

# ONE CITY SQUARE

PARRAMATTA

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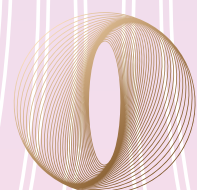
INTERNATIONAL

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AWARD WINNING

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COLLABORATION



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THE NEW

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PARRAMATTA

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PROUDLY DEVELOPED BY:







Artist's Impression

# ONCE IN A LIFETIME

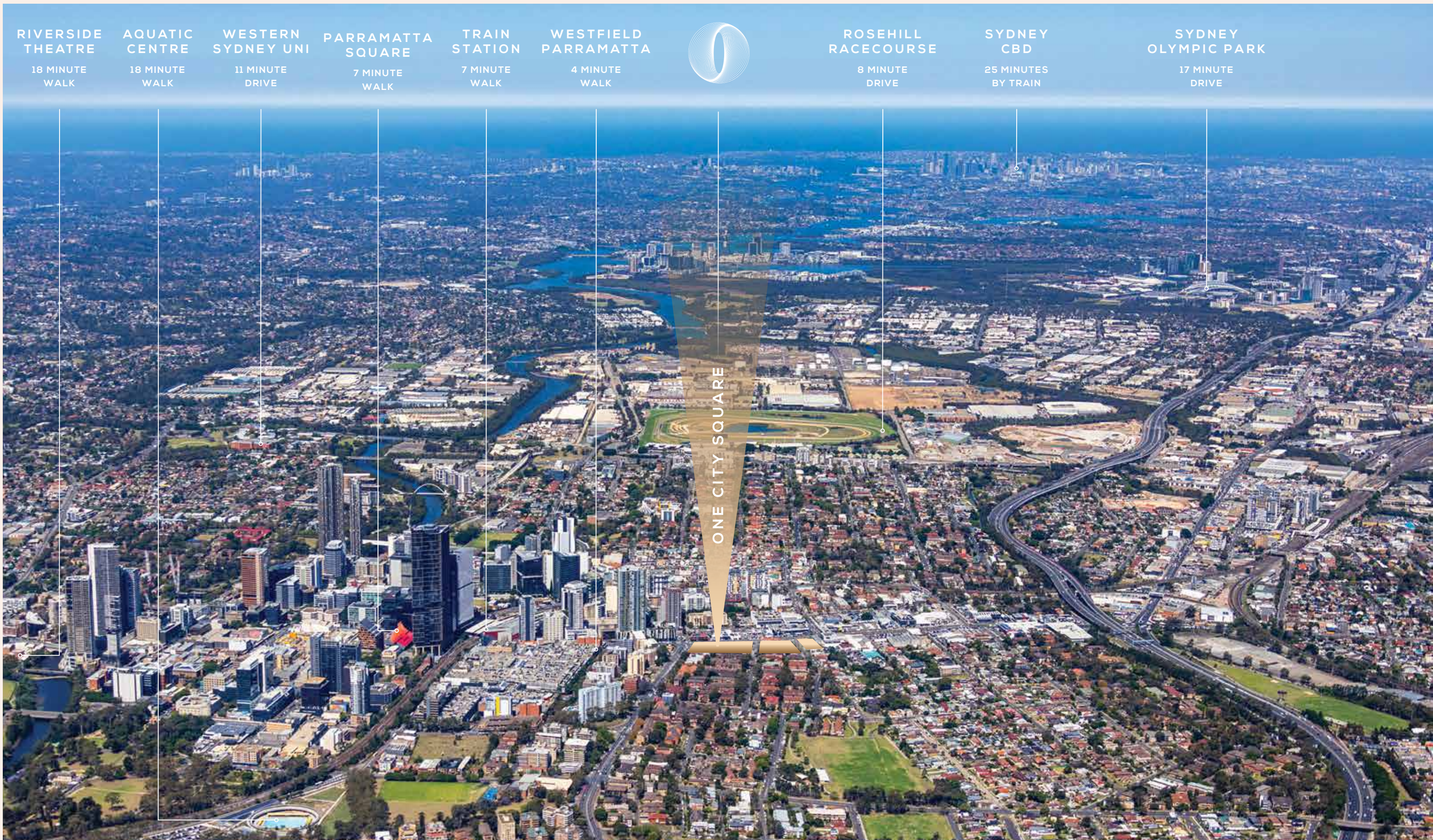
BE THE FIRST TO EXPERIENCE THE TRANSFORMATIONAL  
NEW LANDMARK IN THE HEART OF SYDNEY'S  
VIBRANT CENTRE.

Introducing One City Square, a visionary masterplanned precinct transforming the heart of Parramatta. This dynamic development encompasses luxury residential apartments, state-of-the-art commercial offerings, a lively dining and retail piazza and a high-end hotel all set amid beautifully landscaped open space. Revitalising an entire city block, One City Square secures one of the most coveted locations in Parramatta, injecting vibrant new energy and excitement into Sydney's second largest CBD.

ONE CITY SQUARE PARRAMATTA


THE NEW CITY SHAPING PRECINCT BY JQZ





One City Square is a dazzling new epicentre that affords a life of ultimate convenience and connection, with the train station just a seven minute stroll from your door. Offering more than 400 specialty stores, including David Jones, Myer and Zara, Westfield Parramatta lies within a four minute walk. Home to major corporations such as Deloitte and KPMG, the multi-billion dollar business precinct of Parramatta Square is a seven minute walk away, bringing in thousands of workers to the area and fuelling demand for local blue-chip residences.





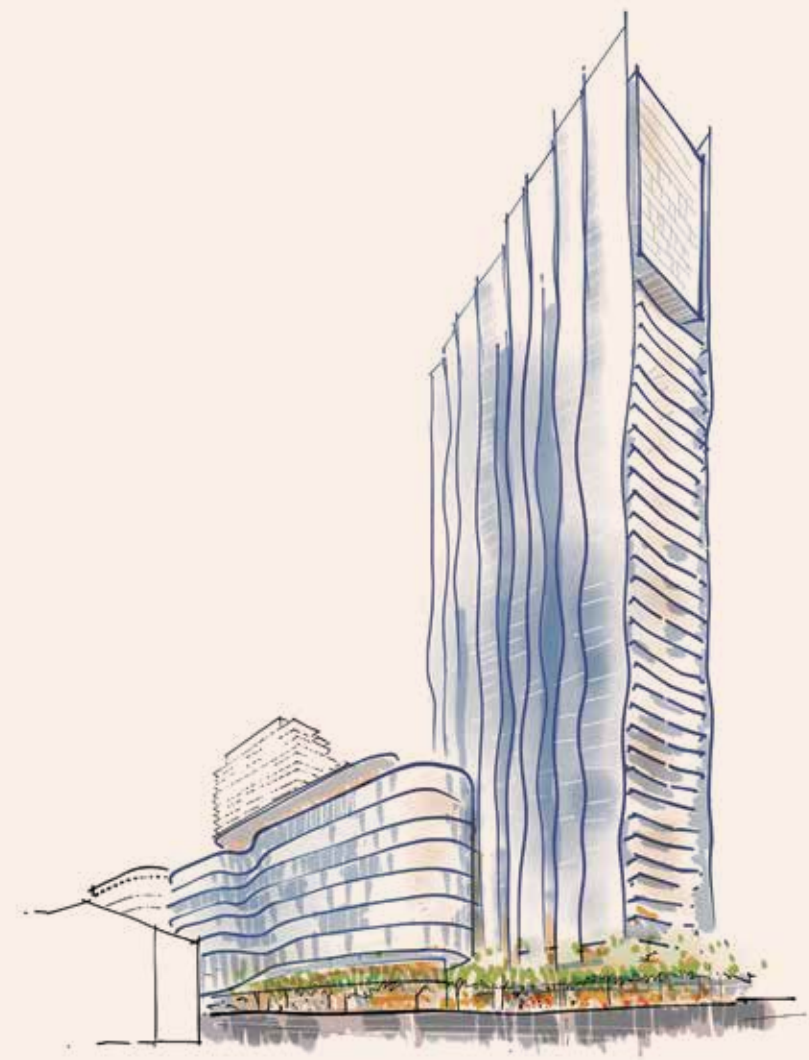
"THE FAÇADE IS ADORNED IN RIPPLING RIBBONS OF GLASS TO EXPRESS PARRAMATTA'S LOCATION AT THE 'MEETING OF THE WATERS', WHERE THE PARRAMATTA RIVER MEETS SYDNEY HARBOUR."

