form and Function

The form of the Parramatta River within the study area is highly modified. The Channel is set lower than the surrounding floodplain, which has been built up leading to significant level changes between the foreshore public domain and neighbouring streets and buildings. Ground floor levels throughout the City have been set at or above 1 in 100 year ARI flood levels. This has resulted in a significant loss of floodplain storage and conveyance, which has exacerbated the peak water levels in this reach of the river, as well as significantly influencing the potential rate of rise of floodwaters.

The channel is generally of consistent width throughout the central section (between Charles Street Weir and Lennox Bridge), but varies upstream and downstream. Two weirs (Charles Street Weir and Marsden weir) control flow and maintain low-flow water levels throughout the section. The weirs impound flow and obstruct the migration of fish. Accordingly both Charles Street Weir and Marsden Street Weir have provision to enable fish passage. These fishways enable fish to migrate from the estuarine section through to the Parramatta Park (freshwater) section upstream of Marsden Weir. The Charles Street Weir divides the tidal and freshwater sections of the river. Accordingly, downstream of Charles Street Weir water levels fluctuate with the tidal cycle, although this tidal regime is significantly attenuated.

Nature of flooding

Flood impacts on the project site occur through frequent raised water levels and through fast moving volumes of water (known as the high flood hazard zone). Most of the site is located within the high flood hazard zone. Flood water has been shown to exhibit high velocities, particularly near bridges and weirs. This is evident in photos presented on the adjacent page. Localised “overland flow” caused by heavy rainfall flowing across the ground or overflowing pipes, pits and gutters can also occur. This is signified by CBD flooding shown in the adjacent diagram.

Flood water levels throughout the site are influenced by the two weirs which impound water and raise water levels upstream. In addition, Lennox Bridge is a constriction to flow and is known to influence flood water levels immediately upstream. Proposed portals through the Lennox Bridge abutments have the potential to alleviate flooding and are believed to reduce the 1 in 100 year ARI flood water level by up to 0.5m immediately upstream.

Access, Egress and Flood Warning

Flood Warning

There is currently no flood warning system. The minimum ‘turn-around time’ for effective flood warning between when the rainfall actually occurs and the predicted flood levels occur is typically about 6 hours. When there is less than 6 hours between the rainfall and the associated flood, such as is the case with the majority of the Upper Parramatta River catchment, the Bureau of Meteorology classifies this as ‘flash flooding’. In these catchments, by the time the Bureau is aware of the excessively high rainfalls, the flooding has already occurred. As such, flood warnings are not available for the Parramatta River (UPRCT, 2003). However Council are currently investigating an early warning system for the River.

Access and Egress

The foreshore area has a number of formal access and egress pathways (mainly stepped), which typically link the lower foreshore area with elevated areas. In most cases these elevated areas (such as bridges) are above the 1 in 100 year flood level. The access pathways are typically from a lower level, hence are only effective before inundation by flood flows.

Water Quality

The Parramatta River catchment is highly urbanised, with a large proportion impervious. Stormwater discharges directly into the river at a number of locations, including within the study area. Weirs limit the free flow of water, creating semi-stagnant pool and limit tidal flushing of contaminants. Comparison of water quality data for various sections of the Parramatta River indicate that typically water quality does not meet primary contact recreation (e.g. swimming) standards and rarely meets secondary contact recreation (e.g boating) standards for ANZECC Guidelines. Improving water quality is a long term objective of Parramatta Council and will contribute to increased opportunities for water contact.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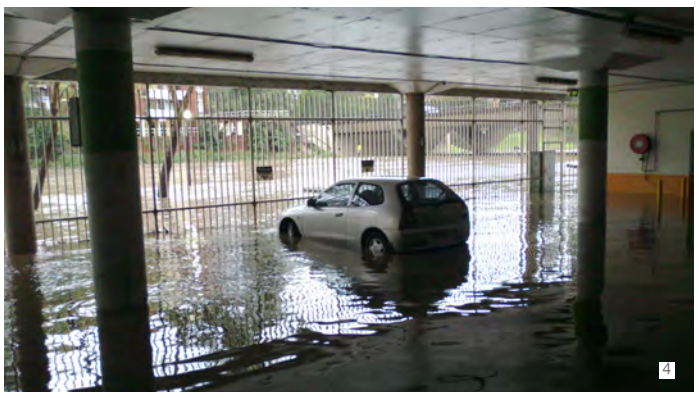
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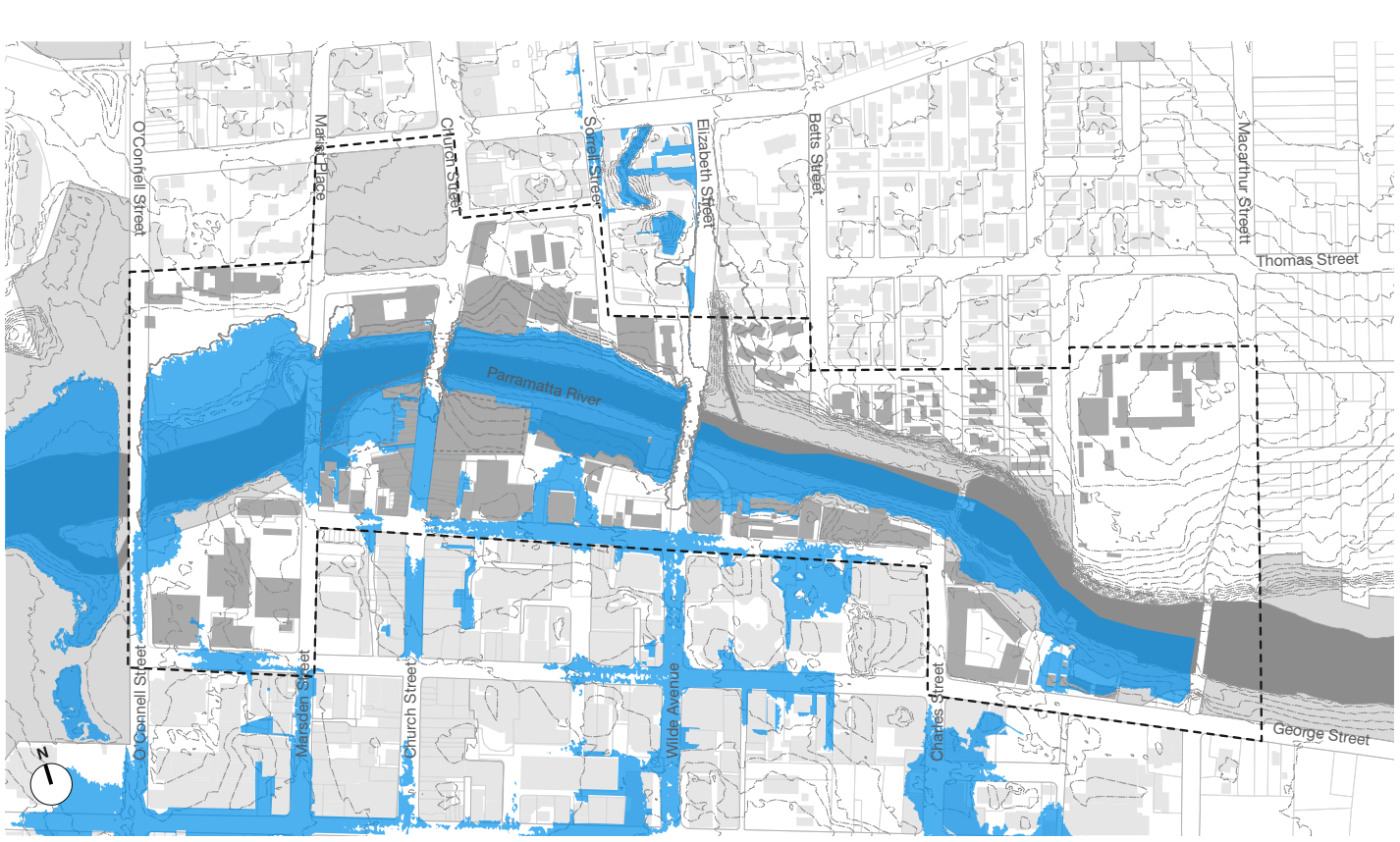


FIGURE 2.21 - FLOODING
BOTTOM - Site Analysis Diagram
IMAGE 1. FLOODED CHARLES STREET WEIR
IMAGE 2. FLOODED LENNOX BRIDGE
IMAGE 3. FLOODED LENNOX BRIDGE
IMAGE 4. FLOODED PRECINCT 3 EXISTING CARPARK
IMAGE 5. FLOODED PRECINCT 1
IMAGE 6. FLOODED PRECINCT 3

Planning Controls

A key priority for the study is to comprehensively understand existing planning controls operating within and adjacent to site. Council is currently undertaking a review of the City's planning framework and allowable buildings heights and FSR could change subject to the study.

