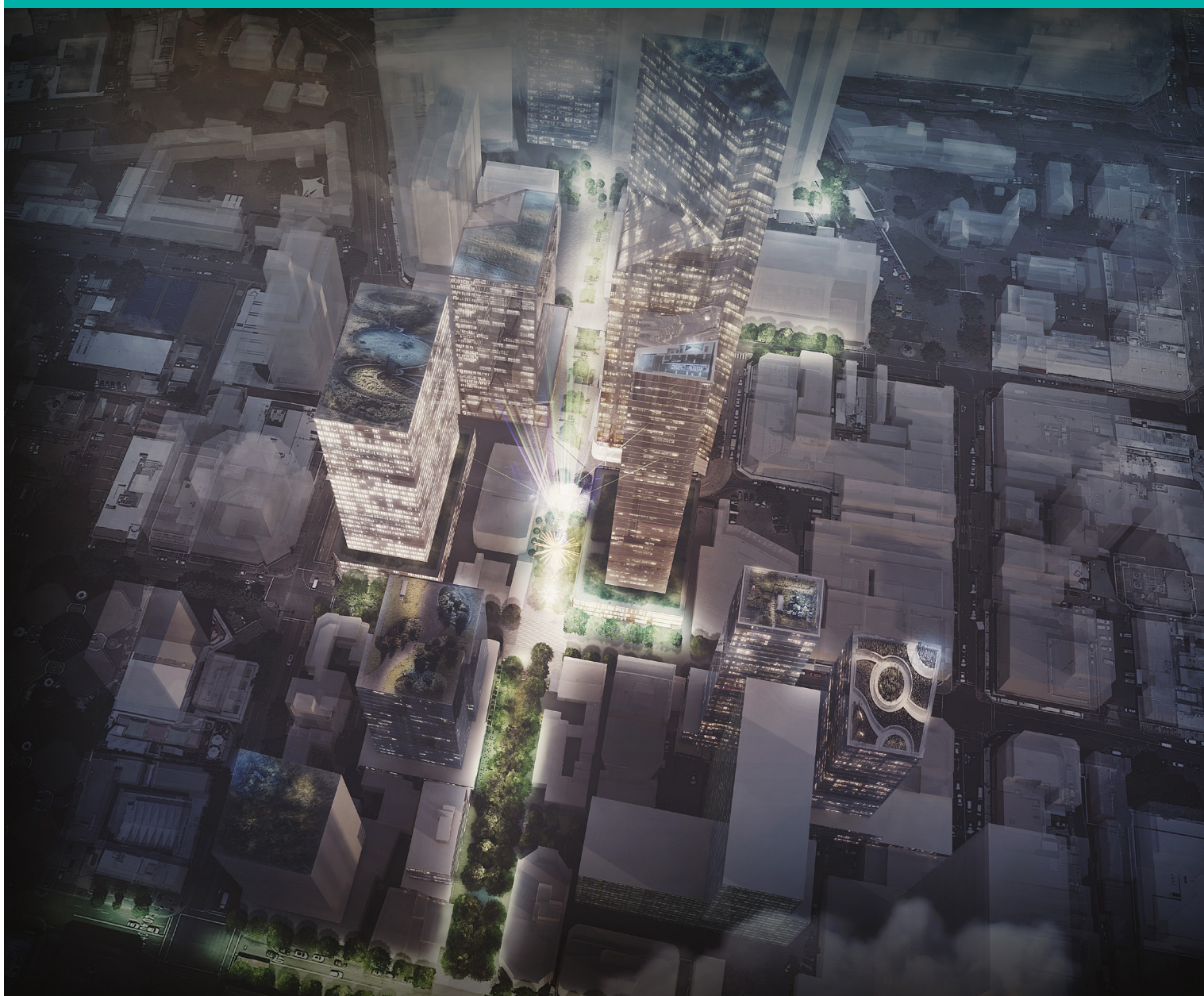


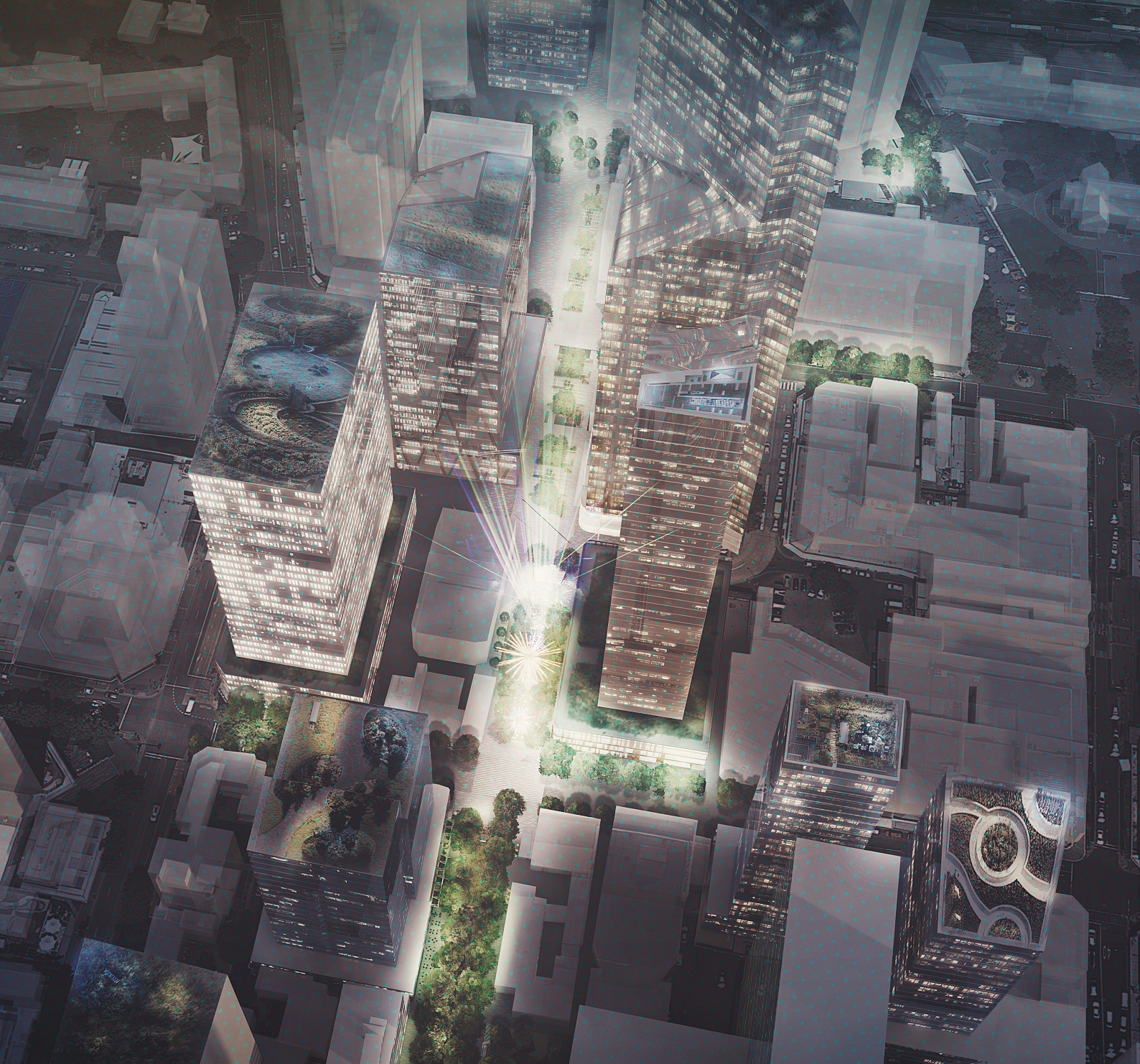
# CIVIC LINK FRAMEWORK PLAN

DRAFT



CITY OF  
PARRAMATTA

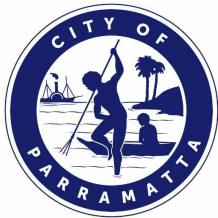




# *DRAFT* Civic Link Framework Plan

*A vibrant green heart for Australia's next great city*





## Contact Details



SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia

T: 61 2 9380 9911  
[architects@sjb.com.au](mailto:architects@sjb.com.au)  
[www.sjb.com.au](http://www.sjb.com.au)

## ASPECT Studios™

Level 1, 78-80 George Street  
Redfern, New South Wales, 2016  
Australia

T +61 2 9699 7182  
[sydney@aspect.net.au](mailto:sydney@aspect.net.au)  
[www.aspect.net.au](http://www.aspect.net.au)

## Project

The Civic Link Framework Plan  
Parramatta CBD, NSW

Ref 5408  
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Prepared by: S. Coles, J.Knapp,  
L..Pearson, K.Bjorne, F.Layson,  
E.O'Ryan and L.Bellach



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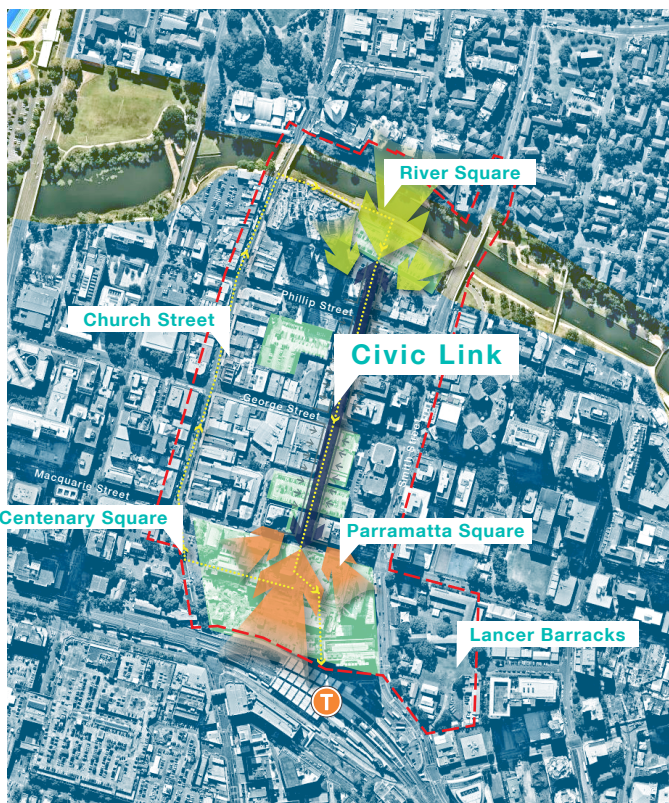


# Executive Summary

The Civic Link will play an important role in realising the vision for the Central City of Sydney. The Civic Link will support liveability by connecting major CBD destinations to each other, to the Transport Interchange and to the River through a pedestrian and cycle-friendly avenue, fit for the growing population of Parramatta. The Civic Link will support sustainability by creating an open green corridor through the CBD for cooling, stormwater management, and infrastructure needs. The Civic Link will support productivity by guiding development of a new arts and culture precinct, with fine-grain spaces for local businesses, small bars, collaborative work spaces and creative industries.

*The Civic Link will be a green, pedestrianised public space and cultural spine that connects public life from the heart of Parramatta CBD to the River.*

*It will respond to the environmental challenges of an urban, river city; as well to the City's rich and vibrant history, expressive of and welcoming to people and place, past, present and future.*



## About the 'Civic Link'?

The Civic Link extends across four city blocks in the heart of the Parramatta CBD. The link is approximately 490 metres long, and 20 metres wide, extending from Parramatta Square to River Square and the broader foreshore precinct. Crossing over Macquarie, George and Phillip Streets, this new public open space runs along the existing Horwood Place alignment, and will be made possible by the redevelopment of the above-ground Council-owned Horwood Place car park.

## Objectives of the The Framework Plan

The Civic Link opportunity was originally identified in the *Parramatta Lanes Strategy 2010*. It was the subject of initial design proposals undertaken as part of the Design Parramatta Project, which suggested incorporating solar access, green and water elements, and further context.

In response to the scale and pace of change currently being undertaken in the CBD, stimulated by increased development, new public transport initiatives, and growth in both the commercial and residential markets, Council has prepared the **Civic Link Framework Plan** (the Framework), which provides a long term aspiration; strategies; design ideas; and recommendations for Parramatta's new public open space.

## The Framework Plan

The key objectives of the Framework Plan are to deliver the following;

- Be an identifiable place within the CBD with a memorable name and sense of place
- Create a fine grained and cultural place and experience
- Connect (physically and symbolically) Parramatta Square Transport Interchange to River Square and corridor
- Complement and extend the vibrant street life (day and night) of Church Street
- Create a second activated North-South spine through the heart of the commercial core, transitioning from the civic, built environment to the river foreshore environment
- Have a "civic" quality
- Recognise and respond to heritage along the Link, including interface with George Street
- Be addressed by buildings that have active façades and regular entries, with minimal back of house elements facing the Link
- Activate the commercial core beyond 9-5
- Catalyse the upgrade of adjoining commercial spaces, ground floor areas and the redevelopment and renewal of underutilised sites along the Link
- Respond to and incorporate Council's broader social, cultural, transport and environmental aspirations into it's development and future design



## Place Quality

To achieve the aspiration for the Civic Link, noted above, a series of four 'Place Qualities' have been identified, which will be used to guide all decisions relating to the design, character and attributes of the Civic Link. This includes all decisions relating to the overall look and feel, response to heritage, approach to landscape, prioritisation of pedestrians, commercial leasing, spatial layouts and the types of events that should occur along the Link.



### Green

Soft green spaces, with improved storm water management, and a future infrastructure corridor.



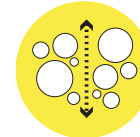
### Cultural

A new cultural corridor celebrating heritage. A mix of small event spaces, and public art that reflects the cultural history and diversity of Parramatta.



### Connected

Pedestrianised and cyclable. Linking key destinations and the rich network of laneways and small spaces through the precinct.



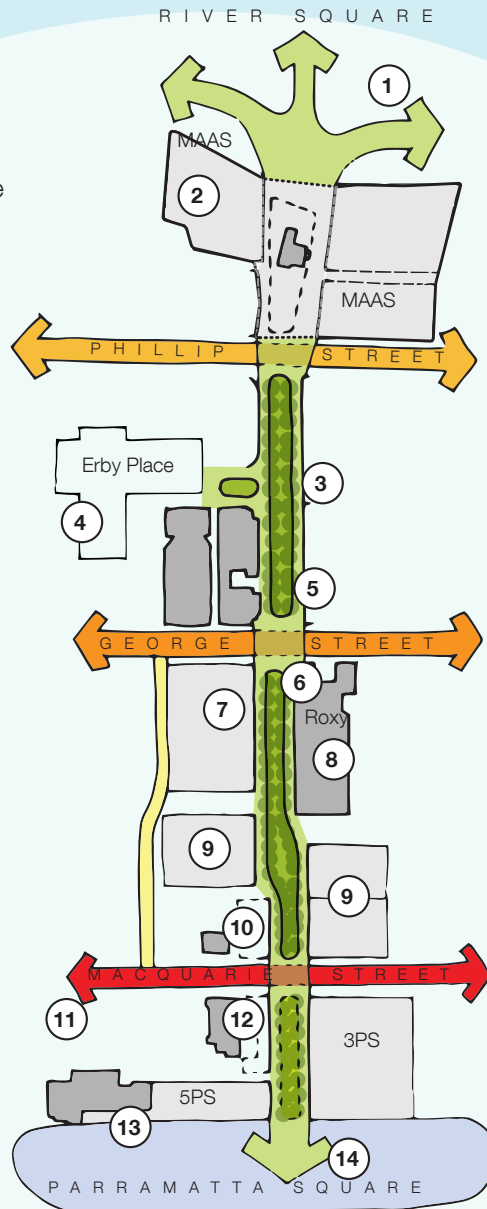
### Fine Grain

Activate street edges, with small ground floor tenancies and incubator spaces. High quality architecture and materiality that reflect the ambition of the Civic Link.

## The Concept

The strength of the design concept is the continuous green spine that runs between the River Square and Parramatta Square, and allows the character, activation and design of the spaces to reflect the changing nature of the city along its length. Pedestrian movements are prioritised and cyclists are welcome, as the Link connects into the existing hierarchy of streets, spaces and modes of public transport offered through the CBD.

- 1 Improve pedestrian and cycle connections along the river foreshore
- 2 Development of MAAS on Riverbank to align with Civic Link Connections
- 3 Civic Link features a continuous green space through the heart of the city
- 4 Future development opportunity at Erby Place Car Park
- 5 Continuous tree cover along the Link
- 6 Solar access to Roxy forecourt maintained throughout the year
- 7 Redevelopment of 55 George Street to continue the civic link alignment and to provide a north south connection between George and Macquarie Streets,
- 8 Adaptive reuse of the Roxy Theatre as a cultural destination
- 9 Redevelopment of the Horwood Place Car Park to facilitate the delivery of the Link.
- 10 Potential acquisition of 68 Macquarie Street to continue the alignment
- 11 Proposed Light Rail Corridor
- 12 Future Light Rail stop and alignment along Macquarie Street
- 13 3PS and 5PS to address the southern extent of the Civic Link
- 14 Integration of the Link with Parramatta Square concept.



### River Link

Critical connection between the Civic Link and River Precinct, incorporating Willow Grove and its landscape setting, and the forecourt and entrance of MAAS.

### City Play

A place of play and recreation for families and visitors alike.

### City Stage

A social and creative gathering place, the heart of the civic link designed to support cultural events and attractors

### Smart Hub

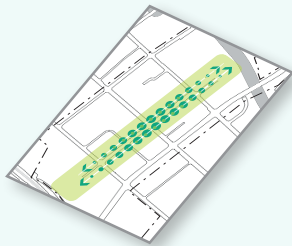
A flexible place to meet, work, share and learn

### Civic Place

A place of arrival and departure from the civic link. To be delivered in conjunction with Parramatta Square public domain works

## Design Principles

The delivery of the Civic Link will be an iterative process that is facilitated by the redevelopment of key sites within the CBD. To ensure the aspiration and guiding principles are properly considered over an extended period a number of design principles, including strategies for their implementation, have been identified;



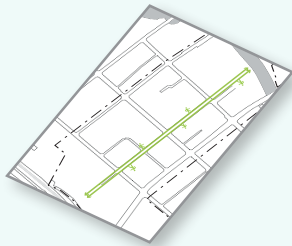
### Green Spine

Provide a generous green spine through the centre of the Link that can support large trees to create a cool, comfortable CBD.



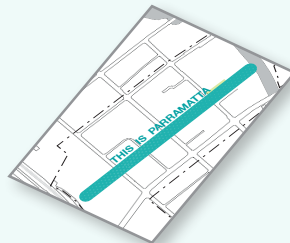
### Fine Grained and Active

Encourage a mix of day and night time uses to activate the Link beyond business hours and deliver a vibrant, human scaled, fine grain and visually rich place. Deliver a range of flexible event spaces.



### Pedestrianised

Improve access for all by creating a pedestrianised and cyclable link between Parramatta Station and the River.



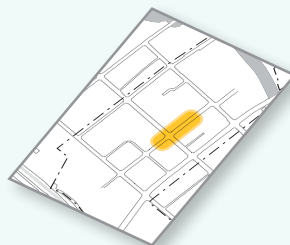
### Uniquely Parramatta

Provide a high quality public space that has a distinct identity and welcomes all people through clever and inclusive design and activation.



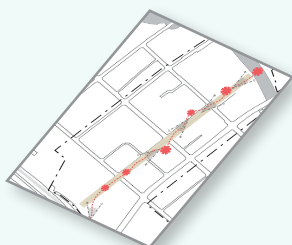
### Block character

Adopt a place based approach, that utilises the existing context of the site as drivers for character, program and activity.



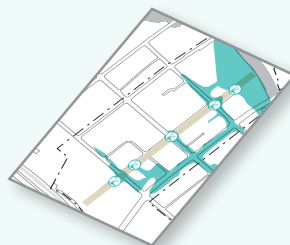
### Access to Sun

Minimise cumulative overshadowing to the Link during 11-1pm.



### A Compelling Journey

Recognise the role of heritage buildings along the Link as focal points, wayfinding markers, places of celebration and points of interest that draw people along the Link.



### Respond to Water

Embrace the city's location on the River, and associated opportunities to improve emergency flood access, water quality and stormwater management.



### A Place for Public Life

Incorporate a range of space types, activities and cultural uses along the Link that will attract a diversity of people, ages, abilities and interests.



### Smart & Sustainable Future

Integrate smart digital and physical infrastructure into the Civic Link in a way that demonstrates the City's desire to embrace new technology and build resilience in addressing tomorrow's opportunities and challenges today.



## Strategies

The Framework Plan consists of the key strategies required to deliver the Civic Link, and ensure the aspiration and principles are properly considered throughout the delivery. The implementation of these strategies is the responsibility of the Council and all land-owners along the Civic Link.

1. Alignment Strategy
2. Unifying Elements Strategy
3. Block Character Strategy
4. Movement Strategy
5. Access & Servicing Strategy
6. Legibility Strategy
7. Heritage Strategy
8. Built Form Strategy
9. Active Edges & Fine Grain Strategy
10. Events & Programming Strategy
11. Public Art Strategy
12. Solar Access Strategy
13. Landscape Strategy
14. Water Strategy
15. Utility and Infrastructure Strategy



Biofiltration at Adelaide Botanic Gardens



Flexible hard stand areas to cater for markets, performances or food trucks



Shared zone with quality paving and no raised kerbs



'River Bend' Mosaic artwork by Julie Sperling



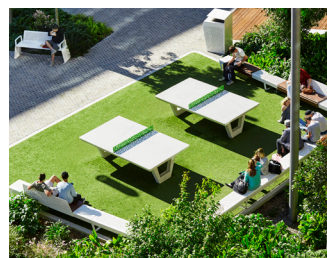
Avenue tree planting can define and unify a linear space



Bleacher seating for everyday and events



Movement paths past shopfronts



Creation of park 'rooms'



Example of adaptively re-used and activated heritage building



Passeig de Sant Joan, Barcelona



Rittenhouse Row, Philadelphia





Alignment Plan

## The Alignment Plan

The Civic Link will be defined by a strong physical and visual green link through the heart of the city, that maximizes space for significant landscape and public space areas within the constraints of a narrow corridor, while still allowing flexibility for pedestrian movement, activity and outdoor dining on either side of the central spine.

The Alignment Plan (opposite) sets the spatial framework for the key urban and landscape components to be achieved by the Civic Link. It can be read as a summary of the key moves arising from the strategies section.

The critical aspects of the Alignment Plan are:

- Movement paths: Provide a minimum 5.5m pathway on either side of the Link to allow for estimated pedestrian and cycle volumes, as well as emergency vehicle access to the Link
- Green Spine: Create a permanent landscape element in the centre of the public domain corridor that maximises space for planting and flexible community and cultural uses
- Building Alignment: Achieve a consistent building alignment and a minimum width of 20m along the length of the Link. This alignment allows for continuous view corridors through the Link and improves legibility and wayfinding.
- Circulation and connections: Limit east-west service vehicle movement across the Link. Facilitate pedestrian movement at street intersections with signalisation and planted blisters. Allow for pedestrian movement across green spine at laneway intersection

### Legend

	Green spine
	Potential for future change
	Under consideration for redevelopment. Footprints indicative only
	Heritage building
	Existing building line where future setback is proposed
	Building over
	Kerb line under
	Existing and proposed servicing zone
	Proposed shared zone
	Cadastral Boundary
	Possible removable bollards (indicative)







Artist impression



## Recommendations

Delivering a significant piece of public infrastructure, such as the Civic Link, through the heart of a CBD is a complex undertaking and requires city wide coordination.

This Framework Plan clearly articulates the project aspiration and potential for the Civic Link to transform the city, however a number of issues have emerged that are beyond the scope of this piece of work.

The following pages identify recommendations regarding future work required to inform the delivery of the Civic Link project.

### Planning and Design

- Review and update the Parramatta LEP and DCP to reflect the intent and principles of the movement, built form, public domain and infrastructure guidelines, including;
  - Solar access controls
  - Building alignments
  - Pedestrian movement corridors and their location
  - Prepare public domain palette including design of unifying elements. This should include; materials and finishes, planting palette, furniture etc.
  - Engage a lighting consultant to develop a lighting strategy that creates a safe night time environment as well as adds to the experience and interest of the place
  - Undertake detailed design of each segment of the Link
  - Undertake options for reconfiguring Erby Place (Eat Street) Car Park to support service access to adjacent properties and enable construction of the City Play section of the Link.

### Universal Access and Safety

- Undertake a specialist Crime Prevention Through Environmental Design (CPTED) review of the design plans to ensure the design is supportive of safety
- Undertake a specialist universal design review of the Civic Link to ensure the design is inclusive for people of all abilities
- Embed recommendations into future design work.

### Stakeholder & Community Engagement

- Undertake consultation to better understand the impacts, challenges and opportunities of realising the Civic Link from local business, stakeholders and landowners perspectives
- Undertake more focused engagement with local business and landowners prior to the detailed design of each of the blocks.

### Place Making

- Consider pilot place making projects which begin to activate parts of the Link prior to delivery
- Develop a long term social and cultural events calendar that will draw people to the Link and activate it throughout different times of day and throughout the year
- Develop a night time culture and events activation program.

### Economy and Leasing

- Undertake a retail strategy for the Parramatta CBD to identify the character and hierarchy of shopping precincts, as well as the projected capacity for retail floorspace
- Embrace the opportunity that Council has to drive the brand and success of the Smart Hub by attracting and securing key anchor tenants in new buildings at Horwood Place
- Undertake research to better understand the range of requirements for incubator and creative spaces, ensuring that a certain percent of floor space (including ground floor) is allocated to these uses within the Smart Hub precinct.

### Utilities

- Engage a specialist environmental engineer and / or landscape architect to develop a cutting edge design strategy for stormwater planning and management in the Civic Link public realm, which tests new methods and technologies
- Further investigate the opportunity and logistics of delivering new energy and waste infrastructure, including a dedicated services corridor, along the alignment of the Link at the time of its construction.

### Micro Climate

- Undertake a microclimate study to develop a better understanding of the micro climatic conditions and design responses that will assist to deliver human thermal comfort requirements for users within the Civic Link.

### Flooding

- Consider role of the Civic Link in flood emergency evacuation and implications of this (e.g. lighting, signage) for design of public domain.

## Public Realm

- Undertake a naming process which aligns with the aspiration of a continuous green pedestrian public space
- Consider a brand strategy for the Civic Link, with a particular focus on the design and delivery of a wayfinding signage suite
- Develop an art and heritage interpretation plan for the Civic Link, that complements existing artworks in the city's existing and planned spaces, with a particular focus on environment, multiculturalism and Aboriginal culture.

## Heritage

- Investigate the potential for the Roxy Theatre to be adaptively re-used and activated, forming the heart of the Civic Link.

## Emergency Vehicle Access

- Undertake an emergency service review of the Civic Link project and embed recommendation into design.

## Servicing and Access

- Consider the impact of road closures and traffic changes related to the light rail on the Civic Link
- Further investigate garbage collection requirements and solutions to be undertaken
- Ensure basement levels of new developments are coordinated and consider shared basement provisions where appropriate.

## Report Structure

The report structure is organised as follows;

- **Chapter 1** Provides an introduction to the project
- **Chapter 2** Provides an understanding of the subject area's regional context, planning, city and future context and existing site conditions.
- **Chapter 3** Establishes a project aspiration and series of project principles that guide the Civic Link.
- **Chapter 4** Develops a set of strategies supported through plans and precedent images that guide the future development of the Civic Link.
- **Chapter 5** Highlights the 'big moves' and structural elements of the project.
- **Chapter 6** Translates the framework plan into a conceptual master plan, in order to test and demonstrate potential project outcomes.
- **Chapter 7** Provides key recommendations, next steps and potential staging scenarios to be considered in the future design and delivery of the Civic Link.

## Appendix:

- Appendix provides an international review of exemplar projects as well as supporting technical reports.



Artist impression





# Introduction

*The Civic Link is one of at least three major public spaces to be delivered in Parramatta CBD over the next 20 years, along side Parramatta Square to the south and the River foreshore precinct, including River Square, to the north. Together, these revitalisation projects will contribute to the transformation of Parramatta CBD into world class, resilient, human centric city as well as catalysing investment and development.*

---



# 1.1

## Project overview

### Background

The City of Parramatta issued a tender seeking a multi-disciplinary design team to develop a framework plan for the Civic Link: a public space connection between Parramatta train station and the River, through the heart of the city. In response to this tender, ASPECT Studio and SJB were commissioned for project and worked in partnership with City of Parramatta to develop this Framework Plan.

The Civic Link project is an extraordinary opportunity to connect pedestrians to precincts and destinations, creating a network which enhances the diverse range of offers for people.

The aspirations for the Link is needed to pro-actively manage and respond to the high change profile stimulated by increased development, new public transport infrastructure, city growth and demand for attractive public spaces.

The Link was originally identified and proposed in the *Parramatta Lanes Strategy 2010*. It was also the subject of initial design proposals undertaken as part of the Design Parramatta Project, which suggested incorporating solar access, green and water elements.

The key objectives for the Framework are;

- Be an identifiable place within the CBD with a memorable name and sense of place
- Connect (physically and symbolically) Parramatta Square Transport Interchange to River Square and corridor
- Complement and extend the vibrant street life (day and night) of Church Street
- Create a second activated North-South spine through the heart of the commercial core, transitioning from the civic, built environment to the river foreshore environment
- Have a “civic” quality
- Recognise and respond to heritage along the Link, including interface with George Street
- Be addressed by buildings that have active façades and regular entries, with minimal back of house elements facing the Link
- Activate the commercial core beyond 9-5
- Catalyse the upgrade of adjoining commercial spaces, ground floor areas and the redevelopment and renewal of underutilised sites along the Link
- Respond to and incorporate Council's broader social, cultural, transport and environmental aspirations into it's development and future design
- Protect and incorporate a fine grain scale and character
- Provide a key connection between major public space and cultural destination in the CBD

The Civic Link project is an extraordinary opportunity to connect pedestrians to precincts and destinations, creating a network which enhances the diverse range of offers for people. This project will create a significant piece of public domain, which in combination with Parramatta Square and the River Foreshore will propel Parramatta towards its vision of being ‘the next great city’, one that is more attractive and liveable, more creative and dynamic.