BRIAN MARIOTTI, DIRECTOR  
AJ+C ARCHITECTS





ONE CITY SQUARE PARRAMATTA



DRAMATIC, BEAUTIFUL AND INNOVATIVE IN EVERY  
RESPECT, ONE CITY SQUARE IS AN ARCHITECTURAL  
REPRESENTATION OF PARRAMATTA'S METAMORPHOSIS  
INTO THE CITY OF THE FUTURE.

THE NEW CITY SHAPING PRECINCT BY JQZ



Beautifully landscaped public space meanders throughout the buildings, providing an alluring backdrop to the restaurant piazza. It's dotted with relaxed seating areas encouraging neighbourly interaction, with a canopy of trees leading you to One City Square's central park. Residents can retreat to the sanctuary of the private podium garden, where lush plantings frame a barbeque and dining area and a fully equipped gym caters to your love of keeping healthy and active.





A FEAT OF  
ORIGINALITY AND  
INSPIRATION, ONE  
CITY SQUARE WILL  
BREATHE NEW LIFE  
AND ENERGY INTO  
PARRAMATTA.







Just a convenient elevator ride away, the colonnaded retail and dining piazza is home to lively European-inspired 'eat street' lined with cafes and restaurants with alfresco seating, creating a focal point for the community. Grab your morning coffee from your favourite barista who knows you by name, meet friends for lunch or after-work drinks, pick up your daily groceries or soak up the atmosphere over dinner.



SPACIOUS GLASS-EMBRACED TERRACES PLAY  
TO OUR LOVE OF ALFRESCO LIVING.



Artist's Impression



Experience an effortless flow between the indoor and outdoor spaces, with roomy entertaining areas extending to terraces where you can indulge in your morning coffee or afternoon drinks with a stunning view. Many master suites enjoy access to the terraces, with a number featuring their own private balconies creating a sense of sanctuary and privacy.

ONE CITY SQUARE PARRAMATTA

THE NEW CITY SHAPING PRECINCT BY JQZ



ENJOY AN AIR OF REFINED MODERN ELEGANCE,  
FUSING THOUGHTFULLY CRAFTED INTERIORS AND  
EXCEPTIONALLY SPACIOUS FLOORPLANS WITH A  
MESMERISING BACKDROP.

Soaring above the cityscape below, the apartments exude style and sophistication, with efficient layouts and a palette of elegant, hardwearing materials, including low-maintenance stone-inspired tiled floors. Floor-to-ceiling glass harnesses natural light and sweeping vistas from a variety of aspects, with floorplans cleverly oriented to maximise the outlook. Enjoy intimate views over the lights of the Parramatta city skyline and Government House, take in the Blue Mountains to the west or gaze easterly all the way to the iconic landmarks of the Sydney CBD.





CAPTURE BREATHTAKING VIEWS FROM YOUR  
ELEVATED VANTAGE POINT, EVER-CHANGING BY DAY  
AND DAZZLING BY NIGHT AS THE SUN GOES DOWN.



