

5 December 2022

## Parramatta Light Rail Stage 2 : Public Submission

PTI Architecture and a team of consultants have been working on behalf of Land Owners of Rydalmere on a new Structure Plan for the area. This has been undertaken from initial discussions with City of Parramatta Council since 2016.

The purpose of this Structure Plan is to provide a new vision and planning structure for Rydalmere, being like many other similar industrial areas within modern cities around the world, they are no longer logical or economic locations for heavy industries and are now more places for new technologies. This certainly applies to Rydalmere being its proximity to the University of Western Sydney, Westmead Health Precinct and the Parramatta CBD.

The key areas that the Structure Plan focusses on are the areas around the two main transport interchanges. These are around the train station and around the ferry wharf. The advantage of the area around the train station being that it is also closest and within walking distance to the University, and the area around the ferry wharf benefits from being along the river, with a large established landscaped park and with properties that fronting this that can be re-developed to create a major new business, recreation and entertainment precinct.

This can be seen in the following images which are artists impressions of how this area can be re-developed in accordance with the proposed Structure Plan.



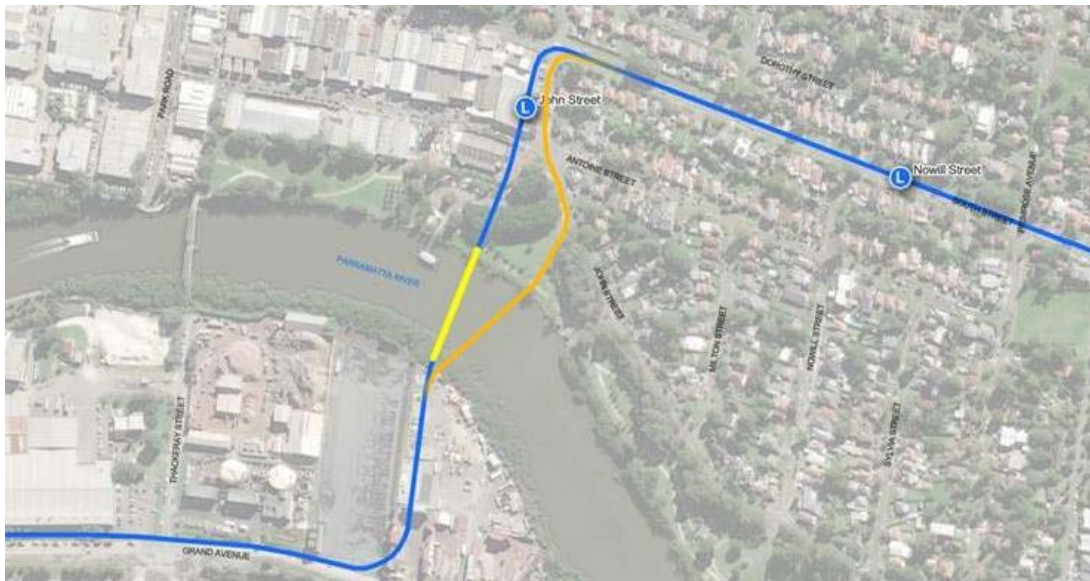


As well as providing major buildings along Antoine St where the light rail line is shown on the proposed Stage 2 route, a key part of this plan also is retaining the established trees that are near the Ferry Wharf which are a key feature of the area and of this waterfront park.





In order to develop this area as intended which would be a significant benefit for the area and for Western Sydney, and to retain these trees, we ask that either the route of the Light Rail continue down South St as originally intended, which would then provide a good link to the University of Western Sydney or it be diverted to not require the removal of these large established trees and to not bisect the river side park as per the orange line in the diagram below.



In regard to all of the points noted above we request also the opportunity to meet with the Light Rail team to be able to resolve in detail the urban design and planning issues of the light rail route in this area, with the intent being to create the best overall solution for all parties and for the area.

Please let us know any queries on any matter.

PTI Architecture

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