LEP Land Use Zoning

Site foreshore parklands to both the north and south of Parramatta River under the 2007 LEP have a RE1 public recreation land use. The remaining analysis area is divided up between Mixed Use and High density residential. B4 Mixed Use (2007) constitutes all plots along the southern bank of Parramatta as well as that to the North West of the river Between O'Connell Street and Wilde Avenue. The remaining zone of R4 high density residential occupies the north east and reaches between Wilde Avenue and Macarthur Street.

LEP Height of Building Zoning

LEP height specification within the analysis area ranges from K10m up to AB1 80m. Building heights generally increase towards the centre of the site on the southern bank. This south-bank is characterised by a high AB1 80m zone for all areas between Marsden Street and Charles street with the exception of the L11m specification for much of southern bank portion of Church street. This zone is neighbour to one Y50m zone on government land to the south west and two V35m Zones, one to the North-East of the Church street crossing the other to the East of Charles Street on the Southern Bank. The remaining areas which have either cultural, educational and residential uses correspond with lower height levels. The North East Residential block sits at L11m and the North West cultural and education blocks shift between K10m to P18m.

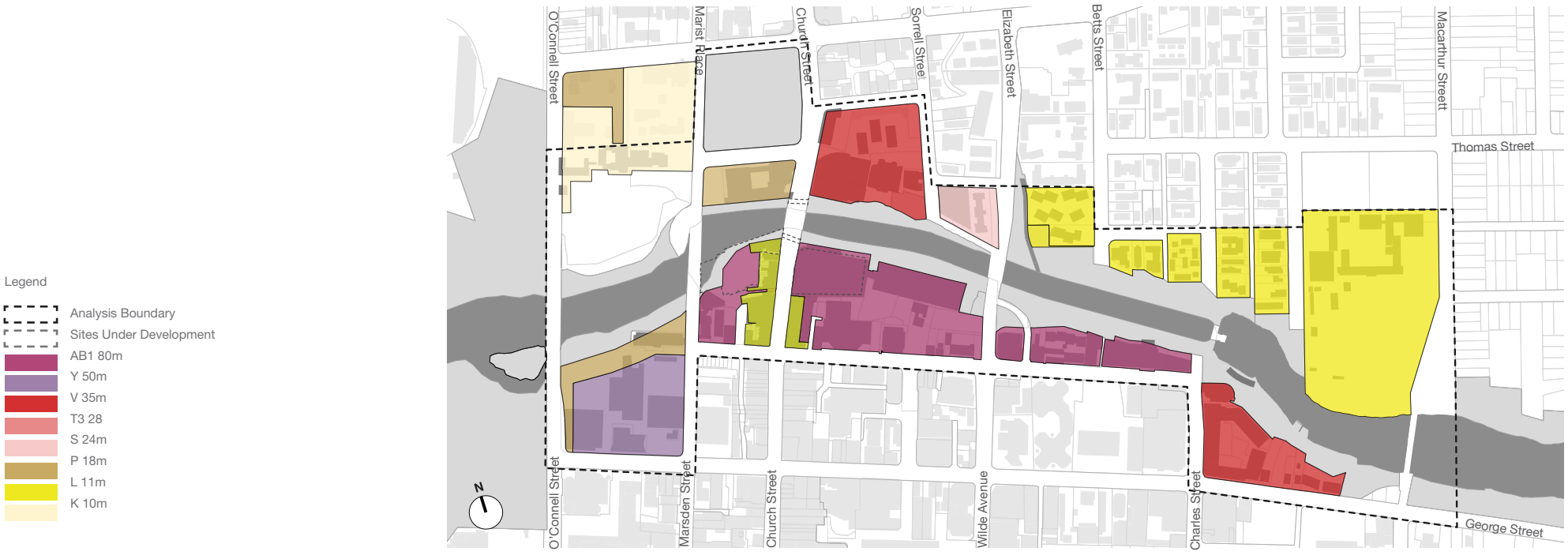
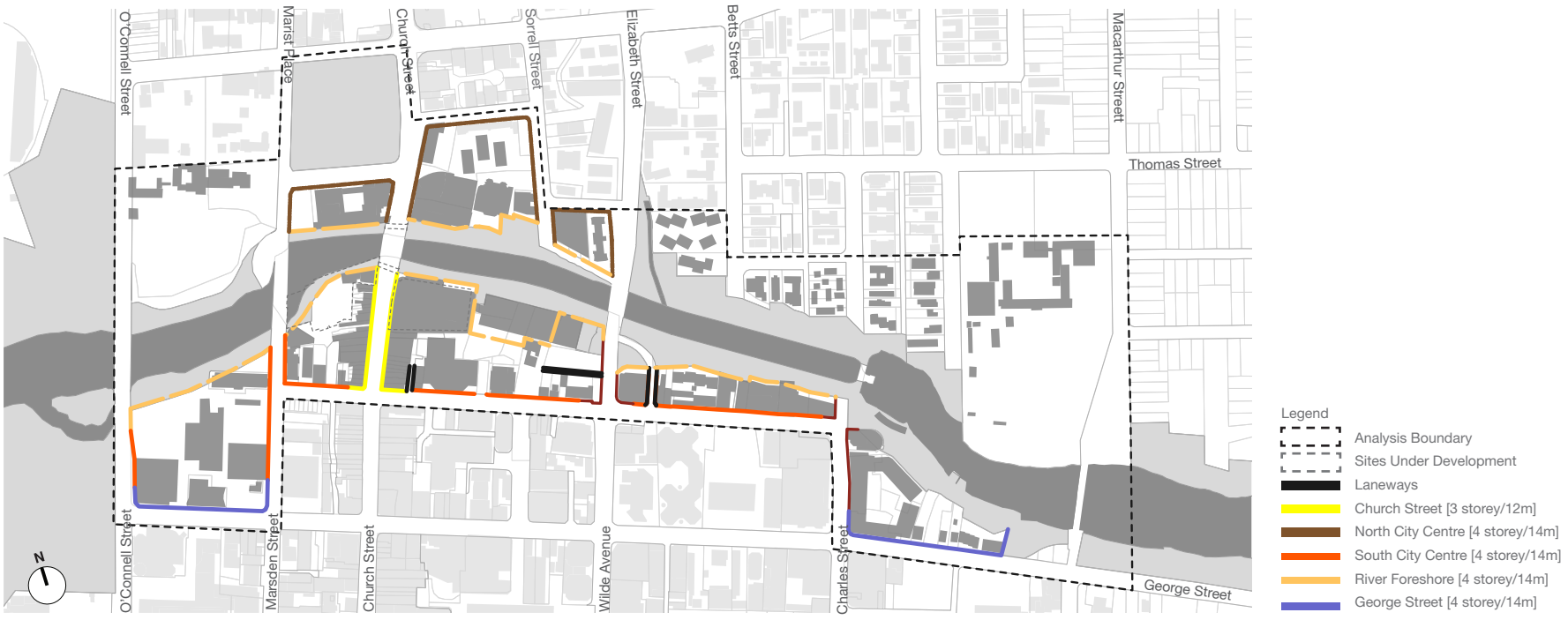


FIGURE 2.22 - LEP LAND USE ZONING
TOP - Site Analysis Diagram
FIGURE 2.23 - LEP HEIGHT OF BUILDING ZONING
BOTTOM - Site Analysis Diagram

DCP Zoning - Street Frontage Heights

DCP 2011 Part 4 Special Precincts illustrates the street/ river frontage heights within the analysis boundary. Key points to note are;

- Street frontage heights along Church Street are illustrated within DCP 2011 at 3 storey/ 12m.
- Street frontage heights along the River Foreshore are illustrated within DCP 2011 at 4 storey/ 14m with a 25m minimum setback from the river edge.
- Street frontage heights in the north and south city centre zone and George Street are illustrated within DCP 2011 at 4 storey/ 14m.