Importantly this Framework Plan is not a design: it is a strategic document which defines the aspirations that can be understood and championed by a range of different stakeholders. These stakeholders include;

- Council - the report will assist Council in considering planning applications, amendments to planning policy and controls and will assist in the planning of future infrastructure and services
- Arts & Culture Organisations – it will set the aspiration for a new arts and culture precinct, inviting cultural makers to the City
- Developers - it will articulate the aspiration for the Link and indicate how private developments can contribute to delivery
- Designers - it will define the project need, aspirations and critical success factors to consider and deliver in the detailed design phase
- Community - it will articulate the exciting future ahead for Parramatta and encourage community members to get involved with the project delivery



# Project Methodology

The Civic Link Framework Plan has been prepared through a five phase process comprising;

## **Stage 01: Analysis**

The objective of this stage was to understand the opportunities, challenges and aspirations for the Civic Link. The analysis findings reveal how the project can respond to existing and future conditions and inform the development of stage 02 Aspiration and Place Principles. Key outputs are;

- Context Analysis
- Site Analysis

## **Stage 02: Aspiration and Place Principles**

The aspiration and place principles form the foundation for the Civic Link strategies moving forward. Key outputs are;

- Project Aspiration
- Place Principles

## **Stage 03: Concept development**

Strategies for the Civic Link were prepared to respond to the stage 01 and 02 outputs. The proposed strategies aim to demonstrate the positive impacts that the project would have on the CBD in an holistic manner, that seamlessly integrates the social, economic and environmental processes together.

Key outputs;

- Strategies
- Concept options

## **Stage 04: Draft Framework Plan**

The conclusions from stage 03 were refined and developed into delivery priorities and concepts within the CBD. Key outputs are;

- Draft Framework Plan

## **Stage 05: Final Framework Plan**

The project will be placed on public exhibition in early 2017 for community and stakeholder input before finalisation. Key outputs in this stage are;

- Public Exhibition
- Final Framework Plan

# City context

Parramatta is located at the geographic heart of Sydney metropolitan area, 20km west of the Sydney CBD.

## The study area

Study Area extends half a block to either side of the Link and covers an area of approximately 23ha and covers four city blocks, extends over the river to the north, and includes Lancer Barracks, Parramatta Square and Centenary Square.

It adjoins a number of heritage buildings and connects significant public spaces and cultural destinations along its length. It also includes a variety of built conditions and adjoins multiple sites that are currently in planning phases or scheduled for redevelopment.



Site location plan



# The Site

## The site area

The Civic Link Site Area is approximately 490m in length, and approximately 20m wide, beginning at the northern edge of Parramatta Square Public Space and extends through the CBD up to the Southern edge of River Square.

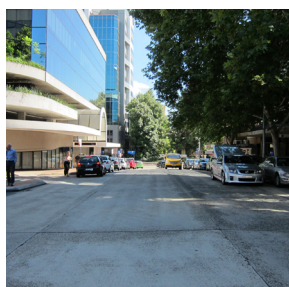
## Key land ownership

A number of properties adjoining the Civic Link are privately owned by a company (single ownership), which has many benefits such as allowing a coordinated approach of design elements and delivery.

Within the study area, City of Parramatta owns close to 8ha of land. The Council is the majority land owner including Horwood Place Car Park and 70 Macquarie Street, two sites which are critical to the realisation of the Link.

The Horwood Place Car Park has been identified for closure in The Draft Public Car Parking Strategy 2017. The closure of this car park creates an opportunity to demolish the Horwood Place Car Park, unlock the redevelopment the site, and for CoP to deliver the Civic Link. Given the Horwood Place Car Parks situation in the middle of the commercial core, new built form indicated on this site reflects preliminary building envelope testing for commercial buildings, however this is indicative only. The purpose of this framework is to confirm CoP's aspiration for the Civic Link and guide the development of the surrounding precinct moving forward.

The Council is also a major land owner and development partner in the Parramatta Square redevelopment, which enables it to influence setbacks to the Link from Parramatta Square.



Horwood Place, looking towards Willow Grove



The Roxy Theatre



Horwood Place car park, Council Owned, development site



# Context

*Understanding the past, current and future context of the project site.*

---



# 2.1 Growth and Development

## Metropolitan Context

### Sydney's second CBD - Metro Plan

The current 20-year planning strategy for Greater Sydney is A Plan for Growing Sydney, released by the NSW Government in December 2014.

The Metropolitan Plan identifies six subregions within the Sydney Metropolitan Region. Parramatta is located within the West Central Subregion and includes Auburn, Bankstown Blacktown, Holroyd, Parramatta and The Hills.

### Heart of the west - District Plan

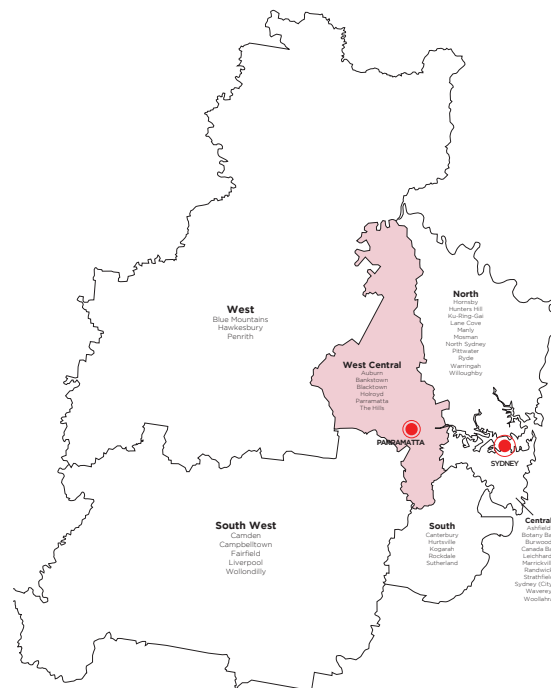
The draft West Central District Plan is one of six draft District Plans developed by the Greater Sydney Commission for each of Sydney's Districts.

*The West Central District is one of the most dynamic and rapidly growing regions in Australia. This District plays a pivotal role in Greater Sydney's future as an economic and employment powerhouse, a core hub for transport and services and the home of vibrant and diverse centres and communities. It will be at the core of Greater Sydney's 'Central City'.*

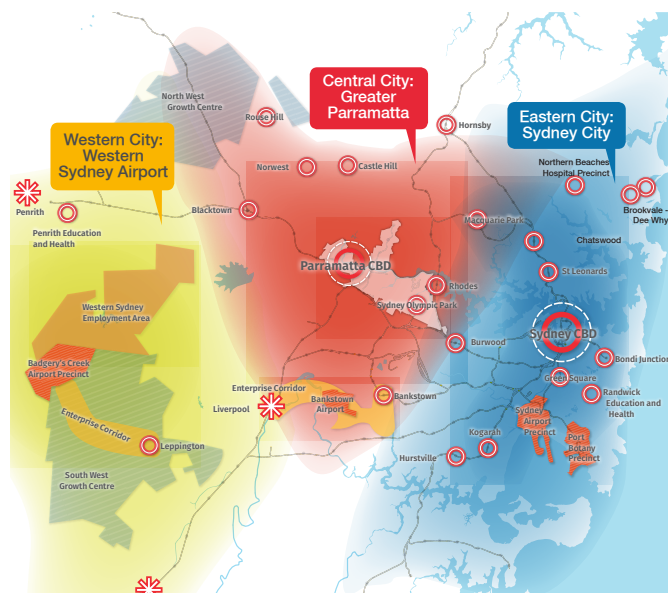
The District Plan proposes the establishment of the 'three city model', with Parramatta becoming the Central City:

*Concentrated on the developing job hubs of the Greater Parramatta area, with a foundation in health and education, advanced manufacturing, innovation driven enterprises as well as urban services and Greater Parramatta being the administrative and business centre for Greater Sydney. Strong transport capacity and connections to the Eastern City and Western City will be crucial for the success of the Central City.*

Parramatta continues to gain momentum as Sydney's dual CBD through major public and private sector investment and support.



Source: Parramatta Strategic Framework



Source: District Plans

- Study area boundary
- CBD
- ✱ Regional City Centre
- Strategic Centre
- Greater Parramatta Growth Area
- Transport gateway: airports and ports
- Enterprise corridor

# Once In A Lifetime Transformation

## Boomtime

There are a significant number of projects set to be delivered in the Greater Parramatta and Olympic Peninsula area over the next decade. The extent of this change has been termed a “once in a lifetime transformation”.

With significant planned investment currently occurring in Parramatta CBD, including Sydney Metro West and the Parramatta Light Rail as well as private investment, the City of Parramatta is dedicated to facilitating and capturing the exciting new opportunities generated by this intensive growth and change.

## Supporting the future workforce

The Parramatta office market is the fifth largest in Australia with around 700,000 m<sup>2</sup> of office floor space<sup>1</sup>. Sydney CBD has approximately 4,900,000 m<sup>2</sup> of office space and Macquarie Park, North Ryde and North Sydney have approximately 850,000 m<sup>2</sup> each. City of Parramatta have released a draft CBD Planning Proposal which recognises and plans for its future workforce and commercial needs. The effects of this policy have already begun with a number of A Grade commercial buildings, which will be built over the next few years, increasing Parramatta's share of the Sydney office market.

## Growing pains and gains

One of the key challenges facing Western Sydney is matching its growing population and labour force to the jobs available within the region. The divergence of local jobs and local population means that Western Sydney residents are currently travelling further, and this in turn affects productivity and quality of life.<sup>2</sup>

- The Parramatta CBD residential population is forecast to grow from 12,455 in 2016 to 34,632 by 2036<sup>3</sup>
- The working population is expected to grow from 49,000 in 2011 to 83,000 in 2041<sup>4</sup>

## A vibrant city

To support this growth the City of Parramatta has identified the need for additional arts, culture and social infrastructure, as outlined in ‘Culture and Our City: Cultural Discussion Paper’ (CoP 2017). Many of these projects are likely to be in close proximity to the Civic Link including:

- Major arts presentation and exhibition space
- Theatre and performance facilities
- Creative industries and cultural production spaces
- Parramatta Artist Studios, National Theatre of Parramatta, performing arts rehearsal spaces
- Clusters of cultural activity including small bars, live music, public art, and lighting treatments
- Year round programs of events, festivals and activations



Parramatta CBD is experiencing an unprecedented number of commercial and mixed use development proposals



Artist impression of River Square

1 Parramatta CBD Planning Strategy (Adopted April 2015)  
2 [http://www.uws.edu.au/cws/gws\\_research](http://www.uws.edu.au/cws/gws_research)  
3 Forecast ID  
4 Parramatta CBD Planning Strategy (Adopted April 2015)



## 2.2 People

### People + Culture: Aboriginal Estate

Local Darug people used, occupied, managed and exploited Country for thousands of generations through indigenous farming techniques such as mosaic fire regimes and eel traps. Land and water sustainability is central to the Aboriginal estate; its founded on the Dreamtime and associated knowledge systems such as totems, songlines, rituals and ceremony. Darug people continue this deep connection to Country.

There are many clans of Darug custodians responsible for Country around modern Parramatta. The Burramatta or Baramada Clan lived along the upper reaches of the Parramatta River. The, Burramatta, whose name comes from the Darug word, burra for 'eel', is thought to mean 'place where the eels lie down'.

#### **Parramatta is a meeting place.**

*Parramatta is the meeting point of three different clan groups of the Darug, and is also the meeting of Saltwater and Freshwater. Some of this land, south of the river, is the land of the Wattegora.*

#### **The importance of the River to the Burramatta people is widely recognised.**

*The foreshore was of immense significance to the local Darug People as it was the meeting place of the salt water from Sydney Harbour and the fresh water from the Parramatta River. The tides and extremes in climate meant that this section of river could range from being virtually empty of water to a raging torrent.<sup>1</sup>*

#### **Civic Link connects sites of significance to Aboriginal culture**

Parramatta has always been an important meeting place for Aboriginal people.

Many historical policies and initiatives were first implemented in Parramatta and had major impacts on Aboriginal and Torres Strait Islander (ATSI) society. The policies that ultimately led to the Stolen Generation began near the site of Parramatta's Town Hall in 1814 through Macquarie's assimilation initiatives. They have had lasting and profound effects throughout Australia, and the consequences resonate into present day generations. Some Aboriginal people have an intimate, and often distressing, connection to a number of institutions in Parramatta, including the Native Institution located near Parramatta Square.

#### **Trees**

*Trees were important to the first people of Australia; they 'provided shelter and protection for the people, our homes and homes for our native animals. These trees also provided food, medicines and tools. Trees are Aboriginal people's history books.*

*They represent a people's soul and the embodiment of their culture and history. A record of our people living amongst the trees, on this land for generations'<sup>2</sup>*

Today, many Darug, other Aboriginal people and Torres Strait Islanders live, work, study and play in Parramatta, and Western Sydney has the largest ATSI population of any region in Australia.

2 ref: Memory of Trees website.



Parramatta Green Wattle



Parramatta River



NAIDOC week

<sup>1</sup> <http://arc.parracity.nsw.gov.au/the-river-foreshore-parramatta/>

# People of Parramatta

The people of Parramatta make up a diverse melting pot of cultures, ages, backgrounds and needs.

## We are Young

Between 2011 and 2026, the age structure forecasts<sup>1</sup> for City of Parramatta indicate:

- 52.7% increase in population under working age
- The largest 5 year age group in 2026 is 25 to 29 years, with a total of 36,322 persons
- In 2011, the dominant household type in the City of Parramatta was 'Couple families with dependants', and by 2026 the largest forecast increase is expected in 'Couples without dependents'

## We are Diverse

Western Sydney is the focus of Australia's migration intake and is a key driver of Western Sydney's population growth and diverse demographic profile;

- the number of Western Sydney residents born overseas outstrips the national average of 24.6% at 35%.<sup>2</sup>
- Collectively, Parramatta residents speak over 140 languages
- 50% of the population speaks a language other than English at home
- The Indian-born community in Parramatta is one of the fastest growing in Australia, and one of the largest communities is in the city.

## We are Changing

The population of Parramatta is changing in terms of size, diversity and the way people live;

- Parramatta's population is forecast to grow from 187,409 in 2015 to 236,864 by 2036.
- Growing lone person households (from 23.4% in 2011 to 27.0% in 2036)
- More people are living in medium or high density homes (48.2% in 2011, compared to 43.9% in 2006)
- From 2006 to 2011, City of Parramatta's overseas born population increased by 15,188 people (25.4%)<sup>3</sup>

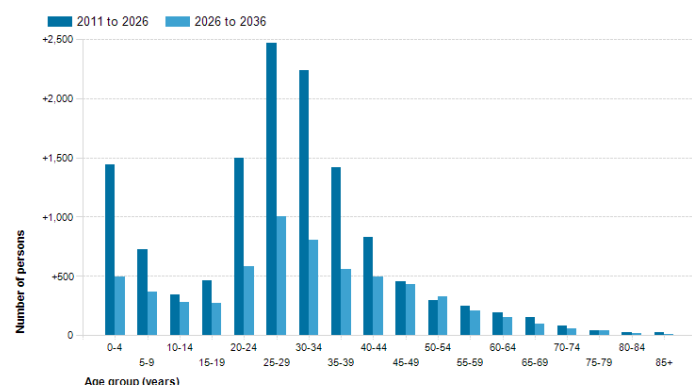
## We need to be inclusive

Parramatta's population should be considered holistically in the creation of Civic Link, in a way that acknowledges and respects that some people in the community need extra support to reach their full potential.

- Indigenous people (0.8%)
- People of diverse genders and/or sexuality (2%)
- Children under 12 years (15.6%)
- Young people 12 - 14 years (16.6%)
- People over 55 years (21.2%)
- People with disabilities (18% - 22%)
- People from culturally and Linguistically diverse backgrounds (50.2%)
- Disengaged youth (15 - 24 years old neither working or studying)
- People who may be homeless or disadvantaged

## We need additional social infrastructure in the form of flexible, multi-purpose community spaces

Relative to comparable LGAs in western Sydney, Parramatta has a low provision of social infrastructure in the form of facilities such as community centres, halls and meeting rooms. Parramatta has 33m<sup>2</sup>/per person of social infrastructure, compared to Liverpool that has up to 80m<sup>2</sup>/per person. In this context there is a strong case for providing outdoor public spaces that are multi-use and allow for activities traditionally restricted to indoor facilities.



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, January 2014.

<sup>1</sup> Forecast ID  
<sup>2</sup> [http://www.uws.edu.au/cws/gws\\_research](http://www.uws.edu.au/cws/gws_research)  
<sup>3</sup> Forecast ID



## 2.3 Culture

*The City of Parramatta has an ambition to be driven by culture; to be a world-class city known for its diversity and energy, with people, ideas and creativity at its core. Culture is key to activating, celebrating and promoting the changing City. It is a driving force of vibrancy, a contributor to prosperity and the agent for showcasing and celebrating the Parramatta story.<sup>1</sup>*

The 2017 Cultural Discussion Paper for Parramatta's CBD Culture and our City sets the aspiration for an activated global city which values its people and assets, and invests in programs, activities and major events that tell local stories, contribute to the vibrancy of Parramatta and reflect the diversity of its people.

The 2014 A Plan for Growing Sydney identifies Parramatta as an area where arts and cultural opportunities need to grow to include state-level facilities. The plan considers the relocation of the Museum of Applied Arts and Sciences (MAAS) as a catalyst for increased opportunities and enhanced arts and culture.<sup>2</sup> Relocation of the Museum of Applied Arts and Sciences to the northern end of the Link provides an opportunity to create a new

<sup>1</sup> Culture and our City: A Cultural Discussion Paper for Parramatta's CBD, 2017, City of Parramatta

<sup>2</sup> Culture and our City: A Cultural Discussion Paper for Parramatta's CBD, 2017, City of Parramatta

arts and cultural precinct along this critical corridor, anchored by a regional cultural destination.

As Parramatta grows into its role as Sydney's Central City, there is a need to expand its cultural offering in line with other global cities. The Civic Link is being developed in parallel with work around CBD cultural planning and infrastructure and offers many opportunities to spread life throughout the City, building on the current mix of arts and culture agencies.

The Civic Link presents a unique opportunity to connect major cultural facilities including the Museum of Applied Arts and Sciences, the Roxy Theatre and the Civic Centre at 5 Parramatta Square. Its new buildings and laneways offer the potential for fine-grain spaces to support incubators, small bars, collaborative work spaces and creative industries. Its public spaces will serve as a platform for art and heritage interpretation, everyday activation, events, festivals, and places to gather for the diverse population of Parramatta.



Riverside Theatres and MAAS



5 Parramatta Square: Cultural Centre, Library & Council offices





Christmas in Parramatta



Parramasala



NAIDOC week



Australia Day in Parramatta



Parramatta Lanes Festival



Angel of Incidence by Julia Davis



## 2.4 Urban Fabric

### Heritage

Parramatta is an important place in the historic narrative of both Aboriginal and European life in Australia.

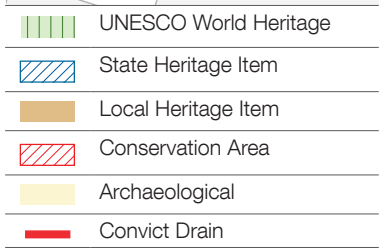
Parramatta is Australia's second oldest city (10 months younger than Sydney) and as a result, there are a number of heritage items listed on the world, state and local heritage registers, that are located within the site. The items help to create a character, a sense of place and landmarks that include;

1. **Willow Grove:** Originally built as a private home some-time between 1870 and 1880, it was a private hospital, then a Telecom office, commercial building, and now in the ownership of a private company.
2. **Roxy Theatre:** The Roxy is a purpose-built Inter-War Spanish Mission theatre and, with its overall form and surviving original fit-out and fabric, it displays the major attributes of this building type. The theatre provides evidence of the changing nature of film theatres since the 1920s and the size of architectural character of the building also reflects American cultural influences in the inter-war period and the profitability of 'Picture palaces'. More recently, it has been converted into a bar, restaurant and nightclub complex.
3. **Dr. Pringles House:** Dr George Hogarth Pringle was a famous surgeon who invented the 'Pringle manoeuvre', which is the technique to minimise blood loss during surgery.
4. **The Civic Arcade:** Former theatre re-purposed as an arcade by 1980.
5. **Convict Drain:** Possibly constructed in the 1820's during Macquarie's Governorship. It commenced near the junction of Argyle and Church Streets, and across Macquarie, Smith, George and Phillip Streets before it emptied into Parramatta River. It was thought to have helped manage flooding issues.



### Built Form Context

Parramatta CBD presents a diverse mix of architectural eras and quality of building. As the Civic Link extends from the station in the south to the Parramatta River in the north, it touches many different types of built form that ranges from the new A Grade office buildings at Parramatta Square, to the heritage Roxy theatre, to older commercial buildings and shops on Phillip Street. The Civic Link will need to act as a unifying element, that ties together the varied the city fabric.





## 2.5

# Public Transport and Active Travel

A key priority for the Civic Link framework plan is to clarify and enhance existing and future pedestrian, cycling and public transport offers.

## Public Transport

### Parramatta Heavy Rail

Parramatta is the fourth busiest train station in Sydney in the 6.00 to 9.30 AM peak, and the sixth busiest overall.

### Sydney Metro

In November 2016, the State Government unveiled plans for a new \$10 billion metro rail line from Sydney CBD to Parramatta via the Bays Precinct and Olympic Park.

### Parramatta Light Rail

Stage 1 of the Parramatta Light Rail is planned to extend from Westmead, through Parramatta CBD to Carlingford in the north, totalling a length of more than 20km.

### Ferry

The Parramatta Ferry Wharf is located approximately 400m to the east of the northern end of the Civic Link. New ferry wharfs are proposed at Parramatta and Rydalmere to replace existing infrastructure. In May 2015, the NSW Government announced \$100 million boost to Parramatta River ferries, which will deliver four brand new vessels purposely designed for the river and an extra 80 weekly services.

## Active Transport

### Cycling

Cyclists in Parramatta connect to the surrounding region through the Parramatta Valley Cycleway, a 15km, off-road facility that runs along the river foreshore. In the CBD cyclists currently use Church Street, Smith Street and Charles Street to travel north and south, although the small number of cyclists observed on these streets in comparison with the separated Parramatta Valley Cycleway suggests that the lack of dedicated cycle facilities deters users.

The Parramatta City River Strategy Transport Study identified the need for regional, segregated bike lanes in the CBD to support cycling. The City of Parramatta has drafted a plan for segregated cycle facilities through the CBD, connecting to north-south and east-west regional routes. It is not envisaged that the Civic Link will deliver one of these segregated facilities, but rather will support slow cycling to local destinations through shared, pedestrian-friendly paths.

### Walkability

The site area supports a fine grain network of public and private laneways and arcades, encouraged by a slow traffic environment at Horwood Place.

The Civic Link's north-south alignment through the heart of the city is already part of many daily routines and journeys of workers residents and visitors. It transects some of the largest blocks, improving the finer grain permeability of the city, and creating more opportunities for retail, commercial address and a different type of public realm. The removal of the Horwood Place Car Park will greatly improve the experience of this journey for both existing and future users.

The Civic Link also has an opportunity to complete a walkable 'loop' around the city; from the train station, up Church Street to the River Foreshore and down the Civic Link to Parramatta Square and the train station, with opportunities to filter through Parramattas expanding plethora of laneways along the way.

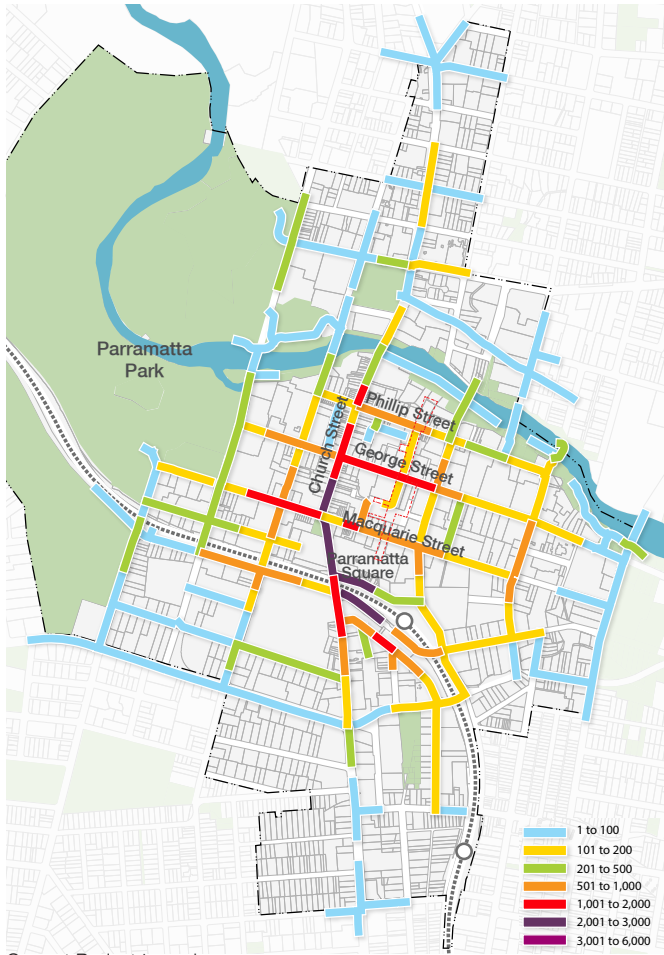
### More space for pedestrians

The Parramatta City River Strategy Transport Study undertaken by Cardno and City of Parramatta identified that:

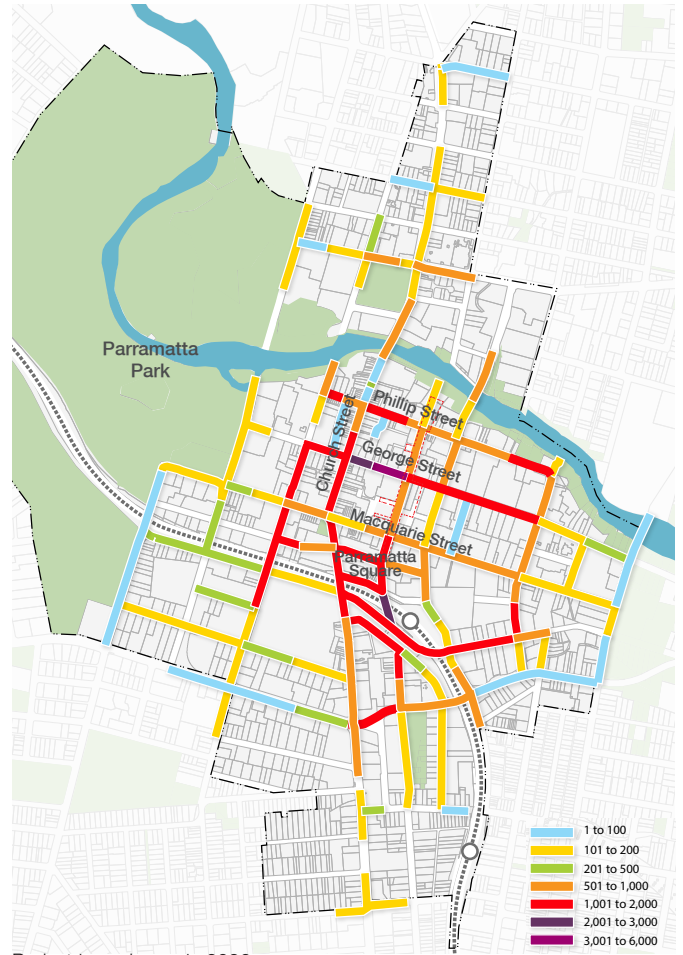
'Within the CBD, the busiest location for pedestrians is close to the Parramatta Transport Interchange. 2016 pedestrian surveys on a typical Thursday identified that Horwood Place currently caters for up to 1,000 bi-directional pedestrians in the one peak hour of 12:30 - 1:30pm. Pedestrian volumes surrounding Horwood Place were generally higher, with up to 3,000 pedestrians recorded on Church Street, up to 2,000 pedestrians on Smith Street, Macquarie Street and George Street and up to 1,000 pedestrians on Phillip Street in the same time frame.' (p15)

It also identified the need for more space for pedestrians as the city grows. The following diagrams illustrate the current pedestrian volumes, as well as projected pedestrian volumes for 2026, 2036 and 2056. The Civic Link is expected to carry 1,000 - 2,000 pedestrians per hour in peak times, whilst pedestrian use of Church Street will remain high.

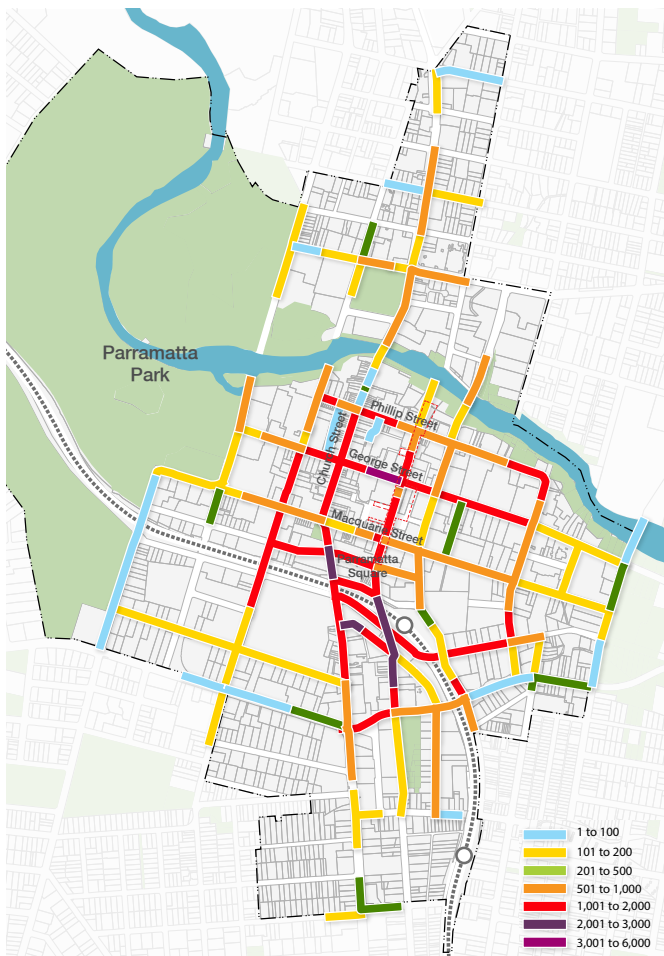
By 2036 it is forecast that the streets connecting to the transport interchange will remain the busiest part of the city, however the volume of people using these pathways will in some cases increase by a 1,000 people per hour in peak times.



