

4.3 BUILT FORM AND STRUCTURES PLAN

The Built Form and Structures Plan offers four major development principles to establish a framework for the built form that will strongly address the river front. Together the principles provide a plan which will enhance the sense of arrival at major gateway entrances and will produce a strong sense of place for the River foreshore. The plan embeds four building principles along the Parramatta River: Cultural Landmarks, Arrival Landmark Buildings, High Quality Building Frontage and Heritage Adaptive Re-Use to guide and inform the future development of Parramatta River.

Cultural Landmark Buildings

- Riverside Theatre to be redeveloped as an active and identifiable cultural focal point addressing Parramatta River, Lennox Bridge, Marsden Street and Market Street.
- A proposed aboriginal cultural centre, located adjacent Barry Wilde bridge, provides a new cultural landmark.

Arrival Landmark Buildings

- A proposed landmark gateway building located in the Justice Precinct could form a gateway marker for vehicles and pedestrian movement travelling into Parramatta City Centre along Rings Bridge.
- Current proposals for Riverside Towers and 330 Church Street strengthen sense of arriving into Parramatta City Centre along Lennox Bridge and Marsden Street Bridge.
- A new tower located on the corner of Phillip Street and Smiths Street could enhance the sense of arrival along Barry Wilde bridge into the centre of the city.
- A new building addressing Parramatta Quay would form an arrival marker building for ferry passengers entering into Parramatta City Centre.

High Quality Building Frontages

- Building frontages at both the ground and upper floors should address Parramatta River maximising views towards the river corridor.
- Proposed building frontages should take the form of residential balconies, transparent frontages and podium gardens ensuring all residents, workers and visitors can view the river corridor.

Heritage Adaptive Re-Use

- Provide adaptive reuse wherever possible within the Kings School precinct to promote active uses (such as cafes) and amenities to support sports and recreational uses.
- Consider adaptive reuse and integration of Willow Grove into River Square precinct to form a centrepiece for Horwood Civic Link connecting Parramatta Square and River Square.
- Willow Grove should be adaptively re-used so that it forms a centre piece for the Horwood Civic Link, connecting River Square and Parramatta Square together.
- Wherever possible enhance heritage buildings along Phillip street to ensure all future development responds to them in a sympathetic and complementary manner.
- Redesign Charles street weir to accommodate a greater footfall of pedestrian traffic. Existing heritage features should be incorporated into the re-designed structure.

**Note:** Building form reflects future development potential and is indicative only.



IMAGE 1. Cultural Landmark buildings



IMAGE 2. Cultural Landmark buildings



IMAGE 3. Arrival Landmark Buildings



IMAGE 4. Arrival Landmark Buildings

FIGURE 4.03 - BUILT FORM & STRUCTURES PLAN  
TOP - City River Diagram





IMAGE 5. High Quality Building Frontages



IMAGE 6. High Quality Building Frontages



IMAGE 7. High Quality Landmark Buildings



IMAGE 8. High Quality Landmark Buildings



4.4 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 five main considerations are:

Shared/Cycle Movement

- A lower level riverside movement corridor is recommended to ensure a seamless flow of pedestrian and cycle movement along Parramatta River.
- The shared movement corridor should link all the key river quarters together allowing an uninterrupted movement corridor from Parramatta Park in the West through to Parramatta Valley Cycleway to the East.

Pedestrian Movement

- A new upper level pedestrian walkway and boulevard is proposed to establish a seamless link between Parramatta Quay, River Square and Riverside Tower.
- Key north-south pedestrian connections should be established between Phillip street and the Upper level movement corridor.
- Horwood Civic Link is integrated into River Square establishing a direct link between Parramatta Square and Parramatta River.

Access Points

- Major stair access connections between the lower level pedestrian and cycle corridor and the upper level pedestrian corridor are established at regular intervals along the river corridor.
- Universal access points are located at key points along the river corridor catering for disabled, pedestrian and cycle access between the lower and Upper level movement corridors

Service Access

- Shared laneways supporting both pedestrian and vehicle movement are proposed at key service entrance points along Philip Street.
- Service access for Water Square would be provided off Philip Street allowing easy access for maintenance.

Public Transport

- A newly proposed light rail corridor and Station would be located along Church Street establishing Church Street as a key public transport node along the river corridor.
- A bus interchange would be located adjacent to Parramatta Quay improving the relationship between ferry and bus transport.



IMAGE 1. Pedestrian and Cycle Movement



IMAGE 2. Pedestrian and Cycle Movement



IMAGE 3. Access Points



IMAGE 4. Access Points

FIGURE 4.04 - RIVER ACCESS AND EGRESS PLAN  
TOP - City River Diagram



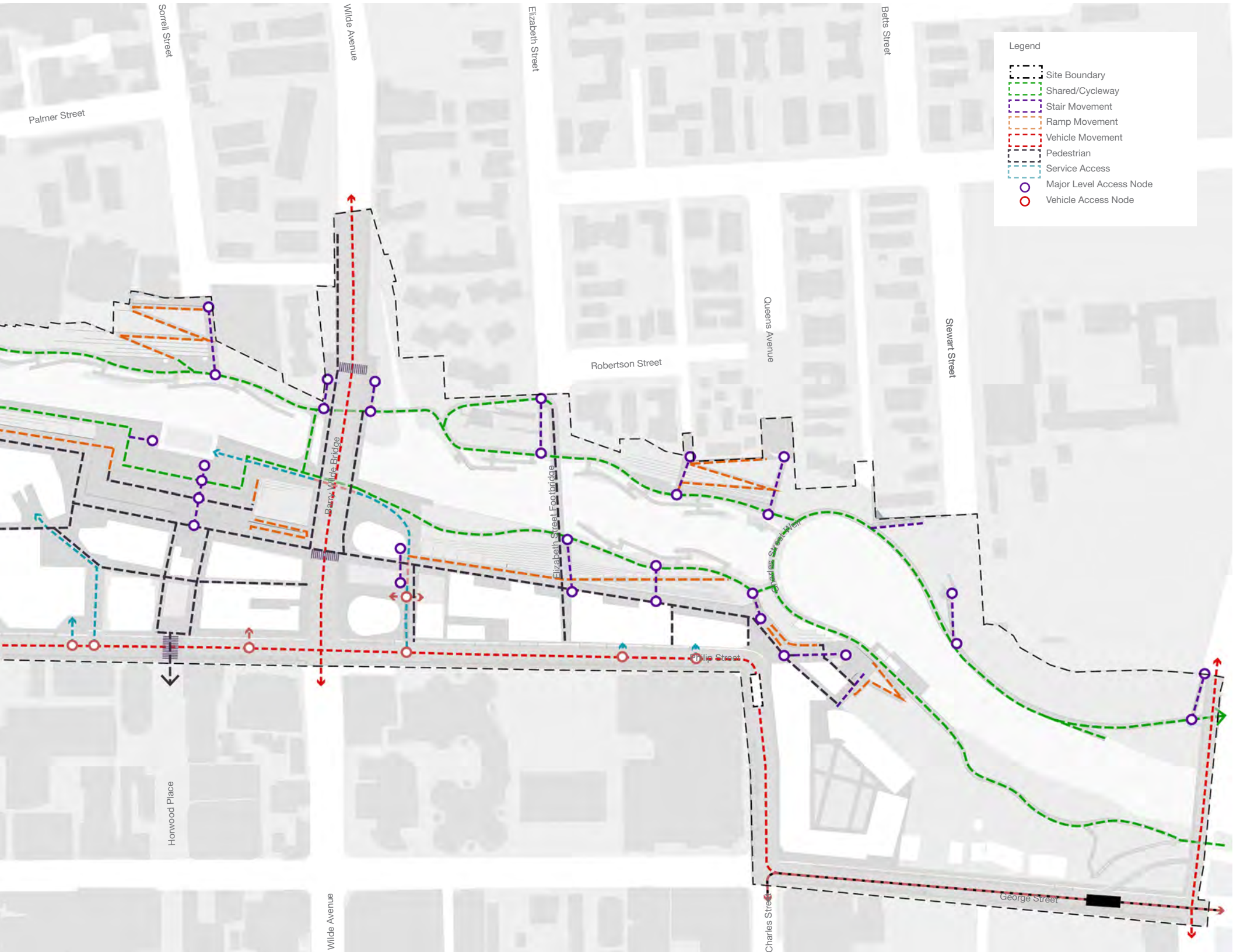


IMAGE 5. Service Access



IMAGE 6. Service Access



IMAGE 7. Public Transport



IMAGE 8. Public Transport



4.5 LEVEL PLAN

The City River Plan deals with the complex level changes between the riverside edge and the city. To respond to these level changes the City River Plan adopts four key approaches to levels in order to establish improved river access. The plan proposes a series of levels that include an upper level, mid level, lower level and river edge level with access ramps and stairs connecting the levels.

Upper Level

- A new upper level pedestrian network of laneways and plaza spaces set at RL 7.6 - 13.0 bound both the existing and proposed built form.
- The upper level pedestrian network is established at an RL 7.6 - 13.0 to ensure all buildings are developed above the 100 year flood line.

Mid Level

- A mid level public plaza space between RL 3.5 - 5.0 is located within River Square and Parramatta Quay ensuring pedestrian amenity is maximised.
- The mid level public plaza's are characterised by flood resilient premises containing cafes and restaurants. All land uses are protected by flood doors.

Lower Level

- A riverside public domain characterised by a continuous shared footpath and public plaza's is established at RL 2.0 - 3.0.
- The lower level riverside corridor is set at a level that allows a continuous flow of cyclist and pedestrians along the river, connecting all the river quarters together.

River Edge Level

- An intimate riverside boardwalk for pedestrians set at RL 1.8 - 2.2 is located alongside Parramatta River.
- The riverside boardwalks are robust in design to accommodate the high frequency flooding experienced within the river corridor.

Access Ramps and Stairs

- All access ramps connect the upper, mid and lower levels together via access compliant ramps.
- All stairs connect the upper, mid and lower levels together via access compliant stairs.



IMAGE 1. Upper Level Movement



IMAGE 2. Upper Level Movement



IMAGE 3. Mid Level Movement



IMAGE 4. Mid Level Movement

FIGURE 4.05 - LEVEL PLAN  
TOP - City River Diagram





IMAGE 5. Lower Level Movement



IMAGE 6. Lower Level Movement



IMAGE 7. River Edge Level Movement



IMAGE 8. River Edge Level Movement



4.6 LANDSCAPE PLAN

The Landscape 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.

Parramatta River Terraces

- Terraced spaces are located along the Parramatta River corridor providing adequate seating, passive and recreational spaces and event zones that can accommodate outdoor stages.
- The river terraces are characterised by soft landscaping that aim to retain existing tree ensuring natural shading along the river corridor.
- The terraces utilise the sloping topography with a key aim to not increase the overall river profile.

Pedestrian Plazas

- High quality plaza spaces are located at regular intervals along the river corridor ensuring adequate public space for the local community, visitors and workers.
- The pedestrian plaza's are adaptable and flexible in design and characterised by high quality materials ensuring adequate space for events, temporary interventions, recreational uses and water activation.
- The materials within the pedestrian plaza's should relate to each other ensure a consistent riverside character.

Riverside Public Domain

- The riverside public domain comprising shared surface treatments supports both cycling and pedestrian movement along the river corridor.
- A pedestrian boardwalk is integrated within the river edge allowing the public close access to the river.
- 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.
- Trees should be retained if possible and additional trees planted to increase natural shading.
- Kings School and Prince Alfred Square offer the largest recreational accommodating events, festivals, sporting activities and passive uses.
- Existing natural embankments are enhanced with high quality trees and grass spaces retained. All invasive vegetation will be removed to improve the river character.



IMAGE 1. River Terraces



IMAGE 2. River Terraces



IMAGE 3. Pedestrian Plaza



IMAGE 4. Pedestrian Plaza

FIGURE 4.06 - LANDSCAPE PLAN  
TOP - City River Diagram





IMAGE 5. Riverside Public Domain



IMAGE 6. Riverside Public Domain



IMAGE 7. Recreational Open Space



IMAGE 8. Recreational Open Space



4.7 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, storm-water treatment systems, a multifunctional Water Square and a softening of the river corridor through riparian planting. The four main considerations are;

Kings School Wetland

A wetland is proposed in front of the Old Kings School to treat low flows from the River before they move downstream. The wetland, approximately 2,400 m² in area, can treat approximately 2-3 L/s. The wetland can be fed via a pump from the River; treated flows will return to the River via gravity. The wetland has the potential to improve water quality downstream between the weirs, particularly in dry times when base flows are low and the residence time between the weirs is relatively long.

Stormwater Treatment System

The Parramatta City River Plan embeds sustainable stormwater treatment systems at key strategic locations along Parramatta River corridor. Key areas are;

- Area 1 - Opportunity to treat local runoff from O’Connell Street in open space in front of proposed building. Divert flows from the street into a wetland or bioretention system before they drop down into the River.
- Area 2 - There is a good opportunity to treat local runoff from the end of Sorrell Street (and adjacent buildings) before it drops down to the River in an underground pipe. A bioretention system is likely to be the most appropriate option, located (if possible) above the 10 year ARI flood level.
- Area 3 - Opportunity to treat local runoff from small drainage system which collects runoff from Phillip/Charles Streets. Potential to locate bioretention system above terrace seating in small vegetated area, above 10 year ARI flood level.
- Area 4 - Opportunity to treat local runoff from George Street, in a wetland or bioretention system located between the cycleway and the edge of private properties. Subject to 10 year ARI flood level and velocity check.
- Area 5 - Opportunity to treat local runoff from George Street in a wetland or bio-retention system located in existing open space (could avoid existing trees and utilise open areas between established trees). Subject to 10 year ARI flood level and velocity check.