Land Ownerships

The subject site contains a myriad of landownerships including sites that are owned by council, privately owned sites and those owner or managed by other government agencies and authorities. Key point to note is that the river corridor is split amongst a number of interests and parties with council being the major land holder and authority lead.

- The majority of council sites are located between Church Street and Wilde Avenue, Riverside Theatre and Lennox Bridge Car Park;
- Other council land sites are located along the north and south bank of Parramatta River and Prince Alfred Square;
- Private ownerships relate to the built form along the south and north bank of Parramatta River;
- Kings School, Justice Precinct, Brickfields Creek and Macarthur Girls High School are all located on Government land.

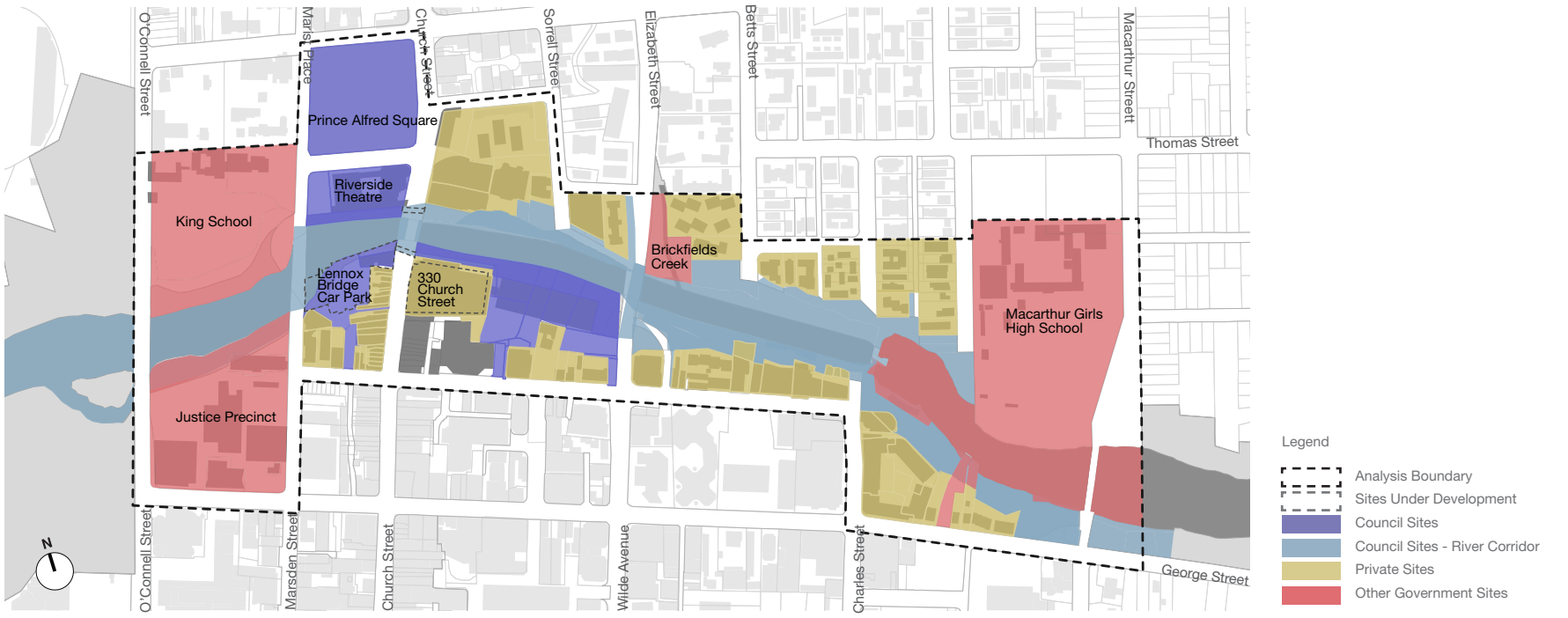
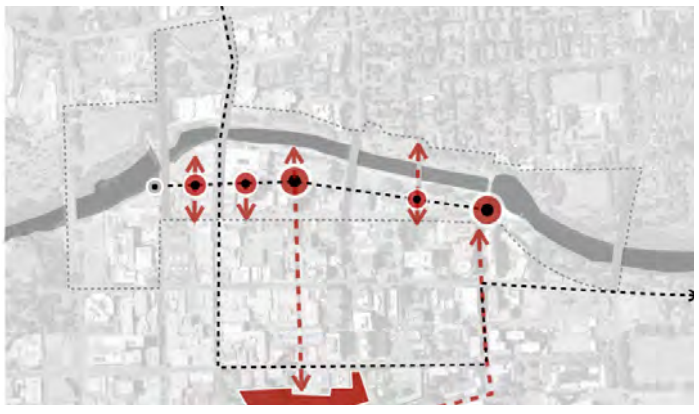


FIGURE 2.24 - DCP ZONING - STREET FRONTAGE HEIGHTS
TOP - Site Analysis Diagram
FIGURE 2.25 - LAND OWNERSHIPS
BOTTOM - Site Analysis Diagram



3.0 Project Principles & City River Strategies

3.0 Project Principles & City River Strategies

3.1 PROJECT VALUES

Two stakeholder roundtables were held involving landowners, developers, council committee members, businesses and state government authorities. The session on 2 April was attended by 87 people from 60 organisations; the session on 1 May 2014 was attended by 45 people from 34 organisations. These workshops identified the following key values for the river;

- The **high quality environmental** setting;
- Importance of **connecting the river** to other place and the ability for the river to be accessible to all users;
- Recognising the **strategic and regional setting** the river has within the Parramatta CBD, region and Sydney broadly;
- Ensuring that the **highest quality** and standard is placed on the introduction of an infrastructure and buildings;
- A **collaborative delivery and implementation plan** is shared by all levels of government, private sector and adjoining landowners;
- Respect and acknowledgement is given to the significant **Aboriginal and Colonial heritage** of the river area;
- **Innovative land and water activation** is achieved to a high quality and standard;
- Overall consideration is given to the **operating governance and management** of the day to day aspects of the river;

Overall it was considered that not only should the key principles encompass a greater understanding of the intrinsic qualities of the River setting, but the Parramatta City River Strategy and Activation Plan needs to be considered in conjunction with the areas regional, planning and city context.