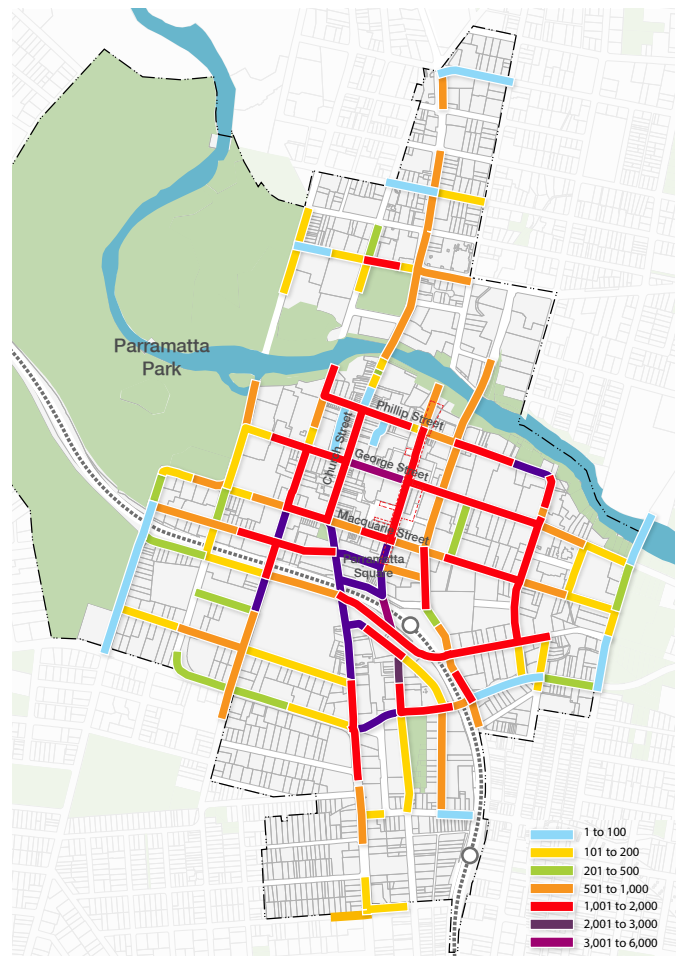
Current Pedestrian volumes



Pedestrian volumes in 2026



Pedestrian volumes in 2036



Pedestrian volumes in 2056



## 2.6 Public Domain

### Public Space Character: Existing

Parramatta CBD is one of the oldest European settlements in Australia. Traditional gridded streets layered with heritage items and contemporary architecture, anchored by a river, are qualities that many of the great cities across the world share with Parramatta.

Within this traditional structure, there is a collection of diverse precincts that link together to create a city that is unique, of its place, and reflects the rich cultural and natural history of Parramatta.



#### Parramatta Park

- Large, world heritage listed regional parkland of 85ha
- 3.2km walking and cycle loop
- Events and community celebrations
- Heritage items and self-guided walking tours
- BBQ facilities
- Children's play elements
- Cafe, event centre and tea rooms



#### Erby Place Pocket Park

- Mature tree canopy with dense coverage
- Fixed public seating
- Quiet + enclosed
- Afternoon use and activation through adjacent dining



#### Centenary Square and St Johns Cathedral

- Current civic heart of the CBD
- Recent revitalisation with de-cluttered design
- Fixed and loose public furniture
- Turf areas
- Temporal water play jets
- Mature deciduous trees with moderate coverage
- Morning and afternoon use



### Justice Precinct

- Varied spaces, urban or garden-like in character
- Mature tree canopy with good coverage
- Fixed furniture



### Parramatta City River Foreshore

- Proposed for upgrade in City River Strategy
- Currently park-like, open corridor with active running and cycle links
- High solar access
- Quiet and reflective sections
- Daytime activity
- Fixed public seating



### Willow Grove

- Heritage garden, proposed integration with new Museum of Applied Arts and Sciences precinct
- Quiet + enclosed nature
- Limited program, no public furniture
- Passive enjoyment



### Lancer Barracks

- Heritage landscape with restricted public access



# Public Space and Street Character

The identity of existing and proposed public spaces in the CBD should inform the positioning, character and role of the Civic Link. Analysis of these spaces supports the Link being a pedestrianised, green, fine-grain, and cultural space.

## **Civic Link is located between two new major event spaces; River Square and Parramatta Square**

The location of Civic Link between the proposed Parramatta Square (south) and River Square (north) presents the opportunity for the space to serve as a major pedestrian connector that links the two event spaces with the broader network of active and public transport in the Parramatta CBD. Within this context, there is a strong rationale for the Link to provide complimentary fine grain spaces that are more 'local' in character and scaled to a diversity of cultural offers and activities.

## **Church Street has a strong identity as the traditional 'Eat Street' with a diverse hospitality offering**

Civic Link is the opportunity to complement the vibrant hospitality and retail offering of Church Street and surrounding CBD streets by providing dynamic outdoor spaces that can be inhabited by the community. The green, cultural focus of the Link holds potential to differentiate its spaces from the existing retail offering, and reinforce the CBD's overall identity as a regional destination.

## **Parramatta has a clear and established street hierarchy**

Parramatta CBD is based on a conventional street grid pattern. Three important east-west streets intersect with the Civic Link; Macquarie Street, George Street and Phillip Street. Of particular significance is George Street - the oldest planned street in Australia (still in existence).

Running parallel to the Civic Link, Church Street, known as 'Eat Street' is the city's première dining destination and centre of night time economy. As the city grows, the Civic Link will need to work in unison with Eat Street to complement it and jointly contribute to a more diverse offer in the CBD.

To the east is Smith Street, which plays an important role in carrying high volumes of traffic, bus routes and commuter cyclists through the CBD, due to its connectivity to Victoria Road in the north, over the river and through the city to station interchange and south to Harris Park.

## **The character of proposed public spaces in the River Strategy and at Parramatta Square have focused on civic, urban responses**

The scale and urban nature of River Square and Parramatta Square reflect the proposed use of these spaces for major events, which are likely to require hard surface treatments for major crowds and servicing. This also means that these major new public spaces will contribute less to the CBD's canopy coverage and green space offering. The proposed fine-grain cultural character of the Civic Link means it can accommodate more extensive expressions of vegetation and green infrastructure.



Proposed River Square



Proposed Parramatta Square



Centenary Square





## 2.7 Environment

### Green Public Space in and around the CBD

Analysis of Parramatta CBD reveals a lack of green, vegetated public space and an urban tree canopy that is under performing. This uniquely positions the Civic Link to inject vegetation, trees and green infrastructure for amenity and wellbeing benefits for the CBD and its residents.

#### **There is a shortage of green public space in the CBD relative to the LGA as a whole.**

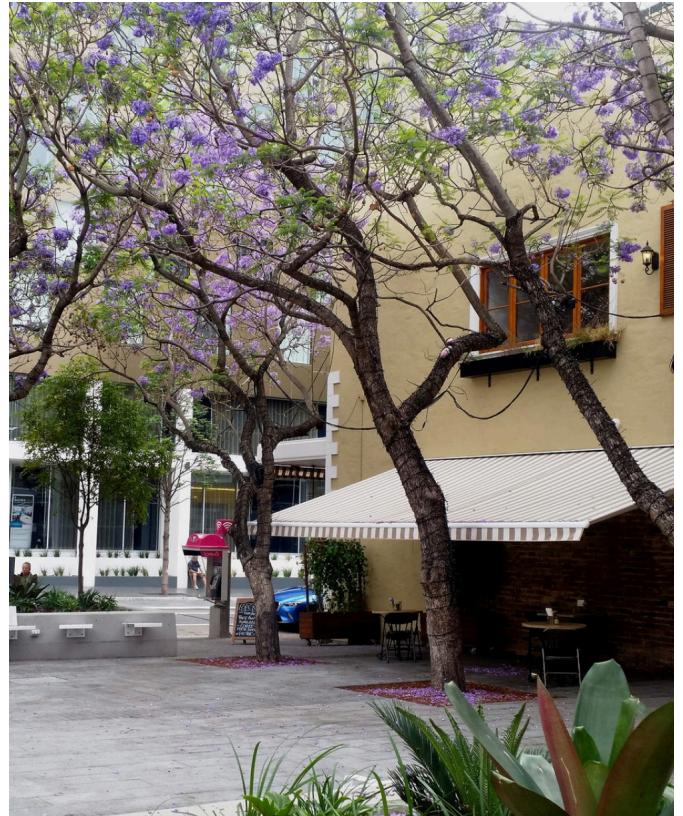
Whilst Parramatta LGA typically compares favourably to similar council areas in Western Sydney in terms of public space provision, this space is not distributed evenly across the LGA. A large area of public space exists at Parramatta Park, though analysis of the area surrounding Civic Link highlighted a lack of green public space in this highly built urban context. The Civic Link is an opportunity to ensure the provision of green space in the CBD is equitable and CBD residents and workers can take advantage of the health and wellbeing benefits that green spaces provide.

#### **The strategic positioning of the CBD as a major centre and attractor for workers puts additional pressure on its public spaces**

The high number of workers that enter the CBD daily means that urban public spaces have to accommodate higher densities of users. The CBD is also projected to grow in number of residents and workers disproportionately relative to surrounding areas, placing further pressure on public space into the future. The Civic Link represents an opportunity to address current shortfalls in green space and also future proof the CBD to accommodate future growth in density.

#### **The CBD's urban tree canopy is under performing**

Whilst the percentage of tree canopy cover for the total City of Parramatta LGA is around 23%, for the CBD study area this number sits around 9%. This is well below best practice guidelines for central business districts, which recommend around 15% coverage to maximise the amenity benefits. This shortfall is a key opportunity to improve visual amenity and comfort through new trees plantings.







# Biodiversity in Parramatta CBD

Whilst much of the original biodiversity has been lost from Parramatta CBD, the Link can still support efforts to increase and protect biodiversity across the broader Parramatta LGA.

## **Most of Parramatta LGA's rich and endangered biodiversity has been lost from the CBD**

Parramatta LGA is home to a rich variety of species, including 600 species of plants and 230 species of animals, a number of which are unique to the area. This richness reflects significant variation in soil type, rainfall and topography across the LGA and broader Sydney bioregion. Parramatta's history of industrial and residential development means the CBD today is heavily built, and most of the original vegetation and natural features have been lost. This has led to a commensurate loss in the number of species that can be found in the CBD today.

## **The Civic Link's proximity to the Parramatta River Corridor is an opportunity to enhance biodiversity by keying into the *Parramatta Ways* Project**

The Parramatta Ways project is an initiative that seeks to encourage walking by bringing an overarching, connected approach to Parramatta's green spaces to maximise their contribution to quality of life and the environment. It recognises the importance of connecting green spaces such as river and creek corridors to strengthen resilience and enhance biodiversity. The Civic Link's proximity to the Parramatta River corridor means that it has a role in supporting the corridor species and their ecological function.

This can occur in a number of ways:

- Planting locally endemic species which provides habitat for urban populations of native wildlife. It also supports plant species in nearby areas of remnant vegetation by increasing cross pollination and the diversity of the gene pool. This helps to make these areas more resilient to pressures such as climate change.
- Using the Link to manage stormwater runoff and increase stormwater quality improves the health of the Parramatta River and enables it to support a greater diversity of species

## **Demonstrating Parramatta's biodiversity provides opportunity for celebrating the cultural heritage of the area**

The history of human occupation of the Parramatta area is closely aligned with the biodiversity of the region. For around 60 000 years the Burramuttagal people's occupation of the area reflected in part the richness of the Parramatta River as a source of food. Much more recently, the fertile soils and the junction of fresh water and salt water also attracted European settlers seeking to establish agriculture to feed the early colony. There are opportunities for planting choice and design decisions to celebrate this relationship and reinforce a strong sense of place identity.



*Acacia parramattensis* | Parramatta Green Wattle



*Eucalyptus parramattensis* | Parramatta Red Gum

# Urban Heat Island

## The Urban Heat Island will exacerbate the impacts of climate change for Parramatta CBD

The urban heat island effect will exacerbate extreme heat days (days over 35°C), which are projected to impact Western Sydney disproportionately as the climate warms. The Civic Link is an important opportunity to provide a cool, green respite from the heat of the CBD.

### Parramatta CBD is hotter than surrounding areas in the LGA due to the Urban Heat Island (UHI) Effect

Urban thermal imagery undertaken by City of Parramatta Council in 2013 demonstrates a concentration of heat in the more densely built areas of the CBD compared to the other areas of the LGA. This demonstrates the impact of the Urban Heat Island (UHI) effect - the phenomenon in which built surfaces absorb and radiate heat, thereby raising the ambient temperature in urban areas. Research shows that the urban heat island effect may increase temperatures in built areas by 1 to 3 degrees Celsius compared to surrounding areas. This has important implications for health, well-being, and liveability.

### Western Sydney is projected to be disproportionately impacted by climate change

Due to its distance from the moderating influence of the ocean and the absence of cooling coastal breezes, the gap between temperatures in Western Sydney and the eastern suburbs has been observed to grow as the climate warms. On average Parramatta now experiences 4 times as many hot days as Sydney City, up from 3 times as many in the 1970s. This trend is projected to continue, meaning that Western Sydney will experience more extreme heat days above 35 degrees each year. The combined impact of the UHI effect and climate change highlight the need for public spaces that employ a range of strategies to mitigate and adapt to heat.



Daytime Surface Temp  
in Degrees Celsius





## 2.8

# Water Management and Expression

## Water Expression in the CBD

### **Parramatta's historical identity as a 'River City'**

The Parramatta River has played a central role in the pattern of human occupation of the area for many thousands of years, including early decisions that have led to the development of the Parramatta CBD in its current form. The historic and cultural importance of the River is reflected in the identity of Parramatta as the 'River City', and is expressed through the location of many of its civic buildings and historic cultural institutions. Despite this historical importance, successive urban development decisions have had the effect of turning the city's back on the river corridor by reducing connectivity and human engagement with the river's waters. A key focus of the Parramatta City River Strategy (2015) is the reorientation of the city to the river in recognition that the corridor represents a major natural asset and opportunity for social and economic energising.

### **Civic Link's role and physical orientation lend it to strong expressions of water**

By connecting the proposed River Square with Parramatta Square, the Civic Link will have significance as a gateway to the river corridor and symbolic connection between this natural asset and the institutional heart of the CBD. The movement of people along the Link and the physical orientation of the Link are also suggestive of nearby tributaries of the Parramatta River, such as Duck River. There exists scope to consider the Link a symbolic cultural tributary of the river, carrying people from its headwaters at the transport interchange and Parramatta Square to its confluence at the proposed Museum of Applied Arts and Sciences and River Square. The concept of the Link as a stream should be explored through expression of water and WSUD treatments along the Link.

### **Existing and proposed expressions of water in the Parramatta CBD are more civic in nature**

The event focus of Centenary Square and River Square mean that the expression of water in these locations is appropriately civic and flexible in nature. Whilst flexibility and multi-use must be central to the design of Civic Link, the finer grain, green character of the Link also allows for more diverse expressions of water that are both ephemeral and permanent, and integrate vegetation and stormwater systems.

## Stormwater and Flood Management

Effective stormwater management can improve water quality, help to reduce the impacts of flooding and improve the health of Parramatta River

### **Parramatta CBD is prone to flooding**

Although Parramatta River has a history of flooding, the built nature of the CBD has contributed to 'increased peak water levels during flood events, as well as increasing the risk that floodwaters may rise rapidly'. It is beneficial then that future developments in the CBD look to increase the capacity for temporary detention of stormwater to reduce the speed with which rain enters the river and contributes to flooding. Council's flood map shows that the Civic Link is relatively less impacted by water levels in a 1 in 100 year flood than adjacent Church and Smith Streets. It may be appropriate to consider the Link for flood evacuation purposes.

### **Stormwater quality remains a significant factor in the health of the Parramatta River**

The Parramatta River catchment area is one of the most highly urbanised in Australia. This means stormwater quality remains one of the biggest factors in river health, because the high proportion of hard, impervious built surfaces allow pollutants to be readily carried to the river. The local catchment of streets and buildings surrounding the Civic Link is emblematic of this issue and is strong rationale for implementing water sensitive urban design to improve run off into the river. Through initiatives such as rain gardens that collect and filter runoff, pollutants such as vehicle particulates, pesticides and pet wastes can be removed before entering the river.

### **The Civic Link is an Opportunity to support the *Our Living River* Initiative to make the Parramatta River swimmable again**

*Our Living River* is an initiative of the Parramatta River Catchment Group that aims to improve the health of the river and make it swimmable by 2025. The plan includes significant community and resident engagement to create 'buy-in' and promote the benefits of river health in terms of liveability, social connection, and economic indicators. The Civic Link presents an opportunity to raise awareness and lead through example best practice WSUD principles that ultimately can be rolled out across the LGA.

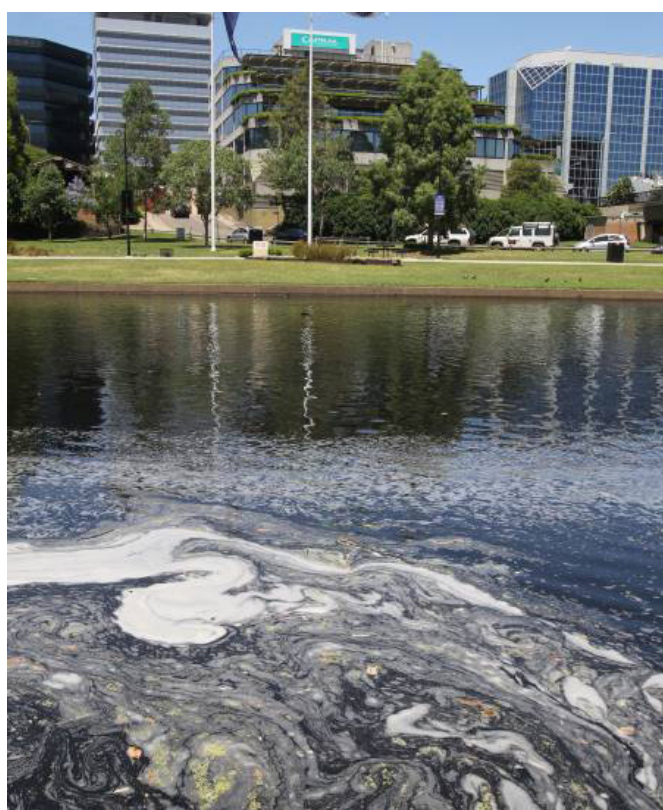
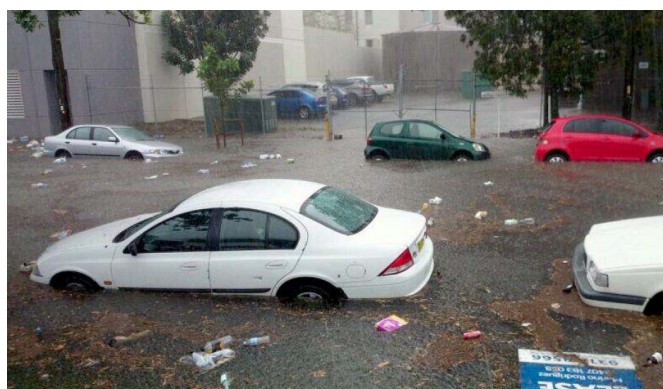
## 2.9 Utility and Infrastructure

The City of Parramatta has a vision for a smart and sustainable future. As Parramatta is growing into the tomorrow's Central City, its ageing infrastructure is struggling to manage the demands of today, and those planned in the future.

The City faces many complex challenges, including growing energy demand, the urban heat island effect, drainage systems that cannot manage the City's rainfall, and poor water quality in the Parramatta River as the result of urban pollutants. There is a growing need for augmentation of the City's utility systems to support the demands of a rapidly growing CBD.

Technology is playing an ever important role in the management of utilities. The City already has plans to install early flood warning systems, ambient temperature monitoring, and iTree monitoring of canopy development. It aims to conduct comprehensive utility investigations, adopting a collaborative approach with service providers to explore the opportunity for shared service corridors, energy and water recycling plants, and multi-functional stormwater treatment for a smart and future-focused City.

The Civic Link presents an opportunity for the City to deliver integrated and innovative solutions to its present and future utility challenges.





## 2.10 Summary of Opportunities

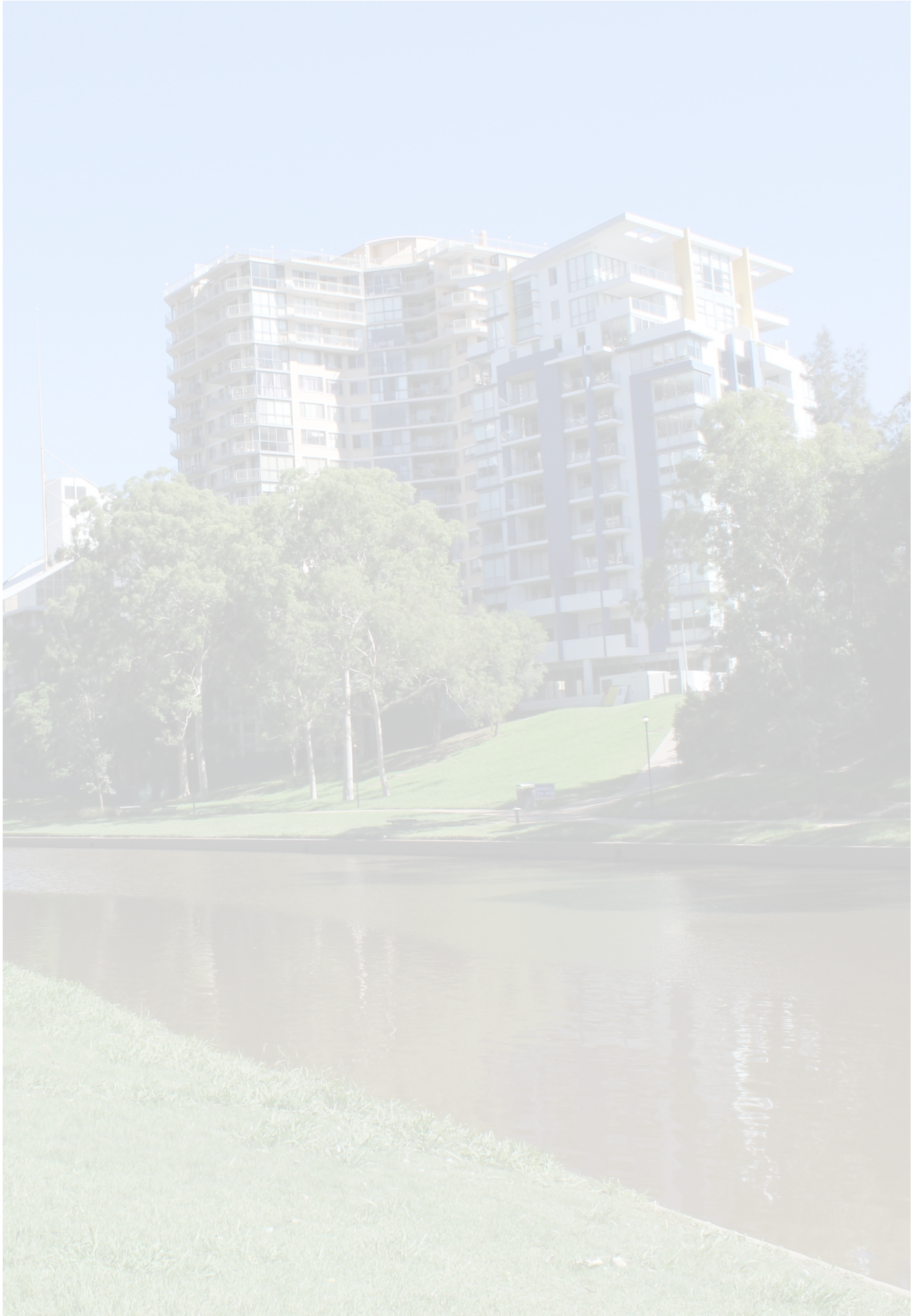
The Civic Link covers a diverse and extensive cross section of Parramatta CBD, resulting in a significant number of opportunities and challenges that the project must consider and address. These are summarised in the diagrams below and opposite.



## 2.11 Summary of Challenges











# Aspiration

*A vibrant, pedestrianised green heart of Australia's next great city.*

---



## 3.1 Aspiration

The Civic Link will be a green, pedestrianised public space and cultural spine that connects public life from the heart of Parramatta CBD to the River.

It will respond to the environmental challenges of an urban, river city as well to the City's rich and vibrant history, expressive of and welcoming to people and place, past, present and future.





## 3.2 Place Qualities

### Defining the Civic Link's Place Qualities

The Civic Link presents an opportunity to deliver an internationally renowned linear park through the centre of the city, that is as iconic as Las Ramblas in Barcelona, or the High Line in New York.

Early on in the project process, SJB Architects and ASPECT Studios ran a workshop with City of Parramatta to draw out the range of objectives for the project, allowing the evolution of a shared aspiration that balances different values.

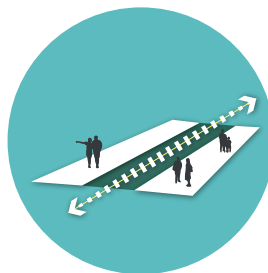
In addition, the consultant team attended a number of briefing sessions that provided an overview of the challenges and opportunities unique to Parramatta.

This information, along with the outcomes of city and site analysis, was organised into themes and distilled down into four key place qualities; **green, connected, cultural and fine grain.**



### Green

- Soft green spaces
- Improved storm water management - hard working landscape areas
- Future infrastructure corridor



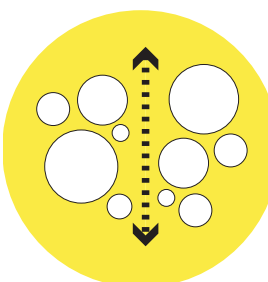
### Connected

- Pedestrianised
- Cyclable
- Links key destinations
- Potential flood evacuation route
- Links into the rich network of laneways and small spaces



### Cultural

- A new cultural corridor for the CBD
- Celebration of heritage
- Small event and performance spaces
- Maker spaces
- Public art that reflects the cultural history and diversity of Parramatta



### Fine Grain

- Small ground floor tenancies
- Activated street edges
- Incubator spaces
- Collection of places for staying, playing, relaxing and working
- High quality architecture and materiality that reflect the ambition of character of the Civic Link

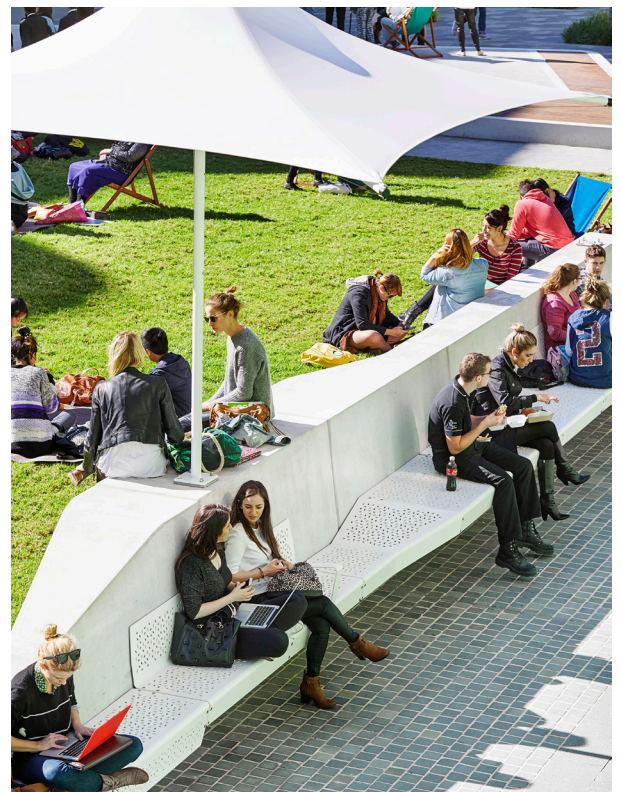
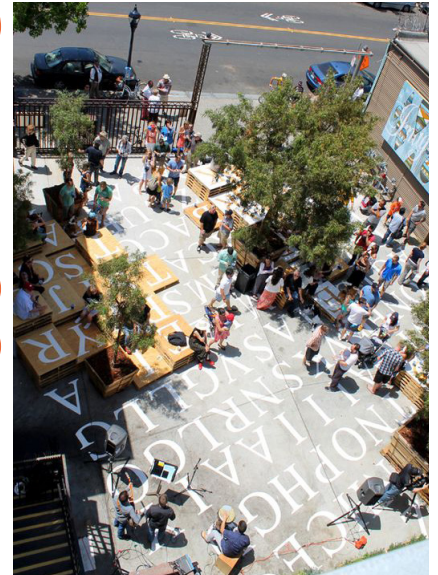


### 3.3

## Place Qualities: Visualised

The following page provides a collection of images that illustrate how the combination of the four key characteristics work together to create an exciting identity for the Civic Link.

Cultural

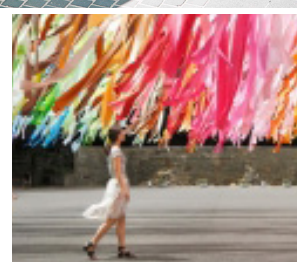


Fine  
Grain



Flexible - Engaging

ICONIC





# GREEN



dual function

## CONNECTED



Cultural Heritage





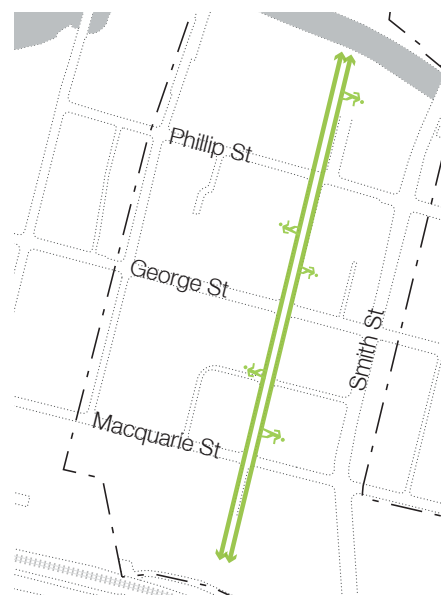
## 3.4 Design Principles

Ten Design Principles capture the key objectives that the Civic Link aims to deliver.