Water Square

Potential to supply Water Square with treated flows from the River.

River Edge Riparian Planting

Riparian planting is proposed along the River’s north bank between Church Street and the weir; as well as along the south bank between pedestrian bridge and the weir. Planting will soften the edge and provide habitat for native species. The proposed planting must be able to tolerate inundation and high velocities in flood flows.



IMAGE 1. Wetland



IMAGE 2. Wetland



IMAGE 3. Wetland



IMAGE 4. Wetland/Rain Garden

FIGURE 4.07 - ENVIRONMENTAL INITIATIVES PLAN  
TOP - City River Diagram





IMAGE 5. Rain Garden



IMAGE 6. Rain Garden



IMAGE 7. Rain Garden



IMAGE 8. Rain Garden



4.8 LIGHTING PLAN

Key Destinations

Key Destinations, outlines the over-arching lighting strategy and lighting hierarchy for the River Precinct. These major destinations provide focus points along the riverfront and inform the character of the individual quarters. Key points to consider are;

- Establishment of a lighting hierarchy to differentiate major night time destinations from connection zones;
- Lighting scheme to provide a unique night time identity for the Parramatta River Precinct, with expression of character of individual quarters;

Built Form and Structures

Built form and structures, is a sub-layer to key destinations. It identifies smaller built elements that contribute to the overall journey through the site for both those on foot, and those in the water. These elements aid in way finding, acting as identifiable landmarks and contribute to the identity of the precinct. Key points to consider are;

- Lighting to enhance built form, including facades, terraces, river infrastructure (weirs, bridges), to contribute to a complete lighting scheme for both land and water connections.
- Lighting to assist in safety and way finding through, creation of focal points including integration of light art elements, identification of landmarks and meeting places, illuminated signage and lighting of major pedestrian intersections.

Flood Evacuation

Flood and evacuation, has three key elements that deal with the potential for flooding across the site. The first element identifies key evacuation access points for pedestrians from the river front, to a point of safety. These paths are to be lit to allow safe and identifiable paths of travel. The second element is luminaire selection that is robust and suitable for the location in relation to flood lines. The third element is lighting control considerations to assist in the evacuation process should a flood occur. Key points to consider are;

- Lighting scheme to consider flooding and flood lines with robust lighting selection fit for purpose, luminaires with electrical terminations above flood lines.
- Use of different lighting treatments to support approach including pole lights, façade lighting, projections, light art, canopy lighting.

Movement Corridors

Major movement corridors, identifies the main paths of travel for pedestrians across the site. These are crucial to encouraging pedestrian use and night time activation as they connect the site allowing access to the major night time destinations, cross river destinations and access to the riverfront. Lighting is to encourage pedestrians to move throughout these corridors. Key points to consider are;

- Lighting to differentiate major night time corridors and connection zones within the context of the surrounding environment.
- Lighting to support night time economy, activating the river front and connecting major pedestrian routes to the city, enhancing circulation routes in the upper and lower promenades, identifying bridges as cross links that frame each quarter.



IMAGES 1&2 . Key Destinations



IMAGES 3&4. Key Destinations



IMAGE 5. Built Form and Structures



IMAGE 6 & 7. Built Form and Structures

FIGURE 4.08 - LIGHTING PLAN  
TOP - City River Diagram



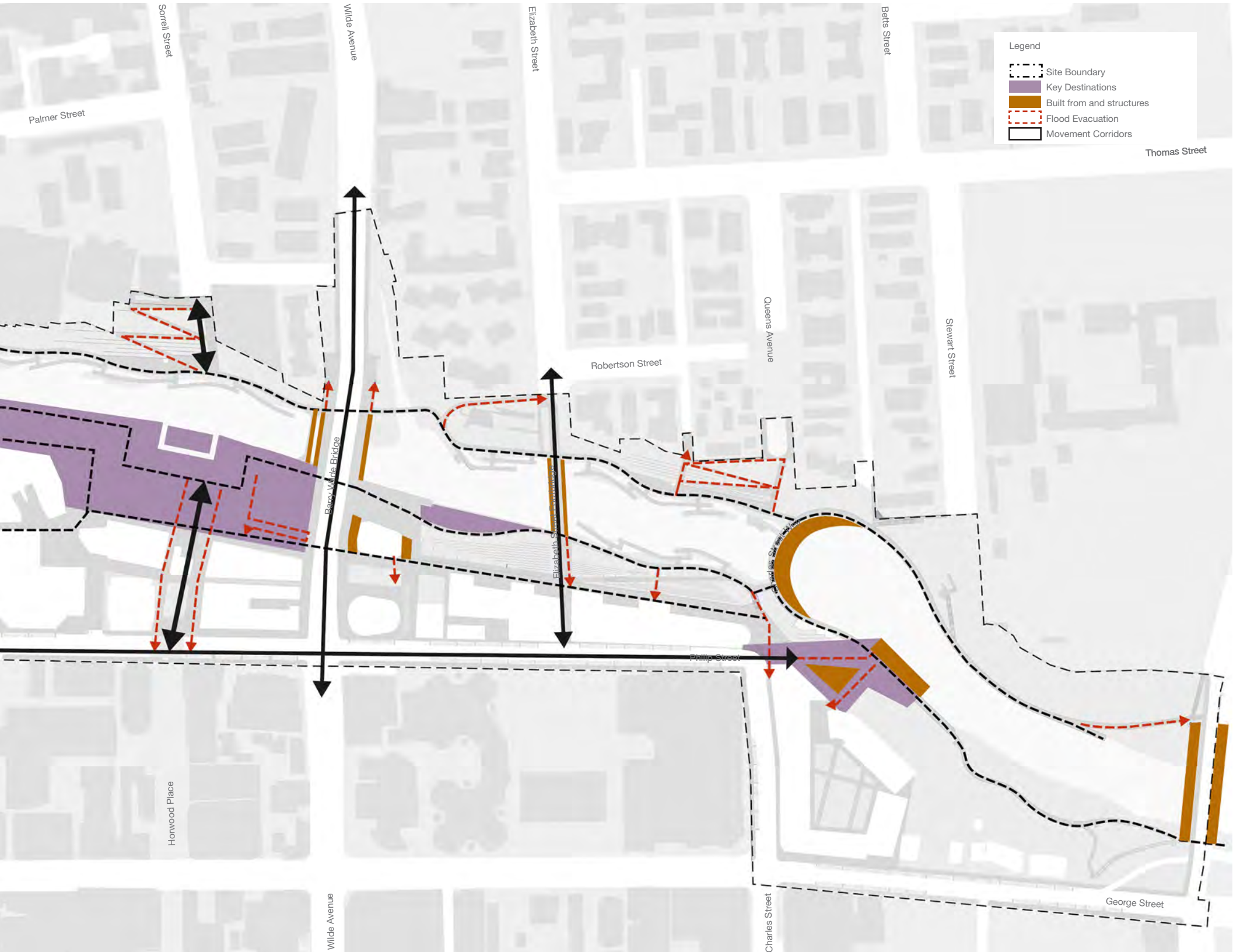


IMAGE 8. Flood Evacuation



IMAGE 9&10. Flood Evacuation

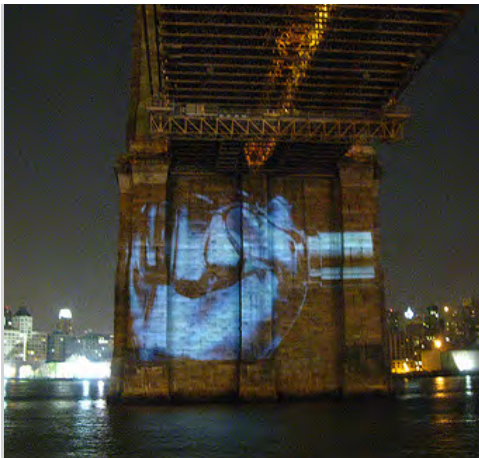


IMAGE 11. Movement Corridors



IMAGE 12&13. Movement Corridors









*5.0 City River Quarters*



5.0 City River Quarters

5.1 RIVER QUARTERS

The City River corridor is broken down into a series of distinctive river quarters that enrich the city river edge. These quarters are carefully composed to manage the transition from city centre to river corridor and establish a unique mix of land use and activities that will create diversity and public life.

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 formed and expressed through varying land use, built form and public domain that will essentially define the look and feel of each separate character area within a cohesive whole. The River Quarters are;

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

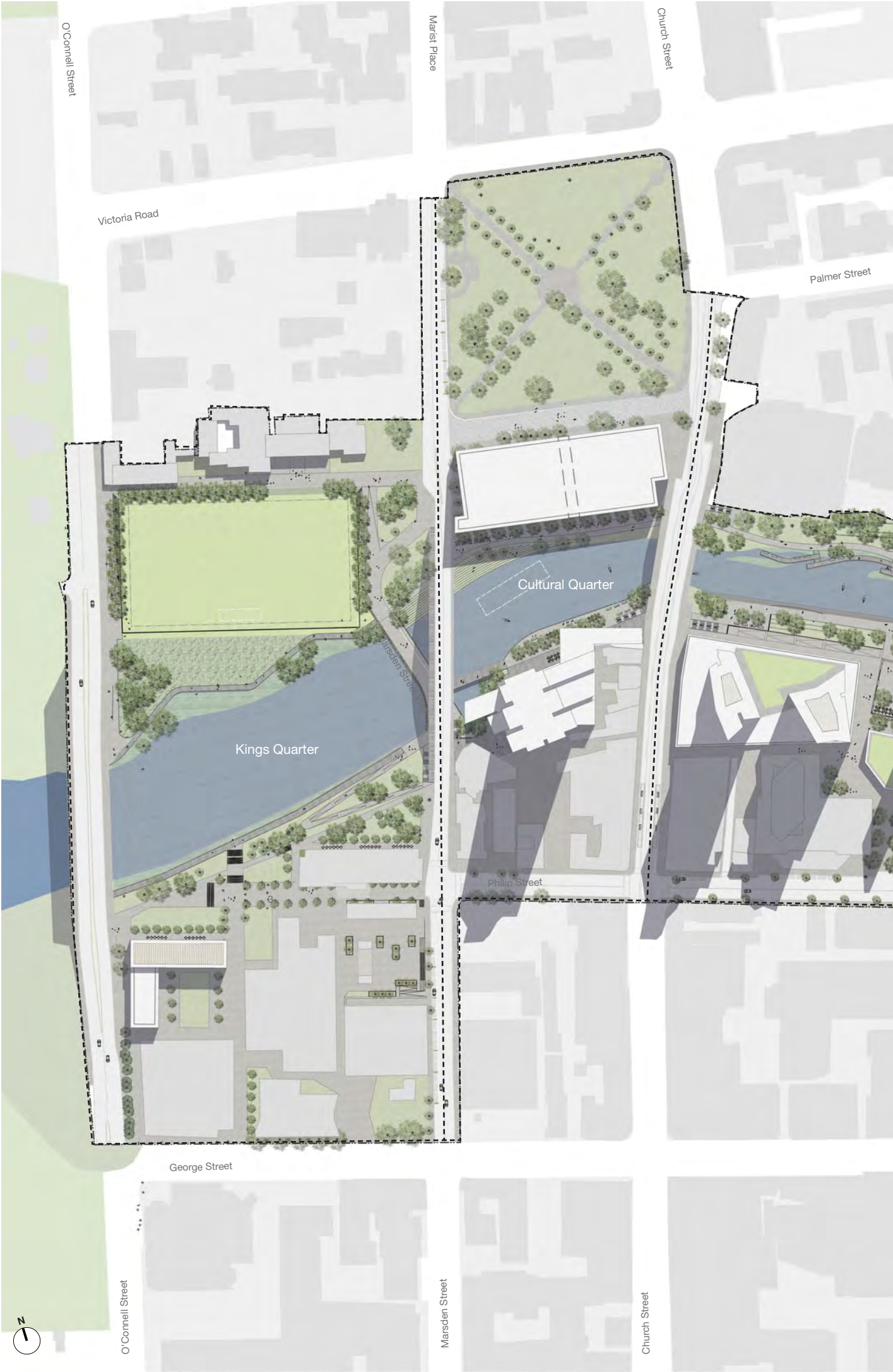


FIGURE 5.01 - RIVER QUARTER PLAN  
TOP: River Quarters Plan







5.2 KINGS QUARTER

Future Character Statement

The Kings Quarter design draws on the layers of history in the area and reveals them to the public through a series of recreationally focused interventions. The Kings School park grounds are proposed to be re-configured into a multi-purpose community space which supports both public and private functions and can be used for events, informal recreation and sports.

The existing heritage buildings located in the Kings School precinct would be made accessible by a grand terrace that affords views over the parklands and the river. Cafés would spill out on the ground floor with shaded tables located along a Grand Boulevard establishing an active connection between Riverside Theatres and Parramatta Stadium.