3.2 TEN PROJECT PRINCIPLES

To guide the future revitalisation of Parramatta River a number of key principles were developed to define the nature and parameters of the design response. These project principles assist in achieving a unified approach to the Parramatta River Strategy. The project principles are as follows:

- Principle #1 - Establish the River as a City Gateway
- Principle #2 - Realise the River as a City Destination
- Principle #3 - Recognise the Importance of Heritage and Culture
- Principle #4 - Promote River Activation
- Principle #5 - Recognise and Connect the City to the River's linear corridor
- Principle #6 - Strengthen the River's Connection to the City
- Principle #7 - Balance the Needs of the Natural and Urban Environment
- Principle #8 - Enhance Landscape and Built Form
- Principle #9 - Improve Safety and Security
- Principle #10 - Promote Partnerships and Integrated Management

3.3 TEN CITY RIVER STRATEGIES

The ten City River strategies provide an insight to what key ideas have emerged from the identified river issues, site analysis, project challenges and the community values. The ten City River strategies are as follows;

- City River Strategy 1 – Establish Parramatta Quay
- City River Strategy 2 – Create a heart to Parramatta River
- City River Strategy 3 – Celebrate the River's Heritage
- City River Strategy 4 – Activate Parramatta River
- City River Strategy 5 - Front up to Parramatta River
- City River Strategy 6 – Create a Riverside movement corridor
- City River Strategy 7 – Connect the River to the City
- City River Strategy 8 – Enhance the River Condition
- City River Strategy 9 – Create A Resilient River Environment
- City River Strategy 10 – Strengthen Parramatta River's Character

Key opportunities for each city river strategy are identified on the following pages;

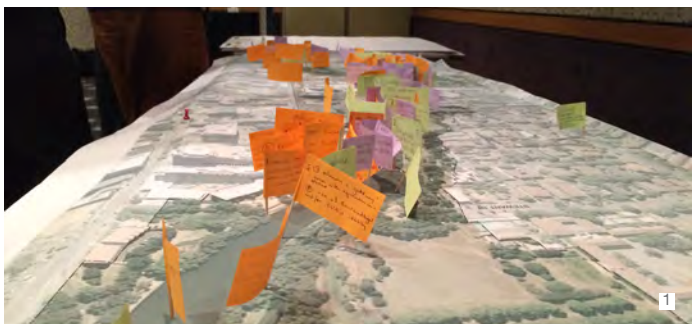

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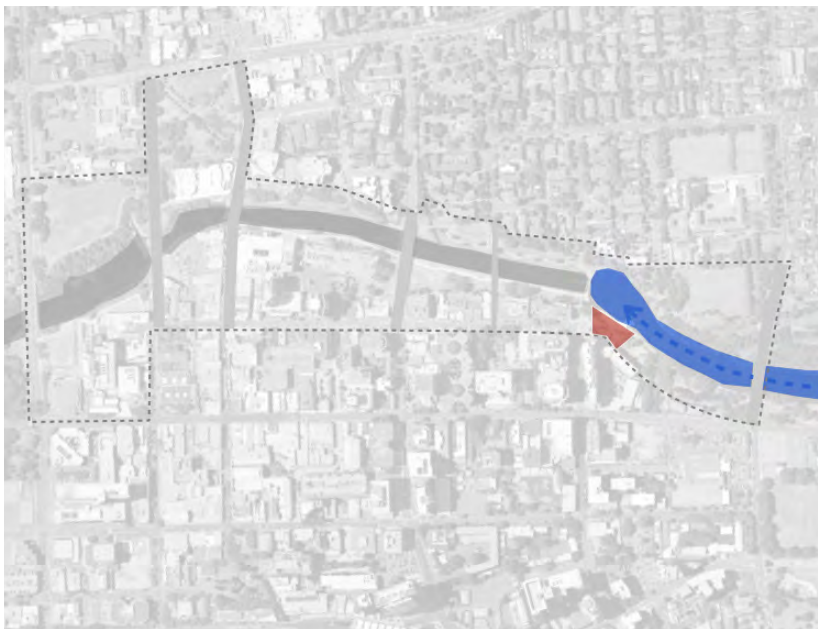
IMAGE 1. Flagging Activities
IMAGE 2. Stakeholder inputs
IMAGE 3 Roundtable workshops
IMAGE 4. Over 80 stakeholders attended the workshops

#1 - Establish Parramatta Quay

Parramatta Quay presents the opportunity to create a unique arrival experience for Parramatta by water and establish a key harbour side destination that links directly to Sydney CBD. Key opportunities include;

- Enhance sense of arrival to Parramatta through a new modern ferry terminal building.
- Establish a higher frequency of ferry trips between Parramatta CBD and Sydney CBD;
- Introduce high quality cafes and restaurants along the harbour foreshore.
- Establish clear view corridors towards the river corridor.
- Improve access and movement between Philip Street and Parramatta River.

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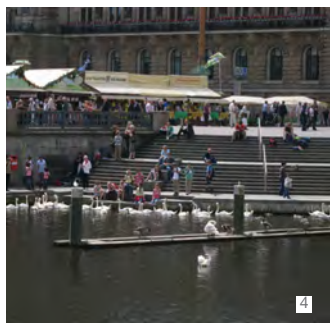
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#2 - Create a Heart to the River

The arrangement of council land along the riverfront establishes a major opportunity to develop a highly activated public event space on the river front. In establishing a heart along the river corridor key opportunities that should be considered are;

- Establish a major public space called River Square that can accommodate a variety of active functions.
- Introduce terraced seating within the public space increasing opportunities for passive recreation.
- Introduce a wide variety of riverside retail and cafes within the public space increasing river activation.
- Establish a water focal point that encourages water based activation.