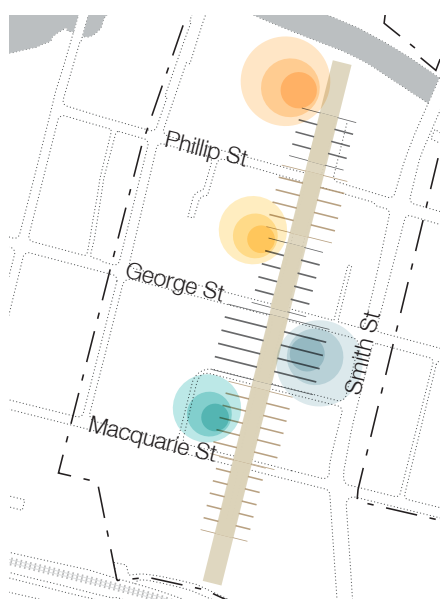
### Green Spine

Provide a generous green spine through the centre of the Link that can support large trees in order to reduce the heat island effect, and create a cool, comfortable CBD.



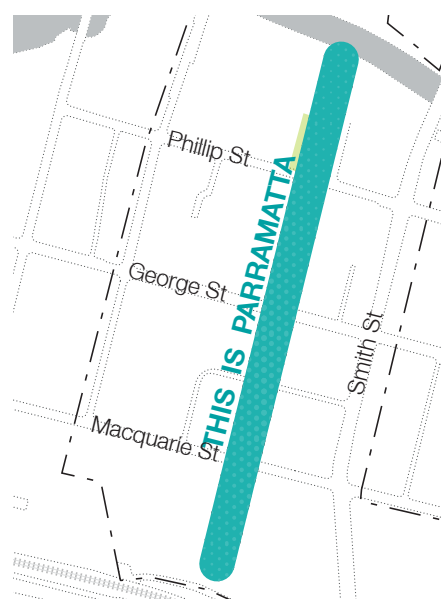
### Pedestrianised

Improve access for all by creating a pedestrianised and cyclable link between Parramatta Station and the River.



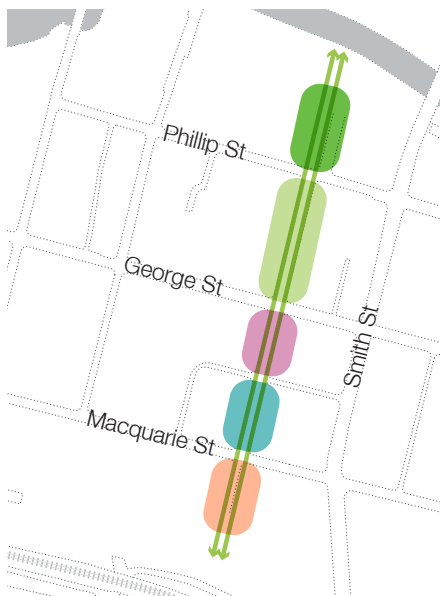
### Fine Grained and Active

Encourage a mix of day and night time uses to activate the Link beyond business hours and deliver a vibrant, human scaled, fine grain and visually rich place. Deliver a range of flexible event spaces.



### Uniquely Parramatta

Provide a high quality public space that has a distinct identity and welcomes all people through clever and inclusive design and activation.



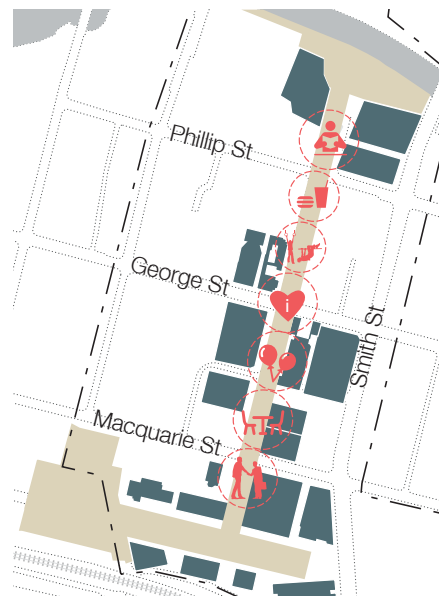
### Block Character

Adopt a place based approach, that utilises the existing context of the site as drivers for character, program and activity.



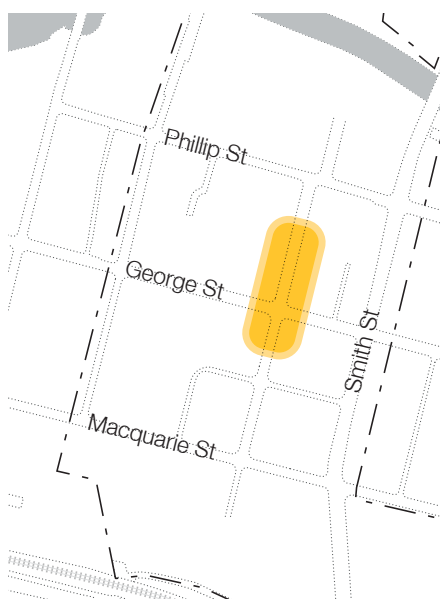
### A Compelling Journey

Recognise the role of heritage buildings along the Link as focal points, wayfinding markers, places of celebration and points of interest that draw people along the Link.



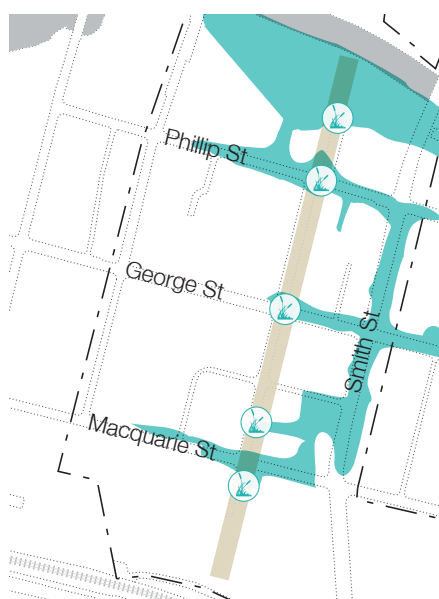
### A Place for Public Life

Incorporate a range of space types, activities and cultural uses along the Link that will attract a diversity of people, ages, abilities and interests.



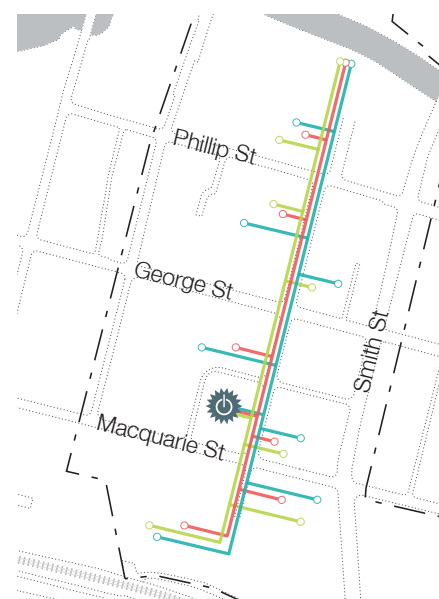
### Solar Access

Minimise cumulative overshadowing to the Link during 11-1pm.



### Respond to Water

Embrace the city's location on the River, and associated opportunities to improve emergency flood access, water quality and stormwater management.



### Smart & Sustainable Future

Integrate smart digital and physical infrastructure into the Civic Link in a way that demonstrates the City's desire to embrace new technology and build resilience in addressing tomorrow's opportunities and challenges today.

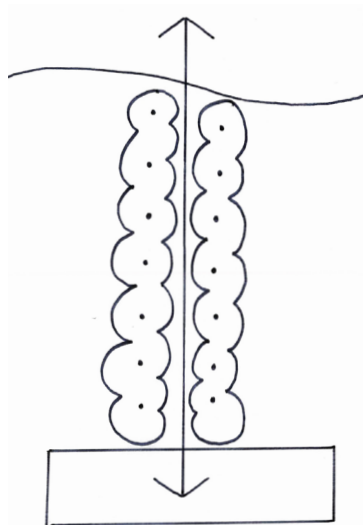


## 3.5 Concept Options

The following page provides a summary of the design evolution of the Civic Link spatial concept. Initially four options were developed, each inspired by different precedents from across Australia and internationally; the Mall, The Rooms, The Blocks and The Central Green Spine. The Green Spine was the preferred option because it provided a balance between the space needed for city functions and public green space.

### ‘The Mall’

The mall concept presented a high-quality pedestrian boulevard with avenue tree planting and high quality paving finishes. The quality of the space was formal and civic.

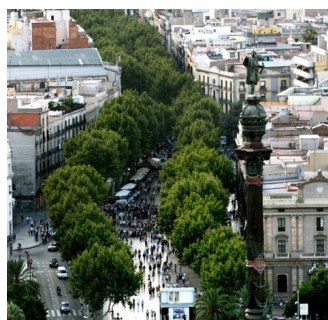


#### Pro's

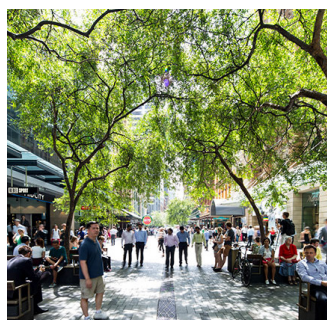
- Low risk, know that a mall type arrangement can work well in a city context
- Formality and organisation reflects civic quality of a CBD
- Flexible

#### Con's

- Similar to many places around the world
- May be similar to other future public spaces in the CBD that focus on plaza and civic type spaces.



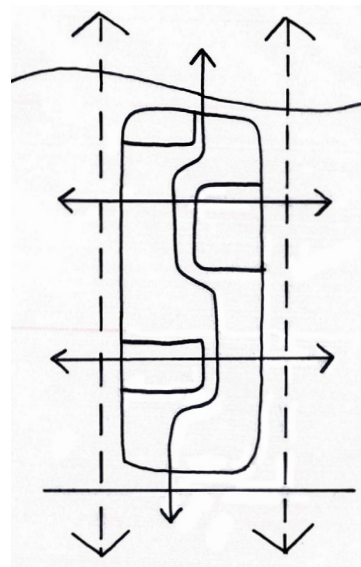
Las Ramblas, Barcelona



Pitt Street Mall, Sydney

### The Rooms

The rooms concept explored the possibility of creating a linear parkland with a series of garden rooms that cater to a diverse range of programs and users.



#### Pro's

- Unique approach to spatial layout
- Focus on green and soft landscape

#### Con's

- Potential issues with emergency vehicle access
- One central movement corridor plus two movement paths along either side limits space for significant planing



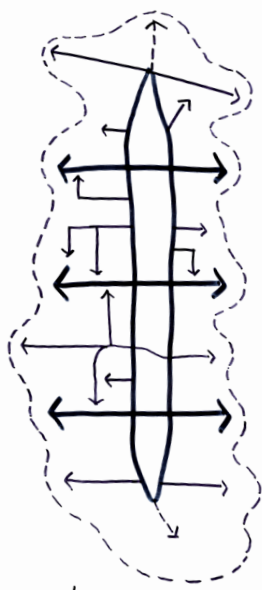
Alumni Green, UTS Sydney



Passeig De St Joan Boulevard, Barcelona

## The Blocks

The blocks concept identified 5 character types along the length of the Link. It celebrated the urban city condition by prioritising a high number of 'harder', civic, gritty and flexible spaces over green space. This concept also proposed to draw on the character of adjoining laneways to inform the look and feel of each block.



### Pro's

- Builds on the existing laneway network
- Highly place based: responds to unique attributes of each block along the site's length
- Generous pedestrian and cycle paths

### Con's

- Lack of unifying elements



The Goods Line, Sydney

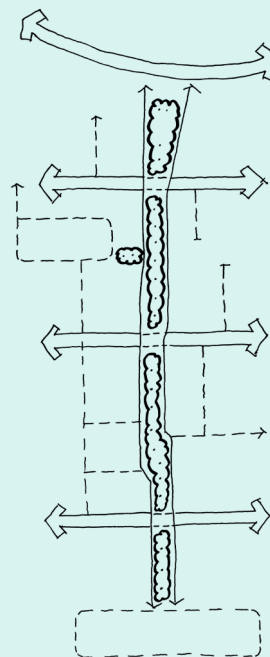


Watford Parade, UK

## PREFERRED OPTION:

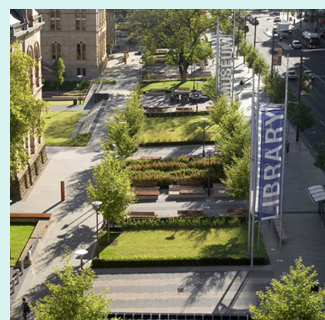
## The Central Green Spine

The central green spine option was the preferred of the four concepts. It balanced the need for generous green and activity areas with the need to provide clear movement paths and a flexible interface with adjoining properties.



### Pro's

- Generous landscape and activity area in central spine
- Generous pedestrian and cycle paths along either side of the Link
- Green continuous spine, visually unifying the space
- Builds on the laneway network



North Terrace, Adelaide



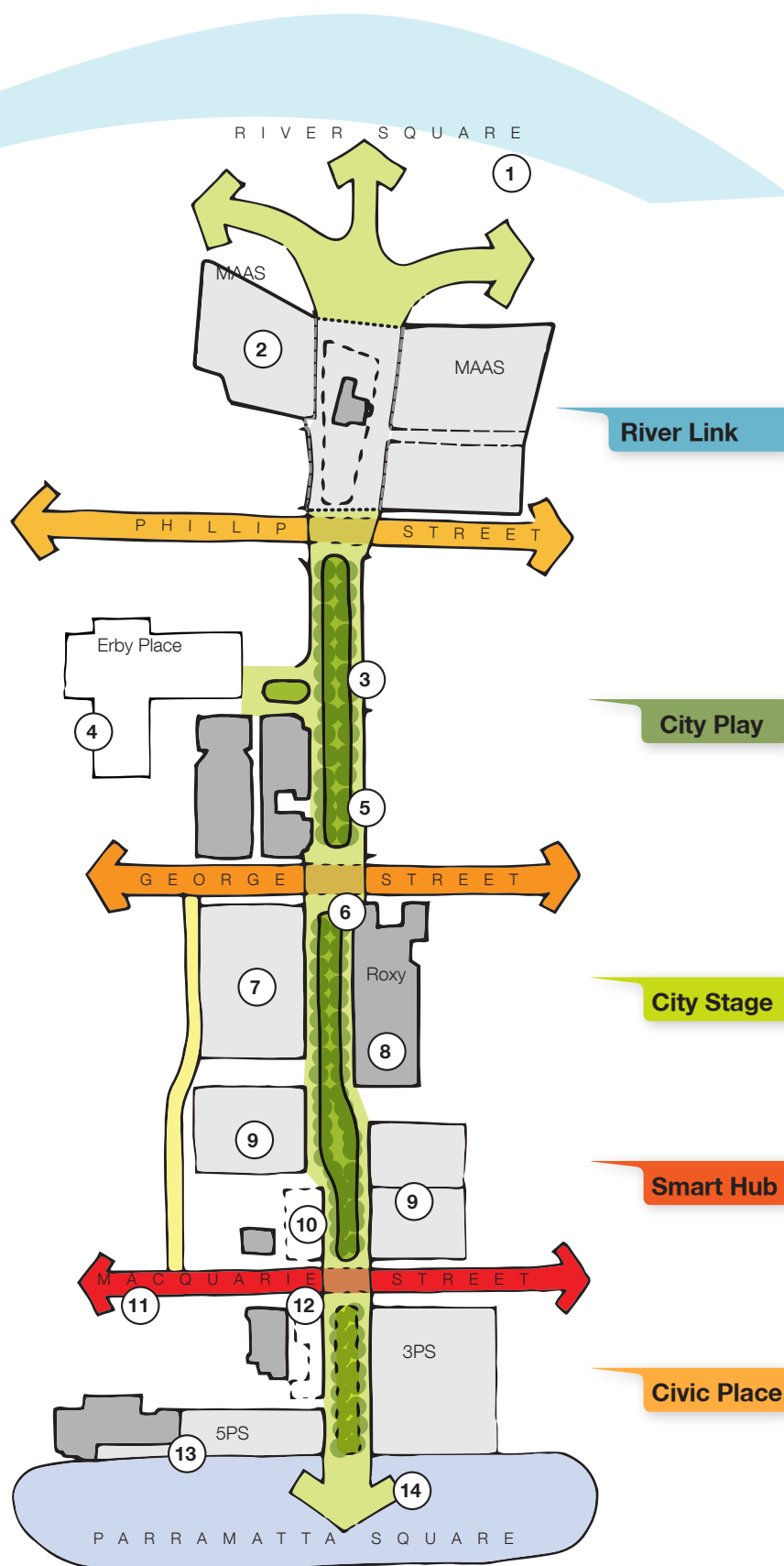
Groen Uitzicht Grassen Park



## 3.6 The Concept

The strength of the design concept is the continuous green spine that runs between the River Square and Parramatta Square, and allowing the character, activation and design of the spaces to reflect the changing nature of the city along its length. Pedestrian movements are prioritised and cyclists are welcome, as the Link connects into existing hierarchy of streets, spaces and modes of public transport offered through the CBD.

- ① Improve pedestrian and cycle connections along the river foreshore
- ② Development of MAAS on Riverbank to align with Civic Link Connections
- ③ Civic Link features a continuous green space through the heart of the city
- ④ Future development opportunity at Erby Place Car Park
- ⑤ Continuous tree cover along the Link
- ⑥ Solar access to Roxy forecourt maintained throughout the year
- ⑦ Redevelopment of 55 George Street to continue the Civic Link alignment and to provide a north south connection between George and Macquarie Streets,
- ⑧ Adaptive reuse of the Roxy Theatre as a cultural destination
- ⑨ Redevelopment of the Horwood Place Car Park to facilitate the delivery of the Link.
- ⑩ Potential acquisition of 68 Macquarie Street to continue the alignment
- ⑪ Proposed Light Rail Corridor
- ⑫ Future Light Rail stop and alignment along Macquarie Street
- ⑬ 3PS and 5PS to address the southern extent of the Civic Link
- ⑭ Integration of the Link with Parramatta Square concept.





# Strategies

*The Civic Link Strategies form the basis for the ongoing design evolution and delivery of this important public space.*

---



# 4.1

## Defining the Public Domain

The Civic Link will be defined by strong physical and visual green link through the heart of the city, that maximizes space for significant landscape and public space areas within the constraints of a narrow corridor, while still allowing flexibility for pedestrian movement, activity and outdoor dining on either side of the central spine.

### Building Alignment and Setbacks

Street setbacks and building alignments establish the front building line and reinforce the spatial definition of streets. In all areas of the CBD consistent building lines within streets and blocks are desirable and generally buildings should be built to the street alignment to enhance pedestrian amenity and activity at street level. Setbacks should also respond to public spaces and the river foreshore, enhance heritage settings and provide growing areas for street trees. To achieve the continuous alignment of the Link, some setbacks to private properties are required, and may be delivered through land transfer, acquisition or through detail building design, such as cantilevering if appropriate.

Objectives for the Civic Link:

- Achieve a consistent building alignment and a minimum width of 20m along the length of the Link.
- All proposed buildings to provide a 0m setback along the Link to existing property boundaries, with the exception of:
  - 3.9m setback to 55-67 George Street to provide a 20m wide offset from the Roxy Theatre
  - 5.6m setback to 119A Macquarie Street to align with 68 Macquarie Street
  - 75 Philip Street to align to 1 Horwood Place.

### Green Spine

- Create a green activity zone along the spine of the public domain corridor that caters for significant landscape area, activity zones, flexible event spaces between Macquarie and Phillip Streets.
- Tree planting is made possible by the north-south orientation of the Link and by minimising the cumulative overshadowing.

### Crossings

- Ensure the design of the green spine facilitates east-west pedestrian crossings across the Link, such as limiting landscape barriers, proving pathways and maintaining sight lines.
- Provide generous crossing points at key east - west movement corridors along the Link i.e. the CBD laneway network.



Passeig de Sant Joan, Barcelona



Tianjin Qiaoyuan Park, China



Rittenhouse Row, Philadelphia

### Basements

A connected basement for new developments within the precinct (excluding the Roxy site) is preferred.

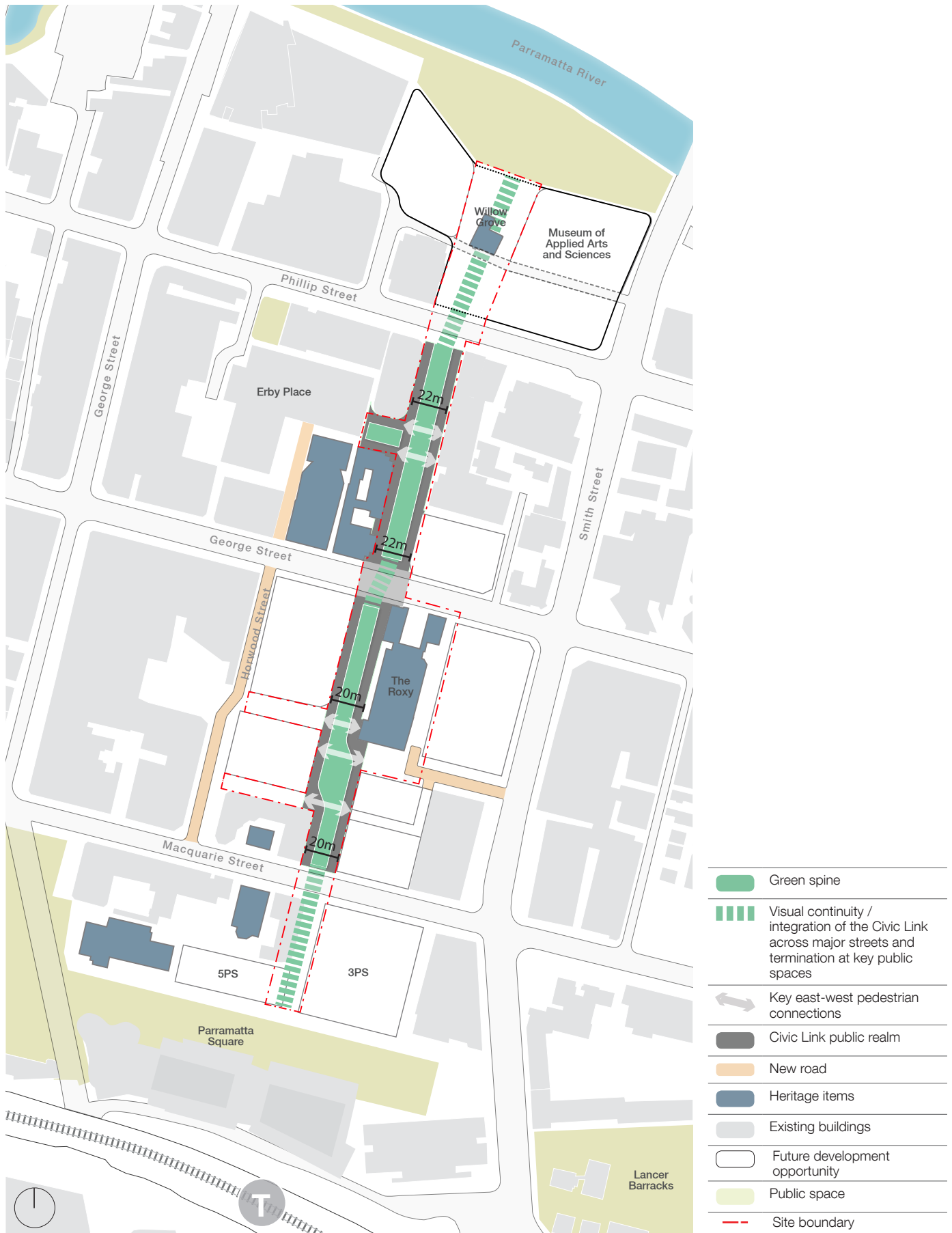


Figure 4.1.1 Alignment Strategy Plan



## 4.2 Character

The character strategy embraces the diversity of the site area and proposes a number of different character areas along its length that respond to the local conditions including retained buildings, surrounding land uses (workers vs. residents vs. visitors), heritage buildings, micro climates.

### Square On\*

\*While an important transition between Parramatta Square and the Civic Link, the 'Square on Block' is formally part of the Parramatta Square scope for delivery, and will need to align with the design of that space. The Square On block should adopt a suite of materials that have a synergy with or reflect those used in Parramatta Square, to ensure continuity of the public realm in the CBD.

### Smart Hub

*A flexible place to meet, work, share and learn*

#### Design ideas:

- Leverages delivery of multiple potential A grade commercial buildings within the Horwood Place block and Parramatta's increasing number of knowledge workers
- Communal garden rooms with flexible furniture to facilitate meeting and knowledge sharing
- Public communal benches and tables complement food and beverage spill out into the public domain
- Introduce play and delight with elements such as ping-pong tables and water misting
- Large communal tables facilitate outdoor meeting with spaces for one or many
- Public seating integrated into landscape and planting features.

### City Stage

*A social and creative gathering place, the heart of the Civic Link, designed to support cultural events and attractors*

#### Design ideas:

- Builds on proximity to the Roxy Theatre and its history
- Receives sunlight between in the lunch peak hour for most of the year
- Consider raised turf with timber decking edge to maximise benefit of the sunny spot
- Seating in the central spine to facilitate informal and organised performances

- Edge against the Roxy wall kept free from permanent elements to allow for future flexibility should the building be adaptively re-used and 'opened up' to the Link
- Provide temporary performance space with stage and seating for film projection on Roxy Facade.

### City Play

*A place of play and recreation for all ages, suitable for families and visitors alike.*

#### Design ideas:

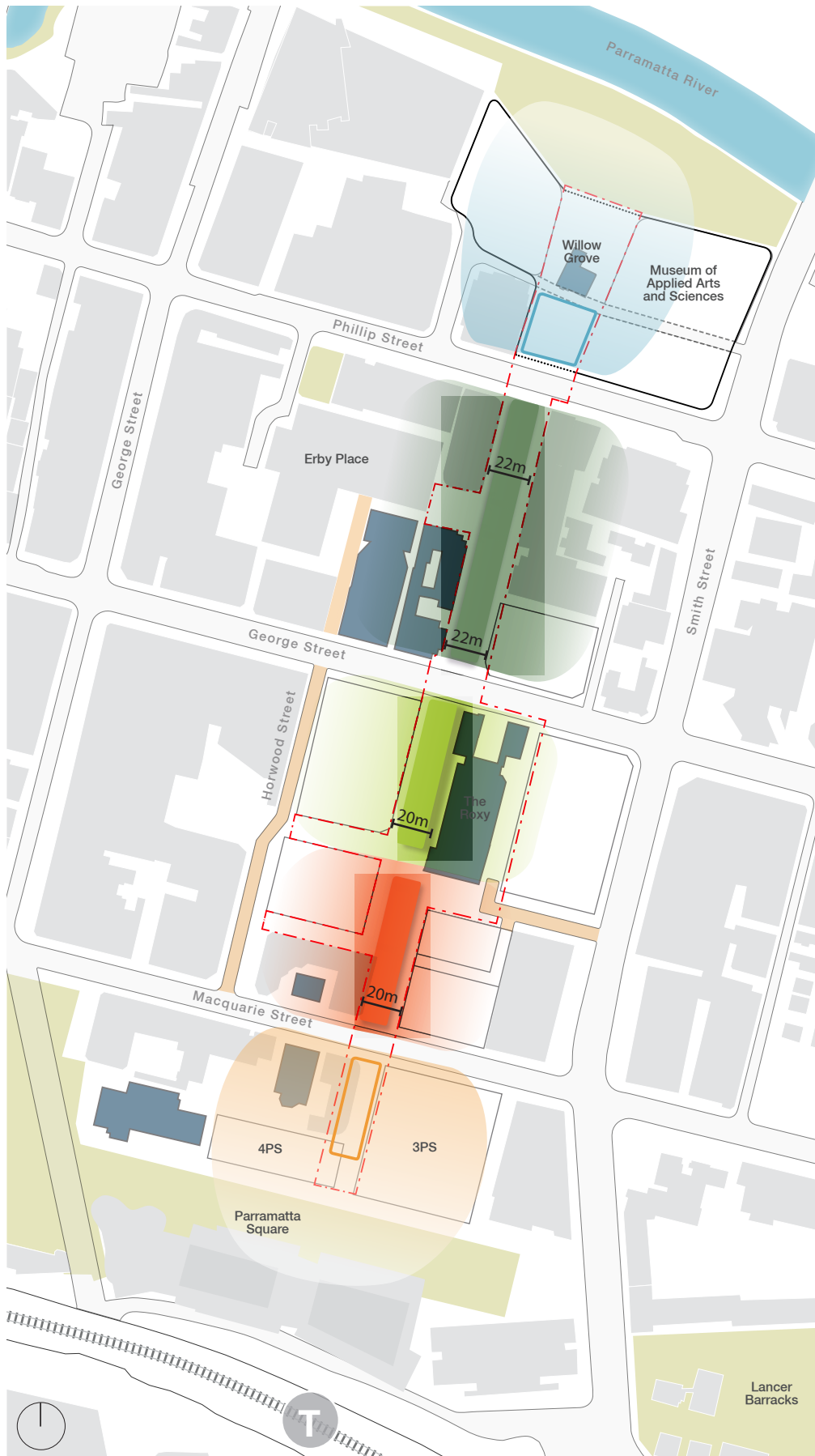
- Responds to a more relaxed CBD environment and proximity to the future Museum of Applied Arts and Sciences
- Generous green rooms with variety of treatments with flexibility for active and passive recreation
- Use of landscaped edges to create intimacy and containment
- Children's playground
- Investigate opportunity to connect to the stories of surrounding heritage buildings, such as Dr. Pringles House on the corner of the Civic Link and George Street.

