

APPENDIX 3a – LINKS TO SUPPORTING STUDIES, GATEWAY DETERMINATION AND ALTERATION GATEWAY DETERMINATION

- **CBD Planning Strategy (by Council)** – exhibited as Appendix 3:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/2416/0005/4041/03_Appendix_3_-_Parramatta_CBD_Planning_Strategy_2015.pdf
- **Gateway determination (issued by DPIE)** – exhibited as Appendix 4a:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/8216/0005/4086/04_Appendix_4a_-_Gateway_determination_for_the_Parramatta_CBD_Planning_Proposal_2018.pdf
- **Satisfying the Gateway conditions (by Council)** – exhibited as Appendix 4b:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/7416/0005/4122/04_Appendix_4b_-_Satisfying_the_Gateway_conditions.pdf
- **DPIE approval letter and Alteration to the Gateway determination (issued by DPIE)** – exhibited as Appendix 4c:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/7716/0005/4165/04_Appendix_4c_-_Departments_Approval_Letter_and_Gateway_Alteration_determination_2020.pdf
- **Satisfying the Altered Gateway conditions (by Council)** – exhibited as Appendix 4d:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/1016/0005/4205/04_Appendix_4d_-_Satisfying_the_altered_Gateway_conditions.pdf
- **Heritage Study 2015 (by Urbis)** – exhibited as Appendix 5:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6016/0005/4287/05_Appendix_5_-_Heritage_Study_Urbis_2015.pdf
- **Heritage Study of Interface Areas 2017 by (Hector Abraham Architects)** - exhibited as Appendix 6a and **Response to Hector Abraham Architects report (by Council)** - exhibited as Appendix 6b:
https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/1716/0005/4392/06_Appendix_6a_and_Appendix_6b_-_Heritage_Study_of_Interface_Areas_Hector_Abraham_Architects_2017_and_Councils_response_to_Hector_Abraham_Architects_report-compressed.pdf

- **Marion Street Precinct Plan 2019 (by SJB)** – exhibited as Appendix 8
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/1416/0005/4486/08_Appendix_8 - Marion Street Precinct Plan-compressed.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/1416/0005/4486/08_Appendix_8_-_Marion_Street_Precinct_Plan-compressed.pdf)
- **Urban Design & Feasibility Study – Church Street Precinct (Council) June 2019** – exhibited as Appendix 9a and the **Heritage Study - Church Street Precinct (City Plan) June 2019** - exhibited as Appendix 9b:
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/2216/0005/4598/09_Appendix_9a_and_Appendix_9b - Urban Design Feasibility Study - Church Street Precinct Council June 2019 and Heritage Study - Church Street Precinct City Plan June 2019.pdf.](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/2216/0005/4598/09_Appendix_9a_and_Appendix_9b_-_Urban_Design_Feasibility_Study_-_Church_Street_Precinct_Council_June_2019_and_Heritage_Study_-_Church_Street_Precinct_City_Plan_June_2019.pdf)
- **Overshadowing Technical Paper, November 2019, updated August 2020 (by Council)** - exhibited as Appendix 10a:
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/9316/0005/4692/010_Appendix_10a - Overshadowing Technical Paper compressed.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/9316/0005/4692/010_Appendix_10a_-_Overshadowing_Technical_Paper_compressed.pdf)
Also see supplement paper (April 2021) at Appendix 3b.
- **Market and Feasibility Analysis, October 2019 (JLL)** - exhibited as Appendix 10b:
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/5716/0005/4751/010_Appendix_10b - Market and Feasibility Analysis October 2019.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/5716/0005/4751/010_Appendix_10b_-_Market_and_Feasibility_Analysis_October_2019.pdf)
- **Opportunity Sites Report, October 2019** – exhibited as Appendix 11a and **Parramatta CBD Opportunity Sites – Heritage Review, October 2019 (LSJ)** – exhibited as Appendix 11b:
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6416/0005/4835/011_Appendix_11a_Appendix_11b - Opportunity Sites Report October 2019 Parramatta CBD Opportunity Sites - Heritage Review by LSJ compressed.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6416/0005/4835/011_Appendix_11a_Appendix_11b_-_Opportunity_Sites_Report_October_2019_Parramatta_CBD_Opportunity_Sites_-_Heritage_Review_by_LSJ_compressed.pdf)
- **Economic Review – Achieving A-Grade Office (by Urbis)** – exhibited as Appendix 12:
[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/5116/0005/4895/012_Appendix_12 - Economic Review - Achieving A-Grade Office.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/5116/0005/4895/012_Appendix_12_-_Economic_Review_-_Achieving_A-Grade_Office.pdf)
- **Parramatta CBD Strategic Transport Study 2017 (by AECOM)** – exhibited as Appendix 13a:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/3816/0005/4959/013_Appendix_13a_-_Strategic_Transport_Study_2017.pdf