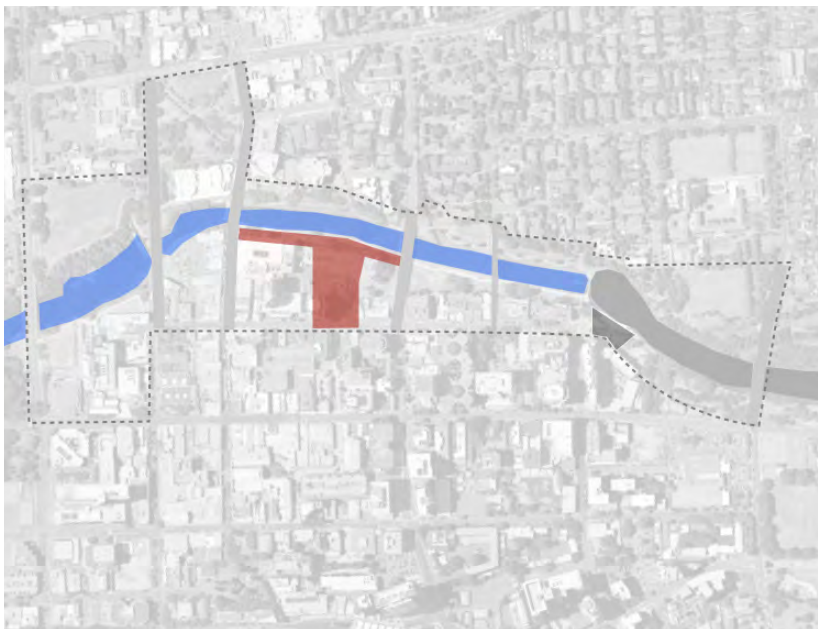


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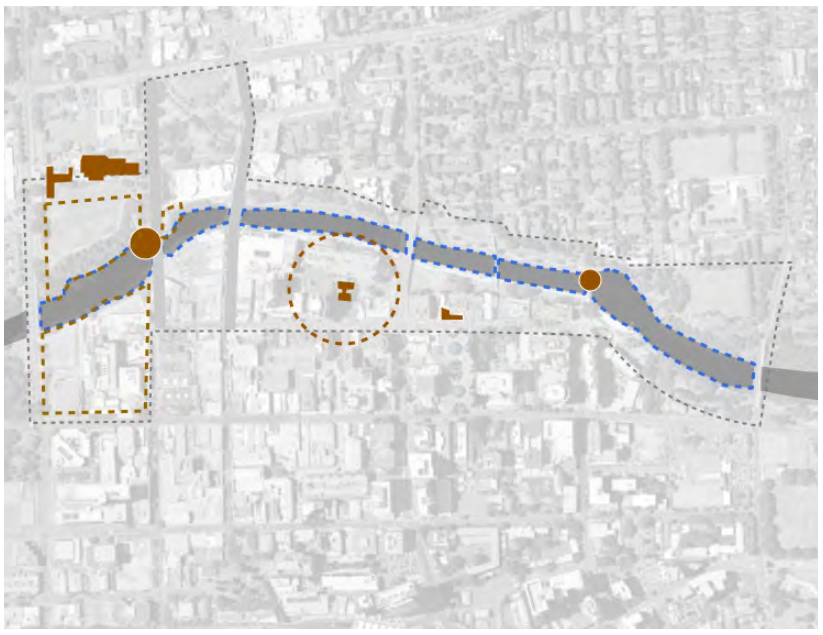
FIGURE 3.01 - CITY RIVER STRATEGY #1
TOP - Strategy Diagram
IMAGE 1. Landmark harbour side activation
IMAGE 2. Landmark harbour side activation
IMAGE 3 Harbour side Public Domain Activation
IMAGE 4. Large Scale Access and Level change

FIGURE 3.02 - CITY RIVER STRATEGY #2
BOTTOM - Strategy Diagram
IMAGE 5. Terraced public space
IMAGE 6. Riverside Pool
IMAGE 7 Grass Terraces and Bunker program
IMAGE 8. Hardscape - terraced seating

#3 - Celebrate the River's Heritage

The river strategy offers an opportunity to celebrate Parramatta's unique historic narrative both through natural and adaptive re-use initiatives. Key opportunities include:

- Retain and enhance heritage built form through adaptive re-use initiatives.
- Enhance Marsden Street Weir and Charles Street Weir to become river features and cross river movement conditions.
- Respect and enhance awareness of aboriginal heritage sites, land and history. [Further investigation is required]
- Soften the river profile and river edge returning Parramatta River to a more natural river condition.
- Create awareness of the areas unique historical narrative and cultural value though interpretive art strategies.

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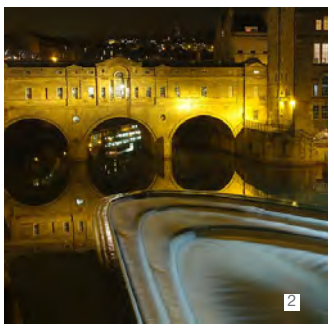
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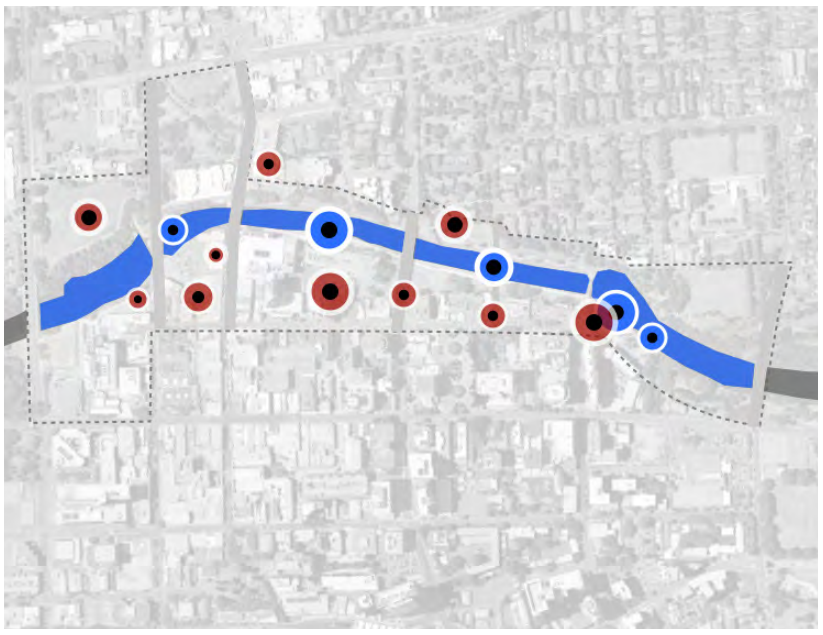
#4 - Activate Parramatta River

Activating Parramatta City River presents a platform to create a vibrant network of both land and water based activation points and activities. Key opportunities include the opportunity to:

- Enhance existing active land destinations though ground floor retail and cafes.
- Introduce a network of public spaces and active lane ways throughout the river corridor.
- Establish active water destinations for engagement and recreation such as boating, swimming, city beach and river events.
- Encourage childrens play through both land and water uses.
- Introduce a greater variety of outdoor festivals and events.
- Provide adequate space for pop-up stalls and temporary interventions along the river corridor.

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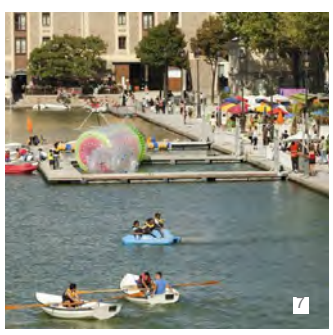
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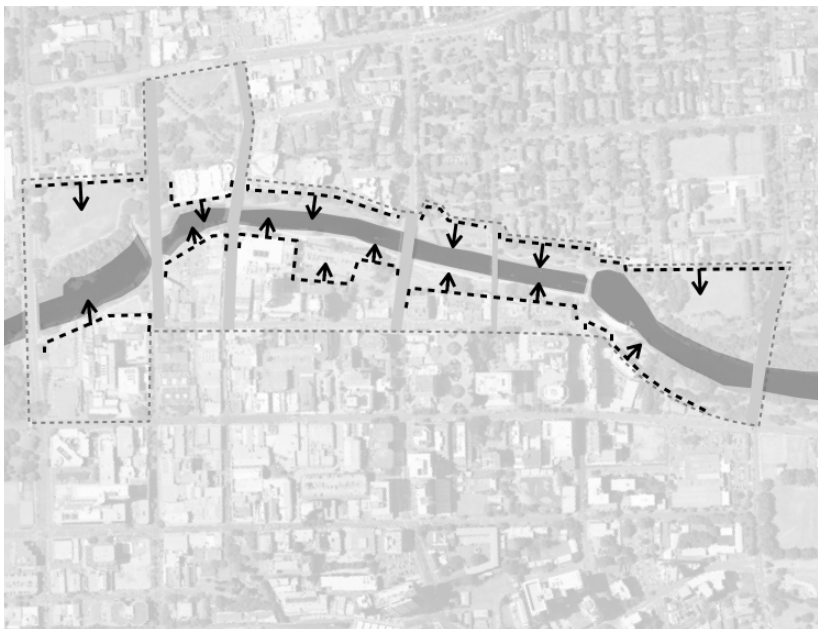
FIGURE 3.03 - CITY RIVER STRATEGY #3
TOP - Strategy Diagram
IMAGE 1. Heritage adaptive reuse - Activation
IMAGE 2. Enhance heritage form though lighting
IMAGE 3 Naturalising river edge
IMAGE 4. Naturalising river edge

FIGURE 3.04 - CITY RIVER STRATEGY #4
BOTTOM - Strategy Diagram
IMAGE 5. Ground Floor Program - Cafe activation
IMAGE 6. City Beach - Recreational activation
IMAGE 7 Secondary contact water activation
IMAGE 8. Event activation - Floating stage

#5 - Front up to the River

Responding to the challenge of inactive frontage along the river, the foreshore presents an opportunity to initiate an active river edge by reorientating building activation to the waterside and public domain. Key opportunities within this strategy will:

- Establish an opportunity for higher quality built form.
- Enhance Parramattas identity as a riverside city through improved building form.
- Ensure future buildings cater for multiple levels of activation along the river corridor.
- Increase passive surveillance through orientating buildings towards the river corridor.