### River Link

*Critical connection between the Civic Link and River Precinct, which incorporates Willow Grove and its landscape setting, and integrates with forecourt, entrance and frontages of MAAS. Views to the river are framed and celebrated by generous public spaces that can accommodate major events and celebrations.*

#### Design ideas:

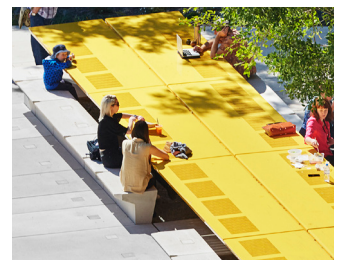
- Create a seamless transition between the Civic Link and River Precinct
- Integrating the setting of Willow Grove with the forecourt and active frontages of MAAS
- MAAS to address the primary pedestrian movements between the River Precinct and Civic Link
- Adaptive reuse of Willow Grove with expanded landscaped and outdoor dining areas
- Passive spaces suitable for lunchtime use and informal events
- Retain existing landmark trees, reinforced by a new grove of trees providing summer shade and protection from the western sun
- Integration of the green spine and surface treatment between the Civic Link and threshold of the River Square



Creation of park 'rooms'



Bleacher seating for everyday and events



Outdoor meeting table with power

Figure 4.2.1 Character strategy Plan



## 4.3 Movement

The Movement Strategy prioritises a unique and compelling pedestrian experience over vehicular access. The Civic Link has the opportunity to cater for anticipated future pedestrian and cycle volumes and encourage the uptake of active and public transport. The Movement Strategy aims to provide a framework for a well connected network of pedestrian paths, cycle routes, laneways and streets, which all connect into a wider movement network supporting the vibrancy of the CBD. The main considerations are:

### **Pedestrianised Streets & Active Recreation**

- Close Horwood Place to north-south vehicular movement in order to prioritise pedestrian connectivity between the train station/Parramatta Square and Museum of Applied Arts and Sciences/River Square
- Provide a minimum 5.5 m pathway on either side of the Link to allow for estimated pedestrian and cycle volumes at various times of the day, week and year
- Limit east-west service vehicle movement
- Promote a 'walking loop' between Church Street, Phillip Street, the Civic Link and Macquarie Street
- Ensure that the landscaped green spine is highly permeable and respects desire lines to connecting laneways and building entries
- Integrate the Civic Link into the broader city-wide pedestrian and cycle networks, particularly the Parramatta Valley Cycleway, which runs along the river foreshore
- Ensure continuous connectivity between the Civic Link and the River is prioritised in any design concept for the new Museum of Applied Arts and Sciences.

### **Shared zones**

Changing vehicular movement in the Horwood Place site is complex. In order to deliver a pedestrianised environment on the Civic Link, the project benefits from 55-67 George Street (Parramall) redeveloping to provide a new laneway or street, that connects through the site from Macquarie Street to George Street. Horwood Street features a continuous, one-way shared zone between Macquarie Street and George Street, along the boundary of 55-67 George Street (Parramall shopping centre) and 43-45 George Street (Crunch Gym).

### **Public Transport**

- The State Government has announced its preferred Light Rail alignment. For the CBD, the Light Rail will be located down Church Street and Macquarie Street. The proposed stop location for Parramatta Square is east of the Civic Link on Macquarie Street. It is recommended that the stop be located to the west of the Civic Link for clear views and connectivity to the Transport Interchange

### **Laneways**

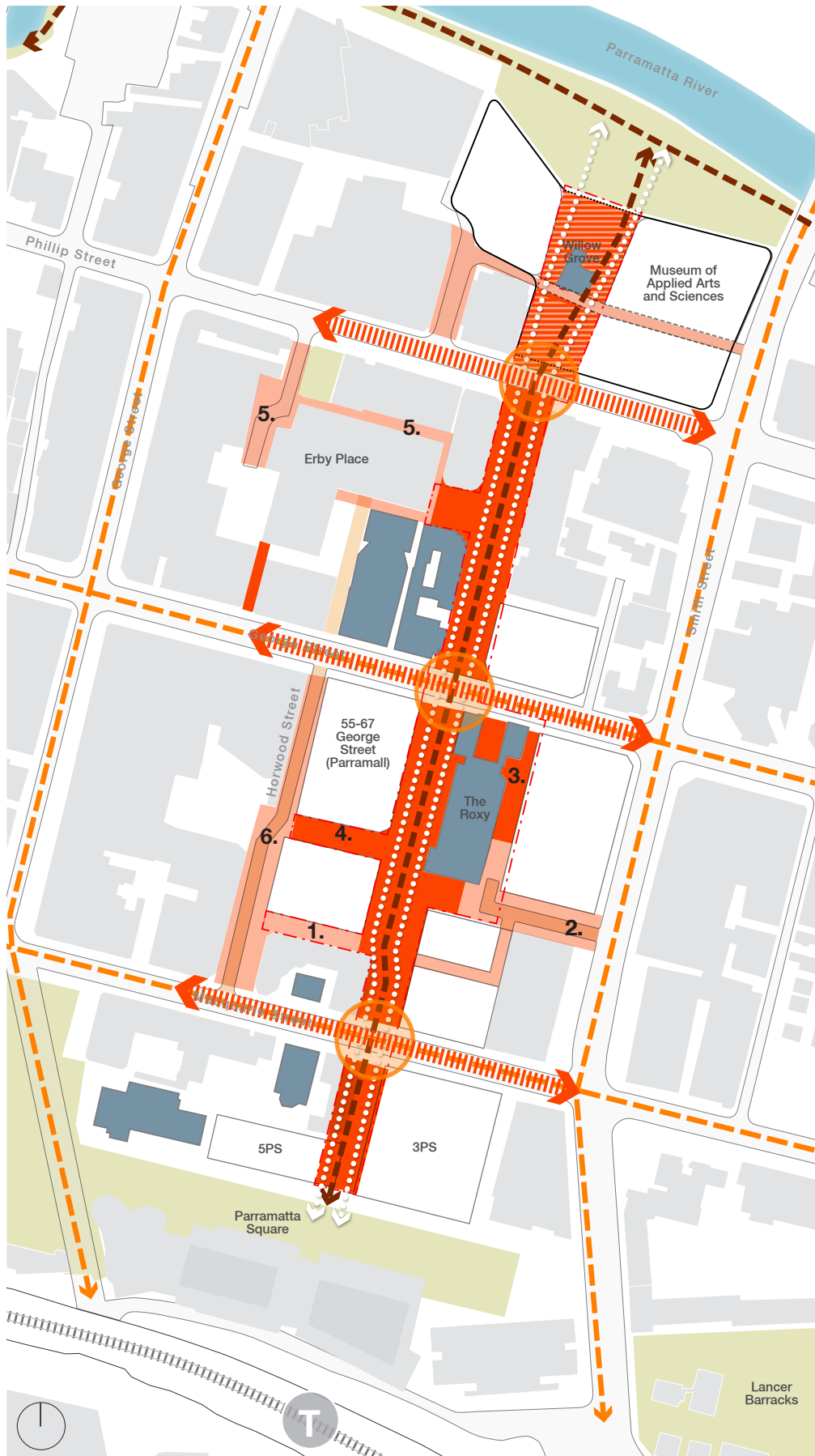
- The Civic Link will create additional streets or laneways which must seamlessly connect into the existing network
- Re-name new laneways created by the Civic Link project, consider:
  1. Re-name the western portion of Macquarie Lane as 'Batman Lane'
  2. Retain the naming of the eastern portion of Macquarie Lane as is
  3. Re-name the lane on the eastern side of the Roxy as 'Roxy Lane'
  4. Re-name the new laneway opposite Officeworks Car Park
  5. Re-name the new access road around Erby Place to 'Erby Loop'
  6. Re-name the 'Parramall / western boundary lane' 'Horwood Street'.

### **Cycle Routes**

- Investigate the provision of a segregated cycle path for through-travel on Church Street, Smith Street, Macquarie Street and/or George Street
- Integrate the Civic Link into the broader city-wide pedestrian and cycle networks, particularly along the river foreshore
- Welcome recreational cyclists to use the Link
- Encourage fast paced commuter cyclists to use alternative routes for north-south travel like Smith Street
- Provide shared paths along the Civic Link, to accommodate slow travel and journeys to city destinations
- Provide end of trip facilities close to key destinations
- Investigate the potential location of a 'Bike Hub' in proximity to the Civic Link and any future segregated paths.

### **Intersections**

- Provide signalised crossings at Macquarie Street, George Street and Phillip Street
- Provide landscaped (preferably WSUD) blisters at either side of signalised crossings
- Investigate providing bollards at signalised intersections to reinforce visual cues that a road crossing is ahead.



Casual cyclists are welcome on the Link



Movement paths past shopfronts



## 4.4

# Access & Servicing

The Access & Servicing Strategy explores how existing and future buildings can be serviced and accessed, preferred drop off and kiss-and-ride locations and emergency vehicle access. The main considerations are:

### *South West Quadrant (SW)*

- Maintain existing access to Officeworks Car Park through the provision of a new north-south access route along the western boundary of the 55-67 George Street (Parramall), referred to as Horwood Street.

Horwood Street:

- Create a 6m one-way shared zone between Macquarie and George Street
- Utilise the 'kink' in the proposed Horwood Street alignment as a traffic calming measure.

Batman Lane:

- Widening of lane way at ex Horwood Place Car Park site, facilitated by a 3m ground floor setback on the Horwood Place Car Park site
- Ensure 4.5m vertical clear zone to ground floor setback to provide sufficient head clearance for emergency vehicles.

### *South East Quadrant (SE)*

Macquarie Lane:

- Investigate the opportunity for the property at 72 - 74 Macquarie Street to incorporate a publicly accessible porte cochere within the building to allow vehicles to egress the laneway in a forward motion.

Roxy Lane

- Investigate the need to provide a shared zone between The Roxy and 29 Smith Street (identified as A. on figure 4.5.1) to allow for service vehicle egress and manoeuvrability.

### *North East Quadrant (NE)*

- Servicing in this quadrant to utilise existing laneway network, with the exception of 75 Phillip Street, which will have direct access off Phillip Street.

### *North West Quadrant (NW)*

Erby Place Car Park - to be investigated

- Create a new service loop (Erby Lane) through the precinct as indicated on the figure opposite
- Servicing to 2 Horwood Place will now be off new 'Loop Lane'.

### **Parking**

- Refer to City of Parramatta Draft Public Parking Strategy 2017

### **Drop off zones & kiss-and-ride facilities**

- Provide DDA-accessible drop-offs in Horwood Street shared zone
- Kiss-and-ride facilities preferred on main streets
- If specific drop off zones are to be provided on main roads, each location will need to be investigated at the design stage to ensure safe operation
- Preference to coordinate with a city wide strategy for pick-up and set-down.

### **Future tunnel from Parramatta Square**

- Confirm the latest requirements for underground tunnel exits on George Street from Parramatta Square
- Signalisation of the tunnel exit onto George Street will need to be coordinated with the pedestrian crossing.

### **Universal design - access for all**

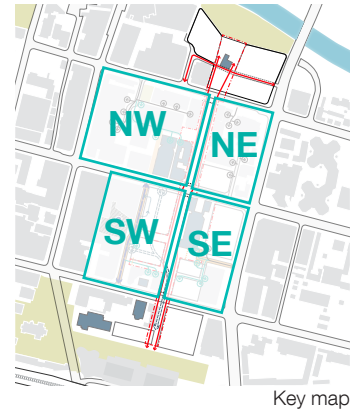
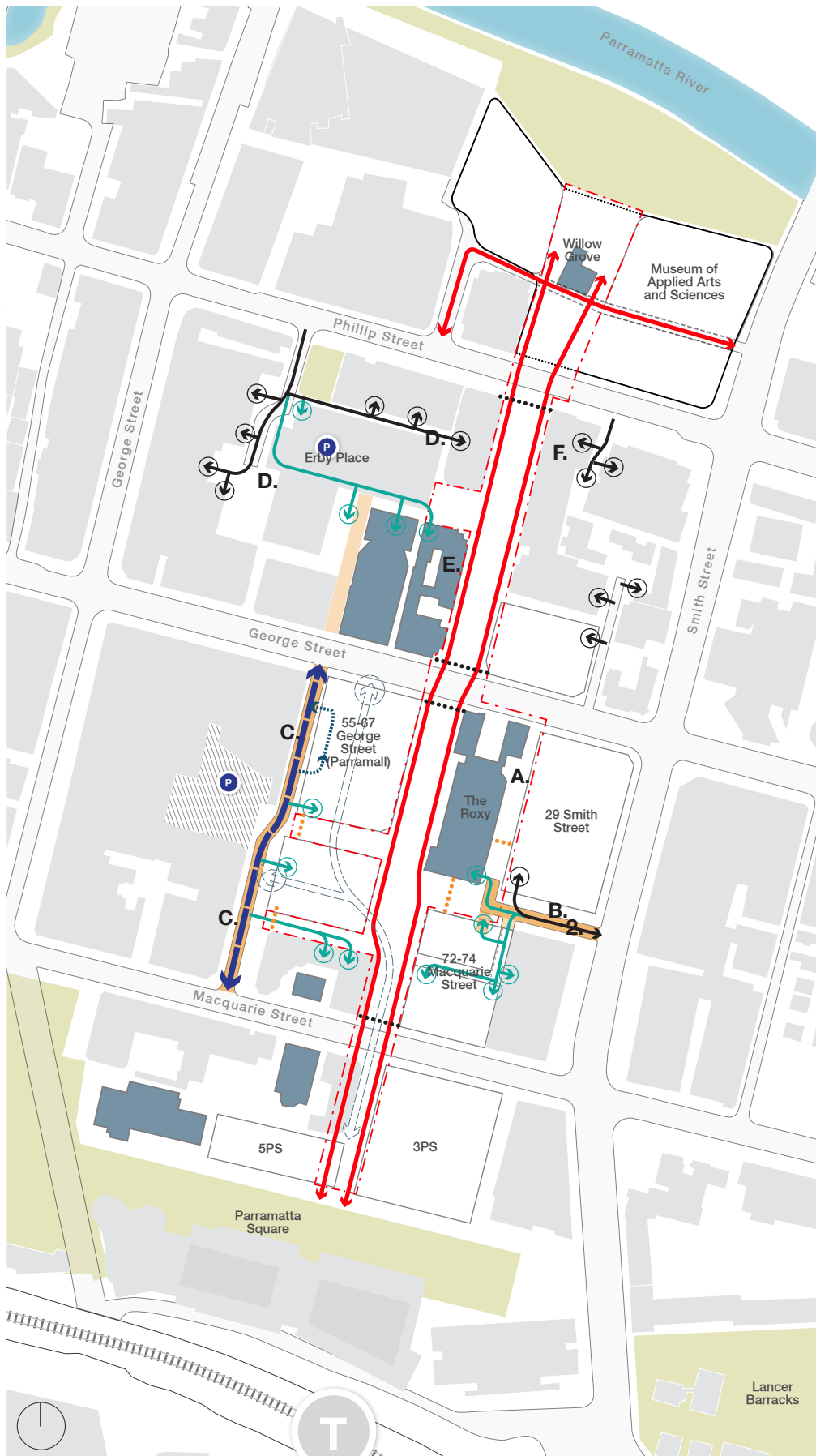
- The principle of universal design should be incorporated into detailed design and carried out by universal design expert, with particular attention to users with mobility issues and / or other physical or mental health issues.

### **Emergency vehicles**

- Provide a 5.5 m emergency vehicle zone along both sides of the Link with no fixed elements
- Minimum awning and signage height of 4.5m to allow emergency vehicle access along either side of the Link
- Mechanical bollards at the junction of the Civic Link with Macquarie, George and Phillip Streets will automatically retract in the case of emergency and need to vehicle access along the Link
- Subject to further consultation with NSW Emergency Services.

### **Basements**

- A connected basement for new developments within the precinct (excluding the Roxy site) is preferred.



Shared zone with quality paving and no raised kerbs

Legend	
A.	Roxy Lane
B.	Macquarie Lane
C.	Horwood Street
D.	Erby Place Loop
E.	2 Horwood Place
F.	75 Phillip Street
	Existing servicing access
	New road
	Proposed servicing access
	New shared zone
	Emergency vehicle access
	Possible Parramatta Square tunnel
	Public car parks
	Mechanical bollards - emergency access
	Mechanical bollards - private access
	Heritage items
	Existing buildings
	Future development opportunity
	Public space
	Site boundary

Figure 4.4.1 Access and Servicing Strategy Plan



## 4.5 Heritage

The Heritage Strategy aims to promote the preservation and celebration of heritage buildings that adjoin the Civic Link site including;

1. Willow Grove
2. Roxy Theatre
3. Dr. Pringles Cottage
4. Civic Arcade
5. Convict Drain

### Contextually sensitive

- Respect the significance of heritage buildings by responding in a sympathetic and complementary manner (see section 4.6 Built Form for podium height response)
- Conserve and where appropriate display or interpret archaeological findings and resources in public interpretation to enrich public spaces
- Liaise with a heritage consultant on a project by project basis to determine appropriate setbacks for new developments to heritage buildings.

### Heritage adaptive re-use

- Work with land owners of heritage buildings to ensure they provide suitable adaptive re-use options in the future
- Consider how heritage buildings can act as anchors to public space, and unique landmarks that assist in navigation through the CBD.

### Celebrating place based stories

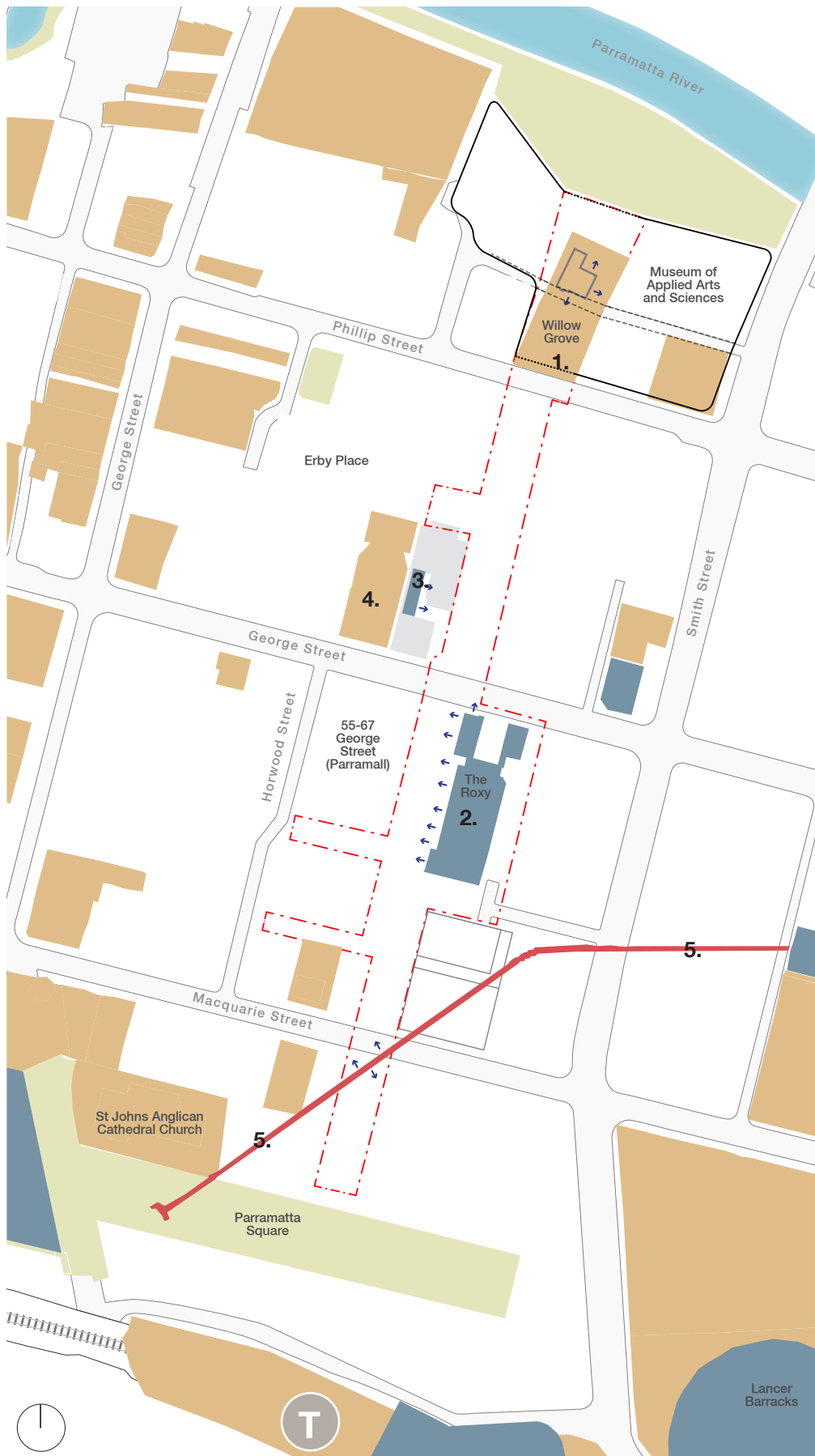
- Archaeology, both Aboriginal and historic, has the ability to reveal further stories about the history of the place.
- Include heritage interpretation in the design of the public realm, alongside site specific public art and interpretive public programs for sites that reveal the special qualities and stories, for example:
  - The Roxy Theatre's history as a performance and entertainment destination, brought back alive by modern and outdoor event and entertainment spaces and facilities
  - Dr Pringles House as a celebration of medical advance, linking to the smart city theme, or serving as inspiration for the adjacent playground.
  - Utilise heritage to anchor the place, create focal points for orientation and contribute to a distinct identity.



Artist impression of adaptive re-use of the Roxy Theatre



Example of adaptively re-used and activated heritage building



Willow Grove



Dr. Pringles House



Civic Arcade



The Roxy Theatre

#### Legend

- Opportunity to celebrate heritage
- State heritage items
- Local heritage items
- Convict drain
- Existing buildings
- Future development opportunity
- Public space
- Site Boundary

Figure 4.5.1 Heritage Strategy Plan



## 4.6 Built Form

The Built Form Strategy helps to define the volumetric spatial experience of the Link through the heart of the city. Building alignments have been designed to ensure a continuous 20m alignment, reinforcing long view corridors and vistas. The street wall height respects the heritage buildings along the Link, presenting a human scale, and maximising solar access. Key considerations include;

### Street frontage height

- Establish a two storey street wall datum along the length of the Link to respond to existing heritage items and recently developed buildings along the Link, which are unlikely to change
- A two storey street wall maximises solar access to the centre of the Link due to the orientation and alignment of the Link.

### Build to lines

- All development to have a 0m setback from site boundary fronting onto the Civic Link to deliver a continuous street wall, with the exception of the Parramall Site, which is required to have a setback (in order to respond the Roxy and deliver the 20m minimum width) - refer to the alignment plan for more detail.
- Consistency with setbacks outlined in section 4.1.

### Above podium setbacks

- Provide a minimum 6m setback above podium to define the street wall
- Buildings above 50m should provide a wind report to determine the appropriate setbacks to mitigate the affects of down-wash.

### Awnings

- All new developments to provide a continuous awning along the frontages that address the Link for weather protection and preservation of a human scale
- Colonnades are generally not preferred along the Civic Link
- Awnings to be a minimum of 3m wide and provide a 4.5m vertical clear zone to allow for emergency vehicle access.



Strong alignment of buildings and retail frontages



Two / three storey street frontage relating to heritage and solar access



Awnings to provide shelter from rain, while allowing solar access

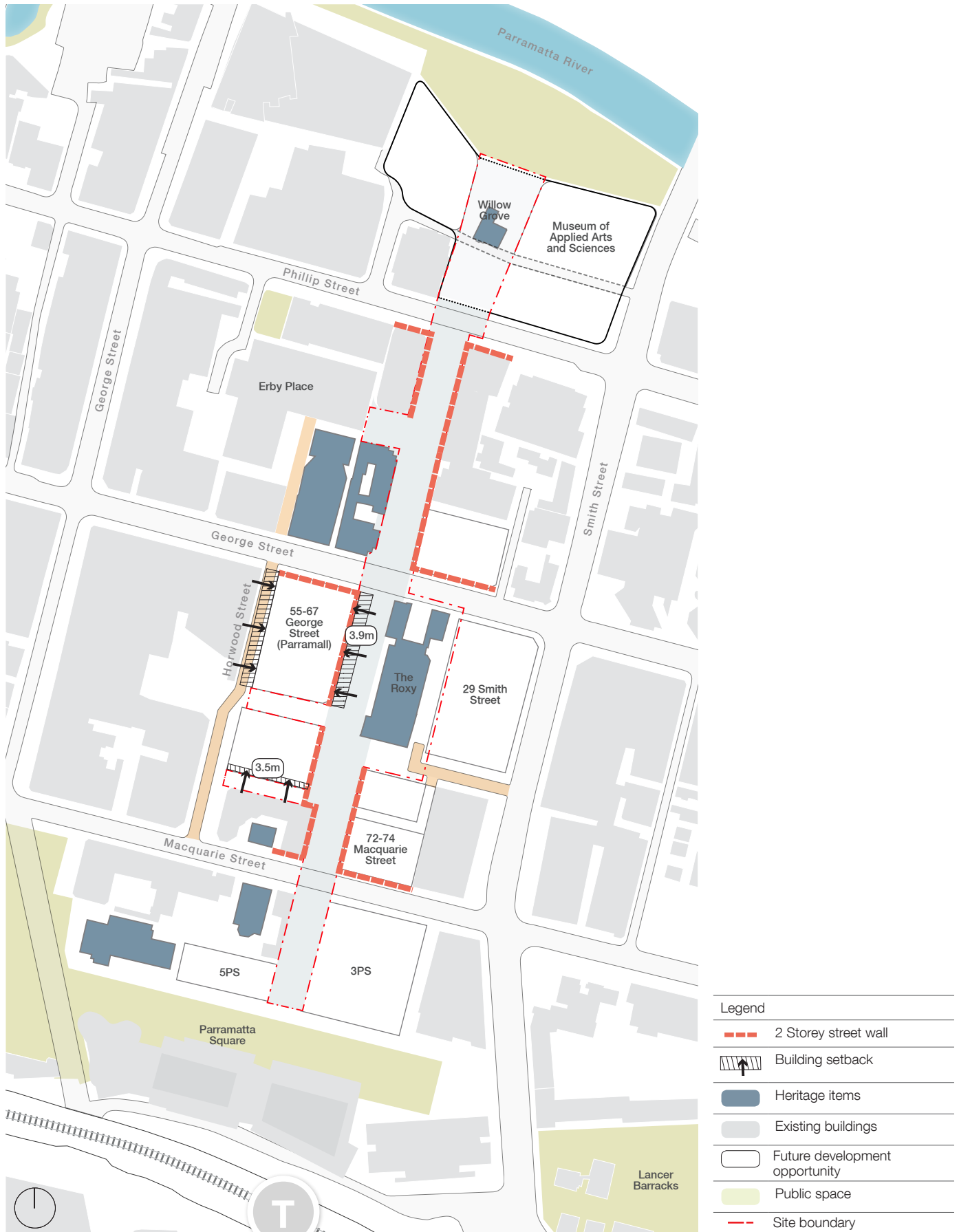


Figure 4.6.1 Built Form Strategy Plan



## 4.7

# Active Edges & Fine Grain

The Activation and Fine Grain Strategy establishes high level principles to establish a strong active and fine grained edge on to the Civic Link.

### Active Building Edges

#### New buildings

- All streets frontages along the Civic Link should add to the vibrancy of the space by encouraging a mix of active uses at ground floor, articulation of buildings and modulation
- Encourage a minimum 70% activated edge along the length of the Civic Link - where specified on the map opposite.

#### Existing/remaining buildings

- Existing buildings with a non-active edge should be embellished in a way that contributes to the interest of the Link and sense of place (i.e. green walls, art murals or detailed surface treatments)
- Adaptively re-use heritage buildings along the Link for public benefit (i.e. cultural destination, food and drink, information centre, civic function)
- Investigate the feasibility of a shopfront improvement program.

#### Land use

- New commercial buildings to orientate entry lobby's and foyers to main streets rather than the Link to help maintain the fine grain character
- Commercial ground floor uses to be sleeved with retail, hospitality and incubator spaces
- Encourage land uses and tenants that will activate the Link beyond business hours and at night time.

### Fine grain

- Reinforce the granular and human scale of the Link by establishing a ground floor shop front pattern of an entry door or feature every 6 meters
- Encouraging small and shallow tenancy frontages
- Where new development features a larger format tenancy, ensure that the articulation and detail of the building façade is perceivable as fine grain and looks like multiple tenancies.