- **Technical Paper 1 CBD Benchmarking (by AECOM)** – exhibited as Appendix 13b:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/7616/0005/5022/013_Appendix_13b_Technical_Paper_001_-_CBD_Benchmarking_-_AECOM_-_FINAL.PDF

- **Technical Paper 2 Strategic Traffic and Transport Analysis 2017 (by AECOM)** – exhibited as Appendix 13c:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6416/0005/5127/013_Appendix_13c_Technical_Paper_002_-_Strategic_Traffic_and_Transport_Analysis_-_AECOM_-_FINAL.PDF

- **Technical Paper 3 Parking Review 2017 (by AECOM)** – exhibited as Appendix 13d

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/2716/0005/5183/013_Appendix_13d_Technical_Paper_003_-_Parking_Review_-_AECOM_-_FINAL.PDF

- **Updated Flood Risk Management Plans 2019 (by Molino Stewart)** – exhibited as Appendix 14a, **Flood Evacuation Assessment (2019)** – exhibited as Appendix 14b and **Parramatta CBD Horizontal Evacuation Pilot Study 2017 (SJB)** – exhibited as Appendix 14c:

https://participate.cityofparramatta.nsw.gov.au/download_file/605/507

- **Preliminary Site Investigation Study for the Auto Alley area 2016 (by JBS&G)** – exhibited as Appendix 15a:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/5116/0005/5325/015_Appendix_15a_-_Preliminary_Site_Investigation_Study_for_the_Auto_Alley_area_2016.pdf

- **Addendum to Preliminary Site Investigation Study 2019 (by JBS&G)** – exhibited as Appendix 15b:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/8616/0005/5377/015_Appendix_15b_-_Addendum_to_Preliminary_Site_Investigation_Study_2019.pdf

- **Sustainability and Infrastructure Study, 2015 and updated 2019 (by Kinesis)** – exhibited as Appendix 16a:

https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/4716/0005/5440/016_Appendix_16a_-_Sustainability_and_Infrastructure_Study_2015_2019.pdf

- **Review of High Performing Buildings Study (2019)** – exhibited as Appendix 16b:

[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6916/0005/5478/016_Appendix_16b -
_Review_of_High_Performing_Buildings_Study_2019.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/6916/0005/5478/016_Appendix_16b_-_Review_of_High_Performing_Buildings_Study_2019.pdf)

- **Infrastructure Funding Models Study 2016 (by GLN)** – exhibited as Appendix 17a, and **Discussion Paper on Infrastructure Planning and Funding in the Parramatta CBD 2017 (by Council)** – exhibited as Appendix 17b, and **Draft Infrastructure Needs Analysis 2017 (by Aurecon)** – exhibited as Appendix 17c, and **Independent Peer Review of Council’s past work on community infrastructure 2017 (Aurecon)** – exhibited as Appendix 17d, and **Letter regarding “Parramatta CBD LEP Community Infrastructure Provisions 2019 (GLN)** – exhibited as Appendix 17e:

[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/8116/0005/5529/017_Appendix_17a_17b_17c_17d_17e -
_Infrastructure_Funding.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.pcc-participate.files/8116/0005/5529/017_Appendix_17a_17b_17c_17d_17e_-_Infrastructure_Funding.pdf)

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