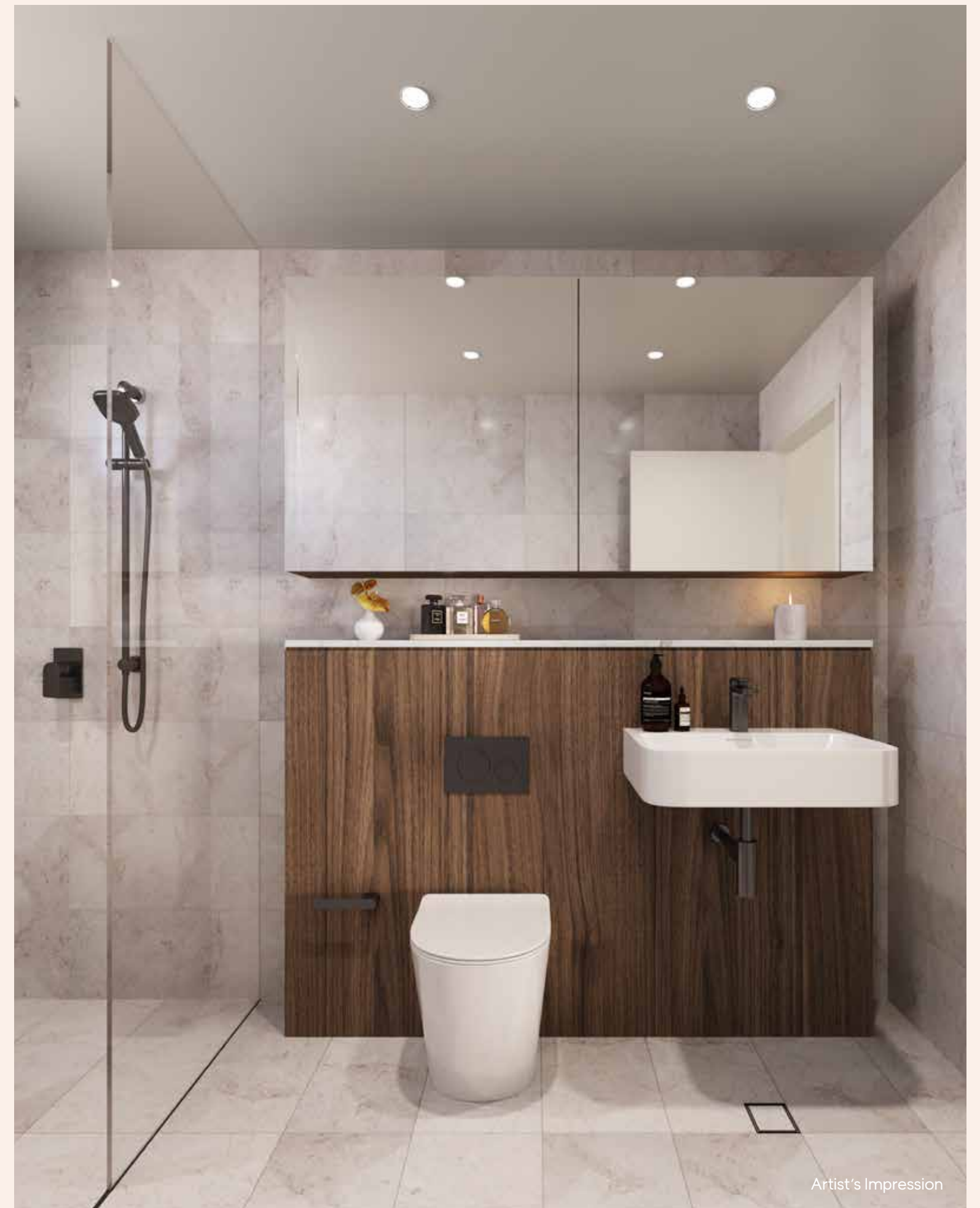


A PALETTE OF  
STUNNING MATERIALS  
AND CAREFULLY  
CURATED FINISHES  
CREATES SPACES OF  
TIMELESS APPEAL.

#### ELEGANT BATHROOMS

Havens of serenity, the beautifully designed bathrooms offer more than just functionality – they create a peaceful atmosphere where you can unwind and rejuvenate. Each space is crafted with meticulous attention to detail using high-quality materials and soothing color palettes to foster a tranquil environment. Whether you're starting your day or winding down, these bathrooms provide the perfect retreat for relaxation and self-care.

ONE CITY SQUARE PARRAMATTA



Artist's Impression

THE NEW CITY SHAPING PRECINCT BY JQZ





## ALLURING KITCHENS

Designed for functionality and style, the kitchens combine beauty with practicality, catering to both the avid home chef and the everyday cook. They feature state-of-the-art Smeg appliances, ample storage space and intuitive layouts that maximise efficiency. Durable honed porcelain countertops and easy-to-clean surfaces ensure they stand up to the rigours of daily use, while elegant finishes and thoughtful design elements create a welcoming space for family gatherings and entertaining. Experience a kitchen that not only looks fantastic but also simplifies your cooking and cleaning routine.





# ONE NEW

## ONE CONNECTED CITY

A VISIONARY ARCHITECTURAL LANDMARK THAT WILL  
ELEVATE PARRAMATTA LIVING TO LUXURIOUS NEW  
HEIGHTS AND OFFER UNPRECEDENTED CONVENIENCE.

THE NEW CITY SHAPING PRECINCT BY JQZ



# ONE DAY IN YOUR NEW LIFE HERE:

## 6 A M

MORNING RUN ALONG  
THE RIVERSIDE WITH  
FRIENDS



## 1 P M

LUNCH AT MISC  
RESTAURANT IN  
PARRAMATTA PARK



## 6 P M

AFTER WORK DRINKS  
WITH COLLEAGUES  
AT WILLO

## 8 A M

BREAKFAST  
DOWNSTAIRS AT  
ONE CITY SQUARE'S  
EATERIES.



## 9 A M

EASY 7 MIN WALK  
TO WORK AT  
PARRAMATTA  
SQUARE

## 8 P M

CATCH A  
PERFORMANCE AT  
RIVERSIDE THEATRE







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# ONE SHORT WALK FROM YOUR HOME

DISCOVER SYDNEY'S MOST WALKABLE CITY, WHERE EVERYTHING IS AN EASY 7 MINUTE STROLL FROM YOUR NEW HOME, FROM DINING, CULTURAL ATTRactions AND TRANSPORT TO ONE OF AUSTRALIA'S LARGEST SHOPPING CENTRES.

## YOUR HOME



ONE CITY SQUARE

## TRANSPORT



Parramatta Train Station



Harris Park Train Station



Future Light Rail Stop



Future Metro Station



Parramatta Wharf

## ESSENTIALS & SHOPPING

1. Westfield Parramatta
2. Desiworld Supermarket
3. Sai Grocery Mart

## DINING

4. Royal Bhatti MoMo
5. Willo Restaurant
6. Ruse Bar and Brasserie
7. Nick & Noras
8. 500 Degrees Restaurant
9. Twenty One Fifty

## EMPLOYMENT & EDUCATION

10. Parramatta Square
- Deloitte KPMG
- Westpac NAB
- Randstad ABC
11. Parramatta High School
12. Our Lady of Mercy College
13. St Patricks Primary
14. Arthur Phillip High School
15. Parramatta Public School

## RECREATION

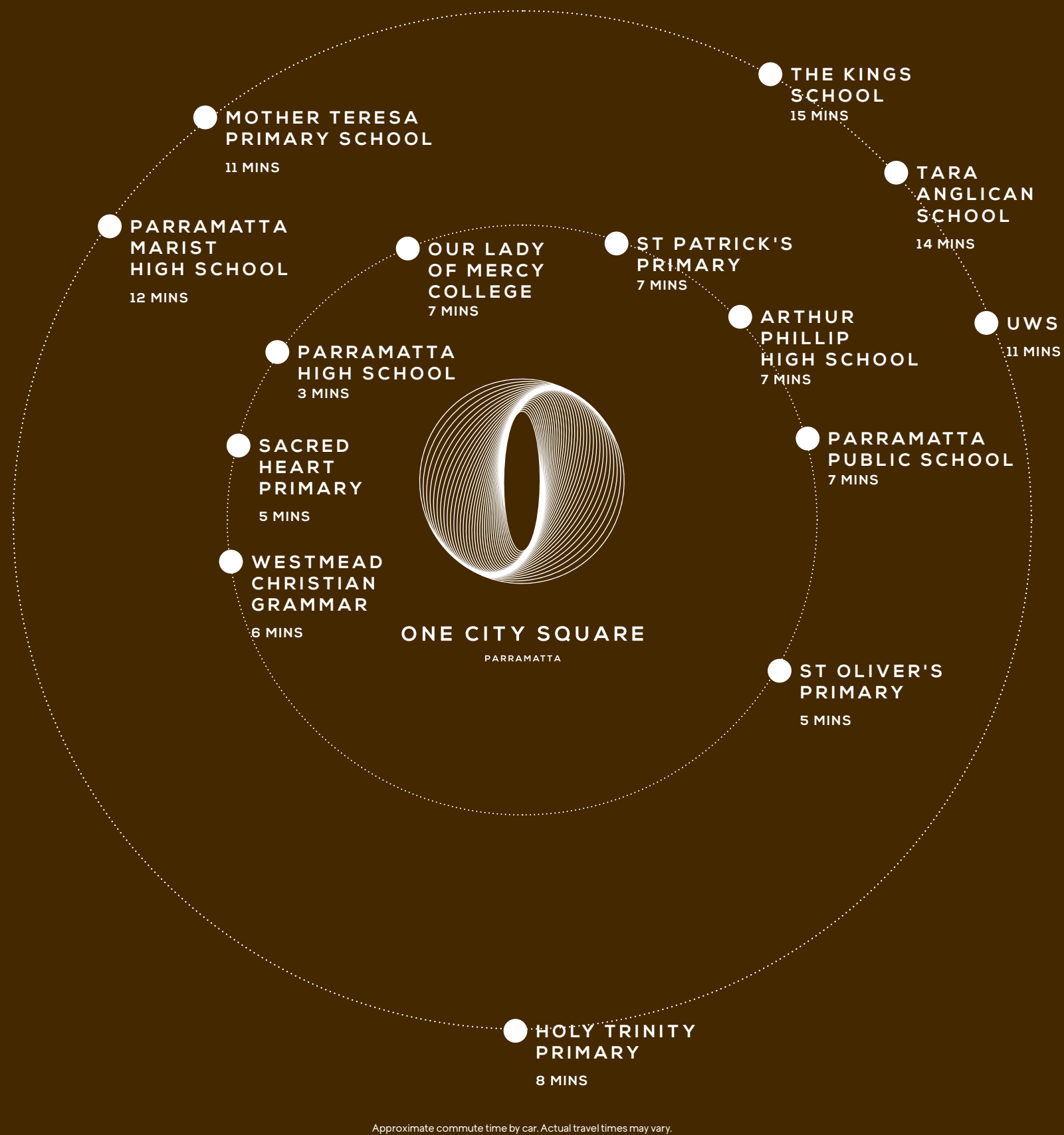
16. Parramatta Park
17. Parramatta Aquatic Centre
18. Parramatta City Tennis
19. Commbank Stadium