The invasive vegetation on both river banks should be cleared and a new riverside walk established bringing the community and visitors back to the waters edge where groups of native trees and the riverbanks restored to improve the riparian habitat.

The Justice Precinct’s river edge would be enhanced, encouraging seamless pedestrian access between the river level and upper level movement corridor. Both existing and proposed buildings should be oriented towards the river encouraging riverside retail and commercial activation.

Upper and lower level movement corridors would enhance existing and establish new spatial and recreational links between Parramatta Park and Kings Quarter. These links would reconnect the Parramatta River foreshore helping create a seamless pedestrian connection from Parramatta Park through to Parramatta Quay and beyond.

Design Ideas

- 1. Kings School Boulevard
  - Kings School Boulevard is enlivened cafe’s and sports facilities through the adaptive reuse of the Kings School heritage buildings;
  - Kings School Boulevard establishes a direct pedestrian link between the Riverside Theatre and Parramatta Stadium;
- 2. Kings School Parade
  - A multipurpose ground is proposed which can incorporate training field for the Parramatta Eels and a variety of local events and public recreation opportunities;
  - Multi-functional terraces bound the recreational space offering ample seating for both day to day use and events;



- 3. Kings School Wetland
    - A primary wetland is located south of the community space treating stormwater from the local catchments;
    - The invasive vegetation that disconnects the sports field from the river is cleared bringing the community and visitors back to the waters edge where groups of native trees are proposed and the riverbanks restored to improve the riparian habitat and water quality;
  - 4. Riverside Walk
    - A low level shared footpath spans the river edge encouraging a seamless connection with Parramatta Park and River Quarter 2;
    - A new access compliant ramp is located adjacent to the Riverside Tower site and the Justice Precinct, improving city - river access;
  - 5. Marsden Street Weir
    - Marsden Street Weir is enhanced through feature lighting and facade improvement, that sympathetically respond to the weir’s heritage status;
    - Marsden Street Weir is utilised as a low level pedestrian walkway, encouraging improved links between the Kings School and the Justice Precinct;
  - 6. Marsden Street Bridge
    - A pedestrian walkway is located along the western edge of Marsden Street Bridge improving pedestrian access across the river;
    - Marsden Street Bridge is enhanced through feature lighting under the bridge and facade improvements, ;
  - 7. Dixon Park
    - Any proposed future changes to this building should consider adaptive reuse to accommodate ground floor retail and cafes;
    - Dixon Park is established as a pedestrian plaza that accommodates cafe seating and passive recreation;
  - 8. Justice Precinct Car Park Site
    - A new mixed use development is proposed on the existing Justice Precinct car park site, improving the precincts interface with the river.
    - A new pedestrian plaza fronts the development site accommodating ground floor retail and cafe’s
- Note:** Building form reflects future development potential and is indicative only.



CHARACTER IMAGE 1. Kings School Boulevard  
CHARACTER IMAGE 2. Kings School Sports Field  
CHARACTER IMAGE 3. Kings School Wetland  
CHARACTER IMAGE 4. Riverside Walk



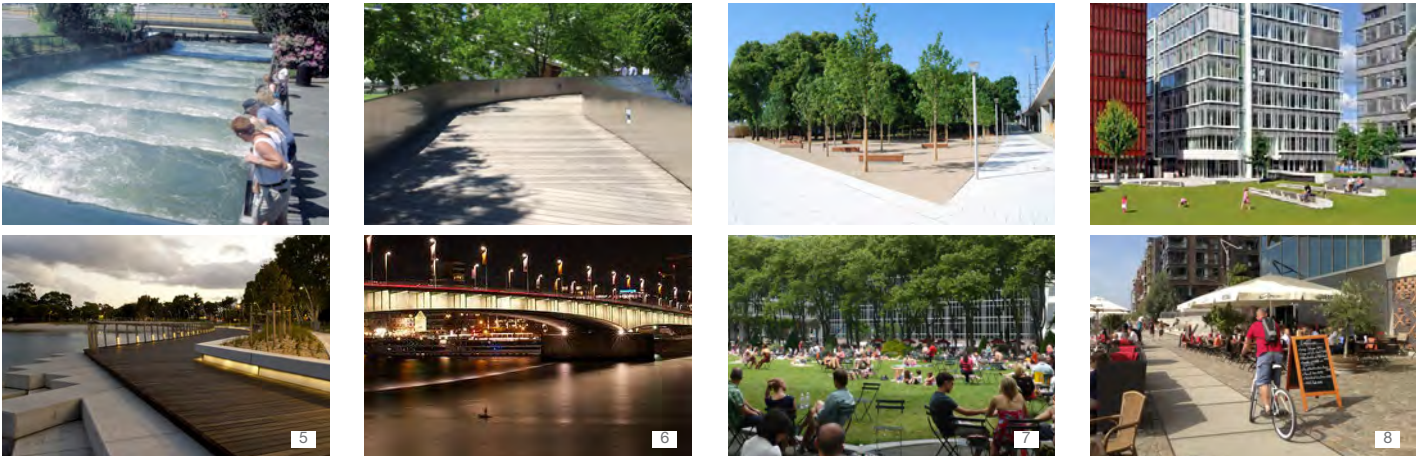


FIGURE 5.02 - KINGS QUARTER PLAN  
TOP. River Quarter Plan  
CHARACTER IMAGE 5. Marsden Street Weir  
CHARACTER IMAGE 6. Marsden Street Bridge  
CHARACTER IMAGE 7. Dixon Park  
CHARACTER IMAGE 8. Justice Precinct Site



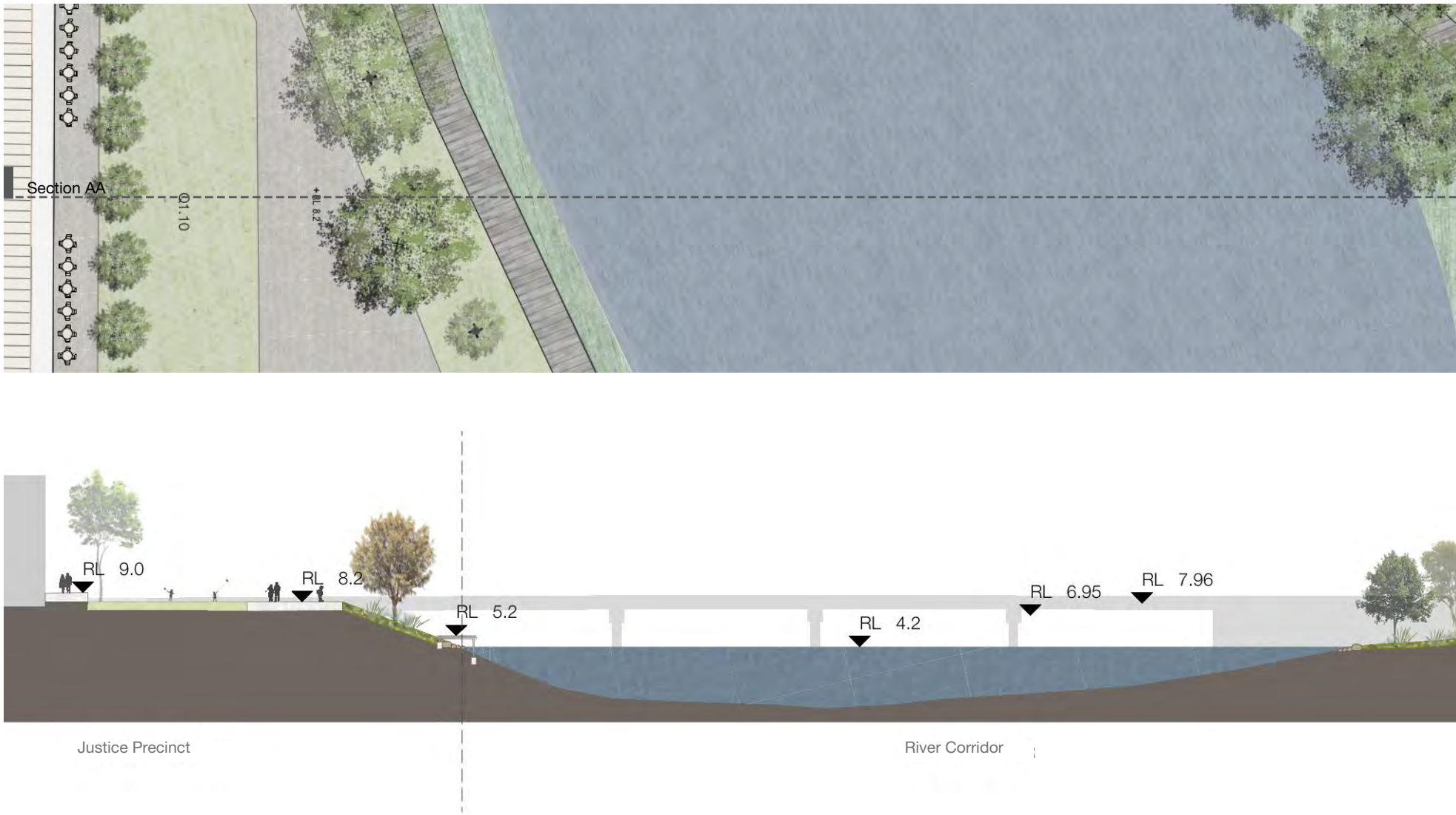
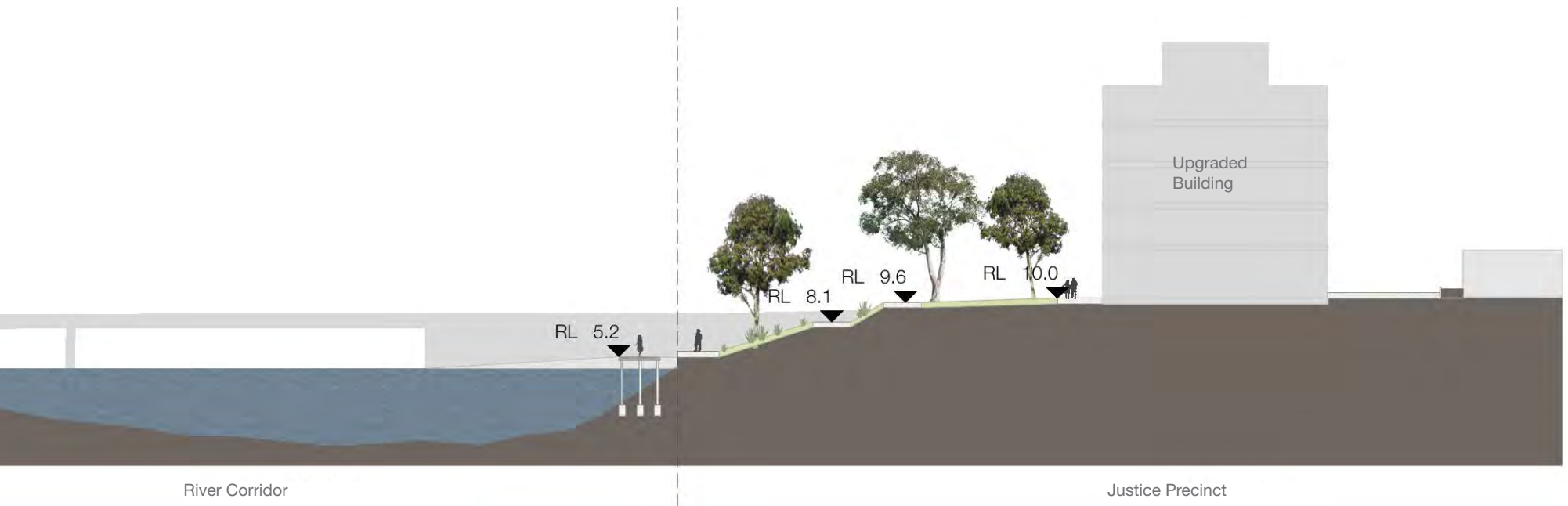
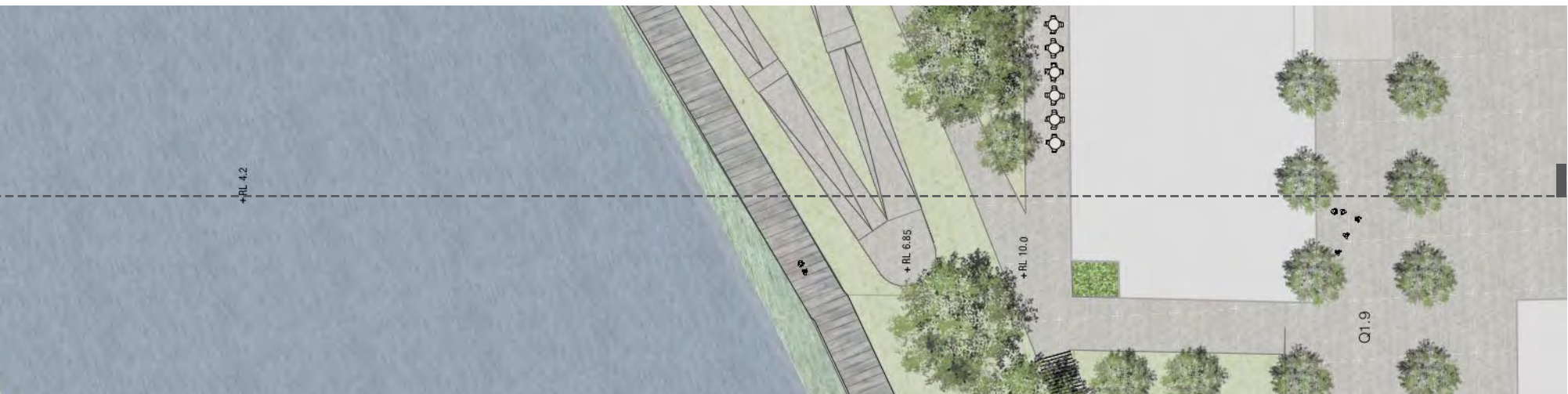
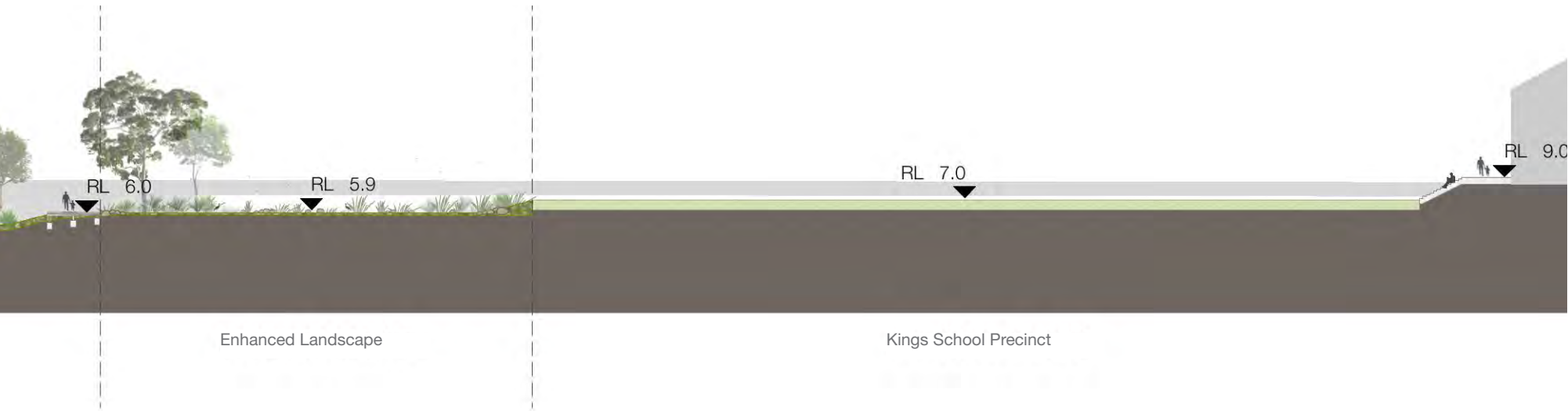


