



**SYDNEY CENTRAL CITY PLANNING PANEL
COUNCIL ASSESSMENT REPORT**

Panel Reference	PPSSCC-100
DA Number	DA/277/2020
LGA	Parramatta
Proposed Development	<p>Construction of the new Aquatic Leisure Centre Parramatta. The scope of works includes site works (cut and fill); tree removal; and a new leisure centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at grade car parking spaces; bus drop off area; landscaping works and signage. The application is Integrated Development under the <i>Heritage Act 1977</i>. The determining authority is the Sydney Central City Planning Panel.</p> <p>The project originally formed two separate development applications DA/197/2020: Early Site Works and DA/277/2020: Main Works. DA/277/2020 has however been amended (and consequently renotified) to merge the early works (cut, fill and tree removal) into the Main Works so that the entire project scope is now the subject of a single application. This was required as the two applications are inextricably linked.</p>
Property	The relevant section of Parramatta Park is known as 7 Park Parade, Parramatta being part Lot 1 Deposited Plan 1244328. Within Lot 1 the area of the Park leased from the Trust for the proposed facility comprises an area of approximately 3.7 hectares. The lease area has a primary frontage to Park Parade, with secondary frontages to Pitt Street, and the Great Western Highway.
Applicant	City of Parramatta Council
Owner	State of NSW (Crown Land) – the subject land is reserved for the purposes of public recreation. The Parramatta Park Trust is the Reserve Manager and is constituted under the <i>Parramatta Park Trust Act 2001</i> .
Date of DA lodgement	13 May 2020 (however as noted above the application has been amended to include the previously submitted Early Works application DA/197/2020)
Number Submissions of	<p>33 submissions were received in respect of the original Main Works (DA/277/2020) and Early Works (DA/197/2020) applications.</p> <p>1 additional submission was subsequently received as a result of exhibition of the combined application.</p> <p>In total 34 submissions were received.</p>
Recommendation	Approval subject to conditions
Regionally significant development criteria (Schedule 7 of SEPP (SRD) 2011)	Pursuant to Part 4 and Schedule 7 of the <i>State Environmental Planning Policy (State and Regional Development) 2011</i> , the development is Council related development with a capital investment value of more than \$5 million.
List of all relevant	<ul style="list-style-type: none">• Environmental Planning and Assessment Act and

s4.15(1)(a) matters	<p>Regulations</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No. 64 - Advertising and signage; • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	<p>Attachment A Planning Assessment Attachment B Conditions of Consent Attachment C Architectural Plans Attachment D Landscape Plans Attachment E Civil Plans Attachment F Design Excellence Jury Advice Attachment G Independent Landscape Heritage Assessment Attachment H Independent Transport Assessment</p>
Report prepared by	Helena Miller, Director, MG Planning Pty Ltd (Independent Planner)
Report date	26 November 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s.4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes
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Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6) has been received, has it been attached to the assessment report?	N/A
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (s7.24 of the EPAA)?	N/A
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Conditions

Have draft conditions been provided to the applicant for comment?	Yes
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1. Executive summary

This report considers a proposal for the construction of a new aquatic and leisure centre within the Mays Hill Precinct of Parramatta Park, Park Parade Parramatta. The scope of works includes site works (cut and fill); tree removal; and the construction of a new aquatic centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at grade car parking spaces; bus drop off area; landscaping works and signage.

The project originally formed two separate development applications DA/197/2020: Early Site Works and DA/277/2020: Main Works. DA/277/2020 has however been amended (and consequently renotified) to merge the early works (cut, fill and tree removal) into the subject Main Works application so that the entire project scope is now the subject of a single application. This was deemed necessary as the two applications are inextricably linked and to enable an assessment of the impacts (both positive and negative) to be undertaken on the project in its entirety.

The proposed design was the subject of a design excellence competition in March 2018. The winning scheme was awarded on 26 November 2018 and comprised the design by Andrew Burges Architects (ABA), Grimshaw Architects and McGregor Coxall. The Jury determined that the design represented design excellence subject to a series of design development conditions.

The design has been the subject of detailed design development and the original Design Jury (albeit reduced as agreed from 5 to 3 members) has been reconvened on a number of occasions to assess the amended design both prior to and post DA lodgement. The Jury considered the final design (the subject of this assessment report) on 20 November 2020 and determined that:

- the design is consistent with the original Design Excellence Competition winning scheme, prepared by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall
- the Jury unanimously agree that the design exhibits Design Excellence, and meets Design Excellence objectives of the Parramatta LEP 2011 subject to revised ESD outcomes, improved landscaping and sign off on public art and interpretation strategies, and
- the Jury recommend that Council's apply the standard Design Excellence conditions of consent to this development approval. These conditions will require the Design Excellence Jury to review the development as part of any future section 4.55 application, relevant Construction Certificate and final Occupancy Certificate (refer Jury report at Attachment F).