## HEALTH & MEDICAL

20. Westmead Hospital
21. Myhealth Medical Centre
22. Movement Collective Pilates
23. Strive Fitness







ONE CITY SQUARE  
BENEFITS FROM  
PROXIMITY TO A  
NUMBER OF SYDNEY'S  
TOP SCHOOLS AND  
UNIVERSITIES.





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# ONE GREEN CITY

GLORIOUS GREEN OPEN SPACES AND PEACEFUL  
WATERWAYS CREATE AMBIENT SURROUNDINGS.

THE NEW CITY SHAPING PRECINCT BY JQZ

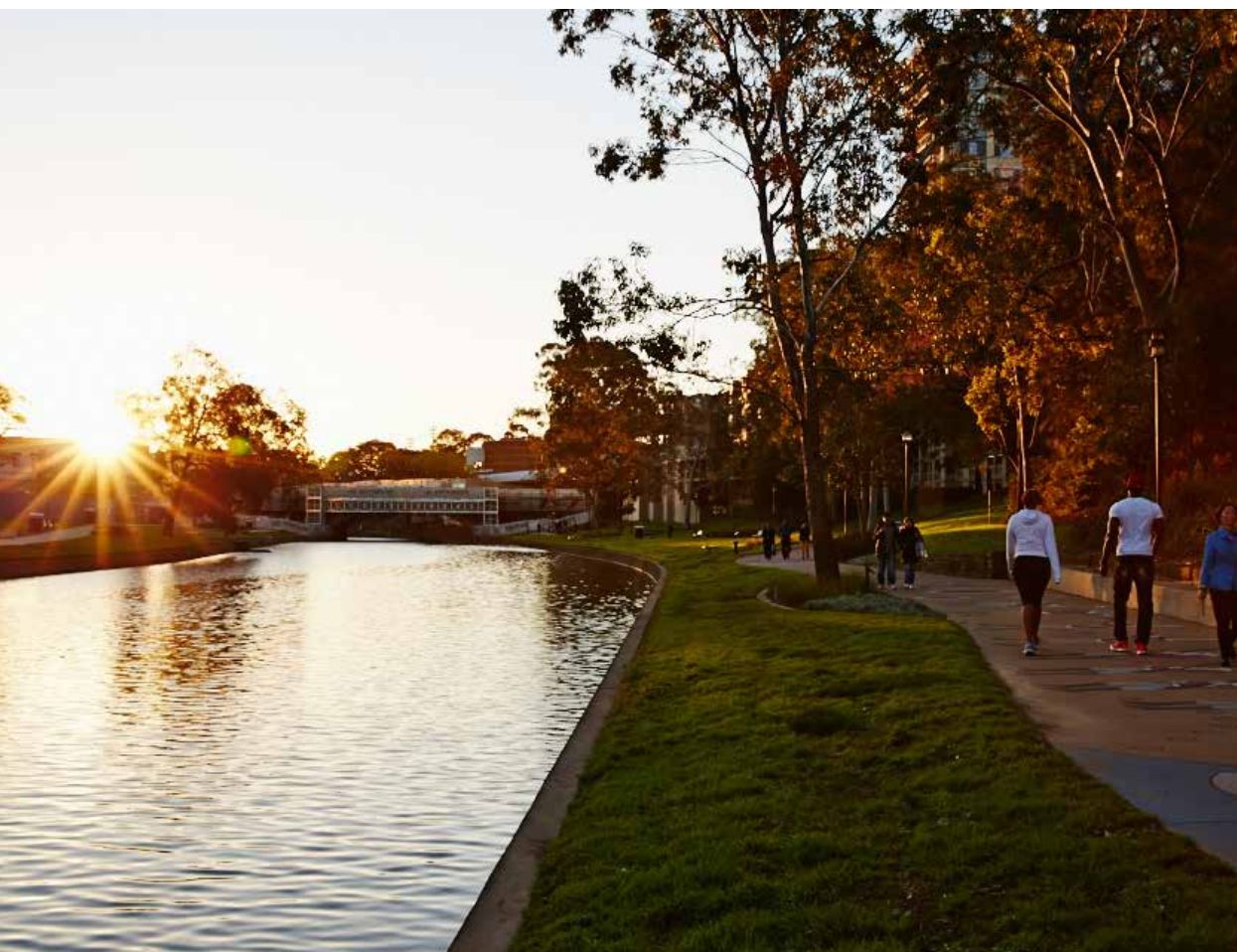




GEORGE ST GATEHOUSE

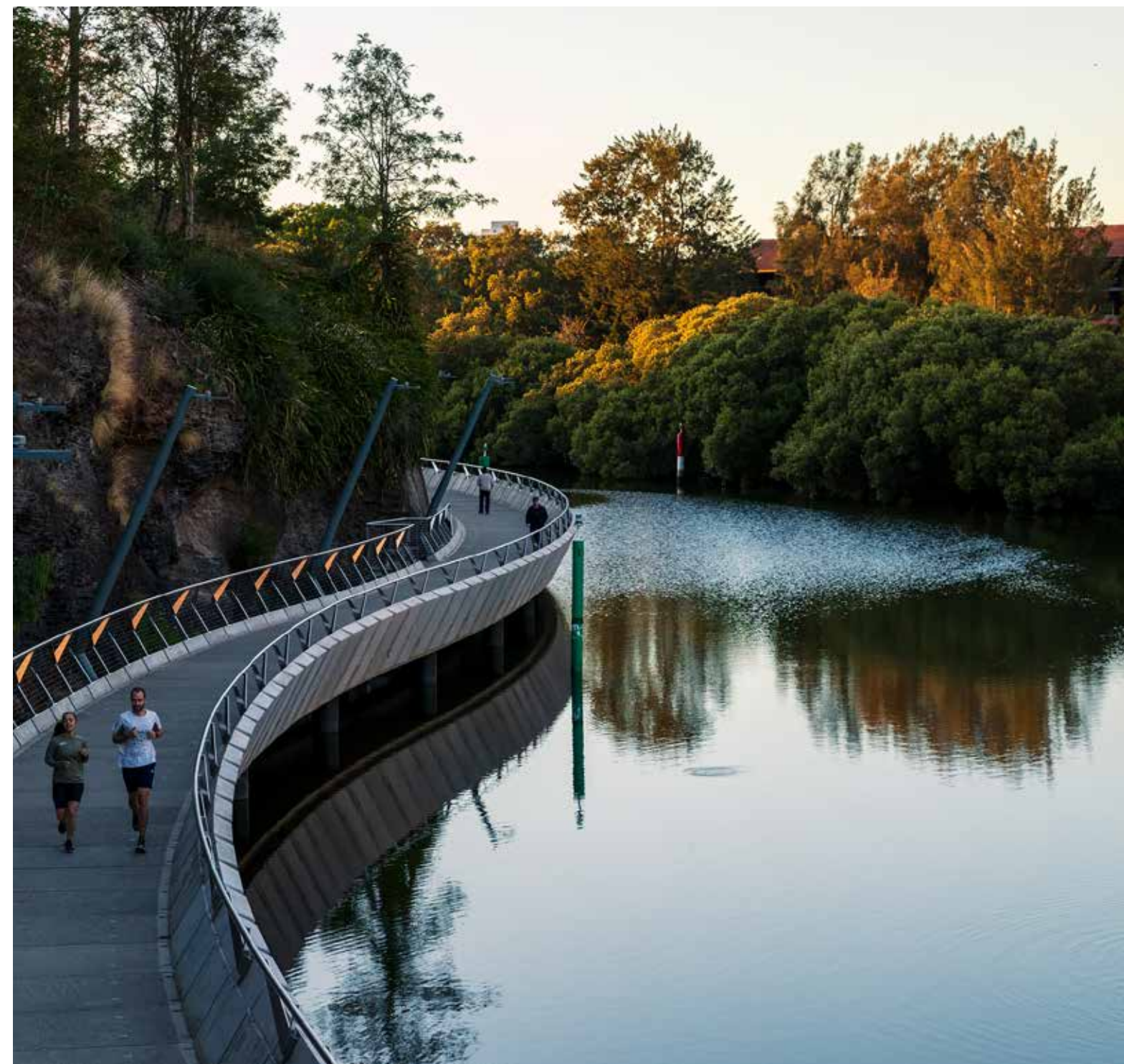
EXPLORE THE SERENE RIVERSIDE WALKS,  
IDYLLIC PARKLAND AND HISTORIC  
BUILDINGS IN YOUR NEW BACKYARD.

PARRAMATTA RIVERWALK