FIGURE 5.03 - SECTION AA KINGS QUARTER  
TOP. Plan and Section  
FIGURE 5.04 - SECTION BB KINGS QUARTER  
BOTTOM. Plan and Section







*“The Cultural Quarter has a focus on the arts, theatre and event based recreation. A new landmark, Riverside Tower on the Southern Foreshore is currently being planned and will sit within a plaza space fronted by fine grain retail and cafes. The planned Riverside Tower sits opposite a re-modelled Riverside Theatres building. The upgraded Riverside Theatre would accommodate a variety of riverside retail and cafes complementing the lower level uses within the Riverside Tower. and activating the river edge.”*

5.3 CULTURAL QUARTER



VISUALISATION 3. Cutlural Quarter







Future Character Statement

The Cultural Quarter has a focus on the arts, theatre and event based recreation. A new landmark, Riverside Tower is currently being planned and will sit within a plaza space fronted by fine grain retail and cafes. The proposed pedestrian plaza can be reached through the new portal in Lennox Bridge strengthening the river-edge connections.

The planned Riverside Tower located on the south bank sits opposite a re-modelled Riverside Theatres building. The upgraded Riverside Theatre would accommodate a variety of riverside retail and cafes complementing the lower level uses within the Riverside Tower. and activating the river edge.

A Water Terrace cascades down to the river level providing seating in both day-to-day mode and event mode. A lower level pedestrian walkway links the Water Terrace through a new portal in Lennox Bridge to the east and the Kings School and Parramatta Parklands in the west.

Design Ideas

1. Prince Alfred Square

- Prince Alfred Square's historic character is retained;
- Prince Alfred Square is maintained as a public open space and event location;

2. Market Lane

- Market Street becomes a shared street, integrating pedestrians, cyclists and vehicles in a slow moving environment;
- The shared street forms a visible extension to Riverside Theatre and Prince Alfred Square encouraging greater pedestrian use for events and festivals;

3. Riverside Theatre

- It is proposed to remodel Riverside Theatre to accommodate both an upper level deck and riverside retail and cafes that front directly onto Parramatta River;
- The proposed remodelling would form a cultural focal point along Parramatta River complementing the Discovery Centre located in the Riverside Tower;.

4. Water Terrace

- The Riverside Water Terrace is a pedestrian plaza that steps down to the water allowing the local community the opportunity to sit and relax alongside the river edge;

- The amphitheater-like plaza with its urban character will have multiple functions ensuring both passive recreation and event activation;

5. Lennox Bridge Portals

- The Lennox Bridge Portals ensure seamless pedestrian and cycle movement between the Cultural Quarter and City Quarter;
- The Lennox Bridge Portals open out onto well activated riverside cafe's and retail uses located along Riverside Theatre and Riverside Tower;

6. Lennox Bridge Terrace

- An activated upper level terrace provides a seamless connection between Church Street and the upper level of the Justice Precinct;
- An activated low level terrace directly links Lennox Bridge Portals to Marsden Street Weir;

7. Riverside Tower

- The currently proposal for Riverside tower combines apartments with retail, entertainment, conference centre, and the Discovery Centre, a new visitor and exhibition centre;
- The tower will form a landmark along the river, maximising views towards Parramatta Park;

8. Church Street Laneway

- Church Street Laneway directly links to the upper level terrace ensuring a seamless relation between the Riverside Tower and Church Street;
- Church Street laneway is activated by small cafe and restaurant uses establishing a vibrant movement corridor towards Riverside Tower;

**Note:** Building form reflects future development potential and is indicative only.



CHARACTER IMAGE 1. Prince Alfred Square  
CHARACTER IMAGE 2. Market Lane  
CHARACTER IMAGE 3. Riverside Theatre  
CHARACTER IMAGE 4. Water Terrace



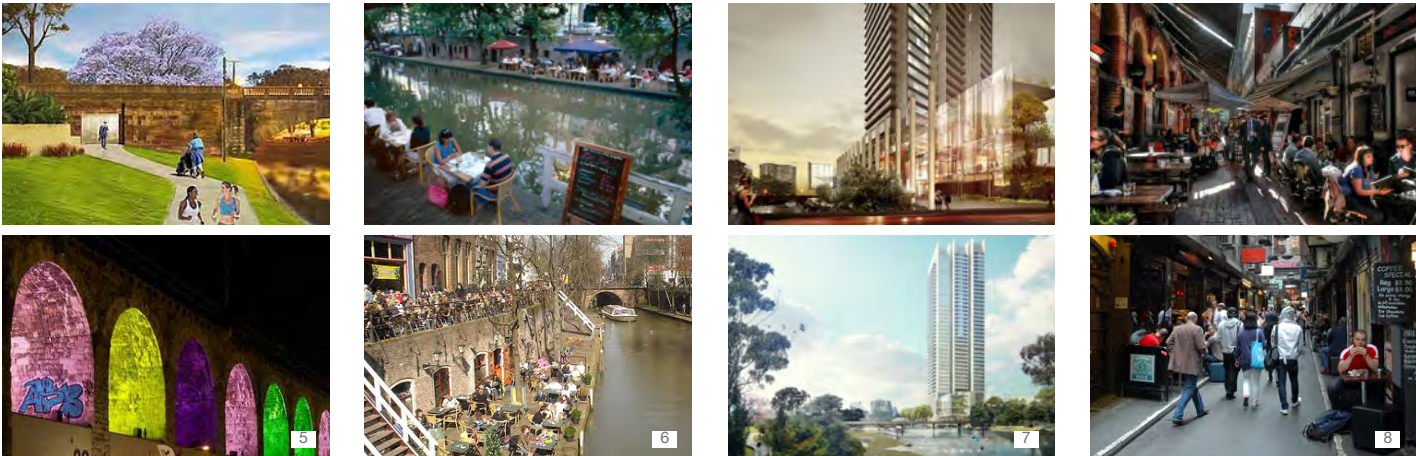


FIGURE 5.05 - CULTURAL QUARTER  
TOP. River Quarter Plan  
CHARACTER IMAGE 5. Lennox Bridge Portals  
CHARACTER IMAGE 6. Lennox Bridge Terrace  
CHARACTER IMAGE 7. Riverside Tower  
CHARACTER IMAGE 8. Church Street Laneway



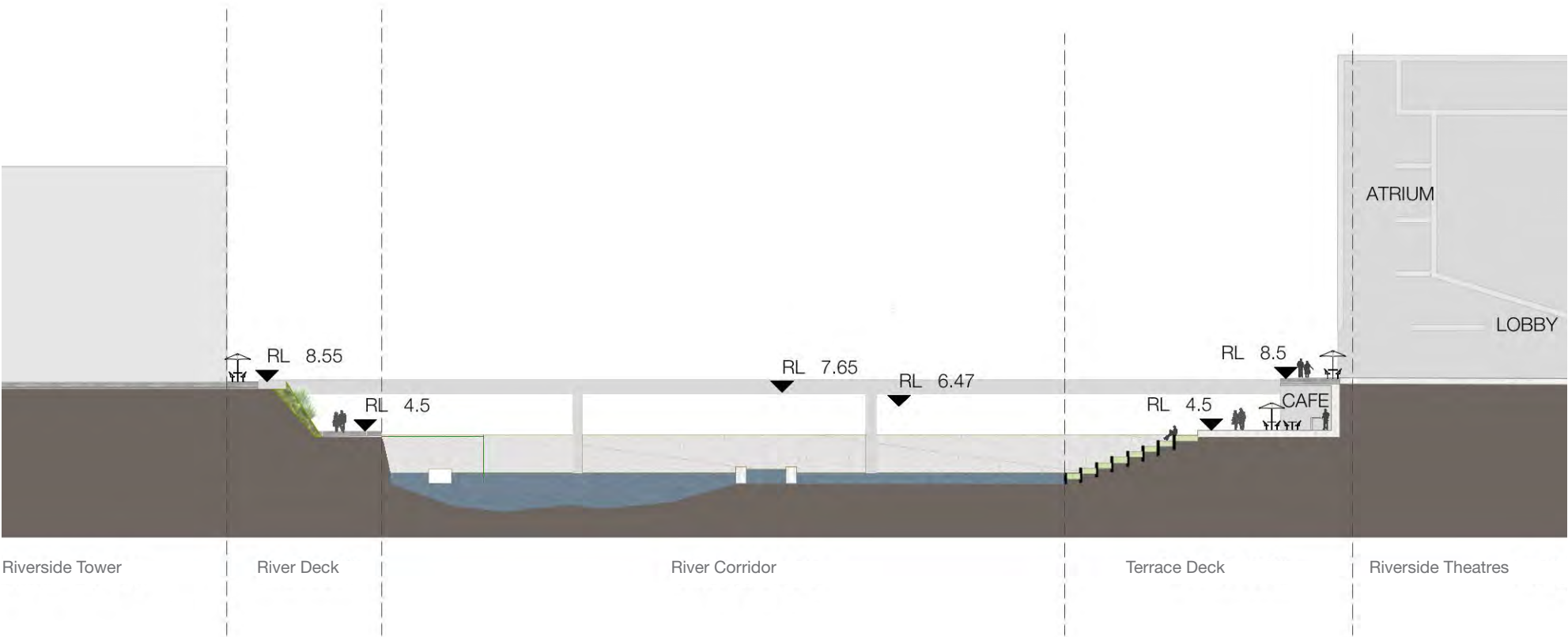
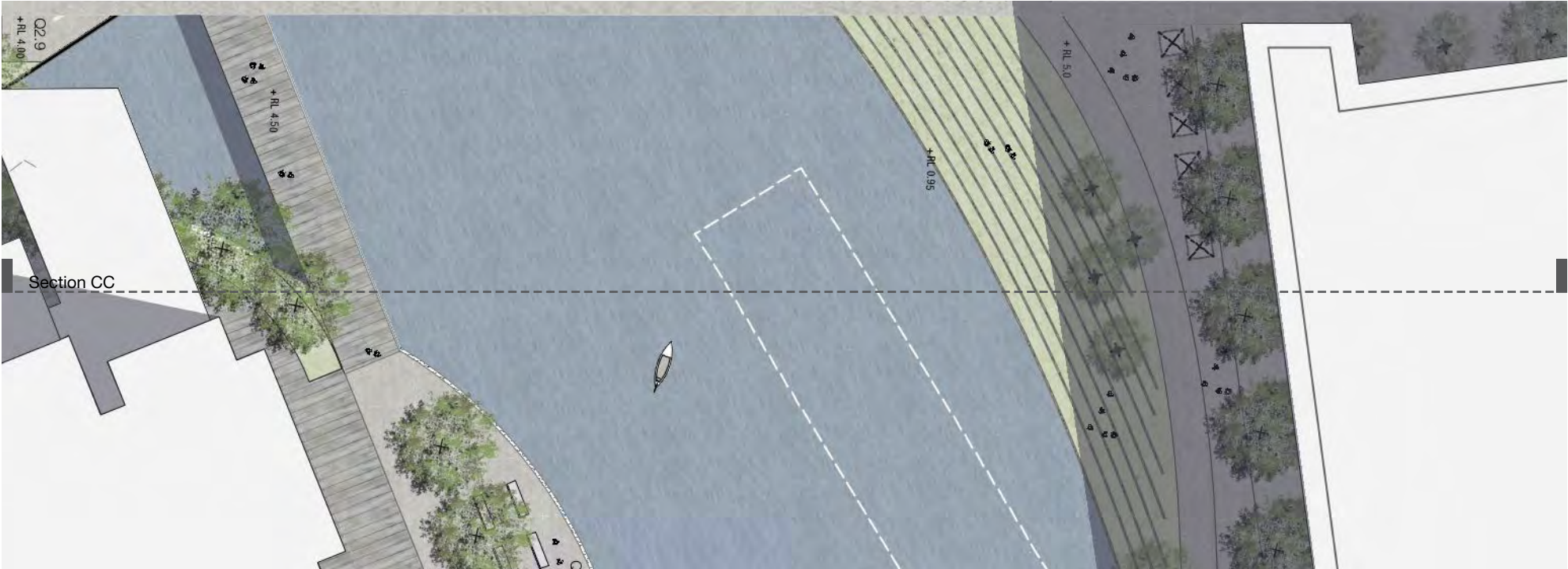