The application is integrated development under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it is proposed within the State heritage listed Parramatta Park and therefore requires a section 60 approval under the *Heritage Act 1977*. NSW Heritage has assessed the application and determined that it is acceptable from a heritage perspective and accordingly issued its General Terms of Approval which are included in the proposed conditions at Attachment B.

Assessment of the subject application has been undertaken against the relevant planning framework including the requirements of section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act). The requirements of the relevant environmental planning instruments which require the consent authority to be satisfied about particular matters before granting consent have been considered including the need for concurrence from Sydney Trains under clause 86 of the ISEPP.

It is considered that any potential adverse impacts of the proposed works can be avoided or mitigated by the imposition of suitable conditions of consent.

As such, this report recommends that the SCCPP, as the relevant determining authority, approve the application subject to the recommended conditions of consent.

2. Key Issues

The keys issues identified in relation to the proposal development include:

- heritage impact including landscape heritage given location within State heritage listed Parramatta Park and view shed of Old Government House and Domain
- Design excellence
- Views and visual impact
- Landscape planting
- Tree removal and biodiversity impacts
- Sustainability
- Accessibility
- Traffic and parking,
- Development adjacent to a rail corridor, and
- Contamination.

3. Site context

3.1 Background and context

The Parramatta War Memorial Swimming Pool, a much-loved traditional outdoor-only facility, was closed in March 2017 to allow for the development of the new Parramatta Bankwest Stadium.

In March 2018 a design excellence competition was held for a new Aquatic Centre to replace the War Memorial Pool. The winning scheme was awarded on 26 November 2018 and comprised the design by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall. The Jury determined that the design represented design excellence subject to a series of design development conditions.

The design has been the subject of detailed design development and the original design Jury (albeit reduced as agreed from 5 to 3 members) has been reconvened on a number of occasions to assess the amended design both prior to and post DA lodgement.

The Aquatic and Leisure Centre at Parramatta is proposed to be located within the southern domain of the May's Hill precinct of Parramatta Park at 7 Park Parade, Parramatta. The surrounding context includes Parkland, Residential, Educational, and Health and Commercial land uses. The site is situated to the west of the Parramatta Central Business District and neighbours the areas of Westmead and May's Hill.

The immediate site is bordered by Park Parade to the North and Prabha Memorial Walk and Parramatta High School to the South.

4. Site description, location and context

4.1 Site

The subject site is located at 7 Park Parade, Parramatta and is legally known as part Lot 1 Deposited Plan 1244328. The site (to be leased from the Parramatta Park Trust) forms an area of approximately 3.7 hectares within the Mays Hill area of the greater Parramatta Park which has a total area of 19.73ha. The site is located to the west of the railway line which separates Mays Hill from the remainder of Parramatta Park and is shown at Figure 1 and in the aerial photograph at Figure 2 below.

The site has a primary frontage to Park Parade, with secondary frontages to Pitt Street, and the Great Western Highway. The site is located at the western edge of the Parramatta CBD and borders the LGAs boundary with the Cumberland LGA to the west.

The surrounding area is characterised by a mix of land uses, consisting of low- to high-density residential dwellings to the west and south, whilst commercial land uses being located to the east. Located to the north-west is the Westmead health precinct.

The site is serviced by public transport, including regular bus services along Pitt Street and Park Parade connecting Parramatta to nearby areas, including Westmead to the north-west and Merrylands to the south. The site is also located within proximity of Parramatta and Westmead train stations, approximately 770m and 300m from the site, respectively.