Enjoy a sunrise walk along the Parramatta River, get active with a morning jog or take the cycleway to the office for an environmentally friendly trip to work. Relax in peaceful parkland, take the kids to a local playground or simply marvel at the impeccably preserved architectural landmarks dotted throughout the city's more modern structures.

PARRAMATTA ESCARPMENT BOARDWALK





ENJOY A RECREATIONAL WONDERLAND,  
WITH COUNTLESS OPPORTUNITIES TO  
KEEP ACTIVE AND VITAL.



RIVER KAYAKING

PARRAMATTA CITY TENNIS



PARRAMATTA AQUATIC CENTRE





# O N E

## ONE VIBRANT CITY

PARRAMATTA HAS EMERGED AS A HUB OF CULTURE,  
CUISINE, ENTERTAINMENT AND EXCITEMENT.

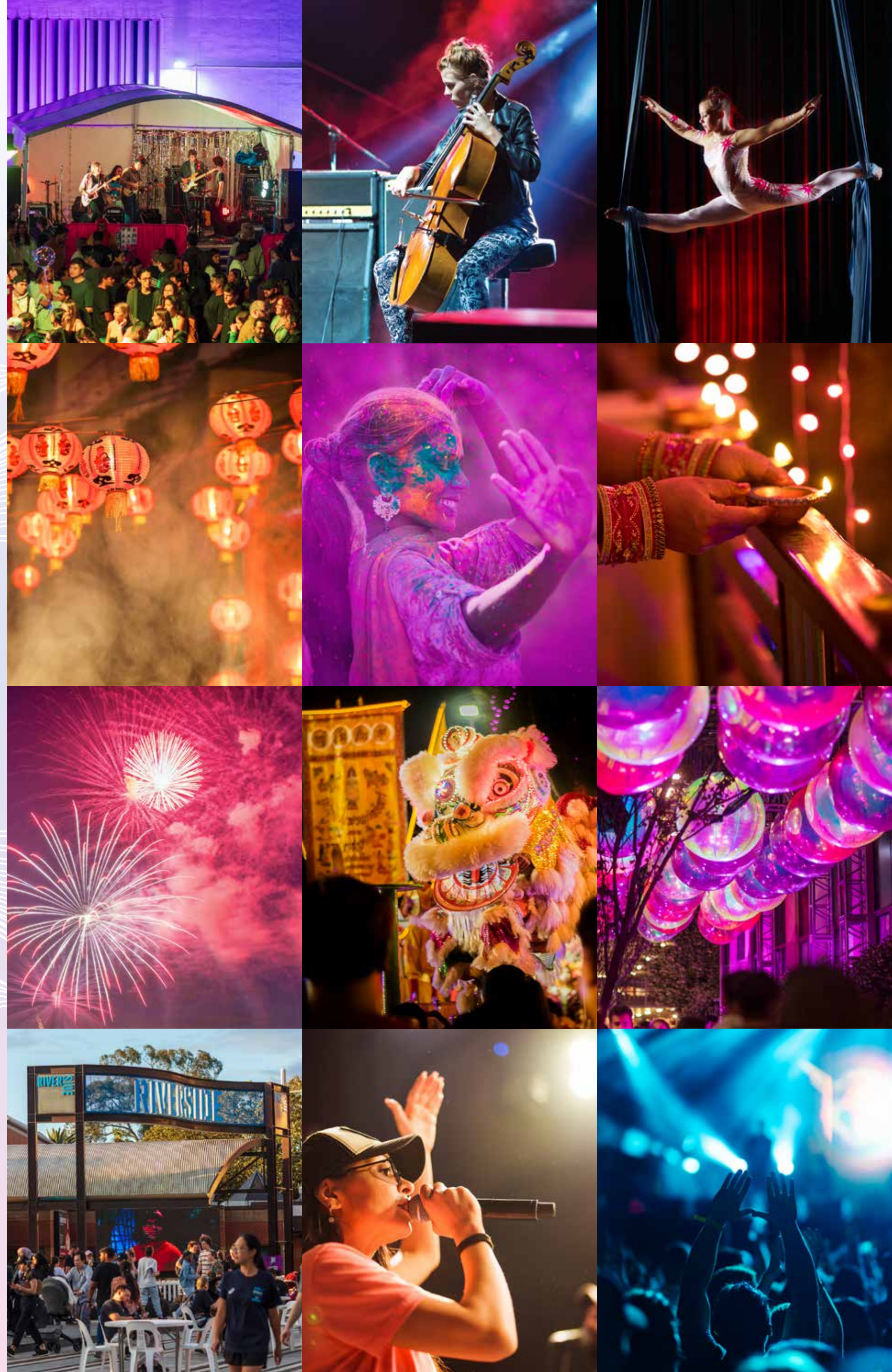
THE NEW CITY SHAPING PRECINCT BY JQZ



LUNAR NEW YEAR  
PARRAMATTA LANES  
WARAMI FESTIVAL  
DIWALI  
RIVERSIDE LIVE  
HOLI MELA  
SYDNEY FESTIVAL  
AND MORE...