FIGURE 5.06 - SECTION CC CULTURAL QUARTER  
TOP: Plan and Section



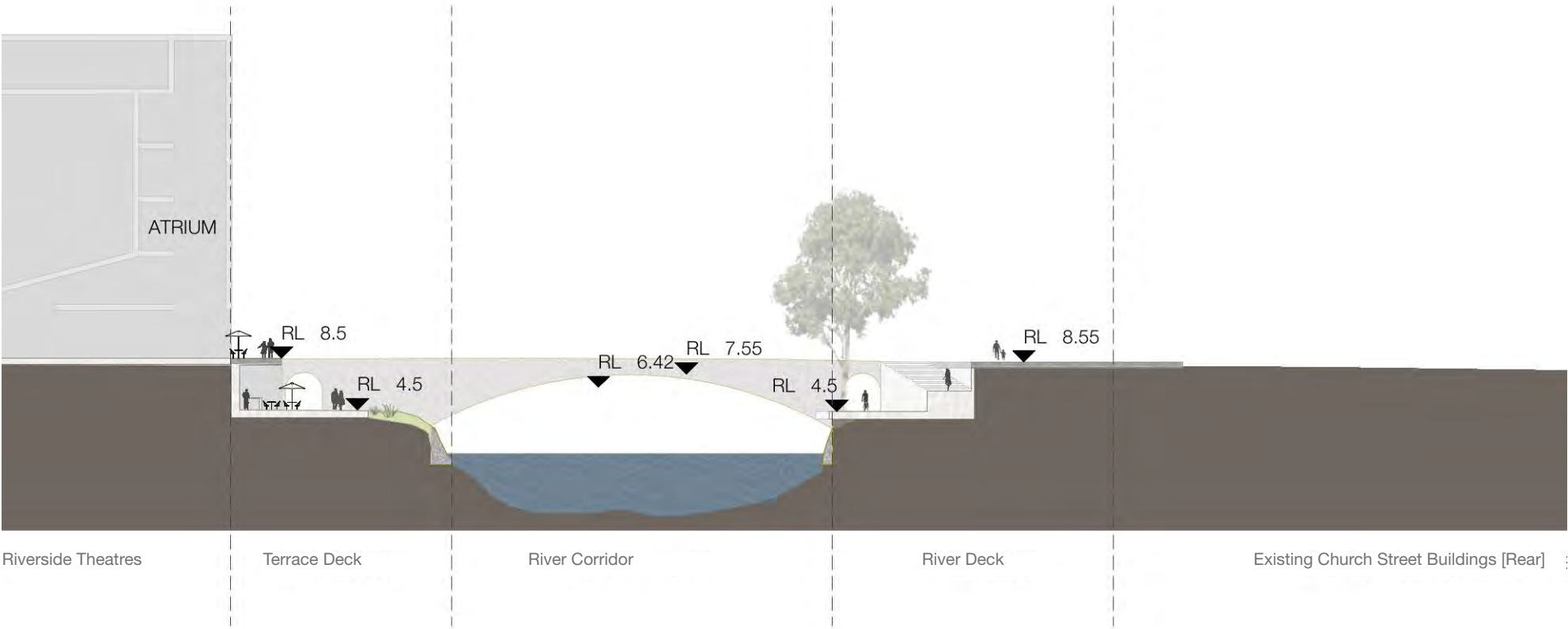
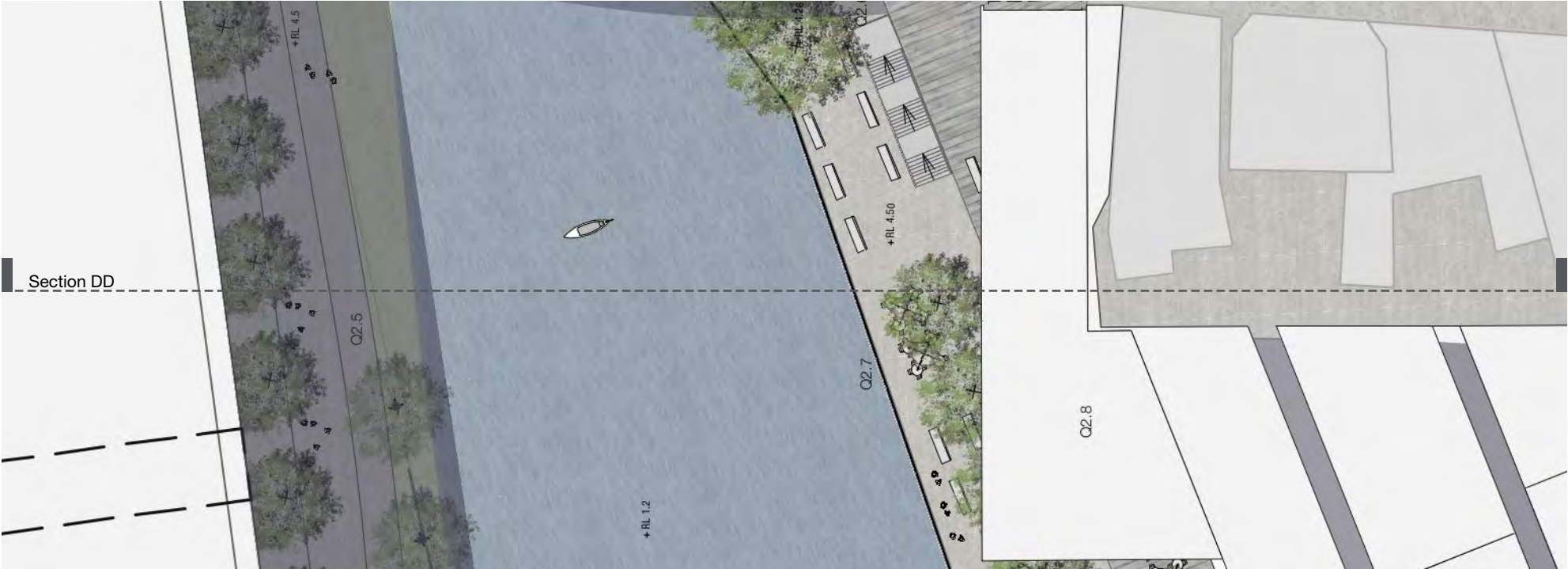


FIGURE 5.07 - SECTION DD CULTURAL QUARTER  
TOP: Plan and Section



*“City Quarter West is centred around River Square, Parramatta City River’s new premier public space that accommodates a wide choice of leisure, cultural and recreational activities. The Square would be characterised by a collection of river terraces that allow people easy access to the waters edge, connecting the City to the River.”*

**5.4 CITY QUARTER WEST**



VISUALISATION 4. City Quarter West







Future Character Statement

City Quarter West is centred around River Square, Parramatta City River’s new premier public space that accommodates a wide choice of leisure, cultural and recreational activities. The Square would be characterised by a collection of river terraces that allow people easy access to the waters edge, connecting the City to the River.

Located close to Church Street, River Square would be the heart of the Parramatta night-time economy with restaurants, bars, terraces and Water Square; a new multi-functional public space that can cater for a number of uses including but not limited to a moonlight cinema, water based recreation and event performances.

Complementing River Square is the north bank’s Riverside Terrace a passive recreation space that incorporates the existing trees, naturally vegetated slopes and series of accessible terraces. These more passive interventions ensure a softer transition between the city character to the south and the residential character to the north.

Design Ideas

1. Sorrell Street Plaza

- The transition point between Sorrell Street and Riverside Terrace becomes a flexible pedestrian plaza that accommodates temporary interventions such as markets, kiosks and pop-up cafes;
- A rain garden is integrated into the public space treating storm-water runoff from Sorrell Street through to Parramatta River;

2. Church Street Plaza

- Church Street Plaza [North and South] are a series of small public spaces that activate the riverside edge alongside the Lennox Bridge Portals;
- The adjacent building edges are designed to accommodate small scale riverside retail and cafes encouraging a greater level of activation along the river edge;

3. Riverside Terrace

- A tree top walk retains the existing sloping topography and trees ensuring a natural sheltered canopy for the Parramatta community to use and enjoy;
- The low level grass terraces offer a passive recreation space for the river users on a day to day basis, whilst in event mode they provide ample seating for visitors;

4. 330 Church Street

- A new public square and colonnade increases pedestrian increases pedestrian space and improves access between Church Street and river Square;
- Public access through the site is extensive, clear and well activated by restaurants and retail activities along a double height frontage;

5. Water Square

- Water Square is a multi-functional public space that supports a variety of activities including but not limited to an outdoor cinema, floating stage, an ice rink, swimming and recreational bathing;
- Water Square is designed to seamlessly integrate within the river corridor allowing the community to interact with the river for the first time in fifty years;

6. River Square Plaza

- River Square forms the central transition point along the river corridor establishing a direct link to between the city and the river;
- River Square is the premier public space along Parramatta River that supports events, riverside retail and cafes, public terraces and recreational open space;

7. Barry Wilde Bridge

- An upper level pedestrian footbridge is attached to the Barry Wilde Bridge, providing a pedestrian friendly river crossing;
- A low level pedestrian crossing is located along the river edge ensuring easy access between the north bank and south bank;

8. Willow Grove Adaptive Use

- Willow grove is an important heritage item currently in private ownership
- The development of river square presents an opportunity for adaptive reuse of Willow Grove and its immediate surrounds to provide public functions and be integrated into the heart of river square;
- Opportunities to incorporate a new plaza and alfresco dining to the north of the building should also be explored to assist in activating the square;

**Note:** Building form reflects future development potential and is indicative only.



CHARACTER IMAGE 1. Sorrell Street Plaza  
CHARACTER IMAGE 2. Church Street Plaza  
CHARACTER IMAGE 3. Riverside Terrace  
CHARACTER IMAGE 4. 330 Church Street





FIGURE 5.08 - CITY QUARTER WEST  
TOP. River Quarter Plan  
CHARACTER IMAGE 5. Water Square  
CHARACTER IMAGE 6. River Square  
CHARACTER IMAGE 7. Barry Wilde Bridge  
CHARACTER IMAGE 8. Willow Grove Adaptive Reuse



*“Located close to Church Street, River Square would be the heart of the Parramatta night-time economy with restaurants, bars, terraces and Water Square; a new multi-functional public space that can cater for a number of uses including but not limited to a moonlight cinema, water based recreation and event performances.”*