### Case Study: Incubator Spaces

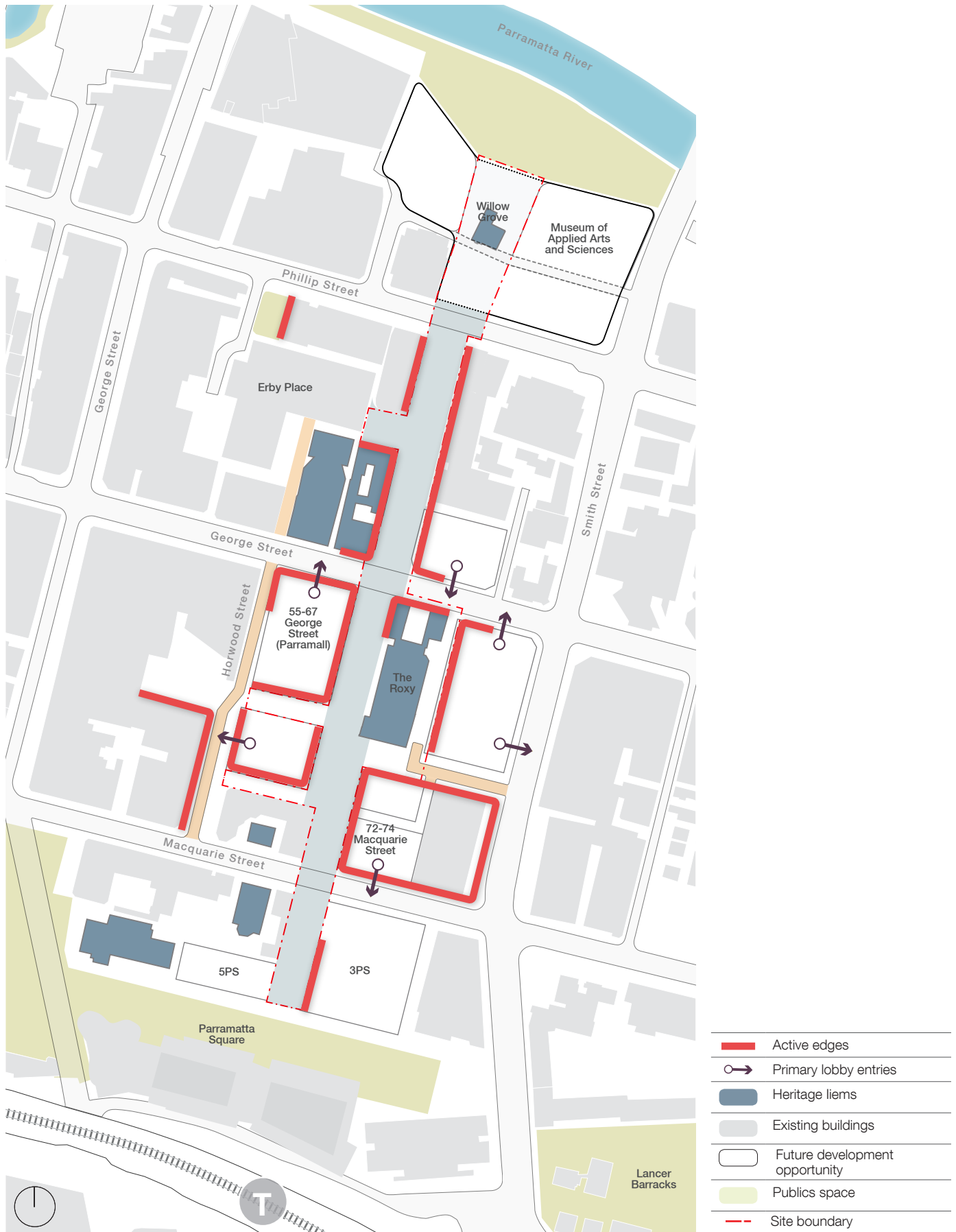
#### *Bakery Lane, Brisbane*

Bakery Lane provides spaces for designers and entrepreneurial minded people to develop an idea and then make and sell their product to the public, all in the one destination.

It also includes boutique design incubator studio apartments and a mixture of retail businesses including restaurants, cafes and bars.



Active edges





## 4.8

# Events & Programming

Parramatta CBD is changing rapidly and will continue to do so over the next decade. Furthermore the Civic Link will be closed to vehicular traffic, making the activation and safety of its spaces paramount to its success. There are three types of activation that this strategy addresses: events (programmed activity and the spaces to host it), everyday activation (footfall, things to do etc) and active street walls.

### Pilot projects and temporary activation

The Civic Link is expected to be delivered over a number of stages and years. Temporary activation initiatives have the ability to help raise the profile of the project, encourage community participation (physically and intellectually), host pilot projects and experiment with new ideas and activities.

#### Potential Projects

- Boutique design markets
- Maker Fairs
- Temporary public art installations
- Pop up music and performing arts programming
- Façade lighting projects
- Family friendly programming

### Event spaces

The Parramatta River foreshore, including River Square and Parramatta Square, are the two primary event spaces within the Parramatta CBD. The Civic Link will also provide capacity to hold events, however these will be smaller and more intimate due to size constraints.

1. City Stage
  - Cater for medium sized city events
  - Explore ways to utilise the Roxy, for example by projecting on the western wall
  - Promote the use of the space for busking, music, performance or other activities that are related to the Roxy Theatre
  - Provide a flexible plaza space that can be used for a range of different activities such as weekend farmers markets, a night noodle market, outdoor concerts
  - Casual seating.

### Everyday activation

2. Smart Hub
  - Cater for small group events through the provision of shared tables and small gathering spaces
  - Opportunity to encourage outdoor working and meetings by providing powerpoints and sheltered seats
  - Provide access to free wi-fi along the Link
  - Casual seating.
3. City Play
  - Provide a flexible space suitable for a wide range of low impact activities such as eating lunch, relaxing, children run-around space etc
  - Provide playable landscape and urban elements to engage children in play and education
  - Casual seating.
4. Laneways
  - Provide visual interest in the laneways by encouraging spaces for street art on existing or new (unavoidable) blank walls and
  - Encourage incubator and / or artist spaces to be located and front onto the laneways.

### Night time activity

- Deliver world class lighting installations to differentiate major night time corridors, improve safety and generate interest
- Encourage uses that will activate the Link at night such as restaurants, small bars, gyms, theatres and performance.

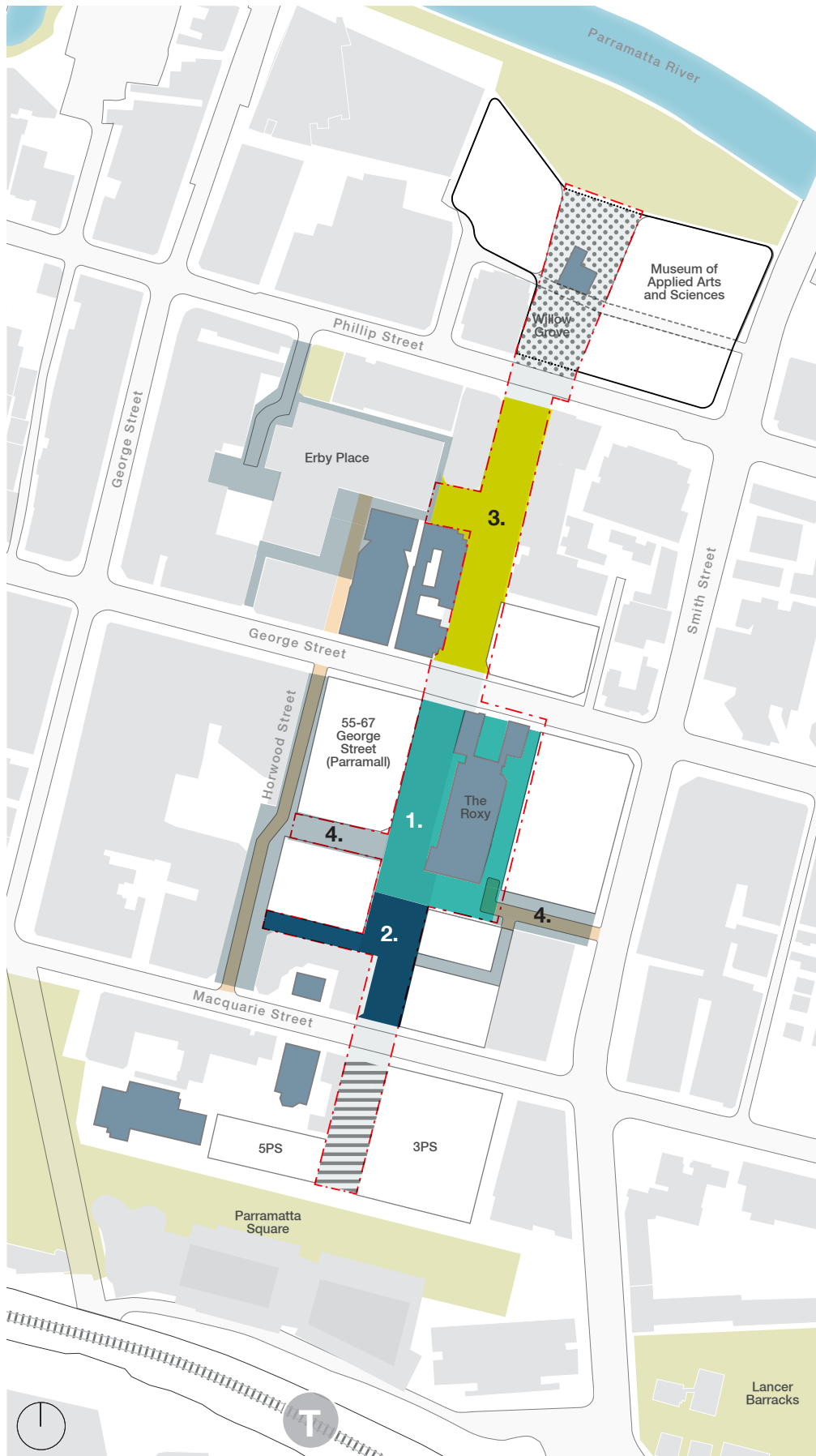


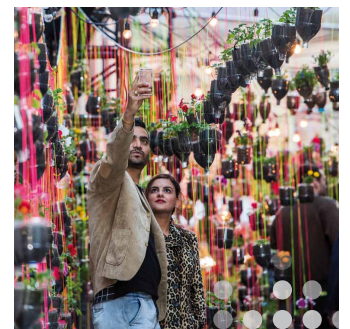
Figure 4.8.1 Events and Programming Strategy Plan



Pop up events on lawn areas, such as an outdoor reading room



Flexible hard stand areas to cater for markets, performances or food trucks



Red Cow Lane - celebrated with public art

	River Link
<b>3.</b>	City Play
<b>1.</b>	City Stage
<b>2.</b>	Smart Hub
	Square On - subject to Parramatta Square Project
<b>4.</b>	Laneways
	Heritage items
	Existing buildings
	Future development opportunity
	Public space
	Site boundary



## 4.9

# Legibility

Hierarchy of space within the public domain is fundamental to a pedestrian's understanding and experience of the city. The Civic Link will have a distinct character that serves as both a thoroughfare and an important piece of open space, the unifying elements of the public domain, continuous view corridors, and wayfinding strategy will contribute to the legibility of the Link within the broader context of the city.

### Character

- The use of consistent public domain elements will differentiate the Link from the rest of the city, and assist with reading the space as a single element.
- Provide a consistent street wall height and alignment along the length of the Link that references the scale and grain of the key heritage items, to reinforce the character of the Link. Refer to 4.6 Built Form Strategy for setbacks and alignments.

### Street and space hierarchy

- Complement, not compete with Church Street Eat Street
- Link major destinations within the CBD
- Opportunity to create a compelling pedestrian experience that is comfortable, safe and easy
- Opportunity to become the 'cultural spine' of the city - linking key destinations and anchored by the Library to the south and Museum of Applied Arts and Sciences to the north.

### Landmark buildings and public art

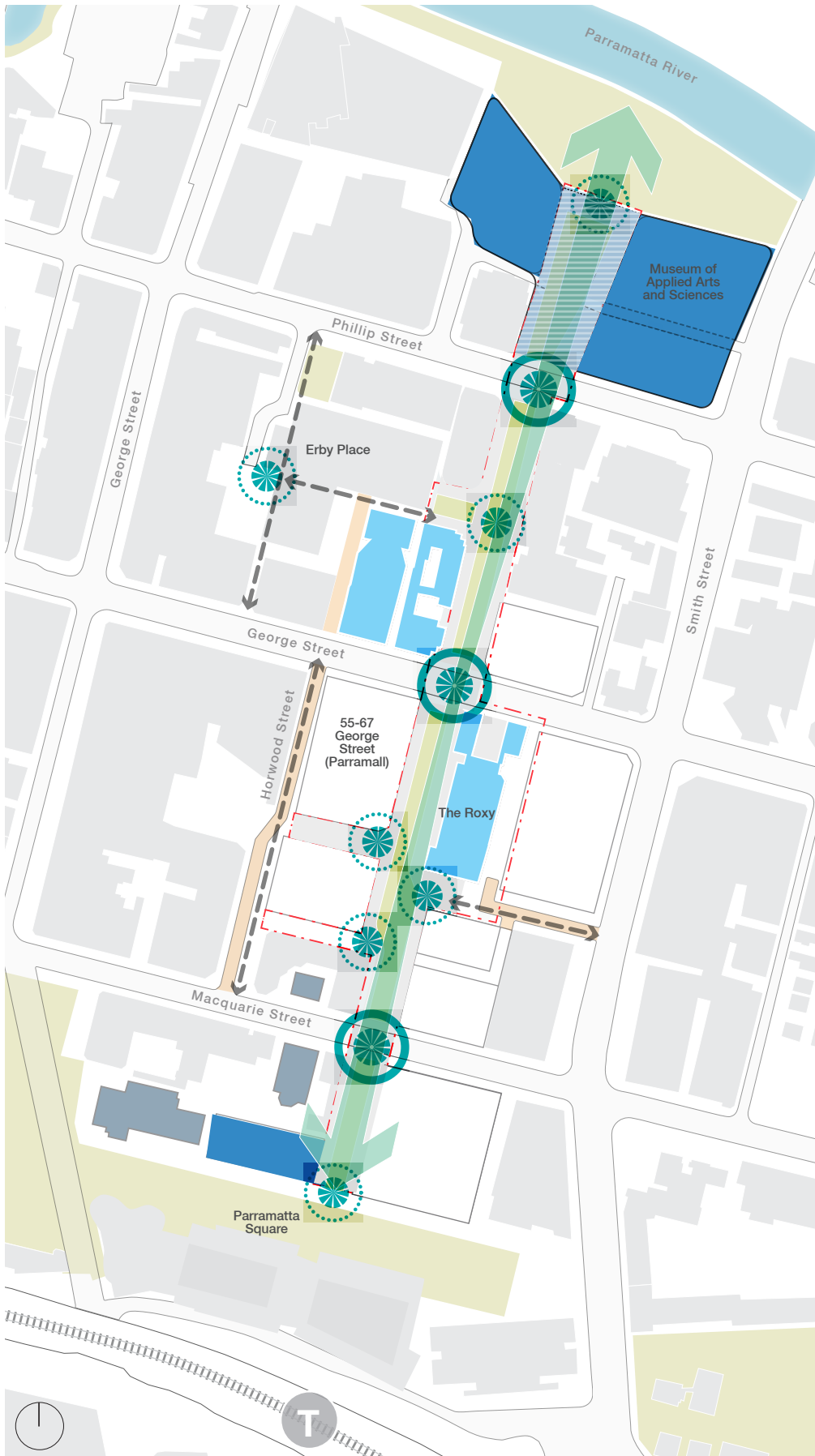
- Museum of Applied Arts and Sciences to be designed as a bold and identifiable architectural building that addresses Parramatta River to the north and Civic Link to the south
- Celebrate the significant of heritage buildings along the Link, utilising them as landmarks and wayfinding devices, helping create a strong mental image for people, contributing to the formation of a mental map of the city
- Use public art to support intuitive way-finding.

### Wayfinding

- Provide pedestrian information signage at decision points (e.g. travel time and alternative faster routes) along the Link for reassurance and confirmation, taking into consideration primary and secondary pedestrian flow
- Signs at destinations to be coordinated with stakeholders, such as the TfNSW wayfinding strategy for the Lightrail precinct, and the Museum of Applied Arts and Science / River Square
- Reduced traffic speeds to encourage pedestrian and cycling activity
- Use a design language that is consistent with signage elements from the 'Walk Parramatta 2009 strategy.

### Views and view corridors

- Provide a continuous building alignment on each block to allow for continuous view corridors through the Link
- Protect views that contribute to wayfinding and the character and amenity of a city, enhancing the sense of place and identity.



Gateway statements can become a highly 'instagram-able' moment



Distinctive wayfinding signage can help define the threshold and personality of a place



A continuous building alignment helps to create a legible street

Legend	
	Landmark buildings
	Civic Link Zone through MAAS
	Heritage items
	Primary decision points
	Secondary decision points
	Primary views and vistas
	Secondary vistas
	Site boundary

Figure 4.9.1 Legibility Strategy Plan



## 4.10 Landscape

The Civic Link Landscape Strategy highlights key considerations for the next project phase, including the need to mitigate the heat island effect via increased tree canopy and planted surfaces, preservation of deep soil zones, and use of native species where possible.

### Deep soil zones & retained trees

- Preserve zones of deep soil along the Link and ensure that trees are able to be incorporated into the public domain in every block with soil volume in line with best practice
- Limit basement car parks underneath the Civic Link Green Spine
- Where basement car parks are unavoidable, ensure they allow for tree pits / utility corridors.
- Align new underground services with pedestrian paths / utility zones (not the central spine).

### Planting strategy

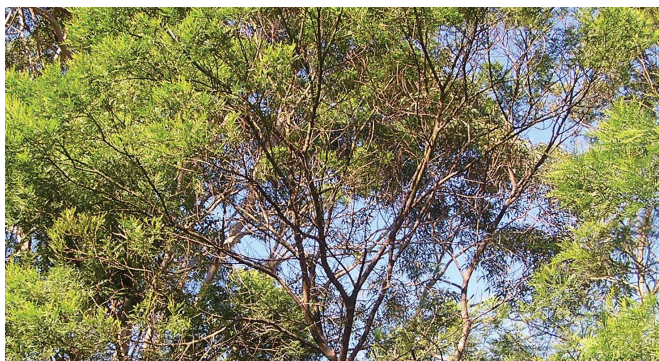
- Utilise avenue planting of a limited (possibly one) large canopy species palette to unify and strengthen the identity of the Link. Possible species based on horticultural and design considerations include:
  - *Flindersia australis*
  - *Lophostemon confertus*
  - *Podocarpus elatus*
  - *Syzygium australe*
  - *Waterhousia 'Green Avenue'*
- There is an opportunity to vary the planting palette by including a deciduous species at the 'heart' of the Link adjacent the Roxy and in the half block north of George street, to maximise solar access in winter and reinforce the civic nature of this zone.
- There is an opportunity to use endemic native species in understorey planting to reference the Cumberland plain woodland communities originally present in this area and contribute to biodiversity resilience of nearby vegetation
- Explore use of endemic pioneer species that typically colonise disturbed sites to help establish vegetation cover quickly within the Link
- Utilise an understorey planting palette that reinforces grain of link, helps to define spaces whilst maintaining passive surveillance view lines.



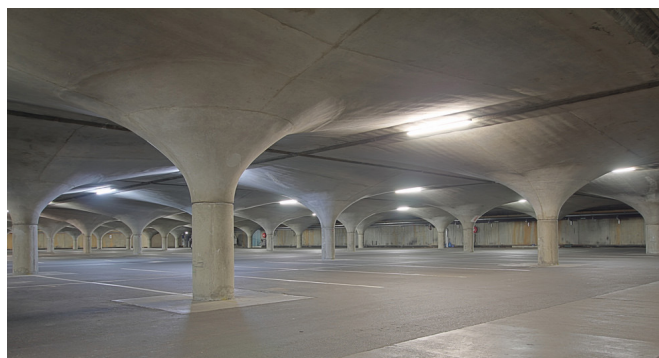
Avenue tree planting can define and unify a linear space



Existing *Platanus* on Horwood Ave to be retained



Endemic species such as *Acacia Parramattensis* evoke sense of place in City Play



South Lawn and Underground Car Park at the University of Melbourne, with reinforced concrete shells with parabolic profiles supported on short columns for lawn drainage and tree planting

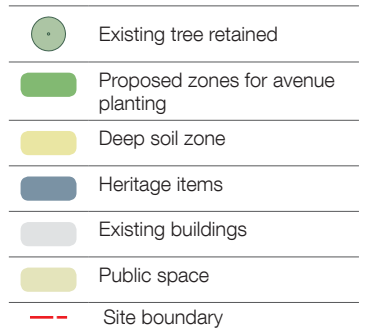


Figure 4.10.1 Landscape Strategy Plan



## 4.11

# Public Art

The Civic Link presents a major opportunity to create a memorable and engaging destination by including and integrating multiple public artworks that inspire and tell the stories of people, place, past, present and future; and which reflect Parramatta's ambition to be a smart, progressive, culturally diverse and creative city.

### Artworks may:

- Explore themes that are significant for Parramatta's past, present and future
- Provide opportunities for interactivity and engagement
- Support local artists/craftspeople in Western Sydney
- Ensure that the Aboriginal and Torres Strait Islander community and elders are engaged with to ensure appropriate and respectful celebration and recording of historical and modern day aboriginal traditions
- Have multiple uses, such as bespoke furniture, play spaces, orientation and wayfinding roles.

### Possible themes:

Three evocative themes have been identified which can be seen to overlap and resonate together. These themes should generate proposals for a richly varied body of artworks, with the potential for dynamic evolution in the future. They are not fixed but rather provocations and points of departure for artists and designers.

### Gathering

Parramatta is associated with gathering. This could be understood in terms of the geological river valley or the histories of indigenous culture, of fresh and saltwater peoples. It might recall colonial events, barracks and blankets, the Governor's residence, produce and market sales, civic and town meetings. It may refer to the gathering of eels, the gathering of data about the city, knowledge through education, gathering for debates and ceremonies. Our history and future is made through the gathering of many threads, of wanderers of many cultures gathered to a common future, diversity and unity. A diaspora linked together. The Civic Link bares the city's threads: gathering, connecting, joining.

### Urban Rhythms

The origin of the City's grid of streets stems from Governor Phillip's idea that Parramatta should be the capital city of the colony. As a regional city its influence spreads across the mountains to the west and it was a vibrant and significant regional city. Later it was swamped by the ever-expanding sprawl of Sydney, and suburbanized. And now its urban leadership is again recognised as Sydney's "central city"; a powerful economy and seat of Government. It has been a town, a city and a municipality. It echoes the stages of civilization: agricultural centre, manufacturing centre and creative centre. The Civic Link is itself a key symbol of the city, linking Parramatta Square to the River, responding to the rhythm of growth and change; it swallows, and is swallowed; it connects and is intersected. Like the wider city, the history of the Civic Link is one of change.

### City Systems

The Civic Link can be understood as part of the a broader city system. There exists opportunities for artworks that collect and report real time data such as temperature, humidity, rainfall, dew point, wind speed, storm dangers, seismology, heat island effects, power usage and production, as well as expose systems and technology that are typically hidden below the surface or within the fabric of the surrounding buildings. This theme looks back to the ancient custodians of the land, and forward to a city and world transformed by climate and technological change. Artworks might chart people movements and dwell times, monitoring human movement and adjusting digital settings to its needs, expose the systems that channel water below the surface, monitoring the weather and adjusting to human needs, responding to the seasons, and rhythms of life in the city.

Faces of Parramatta



River sculpture that mists to cool the environment



Traditional artworks representing the myriad of different cultures in Western Sydney



'Triumph' Stories of Triumph and healing despite adversity - reflecting the stories of Aboriginal and Migrant communities



Embracing Challenges

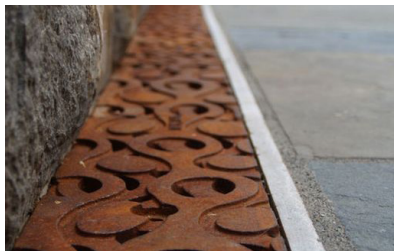


Outdoor thermometer for different places in the city



'Healing'

Woven stories from the past



Revealing Systems



Educational

Integrated stories into the public realm



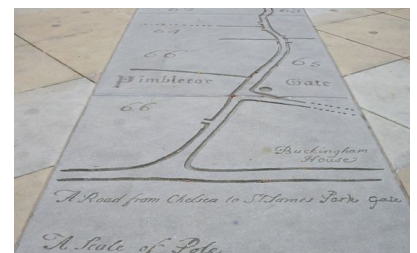
Exaggerating Systems



Dedicated art walls



The origin of the city





## 4.12

# Heritage Interpretation Strategy

The Civic Link presents a major opportunity to embed the rich and diverse stories of Parramatta into the public domain. The City of Parramatta has a commitment to site-specific, collaboratively developed heritage interpretation which will create meaningful connections for locals and visitors. There are many different ways to interpret including guided walks, public programs, public furniture, installations, signs, brochures and electronic media. Many more are in preparation. The Heritage Strategy should consider:

- Opportunities for interpretive public artworks, furniture, signage and interventions;
- Engaging with local artists and makers;
- Collaborating and empowering Aboriginal and Torres Strait Islander stakeholders and communities to ensure appropriate and respectful representation of culture and Country; and
- Themes that are significant for Parramatta's past, present and future, as outlined below.

### Potential Interpretive Themes:

**Darug Country:** Darug People are inextricably entwined. Country always provides for people and people manage Country. This relationship endures, in spite of many obstacles. Connections are celebrated, stories shared and seasonal rhythms observed.

**Landscape of stories** embraces Parramatta's river, its tributaries and tides, its valley and surrounding swamps, with their abundant and diverse plants, animals and soils. They are the reason people have gathered here for hundreds of generations, and continue to do so. The landscape and environment are fundamental to the evolution of this place.

**Waves of People** have made Parramatta their home over thousands of years. In the last few centuries, people from all over the world have settled in Parramatta and influenced the growing city. Aboriginal people from across Australia came to Parramatta, there were waves of convicts and colonialists, then migrants and displaced peoples – each had their own future to create.

**Gathering Place** for all time, Parramatta encourages all kinds of people to come together, to work, to learn, to trade, to create, to worship, and to build a nation and, of course, to face challenges together. People have gathered here for centuries and continue to do so, the landscape is fundamental to the evolution of this place.

**Fertile Ground** in so many ways, Parramatta provides its residents and visitors with a rich and varied experience of culture, ideas and food. Darug, settlers, convicts and newcomers, from all corners of the world, can still enjoy the benefits. It hasn't always been easy, but Parramatta remains fertile ground for many.

**Experiment, Enterprise, Governance:** in each of these activities, Parramatta's growth has been extensive. It is built on new ideas and opportunity. Each innovation reflects the needs of its time. Parramatta has incubated new concepts and inventions: some fundamental to its existence, most well-intentioned, but some less successful, even detrimental.



Subway Map by Franciose Schein



Pitt Street Mall, by Tony Caro Architects



'River Bend' Mosaic artwork by Julie Sperling

## 4.13

# Solar Access

Good solar access is a key contributor to the quality, activation and amenity of public spaces, particularly during winter, whilst shade is important in summer and managing its comfort and usability.

Careful consideration and management of solar access to key gathering and activation spaces along the Civic Link will ensure use throughout the year, regardless of the temperature or weather conditions. There should always be a space for people to meet and spend time in comfort and protection.

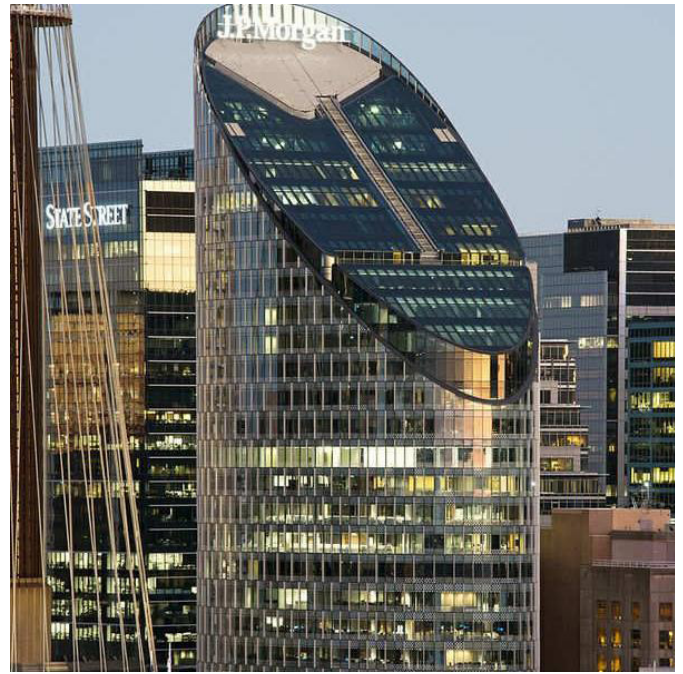
For this to occur the scale, form and orientation of development along the Civic Link, including those in adjoining city blocks, must consider and respect any potential impacts on the solar access to this newly formed public space. Where impacts may occur mitigation and management initiatives should be proposed by the land-owner that places the quality of the Civic Link as a key priority.

### Key Objectives for solar access to the Civic Link

- Maximise solar access to the Link and the forecourt of the Roxy Theatre
- Minimise cumulative overshadowing of the Civic Link between 11am-1pm on the winter solstice
- Locate turfed and seating areas in places with good solar access
- Provide a two storey street wall along the Link to maximise solar access between 11am and 1pm.

### Shade and shelter

- Ensure deciduous tree species are planted in these areas to allow sun through in winter
- Investigate the provision of shade structures and weather protection for small gathering spaces within the green spine
- Improve pedestrian comfort through the provision of awnings in accordance with 4.6 Built form Strategy.



Chamfer building form to allow solar access to key public spaces



The Roxy Theatre, bathed in Sunlight



People enjoying the sun



## 4.14

# Water and Flood Response

The Civic Link Water and Flood Response Strategy promotes both the enjoyment and management of water during the day to day and peak flood events.

### Visibility and symbolic connection

- Investigate design moves that interplay with WSUD gardens to reveal natural and ephemeral water systems and counterbalance the controlled expression of water found elsewhere in the CBD
- Celebrate the historic and cultural significance of Parramatta River.



Biofiltration at Adelaide Botanic Gardens

### Water sensitive urban design

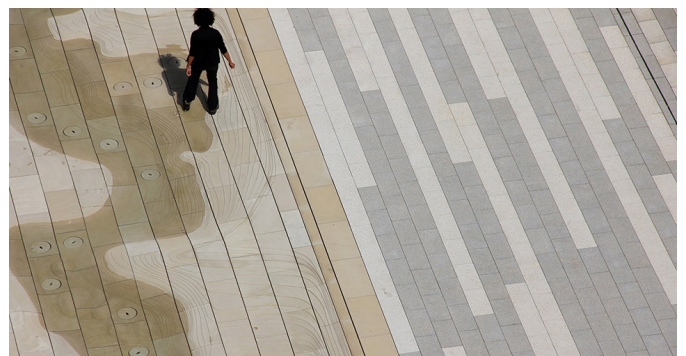
- Deliver WSUD gardens along the central green spine of the Link where practicable, with intent to treat local runoff from the site
- Explore opportunities for rain gardens and public spaces to act as temporary water detention basins in flood events
- Select species that can be planted in WSUD gardens to utilise rain water for irrigation and reduce demand for irrigation.



