



# FAQ

Fact Sheet  
April 2019

## Draft Civic Link Precinct Development Control Plan

### What is the Civic Link and why is the draft DCP important?

The Civic Link is a critical city-making plan, which will create a new pedestrian boulevard linking the Parramatta River with Parramatta Square. It will be delivered in partnership with public projects and private development as the city grows and changes.

The draft DCP is an essential planning tool that will guide the redevelopment of sites to secure space for the Civic Link, providing certainty for landowners and the community. It will only take effect when landowners choose to modify or develop their properties.

### How and when will the Civic Link be delivered?

The Civic Link will be delivered in stages as the city grows. Some parts of the Civic Link will occur with redevelopment, other parts will be delivered with major projects such as the New Museum and Parramatta Square.

### Will property owners or occupiers be required to change because of the new DCP?

The draft DCP does not trigger any change in buildings or land use, but rather guides redevelopment when landowners choose to modify or develop their properties. Property owners remain in control of their land and may choose not to modify it if they wish.

### What does the draft DCP do?

The draft DCP describes how future buildings will define the

shape of the Civic Link and how surrounding movement will work. It identifies new public open spaces, streets, and laneways; guides property access and servicing; describes how future buildings will interact with public spaces; and outlines the shape of future building form. The DCP will play an important role in ensuring the new Civic Link is active and vibrant, with opportunities for people to walk, sit, meet, and importantly enjoy the beautiful heart of our city.

### Are building setbacks and land dedications unusual in a DCP?

Building setbacks and public land dedications are a normal part of the redevelopment process. The draft DCP provides a clear guide as to the public contribution required from certain sites, allowing some of the value of redevelopment to be delivered back to the public. These requirements vary from site to site, depending on the situation and strategic objectives.

### What does amalgamation mean for landowners?

Sites along the Civic Link that are located in the commercial core will need to consider a number of issues when developing their sites. This includes the size and shape of their land, requirements for space around heritage buildings, the size of commercial floorplates, which contribute to the value of redevelopment, and appropriate building form to respond to this context. The draft DCP shows a future development arrangement that best responds to these issues. Landowners remain in control of their sites and may choose to amalgamate, develop on their own, or not develop their properties. Council can provide further advice to landowners on the opportunities and constraints associated with their specific sites, as required.

## Will Council be compulsorily acquiring any land to deliver the Civic Link?

No. Landowners will remain in control of their properties.

## What do the option sites mean?

Some sites along the Civic Link are inherently constrained by the size and shape of the land, neighbouring heritage buildings, the need to provide access and movement, and CBD changes. The centre of the CBD will become a busier place as more pedestrians take advantage of light rail, future metro and existing heavy rail transport options. As this happens, more surrounding public space is required for pedestrian movement. Given development is constrained on the option sites, the draft DCP provides for two different outcomes on these sites. One option is that landowners propose to redevelop their sites resulting in a building that complies with the DCP controls. The second option on these sites is for landowners to enter into negotiations with Council, to enable Council to deliver a public space on these sites. Council is committed to working with landowners to achieve a fair and equitable outcome that delivers positive public benefits.

## What feedback do Council want on the option sites? When do landowners of these sites need to make a decision?

Council are interested in hearing landowner views on the option sites as part of the public exhibition period. The option sites will remain in the DCP to give landowners flexibility to consider their needs when they chose to redevelop their sites.

## What can I influence in the DCP?

The draft DCP is the first step in delivering the Civic Link. Council is interested in hearing all feedback and is committed to working with the community to ensure the final DCP is robust so that this important public link can be delivered.

## What's next for the Civic Link and how can I get involved?

You can make a submission on the draft DCP which applies to Blocks 1, 2 and 4 of the CBD Civic Link Precinct, by **Thursday 16 May 2019**. Opportunities to provide feedback on the draft DCP for Block 3 will follow soon. As plans develop for the four distinct Blocks, Council will be seeking feedback and ideas from the community to help design the Civic Link public domain.

## How do I make a submission on the Civic Link DCP?

### Mail a submission to:

Chief Executive Officer  
City of Parramatta Council  
PO Box 32, Parramatta NSW 2124  
Attention: City Transformation Team  
Subject: Draft Civic Link Precinct DCP

### Send an email submission to:

[CityTransformation@cityofparramatta.nsw.gov.au](mailto:CityTransformation@cityofparramatta.nsw.gov.au)

### Fax a submission to: (02) 9806 5913

**All submission are to be received by 4:30pm, Thursday 16 May 2019. For further information please contact Council on (02) 9806 5050**

## How do I find out more about the Civic Link?

### Log on to Council's website:

[cityofparramatta.nsw.gov.au/news](http://cityofparramatta.nsw.gov.au/news)

### View the draft Civic Link Precinct DCP

City of Parramatta Council Administration Building  
Ground Floor, 126 Church Street, Parramatta  
**Monday–Friday 8:30am–5pm**

### City of Parramatta Library

1-3 Fitzwilliam Street, Parramatta NSW 2150  
**Monday-Friday 9:30am–8pm, Saturday 9:30am–4pm, Sunday 2–5pm**

### Attend a Drop-in Session

**Friday 3 May 2019 12–2pm**

**Saturday 4 May 9–11am**

Parramatta Town Hall  
Centenary Square  
182 Church Street Parramatta NSW