Parramatta's multicultural calendar of events, festivals and activations means there are always new experiences to discover. There are so many wonderful community initiatives to experience, from the City of Parramatta Council's award-winning annual festival Parramatta Lanes to Diwali/Deepavali, the Festival of Light and Lunar New Year.

ONE CITY SQUARE PARRAMATTA





# ONE SAFE CITY



PURPLE FLAG  
INTERNATIONALLY ACCREDITED CITY

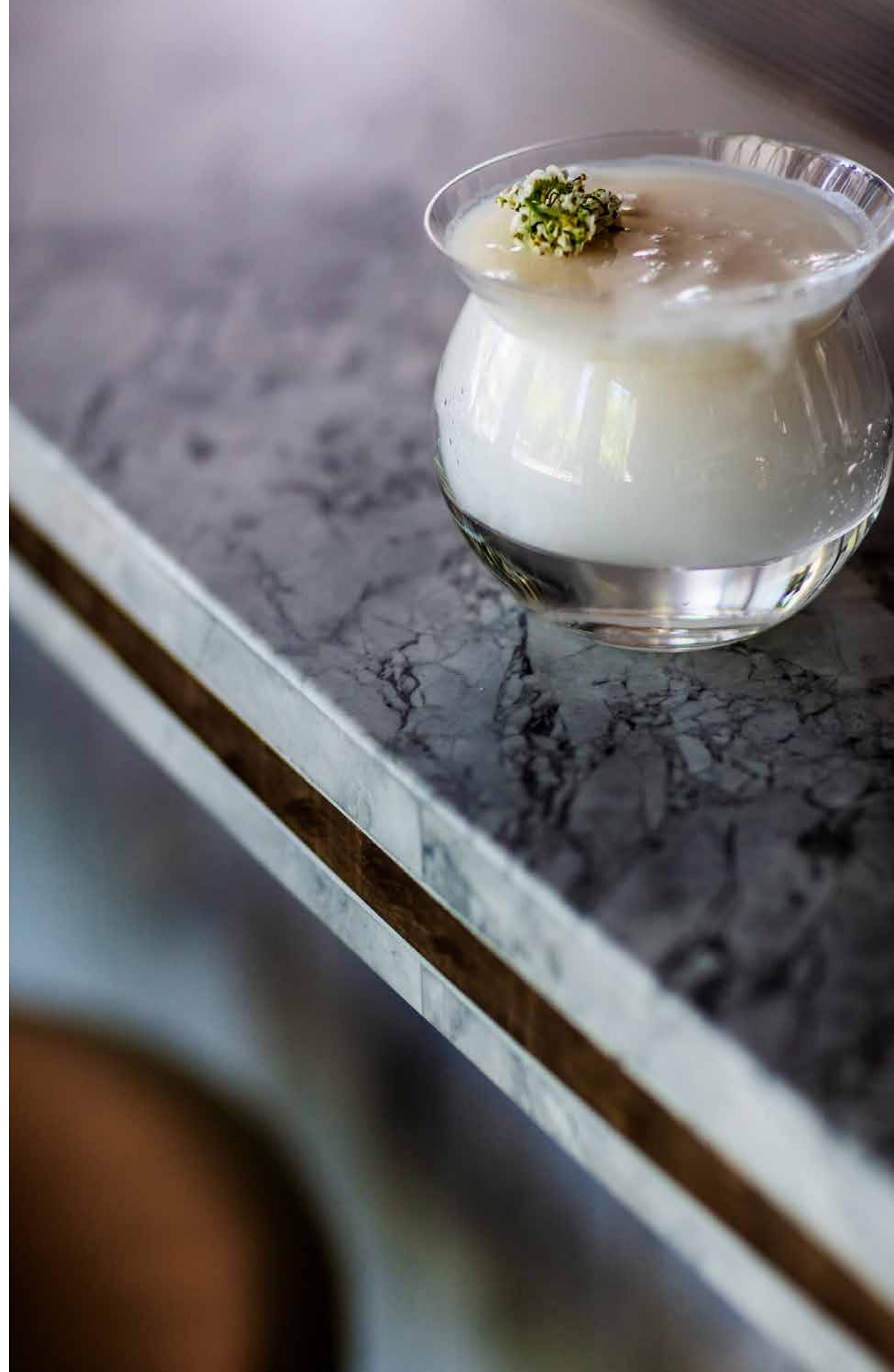
PARRAMATTA HAS ACHIEVED PURPLE FLAG  
ACCREDITATION WHICH MEANS THAT THE CITY'S CBD  
MEETS INTERNATIONAL STANDARDS OF EXCELLENCE IN  
VIBRANCY, DIVERSITY AND SAFETY AT NIGHT.





From glamorous sky-high cocktail bars and charming rooftops to intimate small bars and welcoming local pubs, Parramatta is home to a growing array of atmospheric, design-savvy establishments. Whether you're clinking champagne glasses and taking in the view from the Gatsby-esque surrounds of the 26th floor 1920s-inspired Nick & Nora's or poring over the expertly curated wine list at Ruse Bar & Brasserie, there are countless places to enjoy drinks with friends.

ONE CITY SQUARE PARRAMATTA





Parramatta’s multicultural culinary scene is having a moment, with everything from fashionable cafes and riverside eateries to European-inspired brasseries and ambient fine dining restaurants. Grab breakfast from a casual local diner, step out for a long lunch with a view, take the kids for authentic pizza or dress up for a night on the town at one of the sophisticated venues that have put Parramatta on every foodie’s map.



MISC. DINING

MISC. DINING AT PARRAMATTA PARK



LOCAL DINING







# ONE N E



## ONE SMART CITY

PARRAMATTA IS UNDERGOING AN UNPRECEDENTED  
TRANSFORMATION AS IT BECOMES SYDNEY'S  
CENTRAL CITY.

THE NEW CITY SHAPING PRECINCT BY JQZ





THE PARRAMATTA CBD IS THE SECOND LARGEST  
ECONOMY IN NSW, HOME TO AUSTRALIA'S LEADING  
BUSINESSES AND PROVIDING 170,000 JOBS ACROSS  
A RANGE OF INDUSTRIES.