Celebration of water through design moves and public art, Balfour Street Chippendale

### Emergency Flood Evacuation

- There is an opportunity for the Civic Link to provide an intuitive evacuation route in a flood emergency and spatially allows for evacuation of large volumes of people
- Investigate the role of the Civic Link as part of a city wide flood emergency plan that could incorporate digital technology such as warning beacons, audible alarms and updates, lighting up of evacuation routes at night.



Ephemeral water feature, Indianapolis, Indiana



Rain activated street art, Seattle

## 4.15 Utility and Infrastructure



Green



Connected



Cultural



Fine Grain

The Utility and Infrastructure Strategy focuses on opportunities to coordinate the delivery of the project with Council's ambition to plan infrastructure augmentation ahead of future development by identifying future proofing service requirements such as recycled water and thermal energy supply, as well as options for establishing multi-service corridors.

### Energy and water infrastructure

- Investigate options to use the delivery of the Civic Link as an opportunity to provide new multi-service trenches under the pathways
- Investigate opportunities to provide two combined energy and water recycling plants in future buildings at Horwood and Erby Place.

### Mitigating the urban heat island effect

- Consider the concept of the green spine (that is, canopy cover) from the public domain to the walls and roofs of adjacent properties.
- Investigate the potential for this infrastructure to irrigate green walls along the Link
- Explore opportunities to offer incentives to property owners along the Link to retrofit their buildings with green walls and/or roofs
- Undertake a micro climatic assessment of the Link to further inform built form, landscape and water management designs solutions.

### Water sensitive urban design

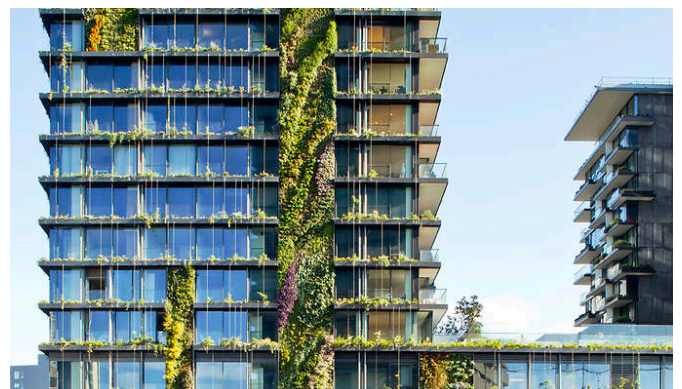
- See 4.14 Water and Flood Response Strategy



Tri generation energy plant



Purple pipes - recycled water



Central Park's green wall, Chippendale Sydney









# Conceptual Master Plan

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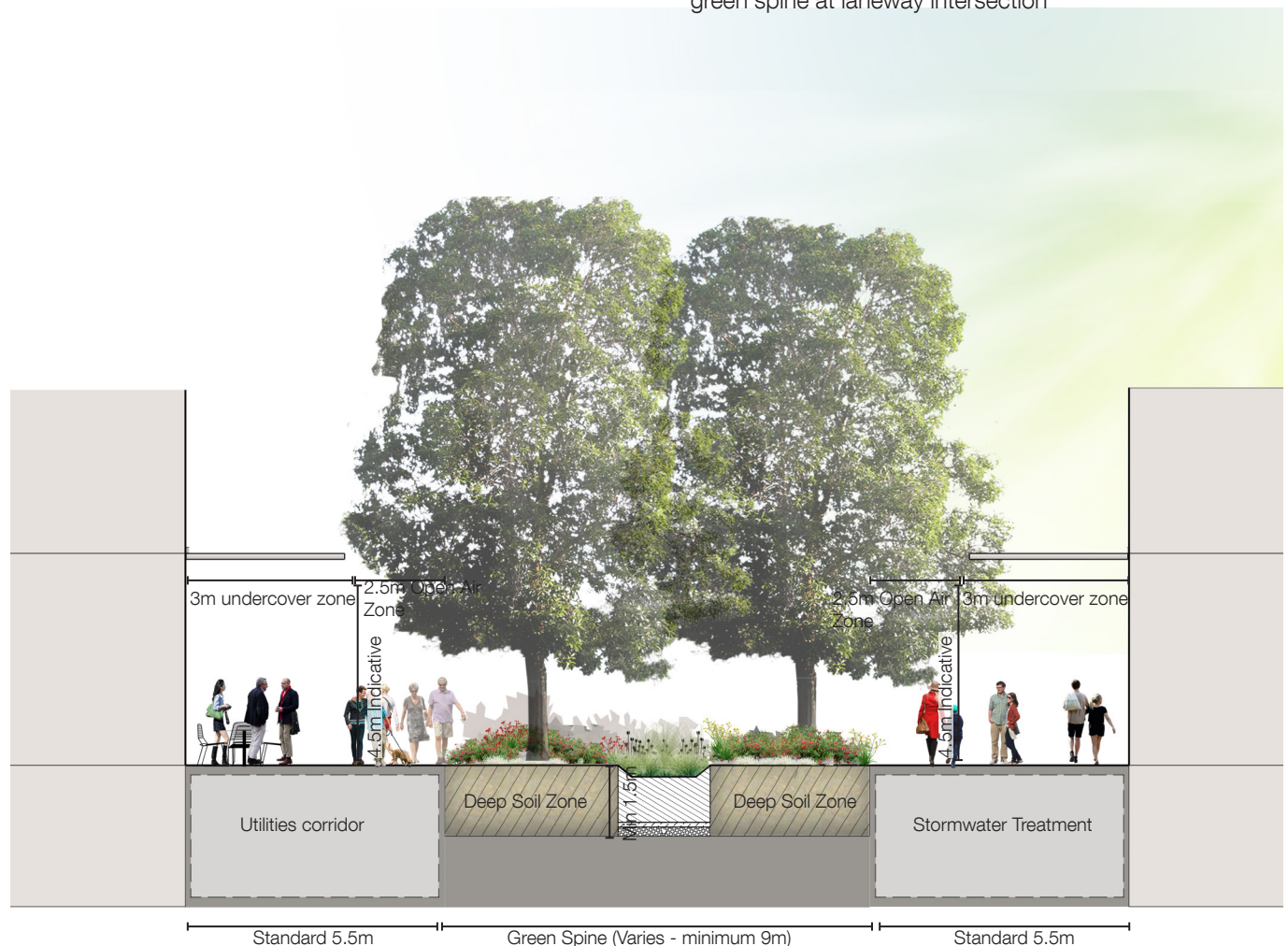
## 5.1 The Alignment Plan

The Civic Link will be defined by strong physical and visual green link through the heart of the city, that maximizes space for significant landscape and public space areas within the constraints of a narrow corridor, while still allowing flexibility for pedestrian movement, activity and outdoor dining on either side of the central spine.

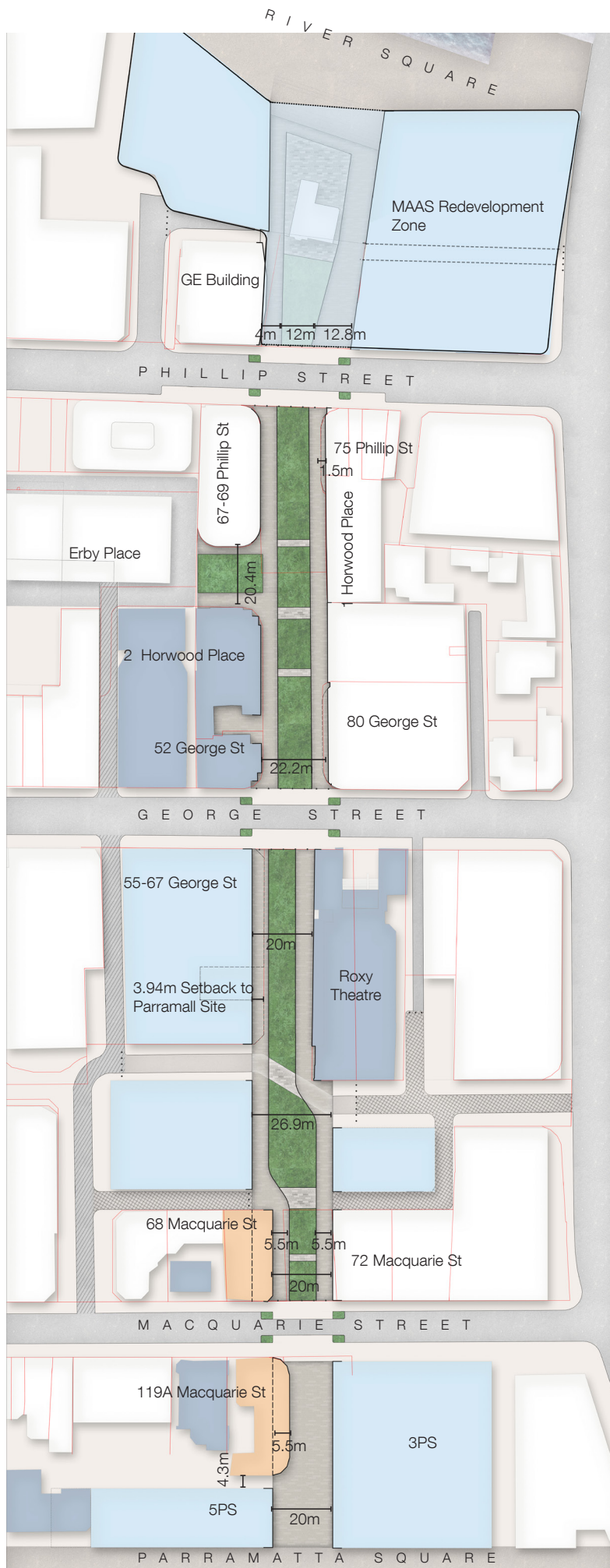
The Alignment Plan (opposite) sets the spatial framework for the key urban and landscape components to be achieved by the Civic Link. It can be read as a summary of the key moves arising from the strategies section.

The critical aspects of the Alignment Plan are:

- Movement paths: Provide a minimum 5.5 m pathway on either side of the Link to allow for estimated pedestrian and cycle volumes, as well as emergency vehicle access to the Link
- Green Spine: Create a permanent landscape element in the centre of the public domain corridor that maximises space for planting and flexible community and cultural uses
- Building Alignment: Achieve a consistent building alignment and a minimum width of 20m along the length of the Link. This alignment allows for continuous view corridors through the Link and improves legibility and wayfinding.
- Circulation and connections: Limit east-west service vehicle movement across the Link. Facilitate pedestrian movement at street intersections with signalisation and planted blisters. Allow for pedestrian movement across green spine at laneway intersection



Typical Section 1:150 @A4



Alignment Plan

Legend	
	Green spine
	Potential for future change
	Under consideration for redevelopment. Footprints indicative only
	Heritage building
	Existing building line where future setback is proposed
	Building over
	Kerb line under
	Existing and proposed servicing zone
	Proposed shared zone
	Cadastral Boundary
	Possible removable bollards (indicative)





## 5.2 Unifying Elements

The success of the Civic Link as a multi-functional public space relies, in part, on a considered approach to public domain elements that give the Link a strong character and identity.

Elements of landscape, paving, signage, street furniture and lighting should be part of a considered design approach to reinforce the Link as a green, cultural and fine grain space that offers more than a simple movement corridor.

### Surface treatments

- Ensure that the pedestrian paths of Macquarie, George and Phillip Streets continue across the Civic Link at intersections
- Explore opportunities to deliver a bespoke paving treatment along the Link, that is visually distinctive to the surface treatment of CBD streets
- Investigate the possibility of applying a complementary road surface treatment at Macquarie, George and Phillip Streets at the junction with the Link.

### Lighting

- Utilise the verticality and visibility of light poles to create a continuous feature along the entire length of the Link
- Lighting has the opportunity to both increase safety and interest
- Respond to heritage elements and block character

### Street Furniture

- Explore opportunities to deliver a bespoke suite of furniture for the Link, including seats, bins, bike racks, water bubblers, bollards and tree pits.

### Landscape

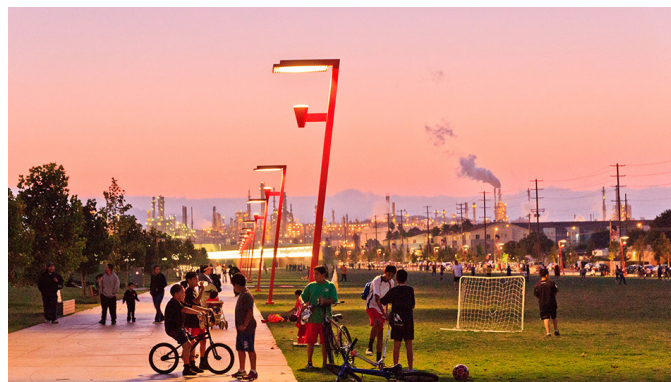
- Deliver a sense of continuity along the Link through the choice of tree species as well as location of planting
- Contain landscape elements and trees to within the green spine

### Tree Planting

- Criteria for selection of tree species that includes:
  - Consistent habit and form for visual continuity along the length of the Link
  - Large, civic scaled tree with clear trunk and high branching habit to maintain view lines
  - Distinct character, design quality in habit, vegetation or bark or seasonal interest that may contribute to place identity and recognisability of space
  - Suitability to varying microclimate along the length of the Link



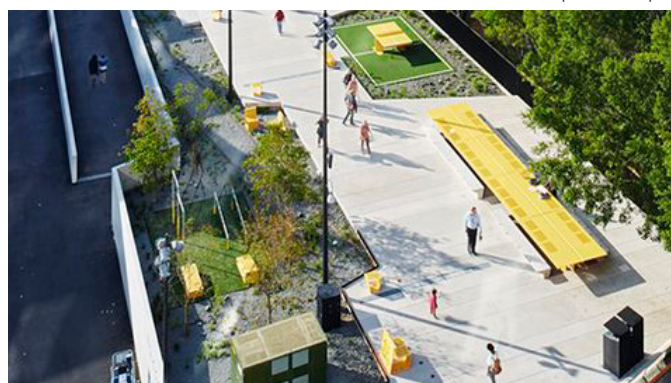
Paving pattern



Light poles as a vertical unifying element



Bespoke tree pits



Iconic suite of furniture

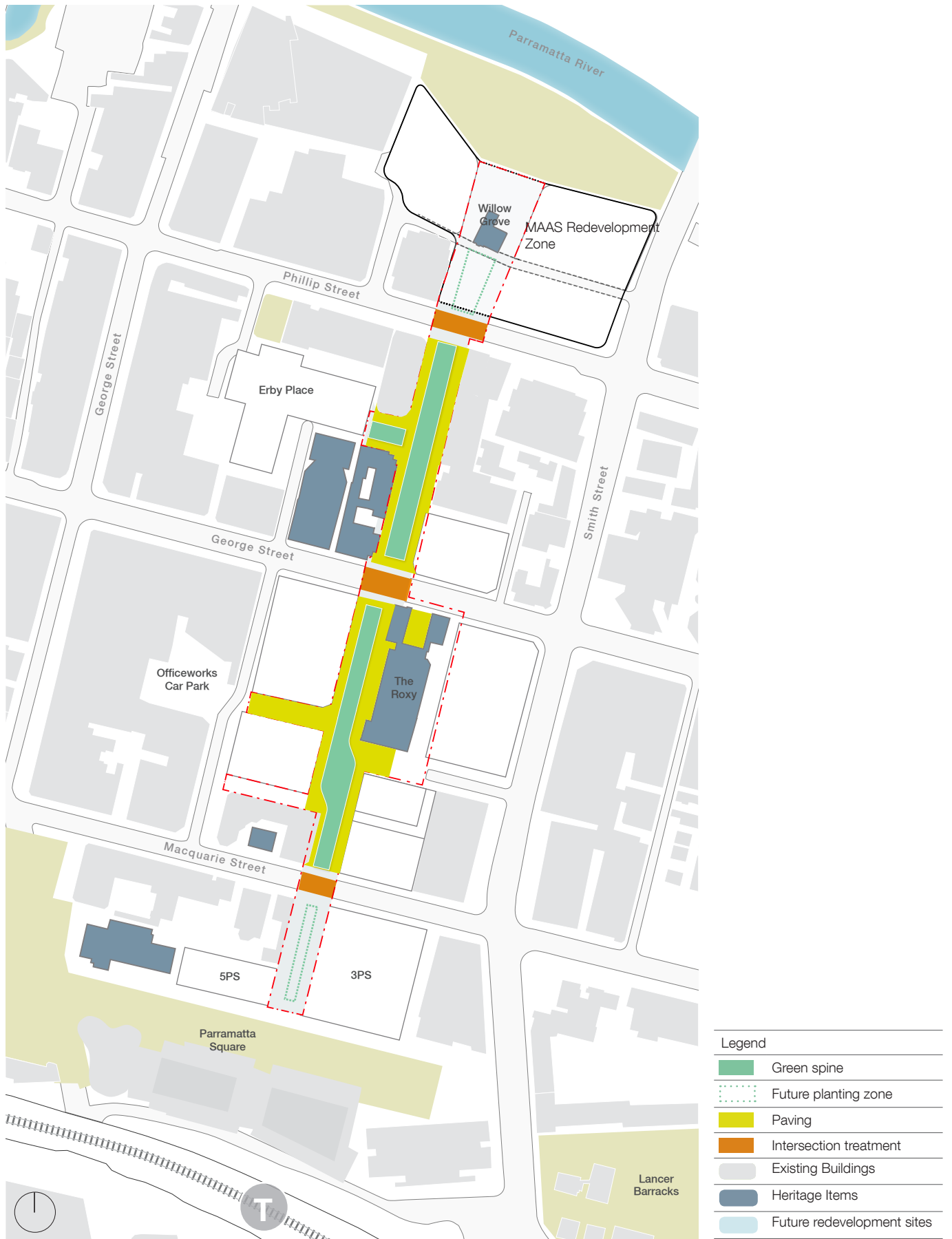


Figure 5.2.1 Unifying Elements Strategy Plan



## 5.3

# Conceptual Master Plan - Future Character



### Reading the Conceptual Masterplan

The conceptual masterplan is intended to help communicate the types of design moves that may arise in the next stage of design development in line with the strategies in the previous section of this report. It is not a fixed design, but to be read in conjunction with the strategies to support their interpretation and application.

The conceptual masterplan is presented block by block, reflecting the influence of the surrounding character and uses on the proposed character and program.

#### River Link:

*Critical connection between the Civic Link and River Precinct, incorporating Willow Grove and its landscape setting, and the forecourt and entrance of MAAS.*

#### City Play:

*A place of play and recreation for families and visitors alike.*

#### City Stage:

*A social and creative gathering place, the heart of the Civic Link designed to support cultural events and attractors*

#### Smart Hub:

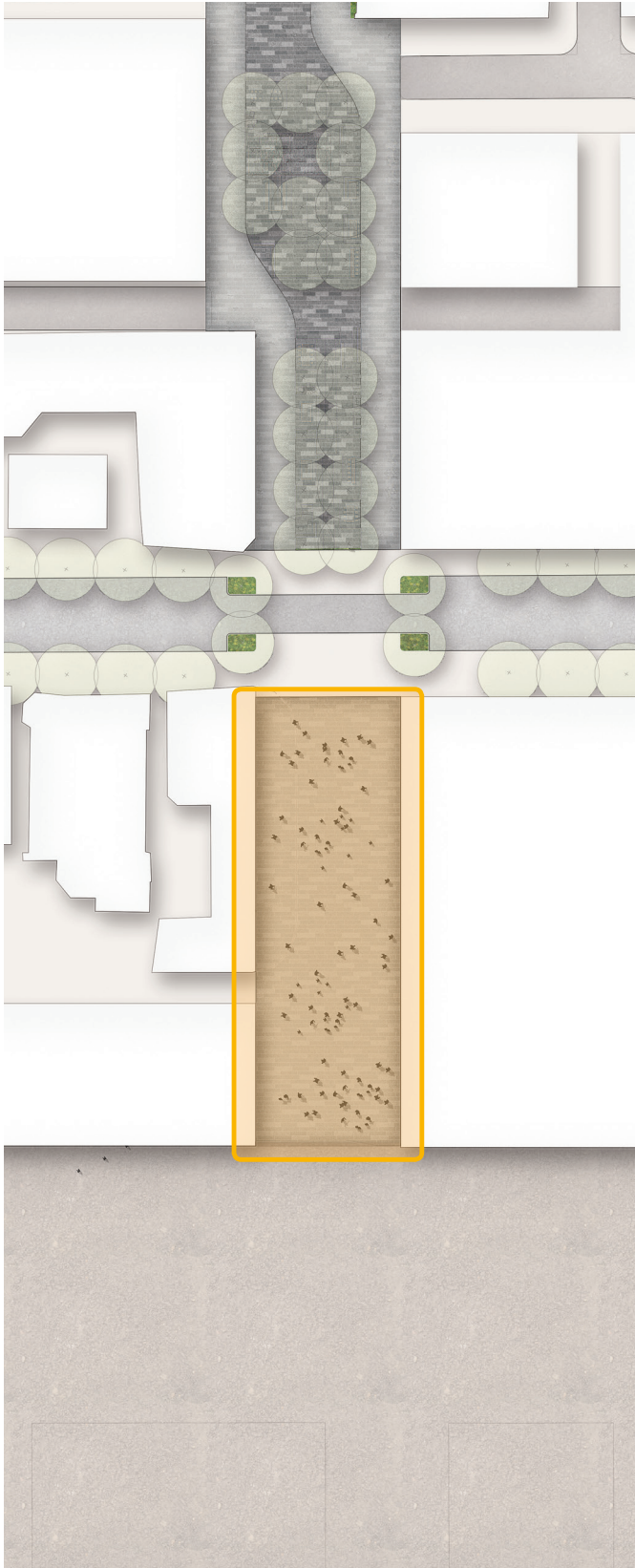
*A flexible place to meet, work, share and learn*

#### Square On

*A place of arrival and departure from the Civic Link. To be delivered in conjunction with Parramatta Square public domain works*

## 5.4

# Square On: Civic Link at Parramatta Square



Civic Place 1:1000 @ A4

### Future Character:

*A place of arrival and departure from the Civic Link*

Whilst the 'Square On' block is formally to be delivered as part of the Parramatta Square public domain upgrades, it is an important transition between Parramatta Square and Civic Link. The transition role of the space creates a strong rationale for both referencing the materiality of the square, whilst also carrying through unifying elements of the Link.

### Design Ideas:

- 'Square On' will connect the future light rail stop on Macquarie street with Parramatta Square and the Heavy Rail transport interchange. It must respond to large pedestrian volumes of peak commuter hours
- Utilise the same tree palette as the Link to create continuity in spatial and visual amenity of trees
- Achieve synergies between the materiality of the Square and Link. This may occur through drawing on the materiality of the square whilst differentiating the palette or finishes sufficiently to define the space as part of the Link



## 5.5 Smart Hub



Smart Hub - Illustrative Master Plan (indicative only) 1:2500 @ A4

### Character:

*A flexible place to meet, share and learn*

The 'Smart Hub' responds to the potential for future A-grade commercial buildings being realised within the Horwood place block, as well as the newly opened nearby UWS business campus and the increasing number of knowledge workers in the CBD. It is based around flexible and dynamic spaces that accommodate changing activities and users and incorporate the city's smart strategy

### Design Ideas:

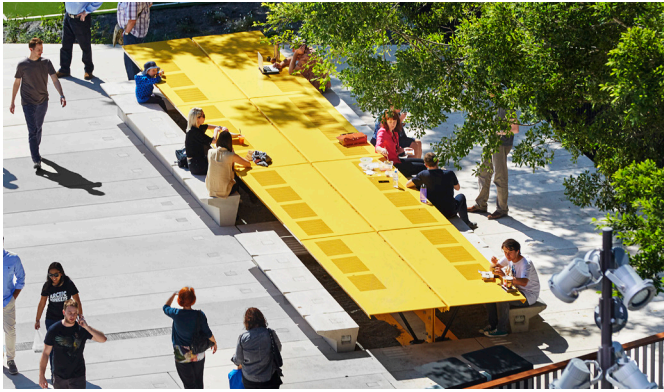
- Communal garden rooms with flexible furniture facilitate meeting and knowledge sharing
- Public seating integrated with planting and landscape features offer a cool respite from summer heat
- Public communal benches and tables complement F+B spill out
- Ping-pong tables and water misting station introduce play and delight
- Large communal tables facilitate outdoor meeting with spaces for one or many



Section A

Continuous WSUD treatment in centre planting zone

Ping pong and water misting poles introduce play and delight



Outdoor meeting table with power outlets



Garden rooms with sittable edges



Bespoke furniture palette with unique identity



Public communal benches and tables complement F+B spill out



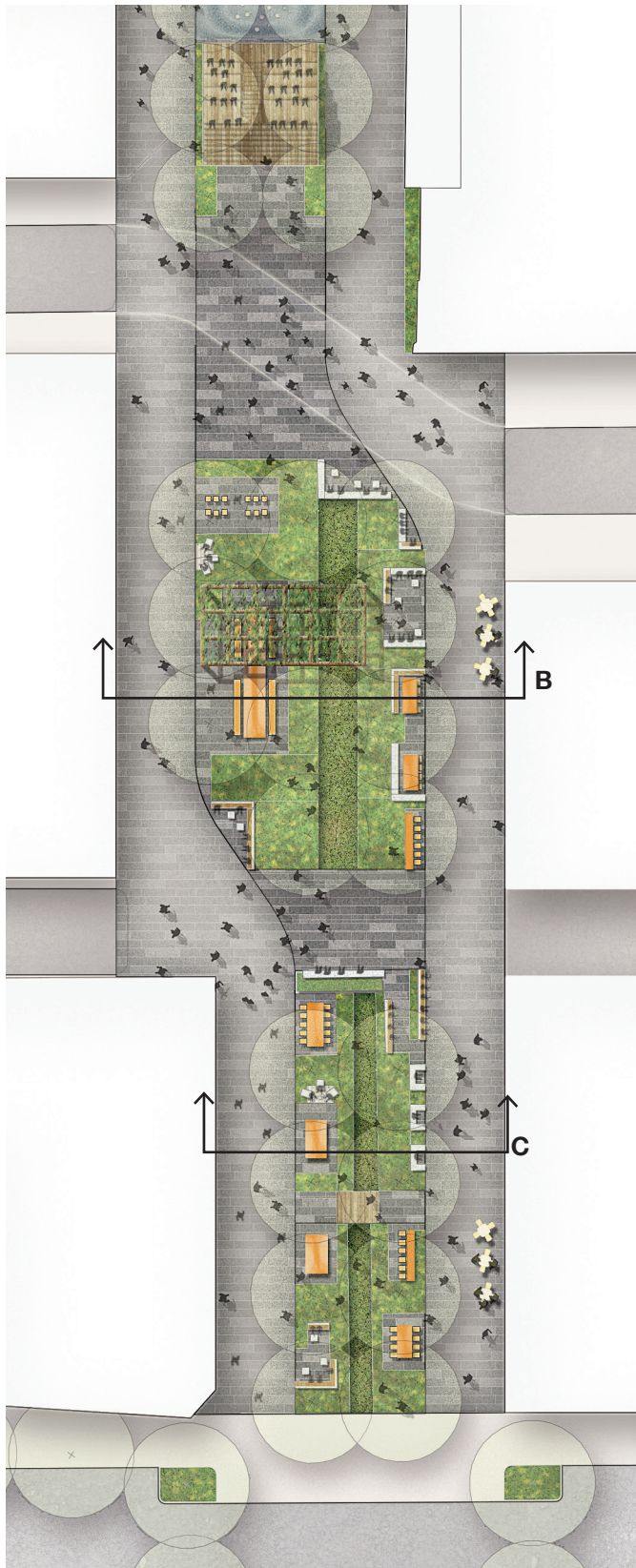
Raised planters with integrated sitable edges provide seating that does not make the space look empty when no one is using it

Pocket plaza where laneway meets Link for small events

Large communal tables facilitate outdoor meeting with spaces for one or many



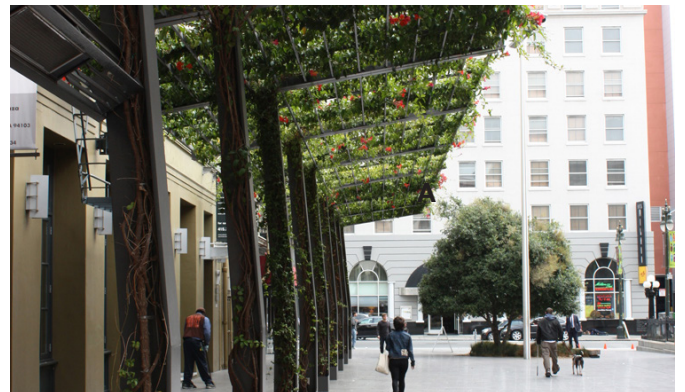
## 5.5 Smart Hub



Smart Hub - Illustrative Master Plan (indicative only) 1:500 @ A4



Opportunities for moments of play and delight



Green infrastructure elements

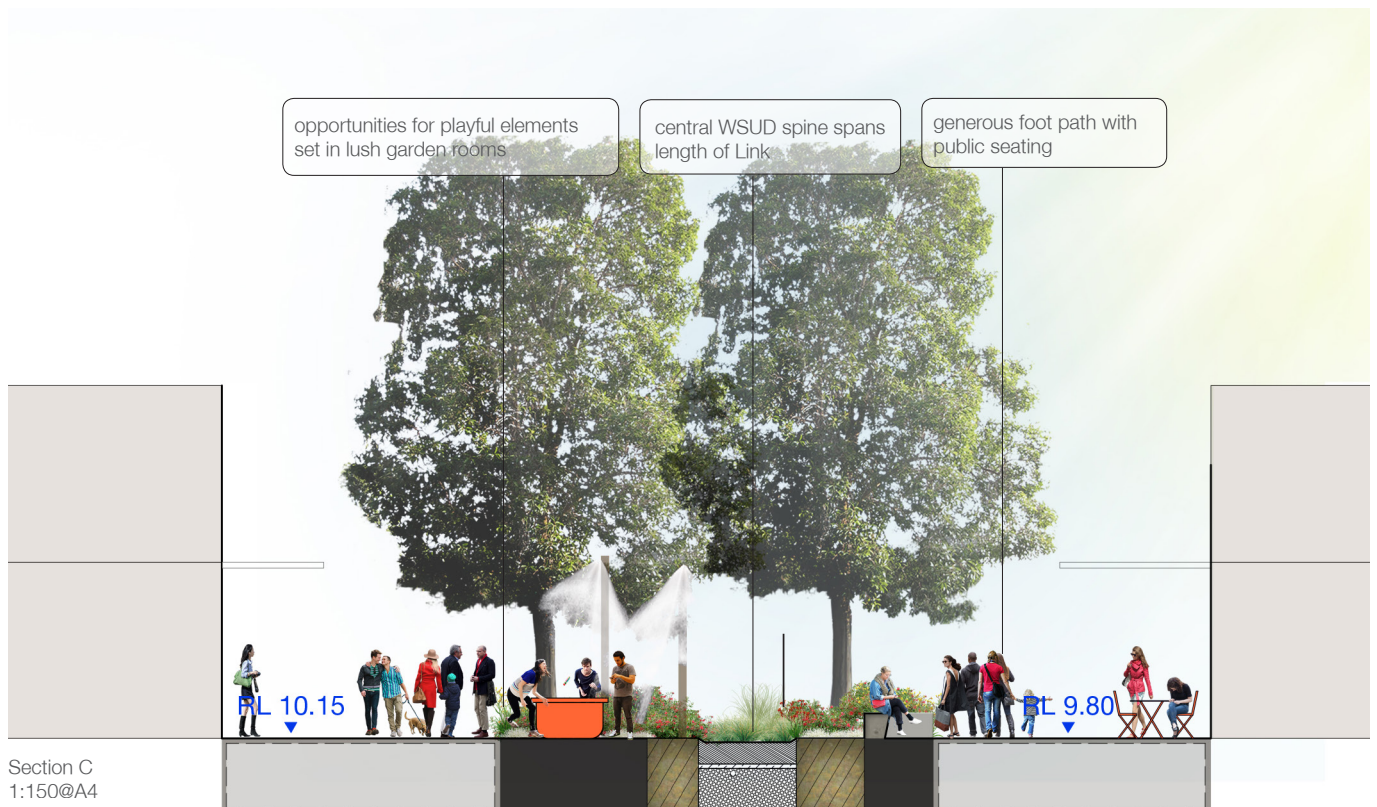


Low planting to dining zone



Park-like outdoor dining experience







## 5.6 The City Stage

*'A social and creative gathering place, the heart of the Civic Link designed to support cultural events and attractors*









## 5.6 The City Stage



Smart Hub - Illustrative Master Plan (indicative only) 1:2500 @ A4

### Future Character:

*Central civic and social heart of the Link, with potential to support temporary and major cultural attractor and events.*

The “City Stage” will be the civic and cultural heart of the Link, building on its proximity to the Roxy theatre, favourable solar access and location at the Link’s geographic centre. The flexibility of the space will support cultural attractors and events at scales that complement the larger event spaces at Parramatta and River Squares.