#6 - Strengthen River Movement

Strengthening river movements offers means enhance the connection between the river corridor and foreshore with the city streets, surrounding precincts, cycle and pedestrian networks. Key opportunities within this strategy will:

- Locate major access nodes between the bridges and the riverside corridor.
- Enhance access and egress for flood evacuation and universal accessibility.
- Introduce a major upper level connection which engages with the River corridor and connects Parramatta Quay through to Riverside Tower..
- Improve and riverside pedestrian and cycle routes along the river corridor between the Parramatta Valley Cycleway and Parramatta Park.

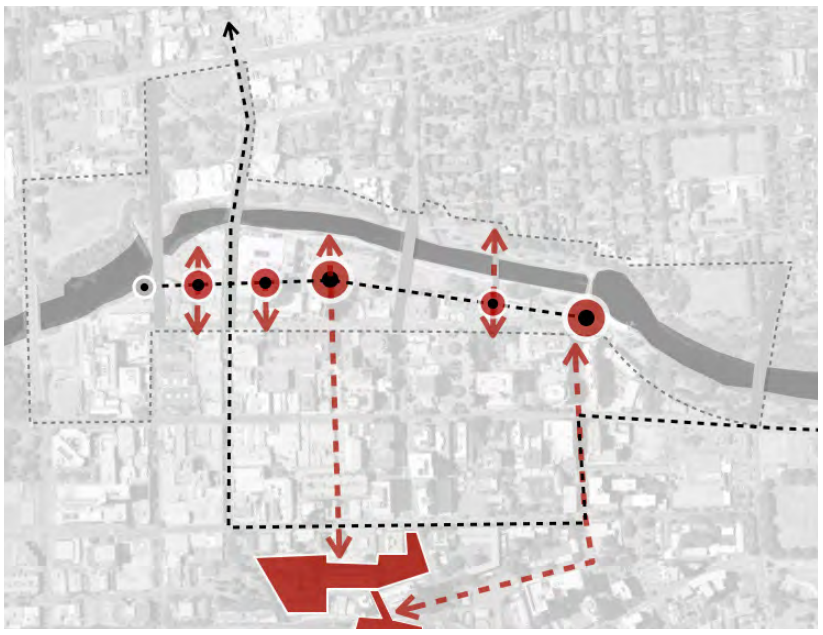
FIGURE 3.05 - CITY RIVER STRATEGY #5
TOP - Strategy Diagram
IMAGE 1. River facing ground floor program
IMAGE 2. Built form oriented to river
IMAGE 3 Built form and public space oriented to river
IMAGE 4. Bunker program activating river edge

FIGURE 3.06 - CITY RIVER STRATEGY #6
BOTTOM - Strategy Diagram
IMAGE 5. Riverside boardwalk
IMAGE 6. Pedestrian and cycle way
IMAGE 7 large scale river - street connection node
IMAGE 8. Riverside multi- level movement

#7 - Connect the River to the City

Strengthen existing and establish new connections between the Parramatta river foreshore and the city centre. Key opportunities include:

- Accommodate future light rail along Church Street through to Parramatta Railway Station.
- Widen footpath treatments along all city centre roads to cater for a greater footfall of pedestrians.
- Introduce laneway connections between the building form to improve links to Philip Street and Church Street.
- Establish Horwood Civic Link to enhance connections between Parramatta Square and River Square.

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#8 - Enhance River Environment

The Parramatta River corridor provides an environment that can be upgraded and adapted to enhance water quality. Key opportunities include:

- Introduce a primary wetland treatment upstream to improve water quality within Parramatta River.
- Treat the river edge with a greater variety of planting that improve the river corridors aesthetic.
- Soften the north bank of Parramatta River with linear planting in response to the northern residential context.
- Enhance stormwater treatment along the river corridor.

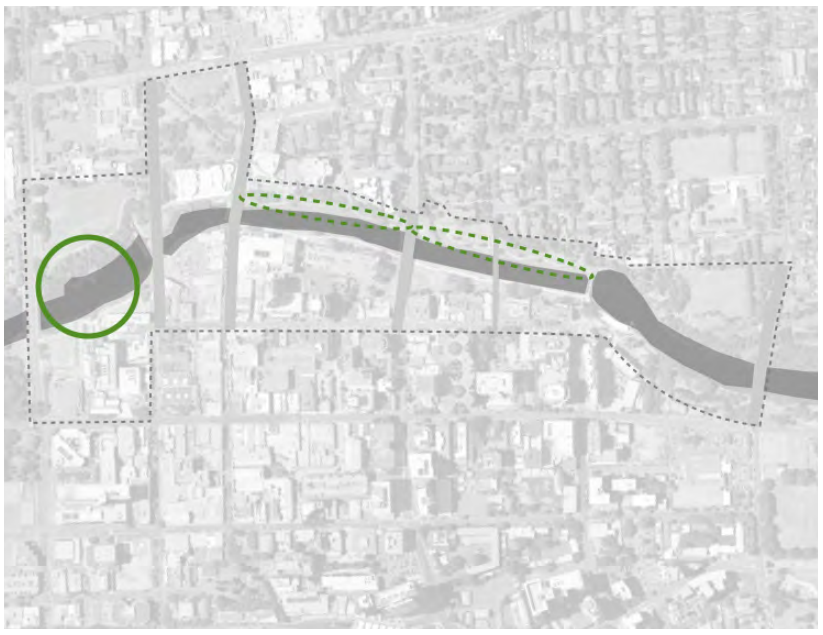


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FIGURE 3.07 - CITY RIVER STRATEGY #7
TOP - Strategy Diagram
IMAGE 1. Public Transport - Street tram
IMAGE 2. Enhanced city sidewalk
IMAGE 3 Active Lane way connections
IMAGE 4. - Horwood Civic Link

FIGURE 3.08 - CITY RIVER STRATEGY #8
BOTTOM - Strategy Diagram
IMAGE 5. Riverside walk and cycle ways
IMAGE 6. Naturalised river edge
IMAGE 7 Enhanced endemic vegetation
IMAGE 8. Wetland water treatment

#9 - Create a Resilient River

Adopt resilient river initiatives that mitigate flood impacts on the river activation and public domain maintaining a safe and active riverfront corridor. Key resilient waterfront opportunities include;

- Introducing telemetry and gauges upstream enabling safe timely evacuation of the river corridor.
- Locate appropriate acoustic flood evacuation signals along the river corridor to raise the public awareness of an incoming flood.
- Introduce flood resilient programs at river level maintaining riverfront activation.
- Ensure minimum maintenance and damage though introducing resilient and robust materials and plants.

#10 - Enhance the River Character

The Parramatta river corridor offers unique zones which can be enhanced to provide different place identities and experiences for visitors. The establishment of River Character zones will:

- Develop a distinct river experience purposely fit to surrounding built and natural environments.
- Establish a north shore parkland character
- Establish a River foreshore parkland character
- Strengthen and develop a south bank urban character for the riverfront
- Celebrate and distinguish the Riparian Parkland character on the sites western edge.