ONE CITY SQUARE PARRAMATTA



Sources: INIEIR, 2022

<https://atparramatta.com/business/why-businesses-choose-parramatta/game-changing-corporate-spaces-parramatta>



A low-angle, upward-looking photograph of several modern skyscrapers in Parramatta Square, Sydney. The buildings feature glass facades that reflect the clear blue sky. In the foreground, the corner of a historic brick building with arched windows is visible on the left, and a building with a distinctive red, geometric, diamond-patterned facade is on the right. The text 'CBD' is overlaid on the left side, and a descriptive sentence is on the right.

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B

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JUST A 7 MINUTE  
WALK FROM  
YOUR NEW HOME,  
PARRAMATTA  
SQUARE IS HOME TO  
AUSTRALIA'S LEADING  
BUSINESSES.





PARRAMATTA SQUARE

Just a short walk from One City Square, Parramatta Square is one of Australia's largest commercial business epicentres, with an estimated 24,000 employees visiting daily. Since opening its doors in 2020 to much fanfare, this bustling precinct has enticed numerous high-profile corporations to relocate to the heart of Parramatta from their Sydney CBD offices, placing them in the geographical centre of Sydney.

ONE CITY SQUARE PARRAMATTA



PARRAMATTA TOWN HALL NEW ADDITION

PARRAMATTA IS A VIBRANT FUSION  
OF HISTORY AND INNOVATION,  
CULTURE AND COMMERCE.

PARRAMATTA TOWN HALL HERITAGE







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ONE  
BRIGHT  
FUTURE

BILLION IN  
INFRASTRUCTURE

Parramatta's precincts and civic spaces will continue to transform and flourish, with \$20 billion set to be invested into local infrastructure over the next five years and delivered by the completion of One City Square. This unprecedented development gives the Council and community a once-in-a-generation opportunity to shape Parramatta's trajectory as it becomes the city of the future.



## PARRAMATTA LIGHT RAIL

Revolutionising the way in which residents, workers and visitors move around the Parramatta area, Stage 1 of the Parramatta Light Rail will connect Westmead to Carlingford, with 16 stops including Westmead Hospital, Church Street, Parramatta Square and Rosehill Gardens.

Anticipated to open in mid-2024 with a two-way track spanning 12 kilometres, it will see an estimated 130,000 people living within walking distance of light rail stations, with about 28,000 people expected to use the service every day by 2026.

Source: [www.cityofparramatta.nsw.gov.au/parramattalightrail](http://www.cityofparramatta.nsw.gov.au/parramattalightrail)



## WESTERN SYDNEY AIRPORT

Western Sydney International Airport will be a world-class smart airport built to service 10 million passengers a year when it opens in 2026. The curfew-free service will provide much-needed international, domestic and freight flights for the Western Sydney region and its population of 2 million that continues to grow. The construction of the airport has also led to record infrastructure investment in the region, including new and upgraded roads.

Source: [www.atparramatta.com](http://www.atparramatta.com)

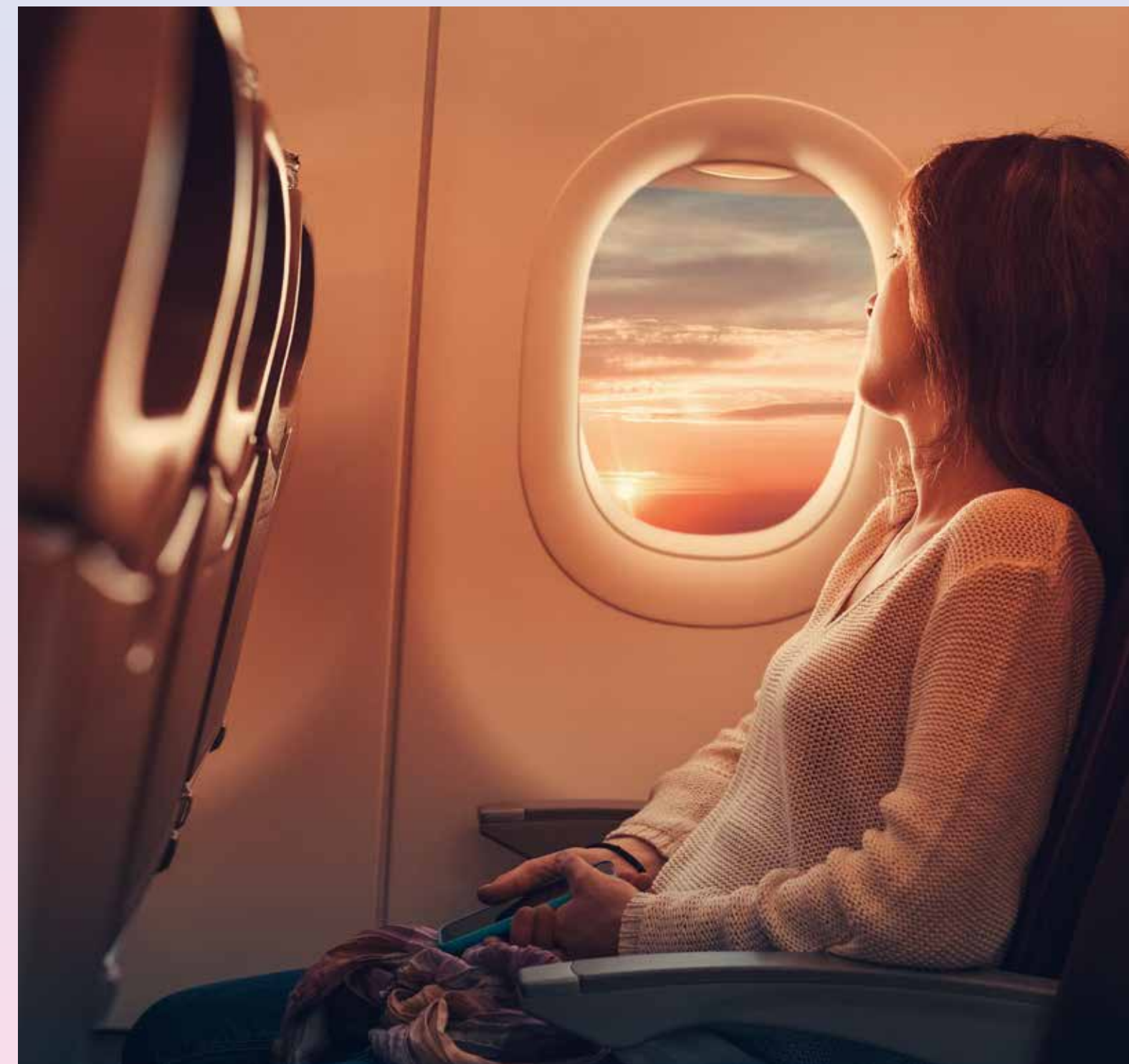
# BETTER CONNECTED

## CITY METRO WEST

Sydney Metro West is 24 kilometre underground railway which will double rail capacity between Westmead and the Sydney CBD, providing a fast, reliable, turn-up-and-go service. With a target rail travel time of 20 minutes from Parramatta to Hunter Street in Sydney city, it will stop at major centres along the route including Sydney Olympic Park, Five Dock and Pyrmont.