VISUALISATION 5. River Square in event mode







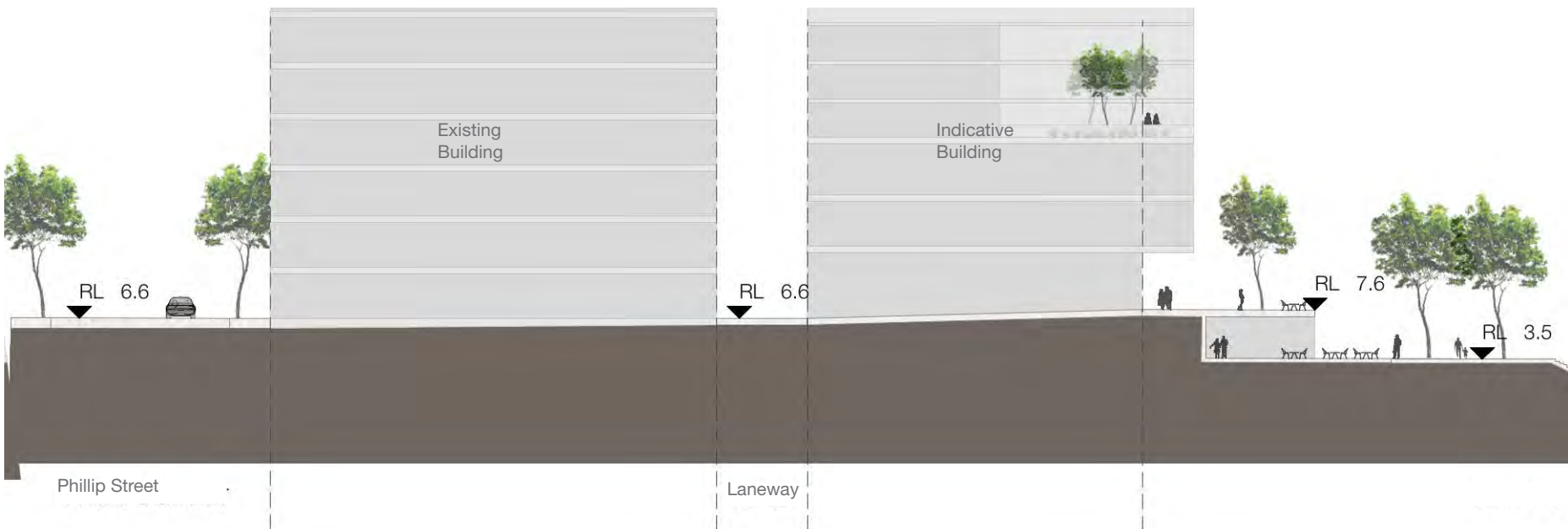
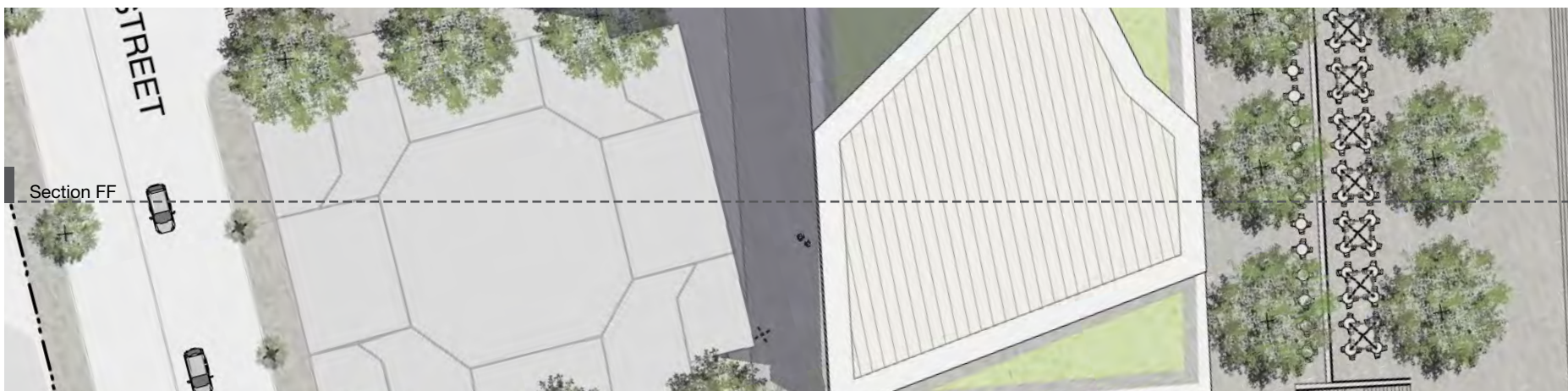
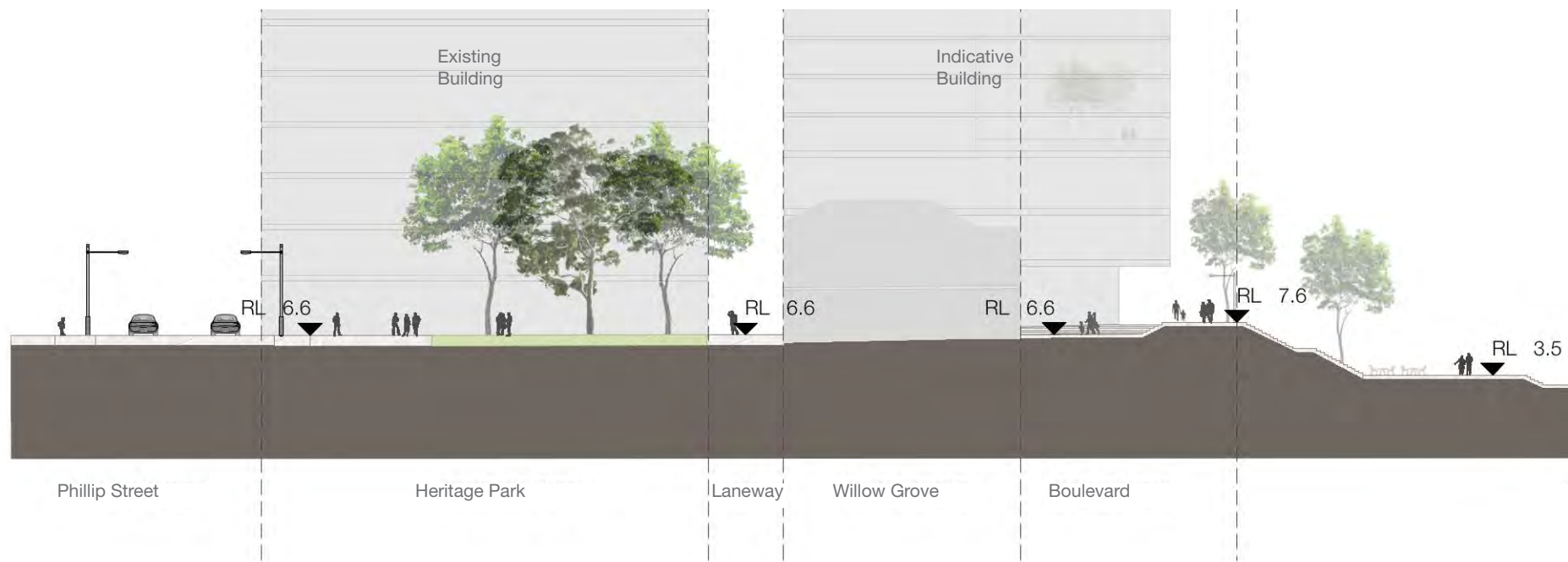
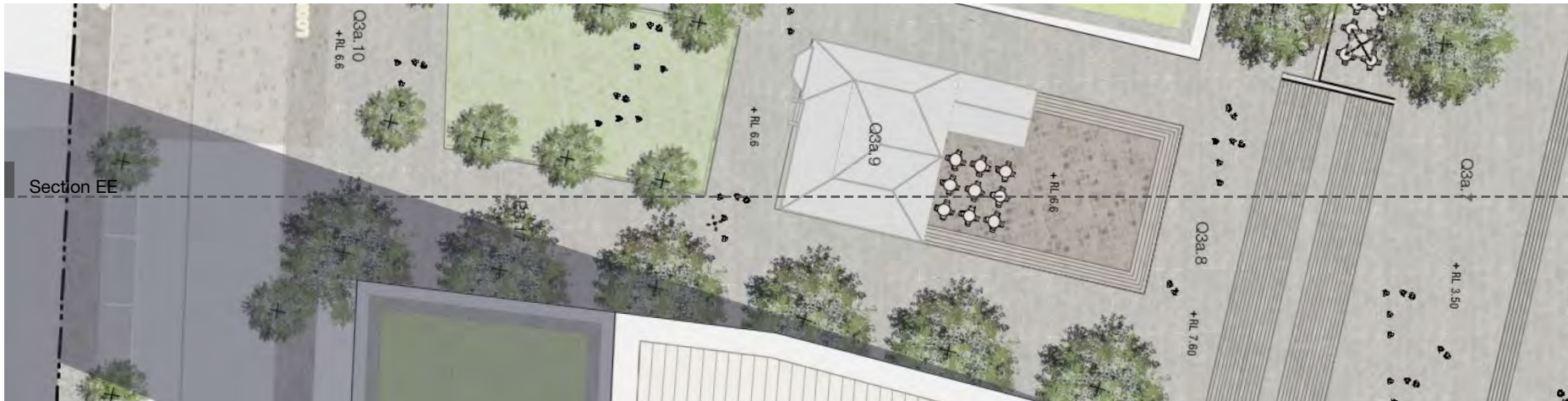
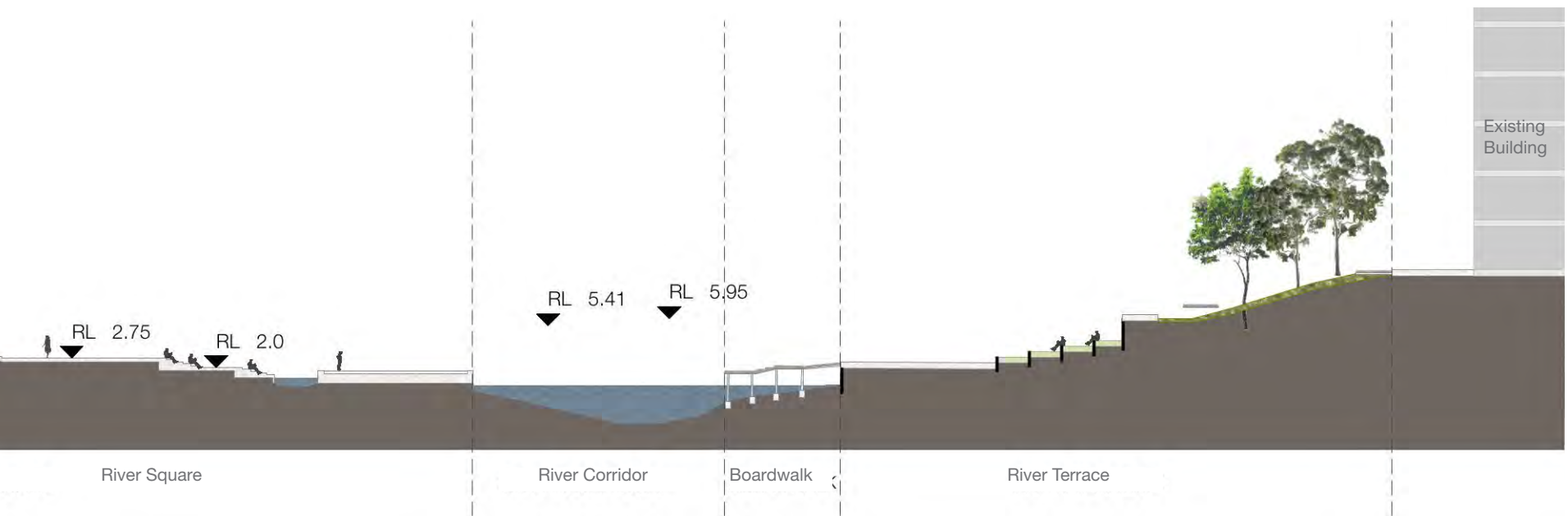
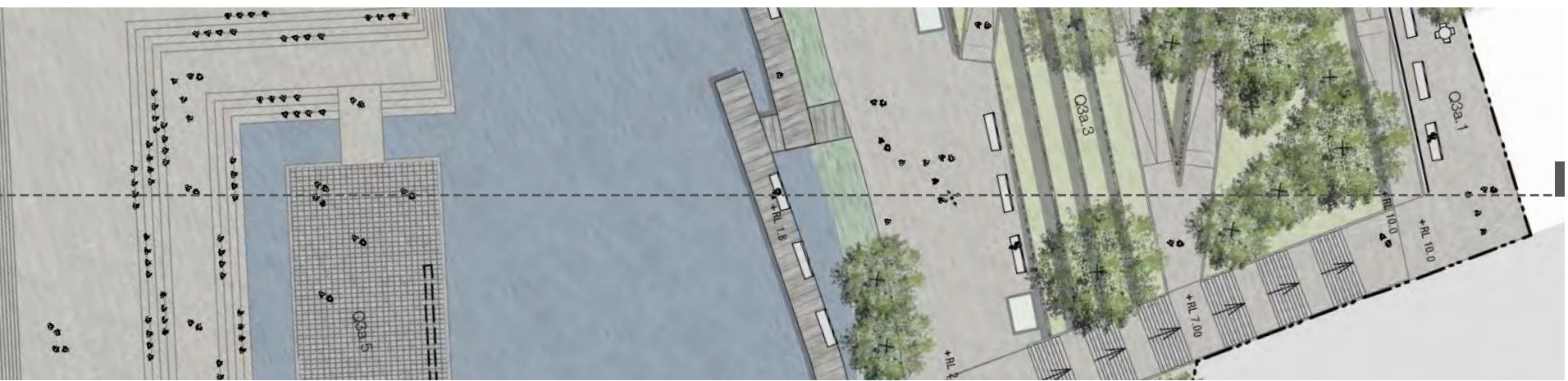
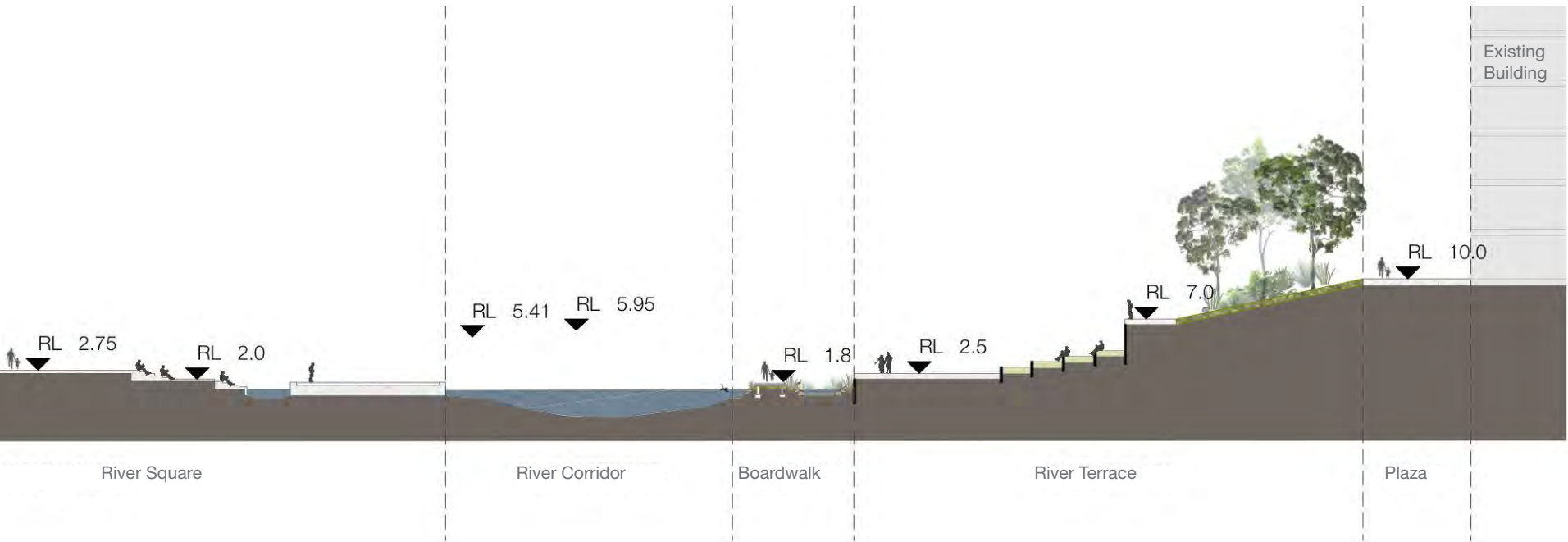
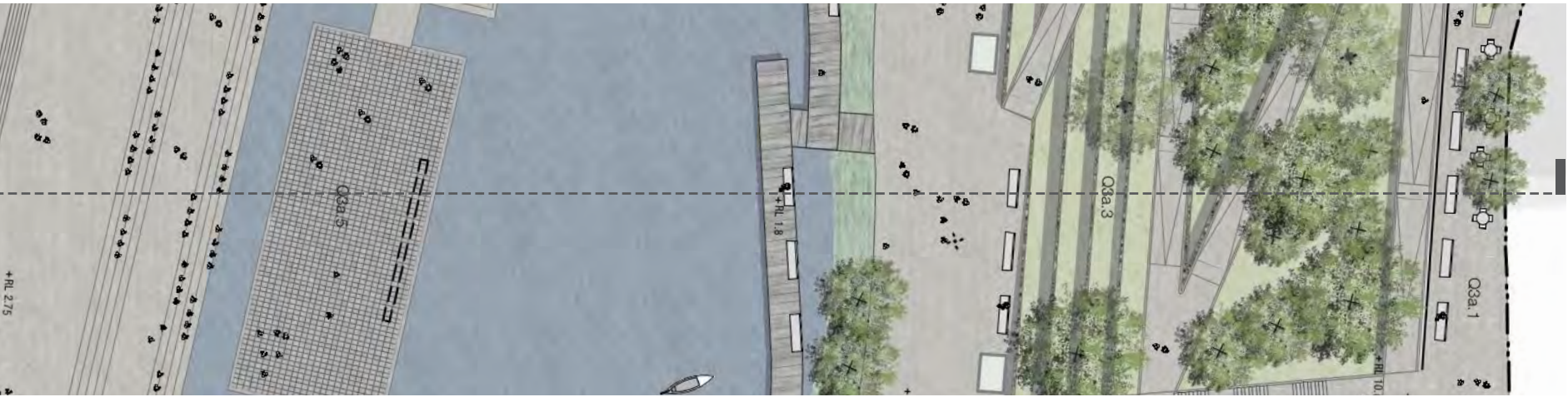