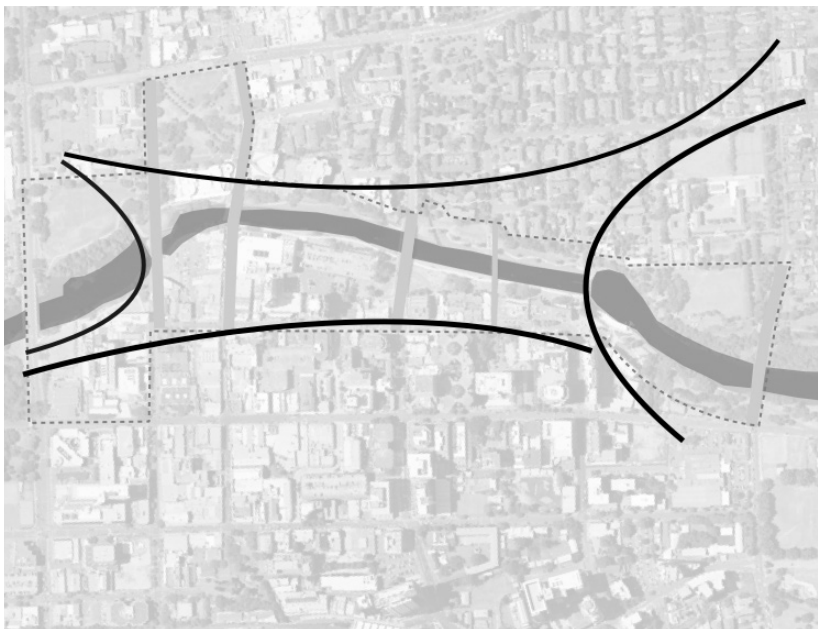
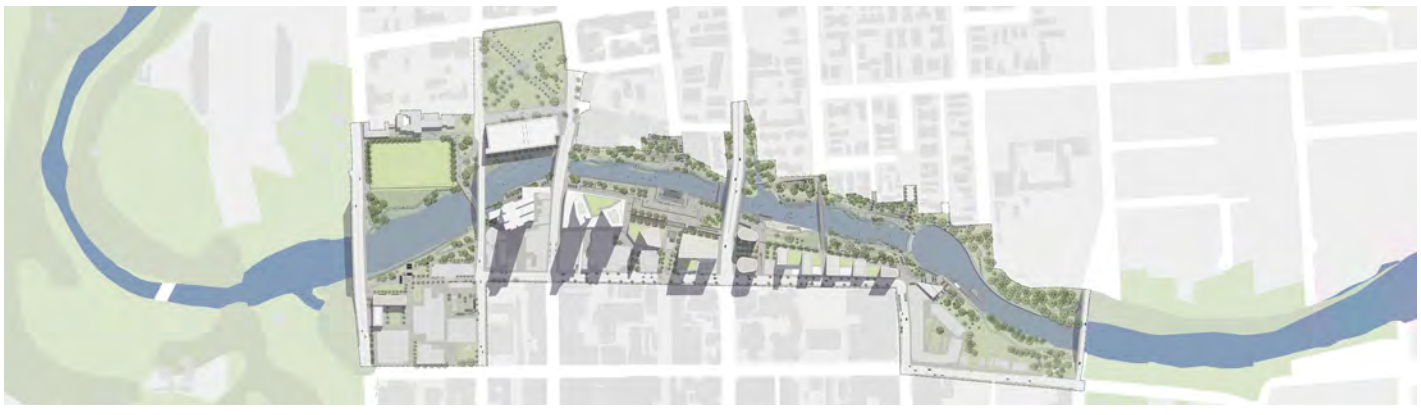


FIGURE 3.09 - CITY RIVER STRATEGY #9
TOP - Strategy Diagram
IMAGE 1. City flooding aerial
IMAGE 2. Flood protection and elevation
IMAGE 3 Flood resilient doors
IMAGE 4. Resilient Vegetation

FIGURE 3.10 - CITY RIVER STRATEGY #10
BOTTOM - Strategy Diagram
IMAGE 5. Parklands - Riverside wetland and walkway
IMAGE 6. South bank -Urban hardscape & terracing
IMAGE 7 North Bank - Softscape
IMAGE 8. Harbour - Natural Riparian vegetation



4.0 Parramatta City River Plan

4.0 Parramatta City River Plan

"Parramatta City River... 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 2. Parramatta City River Strategy aerial west


Deloitte

4.1 THE SITE PLAN

The City River Plan positions Parramatta River at the front and centre of Parramatta City Centre. It 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.

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.

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.

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.

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.

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.

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.

FIGURE 4.01 - PARRAMATTA CITY RIVER PLAN
TOP - City River Plan

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.

4.2 ACTIVATION PLAN

The Activation Plan provides a guiding framework to establish to activate the 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.

Building Activation

- Existing and future buildings along the north and south bank of Parramatta River are designed to accommodate riverside retail and cafe uses on the ground floor.
- Riverside activation [under 1-100 year flood zone] is accommodated though bunker program/flood resilient structures.
- All streets frontages throughout the river corridor enliven the street and encourage mixed uses at ground floor which enhance and activate the public domain.
- Buildings located on a new upper level boulevard are activated with a variety of uses that maximise the excellent views towards the river corridor.
- All laneways alongside existing and proposed built form are encouraged to accommodate a variety of mixed uses.
- Existing heritage buildings such as Kings School, Willow Grove and St George Terraces should be celebrated and adaptively re-used to accommodate a range of public and private uses.

Event Activation

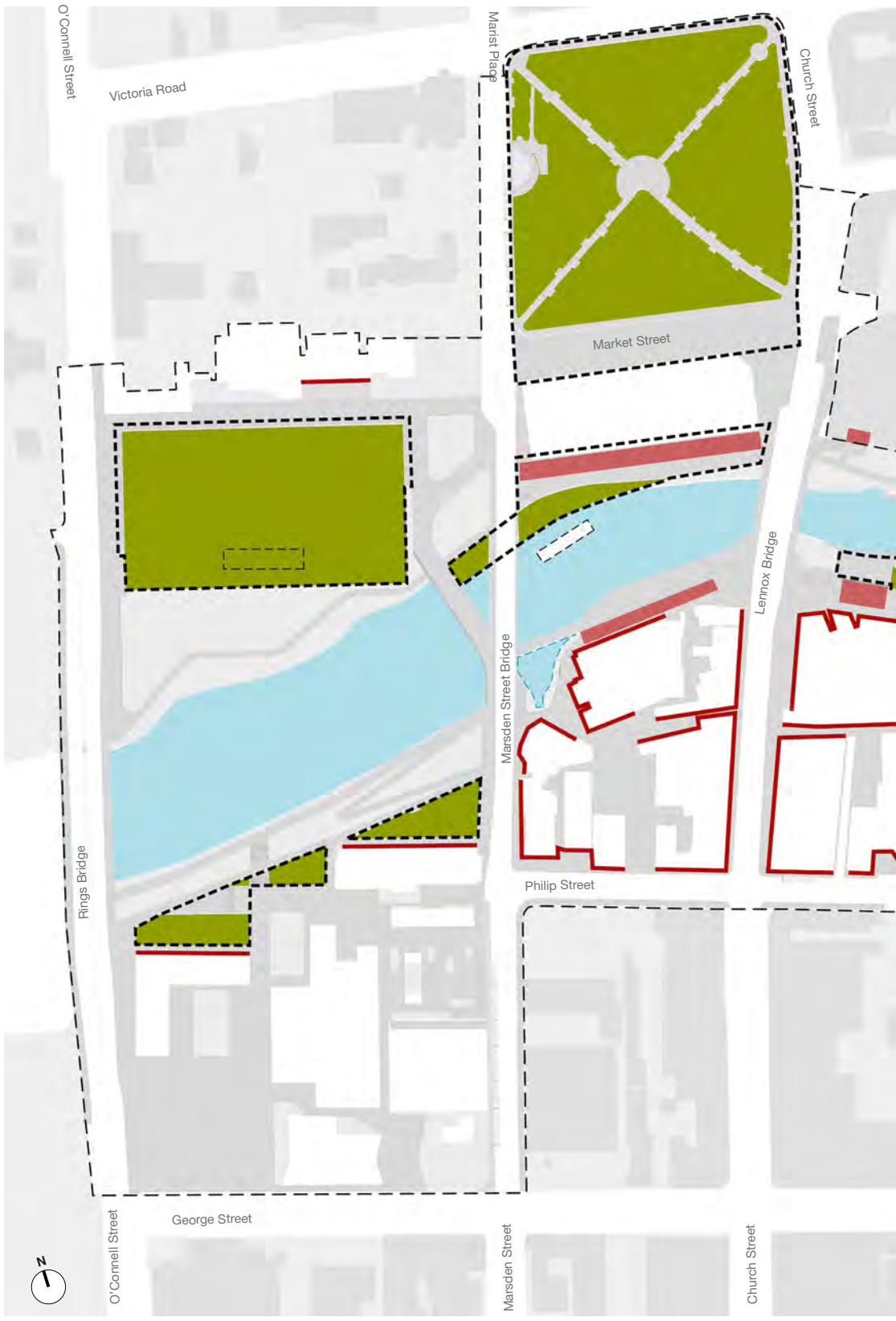
- The Kings School playing field and Prince Alfred Square will continue to accommodate events such markets, outdoor cinema's and festivals.
- Riverside Theatre, River Square City Beach and North Bank Terraces should be designed to accommodate a large variety of events, festivals and markets with anchor points being positioned within the river corridor.
- All event zones should be designed to accommodate a diverse range of events through terraced seating, pedestrian plaza's and a mix of both hard and soft landscape.