Fully air-conditioned and fully accessible with lifts and level access between trains and platforms, the project is expected to create as many as 70,000 indirect jobs during construction, with an estimated opening date of 2032.

Source: [www.atparramatta.com](http://www.atparramatta.com)





## RIVERSIDE THEATRE REDEVELOPMENT

Well-established and highly respected by both the local community and the national arts industry, Riverside Theatres is the premier performing arts venue in Western Sydney. The local Council and NSW Government are investing more than \$176 million in redeveloping this important creative asset, transforming it into the centrepiece of an envisaged Parramatta Cultural Precinct and supporting Parramatta's trajectory to becoming a great global and cultural city.

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



## PARRAMATTA POWERHOUSE (MAAS) DEVELOPMENT

The largest investment in cultural infrastructure since the Sydney Opera House, Powerhouse Parramatta is the most important cultural institution to be established in Western Sydney.

The NSW Government is delivering one of the most significant structural and architecturally complex projects underway in Australia, creating a world-class contemporary museum dedicated to showcasing the continued impact of the applied arts and sciences on the world through technology, innovation, design and engineering.

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

# SCIENCE & CULTURE



## PARRAMATTA RIVER TRANSFORMATION

The Parramatta City River Strategy is a comprehensive plan to transform the City River Foreshore into a vibrant public domain that connects to the city. It will celebrate the history and culture of the Parramatta River while improving water quality and enhancing natural spaces.

Several landmark projects have already been completed as part of the vision, including Charles Street Square, Alfred Street Bridge and Escarpment Boardwalk. A number of additional projects are currently underway, including new pedestrian and cycling connections and creation of a Central River Parkland comprising more than 870 hectares of continuous regional open space alongside the river.

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







88 BY JQZ PENTHOUSE ST LEONARDS



DISCOVER MORE  
VISIT OUR WEBSITE: JQZ.COM.AU

ONE CITY SQUARE PARRAMATTA

URBAN  
TASKFORCE  
DEVELOPMENT  
EXCELLENCE  
AWARDS  
DEVELOPMENT  
OF THE YEAR

WINNER

EIGHTY EIGHT  
BY JQZ

2023

UDIA  
NSW  
& CORONATION  
AWARDS  
FOR EXCELLENCE

COMMENDATION

EIGHTY EIGHT  
BY JQZ

2023

ASIA PACIFIC  
PROPERTY  
AWARDS  
DEVELOPMENT  
In association with  
*American  
Standard*

AWARD WINNER

MIXED-USE DEVELOPMENT  
AUSTRALIA  
Eighty Eight  
by JQZ

2023-2024

ASIA PACIFIC  
PROPERTY  
AWARDS  
ARCHITECTURE  
In association with  
*GROHE*

★★★★★

BEST MIXED-USE  
ARCHITECTURE  
AUSTRALIA  
Eighty Eight  
by JQZ

2023-2024



COUNCIL ON TALL  
BUILDINGS  
AND URBAN HABITAT  
EXCELLENCE FOR  
BEST TALL BUILDING  
WINNER 2019



ASIA PACIFIC  
PROPERTY AWARDS  
WINNER 2020  
WINNER 2021  
WINNER 2023  
WINNER 2024



NSW INSTITUTE OF  
ARCHITECTS AWARDS  
FOR RESIDENTIAL  
ARCHITECTURE -  
MULTIPLE HOUSING  
WINNER 2020



AIA NSW CHAPTER  
AWARDS COMMENDATION  
IN THE RESIDENTIAL AR-  
CHITECTURE  
MULTIPLE  
HOUSING 2022

# OVER A DECADE OF EXCELLENCE

MULTI-AWARD WINNING JQZ ARE  
DELIGHTED TO BE CONTINUING THEIR TRADITION OF  
EXCELLENCE WITH ONE CITY SQUARE.

Crafting homes of an exemplary standard throughout Sydney for over a decade, JQZ forge trusted long-term relationships with purchasers through quality assurance. From the opulent 88 by JQZ the \$1.6b centrepiece of St Leonards to Prime the showpiece of Macquarie Park, JQZ's projects are locally and internationally recognised and awarded.

THE NEW CITY SHAPING PRECINCT BY JQZ



AS A VISIONARY LEADER IN PROPERTY  
DEVELOPMENT, JQZ DELIVERS SOME OF SYDNEY'S  
MOST SIGNIFICANT PROJECTS, CREATING ICONIC  
SPACES ON WHICH FUTURES ARE BUILT.



558 PACIFIC, ST LEONARDS

15+ 20+

YEARS OF  
EXPERIENCE

RESIDENTIAL DEVELOPMENTS  
SUCCESSFULLY DELIVERED

\$10BN

PROPERTY  
PORTFOLIO

MALL 88, ST LEONARDS



558 PACIFIC & 88 BY JQZ, ST LEONARDS



# JQZ TRACK RECORD & AWARDS



EMBLEM, WATERLOO



VIVACITY, OLYMPIC PARK







# AWARD WINNING COLLABORATORS



PARK AVENUE BY CLOUSTON ASSOCIATES



## ARCHITECTURE

AJC has been instrumental in helping shape the growth of Sydney through exemplar projects, awarded both locally and internationally. Their work has changed the way people live, learn, work and play, with buildings and precincts perfectly tuned to their purpose and place.



ONE CITY SQUARE PARRAMATTA



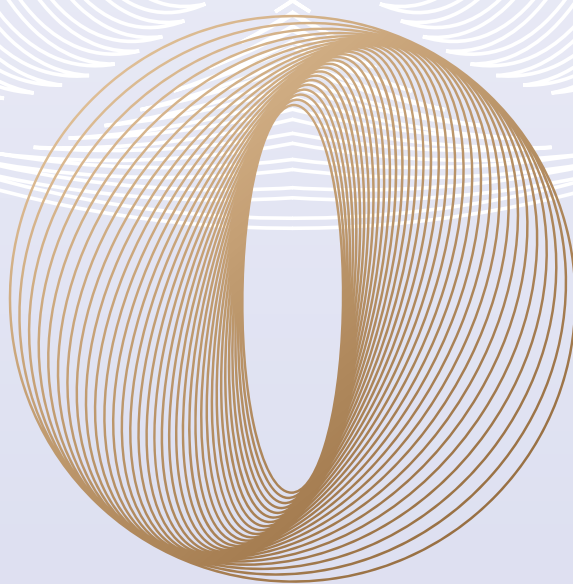
## CLOUSTON associates

## LANDSCAPE

With award winning projects spanning the country and the globe, landscape architects Clouston bring skills and inspiration to nurture the environment, give a project identity and ultimately create places with purpose.

THE NEW CITY SHAPING PRECINCT BY JQZ





# ONE CITY SQUARE

PARRAMATTA

ONECITYSQUARE.COM.AU

PROUDLY DEVELOPED BY:



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