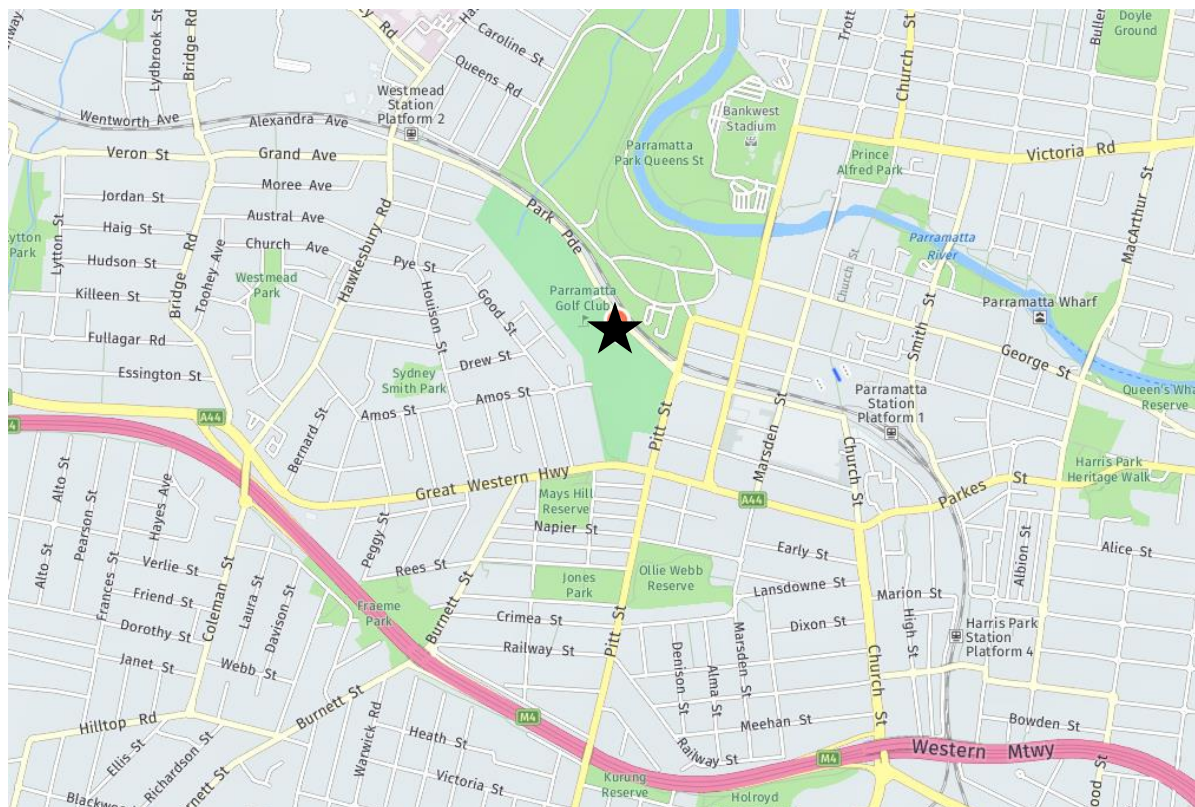


Figure 1. Site location (Source: Nearmap, 2 October 2020)



Figure 2. Aerial Photograph of site (Source: Nearmap, image dated 2 October 2020)

4.2 Site improvements and constraints

The subject site was previously used for a public golf course and accordingly comprises cleared land with areas of vegetation. The golf course has been decommissioned and the land is currently vacant land.

The wider Lot 1 bounds Park Parade to the north east, Pitt Street to the east and the Great Western Highway and Parramatta High School to the south as shown in Figure 3 below. The Cumberland local government area adjoins the site to the south and west. The proposed development site forms a triangular area within the larger Lot 1 located to the west of Park Parade and to the north of a strong line of tree plantings and the Pabha Memorial Walkway which connects Amos Street to the west to the intersection of Pitt Street, Argyle Street and Park Parade to the east.