FIGURE 5.09 - SECTION EE CITY QUARTER WEST  
TOP. Plan and Section  
FIGURE 5.10 - SECTION FF CITY QUARTER WEST  
BOTTOM. Plan and Section







*“City Quarter East would form a visible extension to River Square and Riverside Terrace. Located within the banks of Parramatta River would be Parramatta River’s City Beach, Parramatta’s very own urban beach where deck chairs, sand, parasols and sporting activities adorn Parramatta River.”*

5.5 CITY QUARTER EAST



VISUALISATION 6. City Quarter East - City Beach







Future Character Statement

City Quarter East would form a visible extension to River Square and Riverside Terrace. Located within the banks of Parramatta River would be Parramatta River’s City Beach, Parramatta’s very own urban beach where deck chairs, sand, parasols and sporting activities adorn Parramatta River.

Located adjacent to City Beach is Riverside Walkway an active pedestrian walkway that would be fronted by café’s, restaurants, bars and retail all with expansive views looking over Parramatta River. Complementing these active spaces is a collection of terraced spaces that step down towards a naturalised river edge, establishing a more passive river character.

Design Ideas

1. Brickfield Creek

- Restoring a more natural form to Brickfield Creek Channel outlet, including vegetated banks;
- Improve stormwater treatment prior to being released into Parramatta River;

2. Riverside Park

- Retain and enhance the existing children’s play area ensuring the locations position as the major children’s play space along the river corridor;
- Introduce a series of pedestrian boardwalks along the river edge linking the play space to the river;

3. North Bank Terrace

- A tree top walk retains the existing sloping topography and trees ensuring a natural sheltered canopy for the Parramatta community to use and enjoy;
- The low level grass terraces offer a passive recreation space for the river users on a day to day basis, whilst in event mode they provide ample seating for visitors;

4. City Beach

- City Beach provides visitors and the community a large beach space with deck-chairs, WIFI and sporting activities on offer;
- A kayak and boating dock connects to the beach allowing visitors and the community direct access to Parramatta River;

5. Riverbank Tower

- A landmark building is proposed including an Aboriginal cultural centre, Kayak storage facility, cafe and upper level retail, commercial and residential uses;
- The proposed tower would form forms a visual anchor along the river corridor drawing pedestrian movement between Parramatta Quay and River Square;

6. Riverside Walkway

- An upper level pedestrian link that is activated through retail, cafes and restaurants ensures excellent building frontage and definition along the river corridor;
- The riverside boardwalk maximises river views and north facing solar access;

7. Elizabeth Street Plaza

- Elizabeth Street Plaza is established as a pedestrian node connecting Elizabeth Street Footbridge, access ramps and Riverside Boulevard together;
- A lower level plaza is fronted by cafe’s and restaurants establishing an activated node along the Riverside Boulevard;

8. South Bank Terrace

- The South Bank Terraces cascade from Riverside Boulevard through to Parramatta River, maximising north facing solar access and river views;
- The low level grass terraces offer a passive recreation space for the river users on a day to day basis, whilst in event mode they provide ample seating for visitors;

**Note:** Building form reflects future development potential and is indicative only.



CHARACTER IMAGE 1. Brickfield Creek  
CHARACTER IMAGE 2. Riverside Park  
CHARACTER IMAGE 3. North Bank Terrace  
CHARACTER IMAGE 4. City Beach



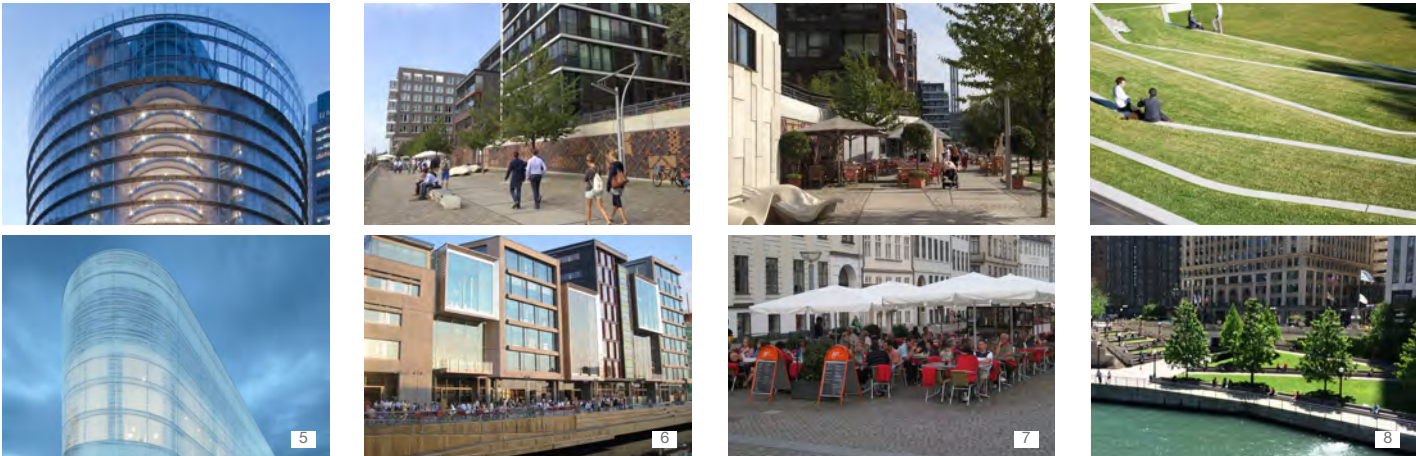


FIGURE 5.11 - CITY QUARTER EAST  
TOP. River Quarter Plan  
CHARACTER IMAGE 5. Building Landmarks  
CHARACTER IMAGE 6. Riverside Walkway  
CHARACTER IMAGE 7. Elizabeth Street Plaza  
CHARACTER IMAGE 8. South Bank Terrace



*“Complementing the active spaces within City Quarter East is a collection of terraced spaces that step down towards a naturalised river edge, establishing a more passive river character.”*