### Design Ideas:

- Flexible plaza space suited to small markets, performances and capacity for film projection on Roxy Facade
- Tiered seating in the central spine to facilitate informal and organised performances
- Raised turf with timber decking edge to maximise benefit of the sunny spot
- Edge against the Roxy wall kept free from permanent elements to allow for future flexibility should the building be adaptively re-used and ‘opened up’ to the Link
- Integrated water play element provides respite from summer heat whilst maintaining flexibility for events.



Section D

Flexible performance and event space for up to 700 people. Capacity for markets, film screenings and vivid projections on Roxy facade



Bleacher seating for everyday and events



Flexible event and market space



Integrated water feature



Flexible event and market space

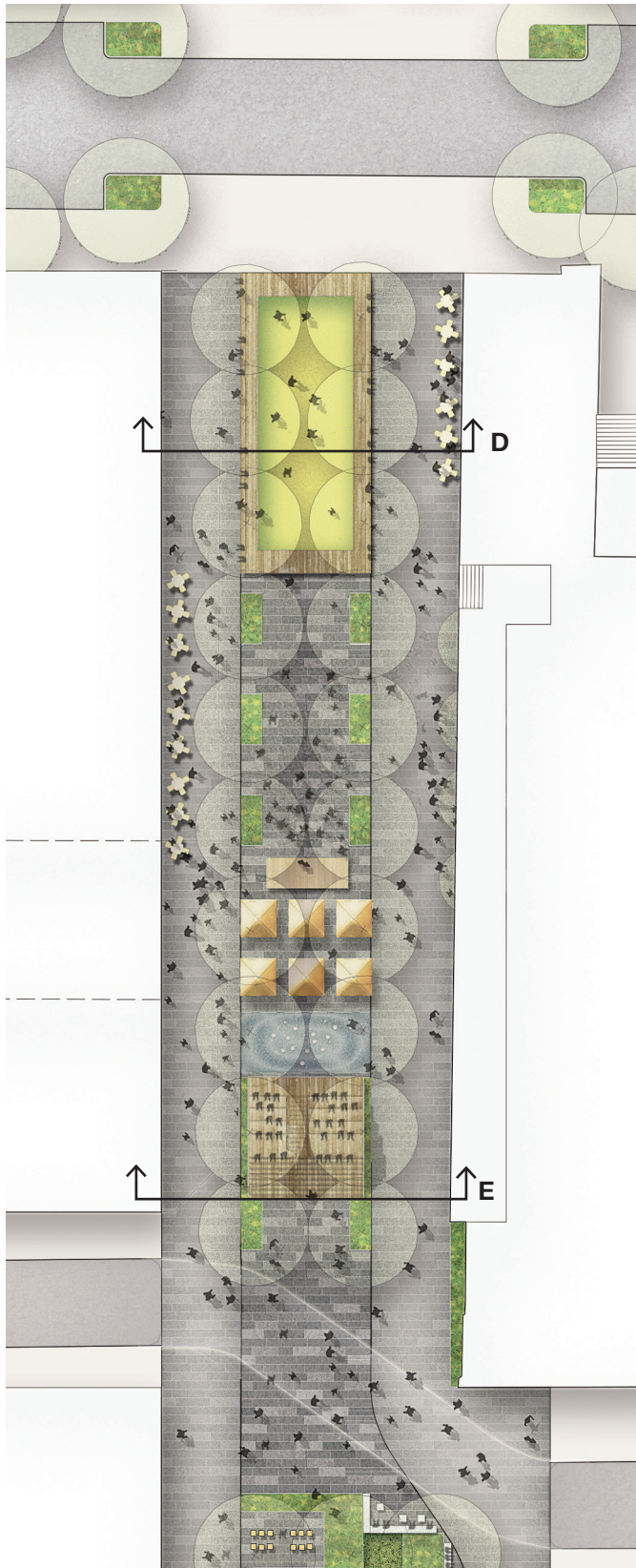


Central, civic heart of the Link defined by generous avenue of deciduous trees with lush underplanting and seating

Raised turf with timber decking edge to maximise benefit of winter solar 'hot-spot'



## 5.6 The City Stage



The City Stage- Illustrative Master Plan (indicative only) 1:500 @ A4



Dynamic seating edge to raised turf



Integrated water play



Generous pedestrian circulation zone



Tree planting reinforce 'civic' quality of the Link's heart







## 5.7 City Play

*'A place of play and recreation for families and visitors alike.'*









## 5.7 City Play



City Play - Illustrative Master Plan (indicative only) 1:2500 @ A4

### Character:

*A place of play and recreation for all ages, families and visitors alike.*

City Play responds to the need for green spaces that accommodate the diversity of people living and working around the Link and their varying pursuits. A series of green rooms offers opportunities for play, recreation and relaxation for users of all ages.



Section F

Generous green room defined by lush, planted edges. Turf for active or quiet enjoyment.

### Design Ideas:

- Generous green rooms with variety of treatments for flexibility for active and passive recreation
- Planted edges create intimacy and encourage users to slow down
- ‘Smart’ children’s playground supports uptake of city’s smart strategy for all age groups
- Investigate opportunity to connect to the stories of surrounding heritage buildings, archaeology and places.



Children's 'Smart' playground with dense planting, and natural elements to engage young people with nature

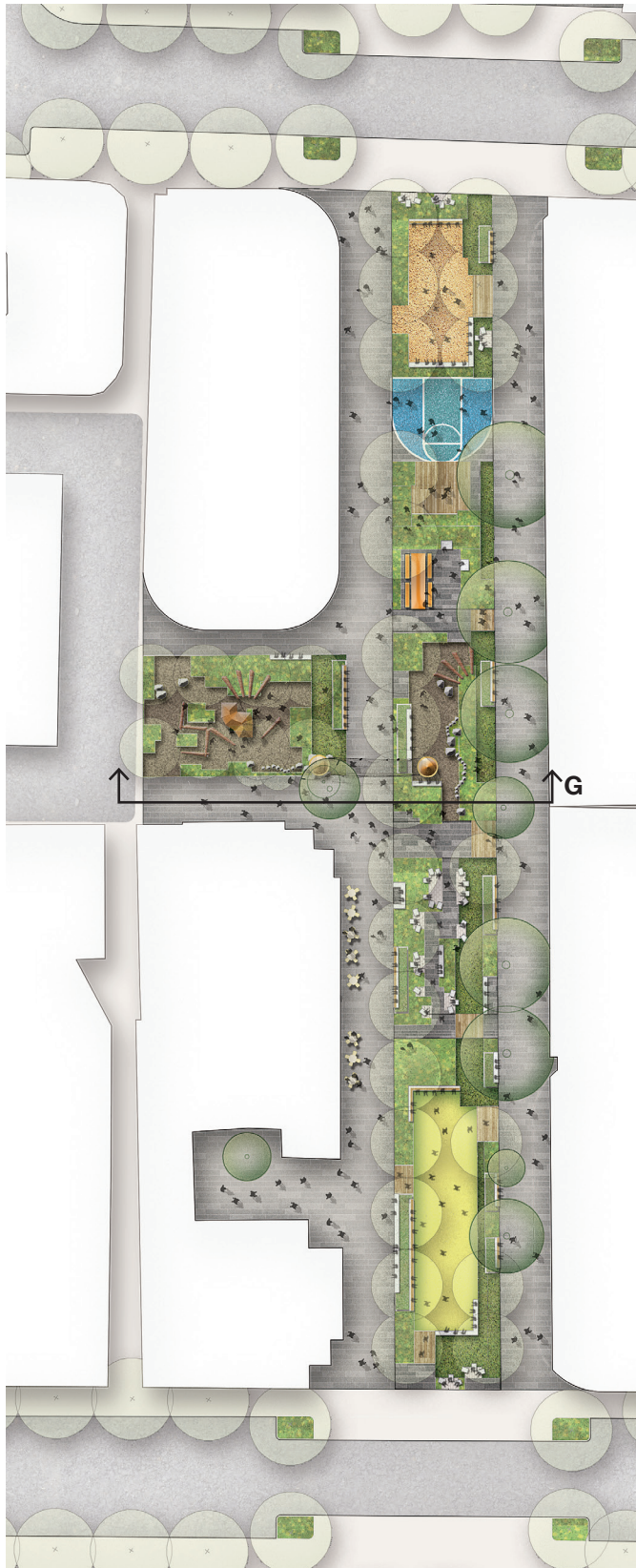


Flexible garden room with timber deck + multi purpose sport surface

Generous garden room for potential recreation or community program focus



## 5.7 City Play



City Play - Illustrative Master Plan (indicative only) 1:750 @ A4

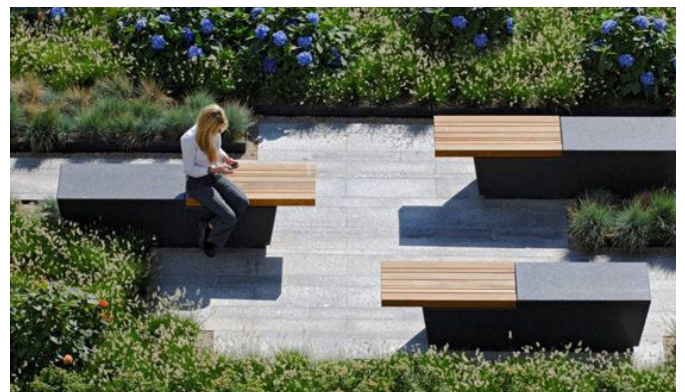


Section G  
1:200 @ A4

opportunities for nature  
based play



Planting creates park 'rooms'



Low planting defines spaces while maintaining view lines





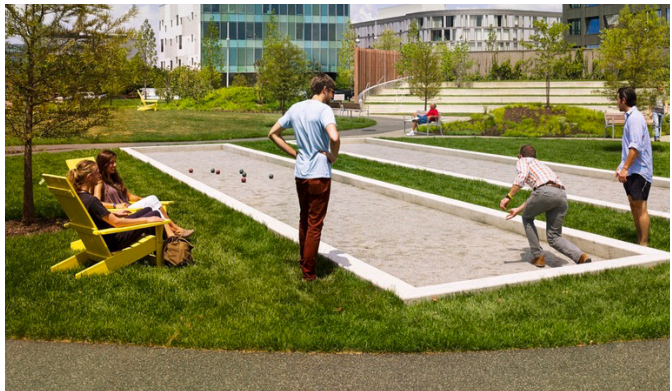
Children's playground



Opportunities for people watching



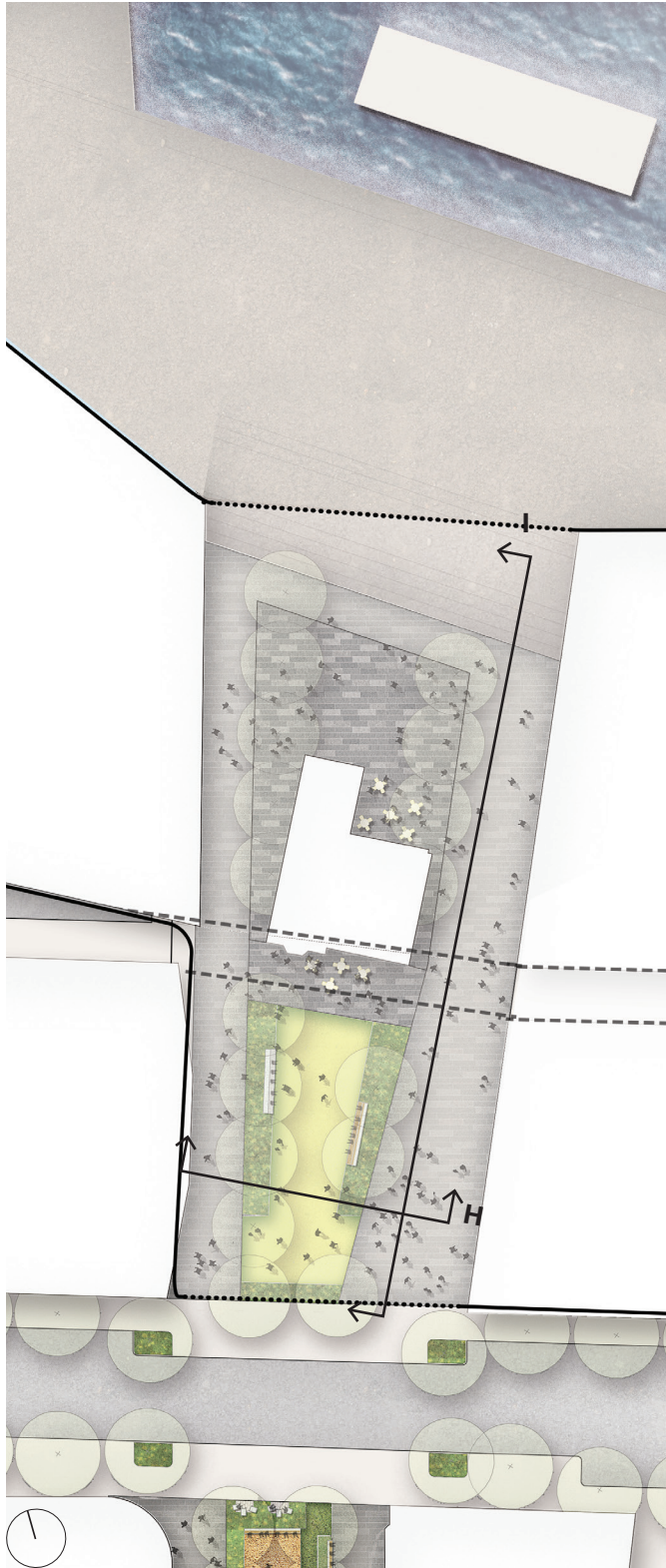
WSUD spine through planted zone



Outdoor rooms provide opportunity for community engagement



## 5.8 River Link



River Link - Illustrative Master Plan (indicative only) 1:750 @ A4

### Character

*Critical connection between the Civic Link and River Precinct, incorporating Willow Grove and its landscape setting, and the forecourt and entrance of MAAS.*

The River Link block represents a critical connection between the Link and the proposed major event space at River Square, through the proposed Museum of Applied Arts and Sciences. Design responses should look to integrate Willow Grove and its landscape setting with the forecourt, and entrance of MAAS. Views to the river are to be framed and celebrated by a generous public space that can accommodate major events and celebrations. As with 'Square On', the role of River Link as a gateway and transition zone should be reflected in materiality and palette choices.



Section I

Revitalisation of heritage garden and program of temporary overlays

### Design Ideas:

- Create a seamless transition between the Civic Link and River Precinct, reinforced by expanded vistas and connections
- Integrating the setting of Willow Grove with the forecourt and activated frontages of MAAS
- Celebrate the cultural significance of MAAS with a generous landscape setting and visibility from key vantage points within and entering the CBD
- MAAS to address the primary pedestrian movements between the River Precinct and Civic Link
- Adaptive reuse of Willow Grove with expanded landscaped and outdoor dining areas
- Passive spaces suitable for lunchtime use and informal events
- Retain existing landmark trees, reinforced by a new grove of trees providing summer shade and protection from the western sun
- Integration of the green spine and surface treatment between the Civic Link and threshold of the River Square
- Open lawn zones for relaxing and reclining, in the sun (winter) and shade (summer)



Adaptive reuse of the heritage building with F+B spillout



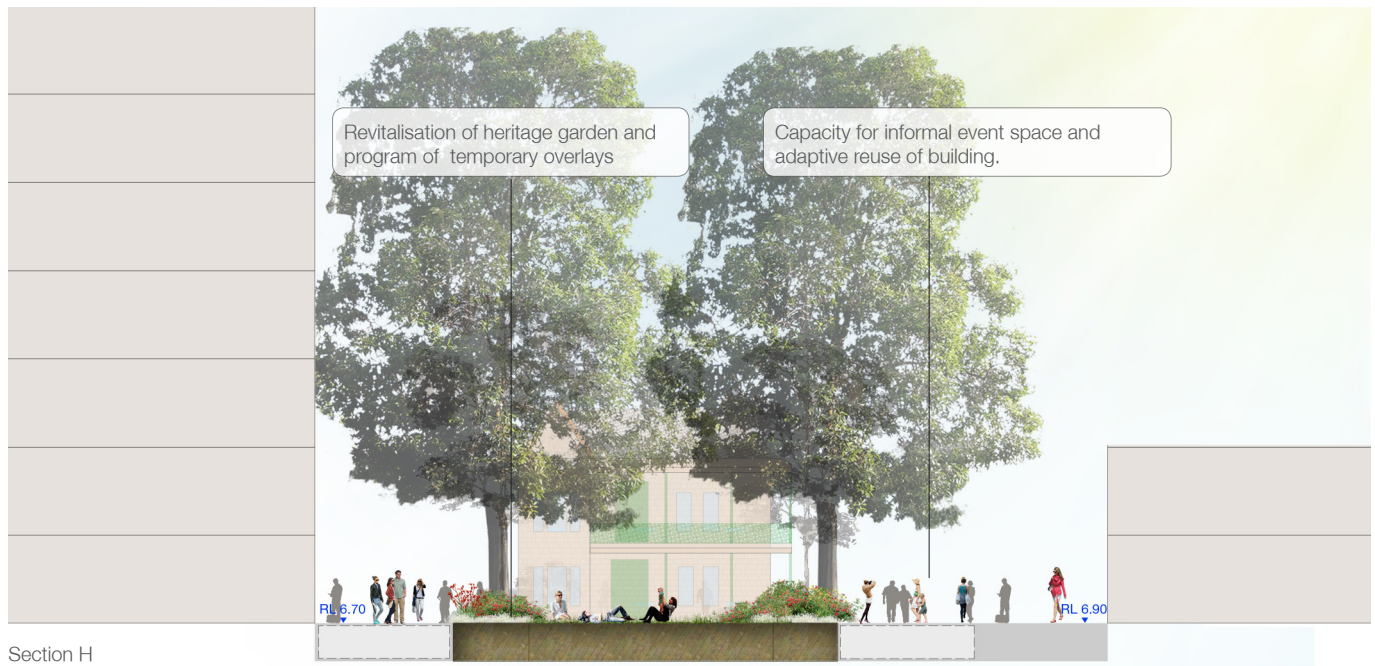
Capacity for temporary activation



Capacity for informal event space and adaptive reuse of building.



## 5.8 River Link





# Recommendations + Next Steps



# 6.1

## Recommendations and Next Steps

### Overview

Delivering a significant piece of public infrastructure, such as the Civic Link, through the heart of a CBD is a complex undertaking and requires city wide coordination.

This Framework Plan clearly articulates the project aspiration and potential for the Civic Link to transform the city, however a number of issues have emerged that are beyond the scope of this piece of work.

The following pages identify recommendations regarding future work required to inform the delivery of the Civic Link project.

### Recommendations

#### Planning and Design

- Review and update the LEP, DCP to reflect the intent and principles of the movement, built form, public domain and infrastructure guidelines, including;
  - Solar access controls
  - Building alignments
  - Pedestrian movement corridors and their location
  - Prepare public domain palette including design of unifying elements. This should include; materials and finishes, planting palette, furniture etc.
  - Engage a lighting consultant to develop a lighting strategy that creates a safe night time environment as well as adds to the experience and interest of the place
  - Undertake detailed design of each segment of the Link
  - Undertake options for reconfiguring Erby Place (Eat Street) Car Park to support service access to adjacent properties and enable construction of the City Play section of the Link.

#### Universal Access and Safety

- Undertake a specialist Crime Prevention Through Environmental Design (CPTED) review of the design plans to ensure the design is supportive of safety
- Undertake a specialist universal design review of the Civic Link to ensure the design is inclusive for people of all abilities
- Embed recommendations into future design work.

#### Stakeholder & Community Engagement

- Undertake consultation to better understand the impacts, challenges and opportunities of realising the Civic Link from local business, stakeholders and landowners perspectives.
- Undertake more focused engagement with local business and landowners prior to the detailed design of each of the blocks.

#### Place Making

- Consider pilot place making projects which begin to activate parts of the Link prior to delivery
- Develop a long term social and cultural events calendar that will draw people to the Link and activate it throughout different times of day and throughout the year
- Develop a night time culture and events activation program.

## **Economy and Leasing**

- Complete a retail strategy for the Parramatta CBD to identify the character and hierarchy of shopping precincts, as well as the projected capacity for retail floorspace
- Embrace the opportunity that Council has to drive the brand and success of the Smart Hub by attracting and securing key anchor tenants in new buildings at Horwood Place
- Undertake research to better understand the range of requirements for incubator and creative spaces, ensuring that a certain percent of floor space (including ground floor) is allocated to these uses within the Smart Hub precinct.

## **Utilities**

- Engage a specialist environmental engineer and / or landscape architect to develop a cutting edge design strategy for storm water planning and management in the Civic Link public realm, which tests new methods and technologies
- Further investigate the opportunity and logistics of delivering new energy and waste infrastructure, including a dedicated services corridor, along the alignment of the Link at the time of its construction.

## **Micro Climate**

- Undertake a microclimate study to develop a better understanding of the micro climatic conditions and design responses that will assist to deliver human thermal comfort requirements for users within the Civic Link.

## **Flooding**

- Consider role of the Civic Link in flood emergency evacuation and implications of this (e.g. lighting, signage) for design of public domain.

## **Public Realm**

- Undertake a naming process which aligns with the aspiration of a continuous green pedestrian public space
- Consider a brand strategy for the Civic Link, with a particular focus on the design and delivery of a wayfinding signage suite
- Develop an art and heritage interpretation plan for the Civic Link, that complements existing artworks in the city's existing and planned spaces, with a particular focus on environment, multiculturalism and Aboriginal culture

## **Heritage**

- Begin discussion with land owners to investigate the potential for the Roxy Theatre to be adaptively re-used and activated.

## **Emergency Vehicle Access**

- Undertake an emergency service review of the Civic Link project and embed recommendation into design.

## **Servicing and Access**

- Consider the impact of road closures and traffic changes related to the light rail on the Civic Link
- Further investigate garbage collection requirements and solutions to be undertaken
- Ensure basement levels of new developments are coordinated and consider shared basement provisions where appropriate.



## 6.2 Staging

The following diagrams illustrate a possible staging scenario, based on our understanding of current servicing and access arrangements and planned development. The following phases are not presented in sequence and are not tied to each other

### Parramatta Square to Macquarie Street:

1. Parramatta Square is redeveloped, including stage 1 of tunnel and delivery of Block 1 'Square On'.
2. Stage 2 of tunnel is built under Macquarie Street.

### Macquarie Street to mid-block:

3. Horwood Place car park is redeveloped including stage 3 of tunnel connecting to Horwood Place and delivery of Block 2 'Smart Hub'

### Mid-block to George Street:

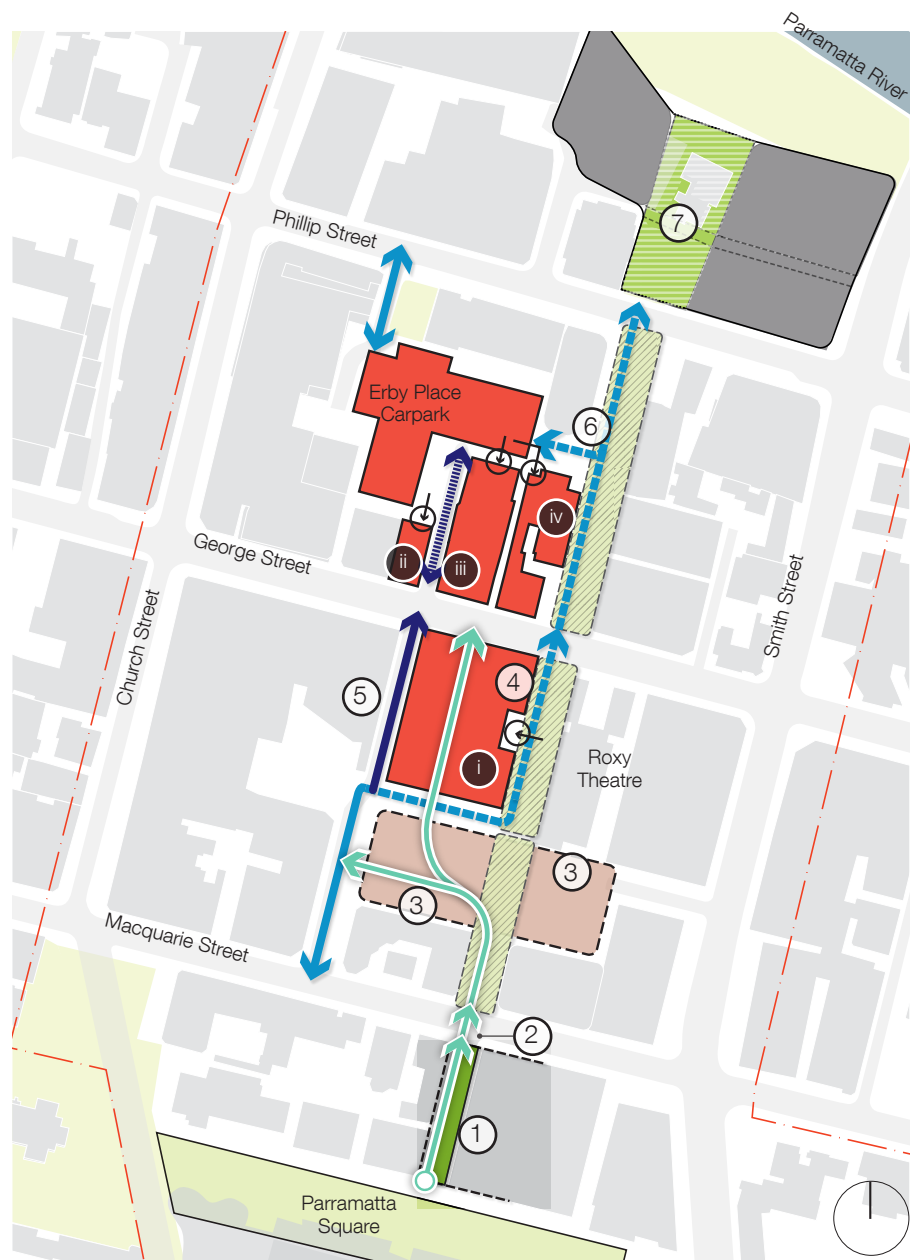
4. 55-67 George Street is redeveloped, providing a 5m setback to the Link along the eastern boundary and including stage 4 of tunnel connecting to George Street and delivery of Block 3 'City Stage'.
5. A new laneway is created along the western boundary of the site providing a north-south connection from Macquarie Street to George Street.

### George Street to Phillip Street:

6. Erby Place Car Park is reconfigured to enable the closure of entry from Horwood Place, and continued servicing of 46, 48-50 George Street, and 2 Horwood Place. Block 4 'City Play' is constructed.

### Phillip Street to River Foreshore:

7. MAAS is constructed, which includes the termination of the Link at River Square



### Property Addresses <sup>i</sup>

- i. 55-67 George Street
- ii. 46 George Street
- iii. 48-50 George Street
- iv. 2 Horwood Place

### LEGEND

<span style="color: red;">■</span>	Existing development preventing delivery of the Link due to access requirements
<span style="color: brown;">■</span>	Horwood Place Car park redevelopment site
<span style="color: grey;">■</span>	MAAS site
<span style="color: blue;">→</span>	Existing access to remain
<span style="color: blue;">-→</span>	Existing access to be removed
<span style="color: blue;">→</span>	New access way
<span style="color: blue;">-→</span>	Existing access to be removed
<span style="color: green;">→</span>	Parramatta Square Tunnel
<span style="color: red;">---</span>	Study Boundary

Figure 6.2.1 Staging plan