Water Activation

- Paddle boating and kayaking could be accessed from City Beach allowing visitors and the community the opportunity to interact and enjoy Parramatta River from Marsden Street Weir through to Charles Street Weir.
- An upgraded ferry terminal at Parramatta Quay should have the capacity to accommodate a new Rivercat service.
- A multi-functional Water Square located in River Square should form a symbolic connection between the river and city accommodating a variety of event uses including but not limited to an ice rink, fog fountain, floating stage etc.

Recreational Activation

- Passive and recreational activities should be enhanced along the north bank through terraced spaces and large open field at King School.
- Passive and recreational activities should be enhanced along the south bank through terraced spaces, River Square and a new City Beach.



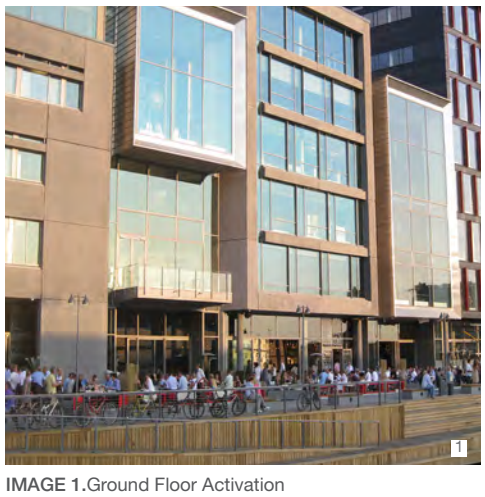


IMAGE 1.Ground Floor Activation


IMAGE 2. Laneway Activation

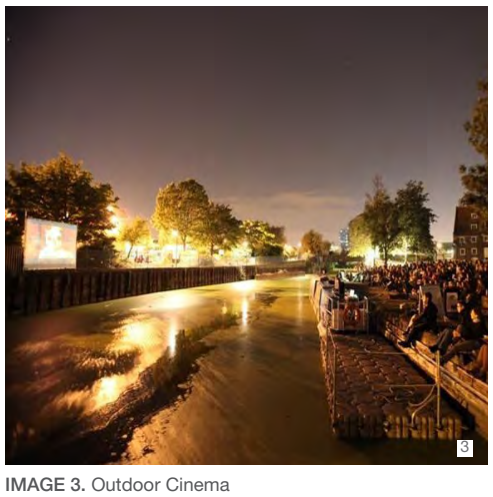


IMAGE 3. Outdoor Cinema


IMAGE 4. Temporary Stage

FIGURE 4.02 - ACTIVATION PLAN
TOP - City River Diagram

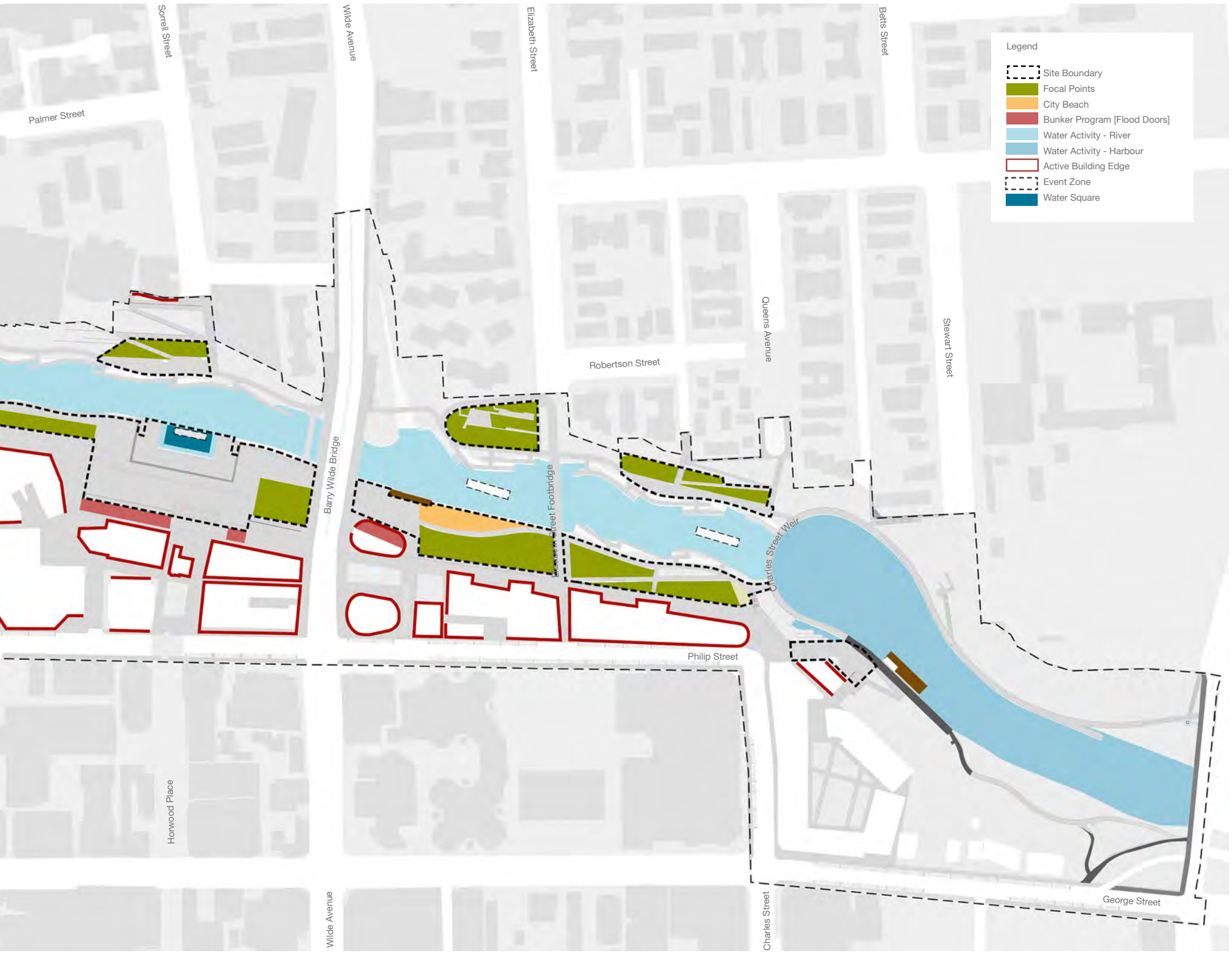



IMAGE 5. River Corridor Activation


IMAGE 6. Ferry Terminal


IMAGE 7. Public terrace spaces


IMAGE 8. CIty Beach