



Dyldam Developments
Level 1, 74 Macquarie Street
Parramatta NSW 2150
Telephone 02 9893 7607
Fax 02 9687 2376
Email info@dyldam.com.au
Dyldam Developments Pty Ltd
ABN 53003408008
License No 40885

Director General
Department of Planning and Environment
P.O. Box 39,
Sydney NSW 2001
Attention: Peter McManus

Re: Redevelopment of Parramatta Public and Arthur Phillip High Schools

The purpose of this submission is to state Dyldam's support of the proposed plans for Parramatta Public and Arthur Phillip High Schools. Dyldam would also like to put forward the idea of an East-West City Link along the proposed lane at the rear of Arthur Phillip High School.

Support for the proposal

The proposed development of Parramatta Public School and Arthur Phillip High School is welcomed by Dyldam to assist in meeting the increasing demand for education within Parramatta. Parramatta's CBD population currently sits at 12,116 and is expected to reach 27,498 by 2036 which is an increase of over 126% (Profile ID, 2016). When the sample size is increased to include the whole suburb of Parramatta the current population is 24,796 and is forecasted to be 44,768 by 2036 and increase of 80.55% (Profile ID, 2016). The new school will assist in meeting the demand for both existing and new residents to Parramatta. Through increasing the height of the school this additional demand is dealt with in an efficient manner. The Towers located at the east end of the site fits in well with Parramatta City Council's vision for the City.

East-West City Link

Dyldam would like to raise the idea of using the redevelopment of the Arthur Phillip High School site to create an East-West Link through the Parramatta CBD. Figure 24 in the EIS shows a proposed laneway to the north of the school buildings. We would like this laneway to be considered within the context of

both Union Street and future development within this corridor. Recent Development along Union Street has resulted in an active street frontage promoting pedestrian movement. Connection of the service lane to Union Street would allow pedestrians easy access to the school and other destinations to the east of the subject site, such as Council's planned park upgrades to James Ruse Reserve. Dyldam's proposed development of 142-154 Macquarie Street will include a through site link connecting Union Street to Robin Thomas Reserve.

At the other end of the proposed corridor is the North-South City Link Corridor which has been pursued by Parramatta City Council. This link will allow pedestrian access from Parramatta Station to the new Powerhouse Museum and the river foreshore. The Parramatta Square redevelopment is also incorporated in the North-South link. While Horwood Place Car Park and sites along Macquarie and George Street are also earmarked for future development which shall incorporate this important city link. There is the opportunity to join the city north-south and east-west forming a central focal point for the city at Horwood Place.

It is acknowledged that there are some barriers to this proposal including the buildings at 18 Smith Street, 1A Barrack Lane and 7 Charles Street. It is entirely possible that these sites will be redeveloped in the future under Council's City Framework and could incorporate the through site link in the form of a podium structure.

The benefit of a future pedestrian link would lead to less pedestrian traffic down Macquarie Street which has the potential to be overcrowded due to traffic and the proposed Light Rail. Other benefits include providing an active corridor linking Parramatta Square, Arthur Phillip High School and Robin Thomas Reserve. The proposal could also encourage use of active transport through providing a new dedicated pathway to the CBD from east Parramatta. The proposal will not require much alteration to the existing plans for the schools and it is requested that this be taken into consideration during assessment. The figure in Appendix A shows the potential East-West Link. Thank you for your consideration and once again we reiterate our support for this project.

If you would like to discuss this further please contact me on 9893 7607.

Regards, Tom Copping,
Senior Town Planner

Appendix A – East West Through Site Link

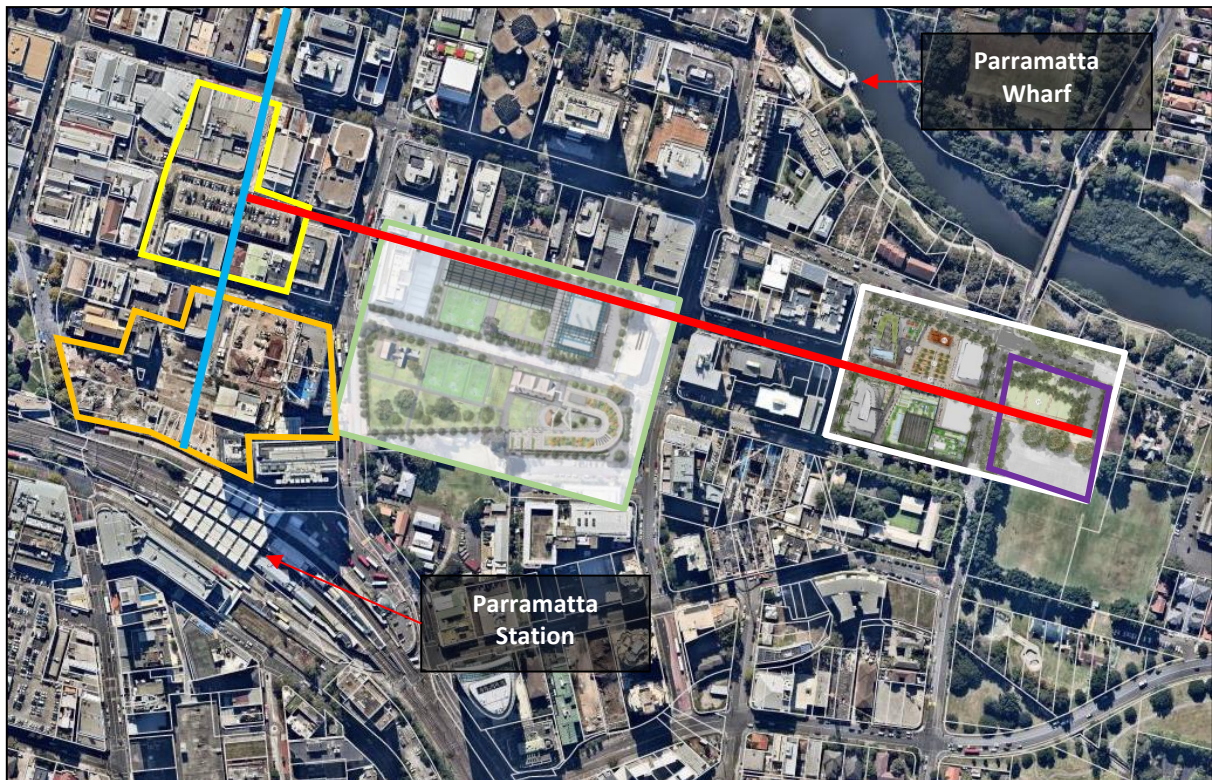


Figure 1; Map showing Proposed East-West City Link

KEY

Red = Proposed East-West Link.

Blue = Parramatta City Council's proposed North-South Link (Connecting to Riverbank Square, now earmarked as the future Powerhouse Museum Site).

Orange = Parramatta Square Site, currently being developed.

White = News Limited (by Dyldam) & Albion Hotel sites, proposed redevelopment.

Purple = Robin Thomas Reserve (Proposed Council Masterplan).

Green = Proposed School Redevelopment.

Yellow = Horwood Place Car Park - Future re-development precinct.