VISUALISATION 7. City Quarter East - North Bank Terrace







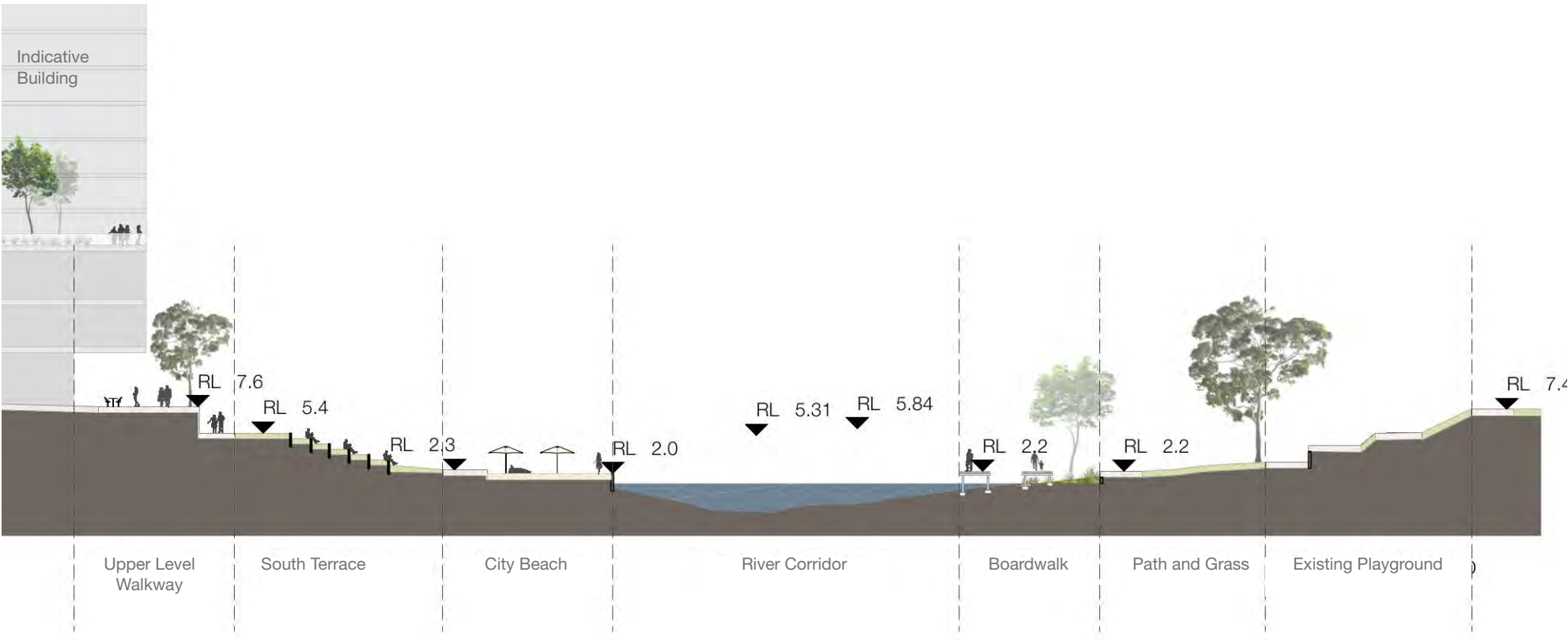
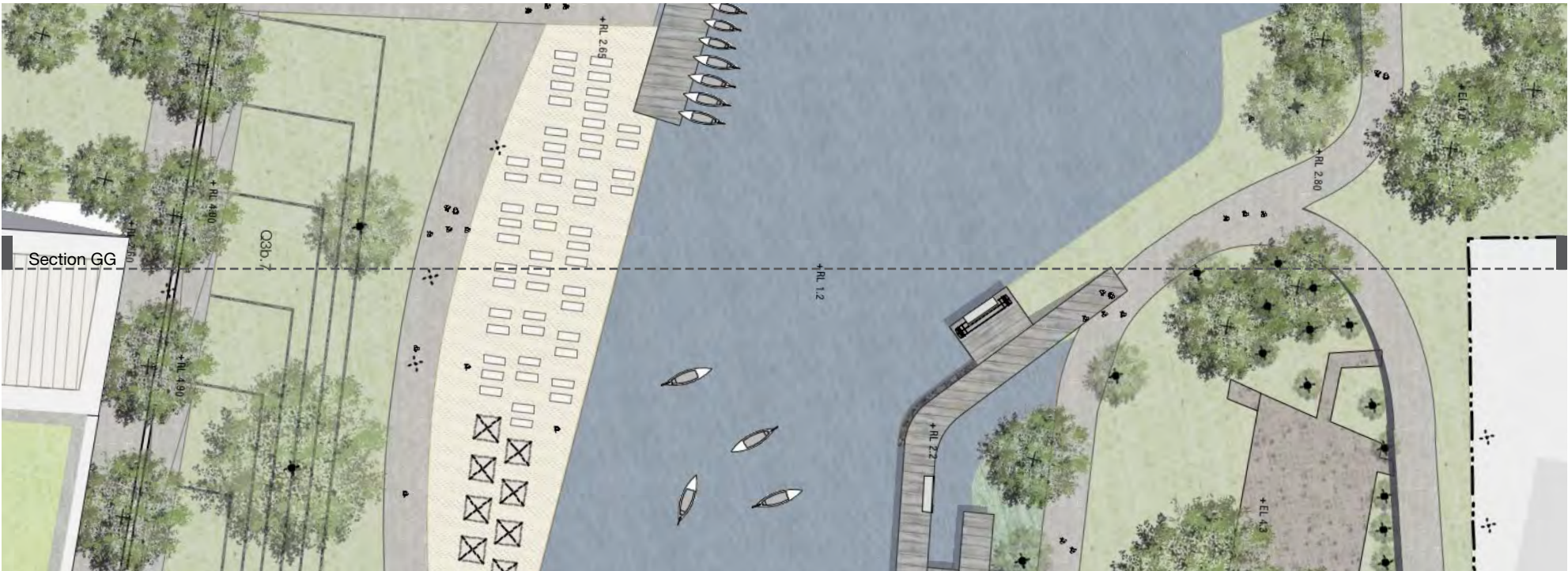


FIGURE 5.12 - SECTION GG CITY QUARTER EAST  
TOP: Plan and Section



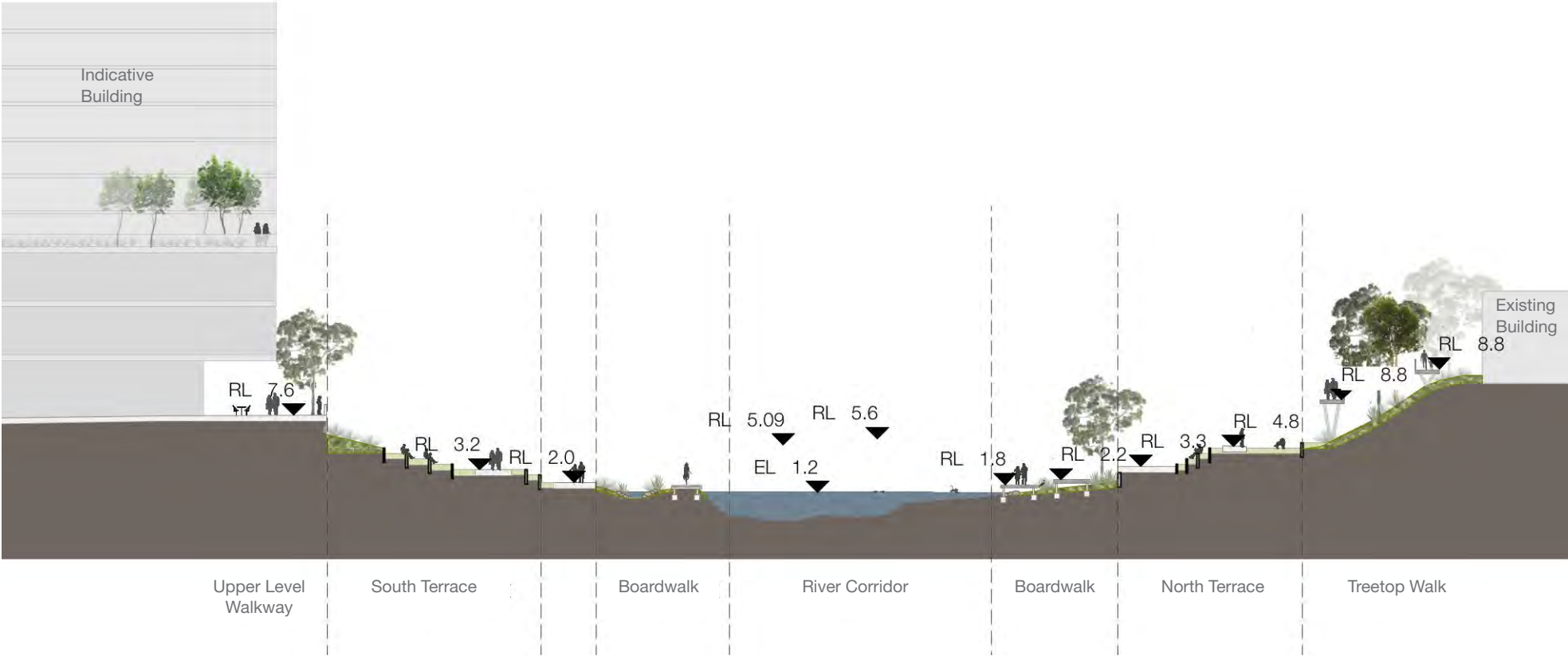
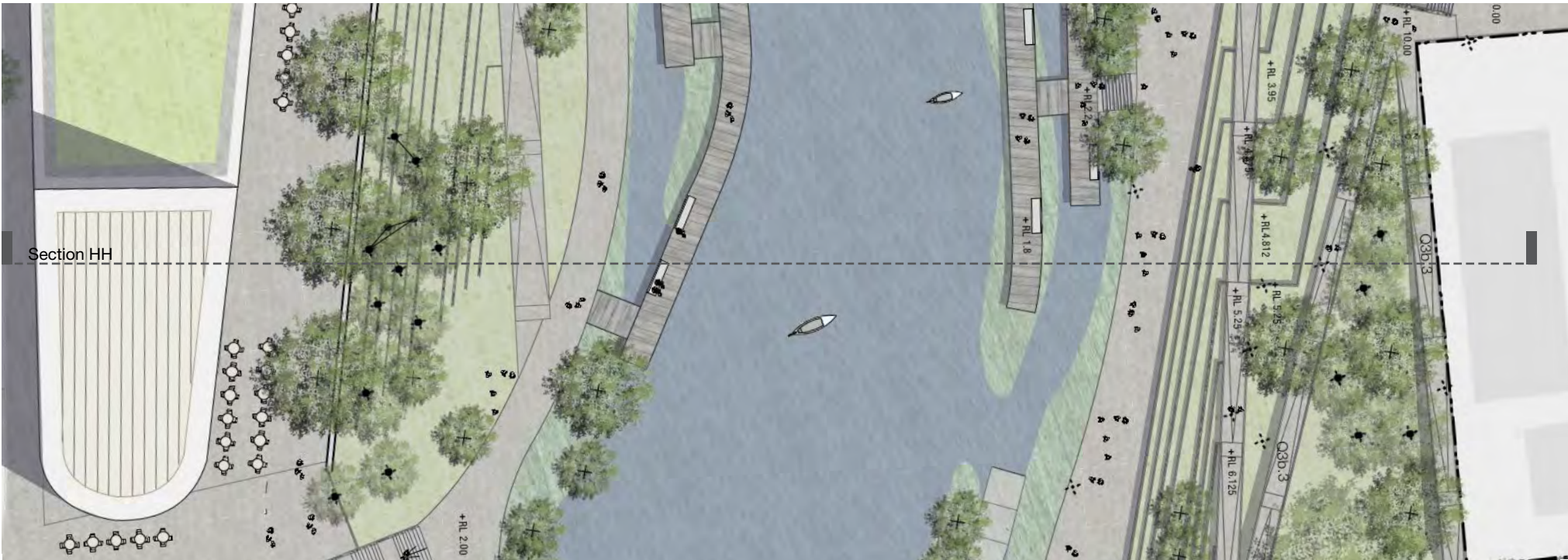


FIGURE 5.13 - SECTION HH CITY QUARTER EAST  
TOP: Plan and Section



*“Parramatta Quay is proposed as the major ferry arrival point connecting Circular Quay to Parramatta Quay. Utilising Parramatta CBD’s positioning along the river, ferry travel would be encouraged through a more regular ferry service and an City River arrival experience that is befitting of Sydney’s second CBD.”*

5.6 PARRAMATTA QUAY



VISUALISATION 8. Parramatta Quay - Marsden Street Weir







Future Character Statement

Parramatta Quay is proposed as the major ferry arrival point connecting Circular Quay to Parramatta Quay. Utilising Parramatta CBD’s positioning along the river, ferry travel would be encouraged through a more regular ferry service and an City River arrival experience that is befitting of Sydney’s second CBD.

Alighting from the ferry, visitors would be greeted with clear and legible public domain that establishes a direct continuation of Philip Street. Integrated within the public domain would be a series of stepped pedestrian plaza’s that are characterised by café and restaurant uses reinforcing the sense of arrival into Parramatta City.

Charles Street Weir would be redesigned as a sculptural water feature retaining its function to moderate freshwater flow but additionally designed to accommodate a greater footfall of pedestrian traffic. The new weir would seamlessly integrate with the Escarpment Boardwalk strengthening the North – South Bank connection and the ferry wharf’s relationship with the Parramatta Valley Cycle Way.

Design Ideas

1. Escarpment Boardwalk

- The Escarpment Boardwalk is established as a low level pedestrian boardwalk along the river edge;
- The Escarpment Boardwalk forms a connection point between the Parramatta Valley Cycle Way, Parramatta City River corridor and Parramatta Park;

2. Charles Street Weir

- Charles Street Weir is re-designed and upgraded to accommodate a greater footfall of pedestrian movement between the north and south bank of Parramatta River;
- The sculptural weir and fish ladder is designed to respond to the geometry of the Escarpment Boardwalk and establish a feature water element at the intersection where the freshwater meets the saltwater ;

3. River Bridge

- An area of the existing riverbank is removed to accommodate high water flow when the river is in flood;
- A river bridge is design to cross the removed riverbank ensuring a seamless continuation of the Riverside Walk footpath between the City Quarter and Parramatta Quay;

4. Parramatta Ferry Wharf

- A new ferry wharf is proposed to be located along the Philip Street corridor improving the sense of arrival when entering the CBD;
- A modern ferry wharf terminal is proposed along the banks of Parramatta River servicing the newly proposed Rivercat service;

5. Phillip Street Plaza

- A large plaza space is located at the intersection between Phillip Street and Parramatta Quay establishing an arrival point entering Parramatta Quay from the city;
- The pedestrian plaza is activated by riverside retail, cafe’s and restaurants that site above the 1 in 100 year flood level;

6. Parramatta Quay Restaurant

- The existing Port Bar could be enhanced to accommodate a diverse range of uses maximising views over the ferry wharf, Charles Street Weir and Philip Street;
- The existing cafe and restaurant use should be retained as an active focal point for ferry users, pedestrians, cyclists and visitors to Parramatta City River;

7. Parramatta Quay Tower

- Parramatta Quay tower is a proposed landmark building incorporating ground floor retail, upper floor commercial and residential uses;
- The new tower would form a visual anchor along the harbour river corridor enhancing the sense of arrival into Parramatta Quay and the city;

8. Parramatta Valley Cycle Way

- Parramatta Valley Cycle Way should be retained as a cycle and pedestrian route along the river corridor;
- The existing open space, trees and mangroves are retained along the river corridor;

**Note:** Building form reflects future development potential and is indicative only.



CHARACTER IMAGE 1. Escarpment Boardwalk  
CHARACTER IMAGE 2. Charles Street Weir  
CHARACTER IMAGE 3. River Bridge  
CHARACTER IMAGE 4. Parramatta Ferry Wharf