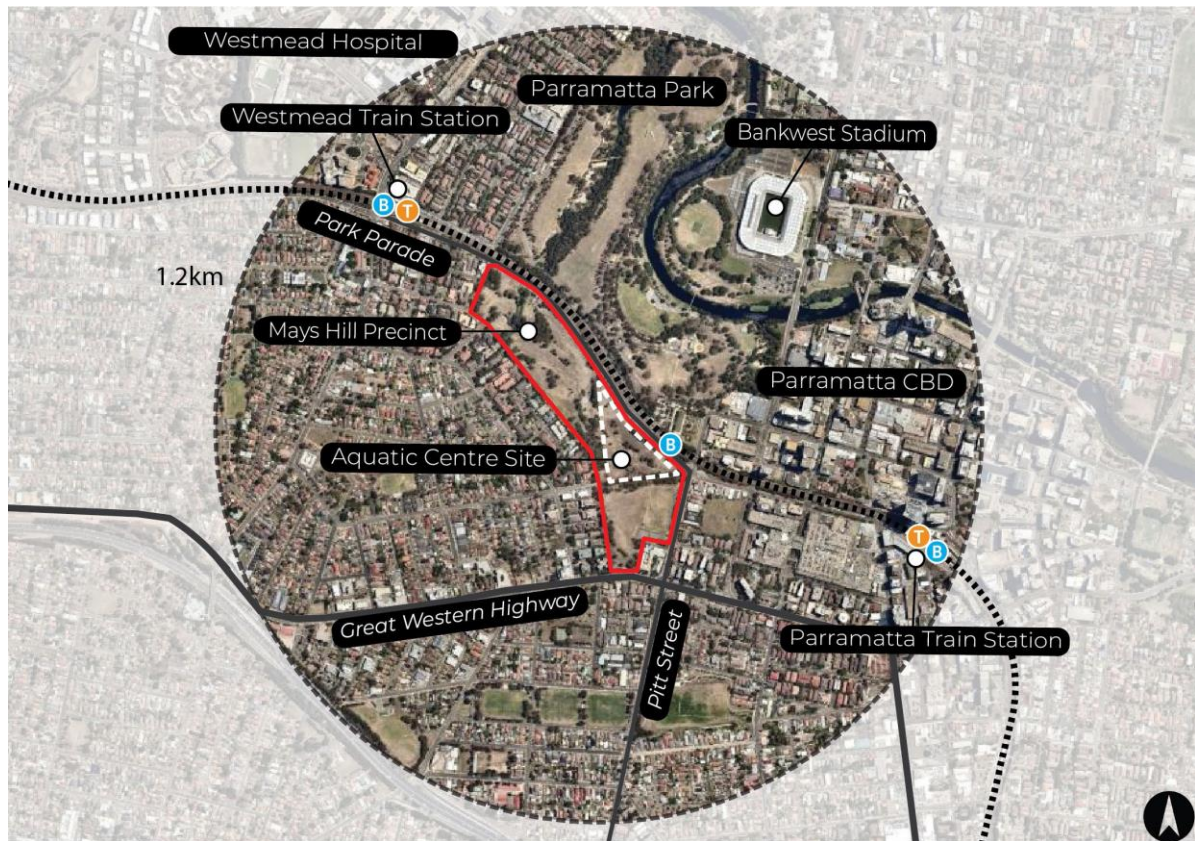


Figure 3. Site context (Source: Mecone, SEE, May 2020)

The topography of the site rises approximately 16 m along the Park Parade boundary from RL 16 at the intersection of Park Parade and Pitt Street up to RL 32. The elevation of the site provides views to the east.

Vegetation is interspersed across the site primarily along the site boundaries in significant avenue plantings and in copses throughout the remainder of the site as shown in Figure 4 below.



Figure 4. Site detail (Source: Mecone, SEE, May 2020)

5. The proposal

The proposal includes the construction of a new Aquatic and Leisure Centre at Parramatta. The scope of works includes site works (cut and fill); tree removal; and the construction of a new aquatic centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at grade car parking spaces; bus drop off area; landscaping works and signage.

Specifically the proposal seeks consent for:

- early works including earthworks comprising cut (up to 10m) and fill (up to 9m) and the removal of one hundred and eighty three (183) trees; and
- the construction of a new Aquatic Leisure Centre comprising:
 - 1 x 50m outdoor swimming pool;
 - 1 x 25m indoor swimming pool;
 - 1 x learn to swim pool;
 - 1 x leisure pool;
 - pedestrian pathways and bus drop-off area;
 - associated pool amenities, including café, health club and program rooms;
 - 197 at-grade car spaces, including 4 accessible spaces;
 - plant equipment rooms;
 - signage; and
 - associated landscaping.

The new Aquatic Centre will comprise a total floor area of 13,751m² with a gross floor area (GFA) of 6,387m² equating to an FSR of 0.15:1.



Figure 5. Aerial view (Source: Grimshaw ABA, Nov. 2020)



Figure 6. Park Parade View (Source: Grimshaw ABA, Nov. 2020)



Figure 7. Heritage View from Mays Hill (Source: Grimshaw ABA, Nov. 2020)

The design statement prepared for the proposal indicated that the scheme is founded on four primary goals:

- *To resolve the Project Brief with an ambitious and distinct landscape concept, energising the Mays Hill Masterplan by fully recognising the urban landscape opportunity the Mays Hill Precinct represents for both Parramatta park and the city of Parramatta;*
- *To bring presence to the site's historical layers, including its history as a gathering place, a place of agriculture, and a place of prospect over the city;*
- *To create a distinct geography for the new facility that reinvents the traditional aquatic centre typology, creating a centre where the quality of its outdoor landscape and recreational space defines its core identity and experience; and*
- *To expand the inclusiveness and community appeal of the aquatic centre as a civic program centred around the pleasures of swimming in its park setting.*

Three key elements have been used to define the massing and built form of the landscape approach:

1. **The ring:** *a thin circular ring, scaled to connect the primary existing and future paths of the Mays Hill Precinct entry, while defining the scale of presence of the Aquatic Centre within the park. The ring also defines the point of separation and containment of the aquatic centre within the park precinct. This ring provides a highly refined formal expression that has minimal bulk while creating clear legibility for the Aquatic Centre set within the Mays Hill Precinct.*
2. **Carving:** *to minimise the physical presence of the building footprint within the park, the aquatic programs are carved into the topography of the hill, setting them below the existing topography of the hill so that sightlines within the park are retained. Central to this carved space is the circular outdoor space of the 50m outdoor pool as the main identifying element of the Aquatic Centre.*
3. **Buffer:** *the Health and Wellness Centre is conceived as a thin linear building that provides a visual and acoustic buffer between the park and the adjacent road and rail corridors, while also animating the street frontage by making visible the recreational activities of the Health and Wellness Centre.*

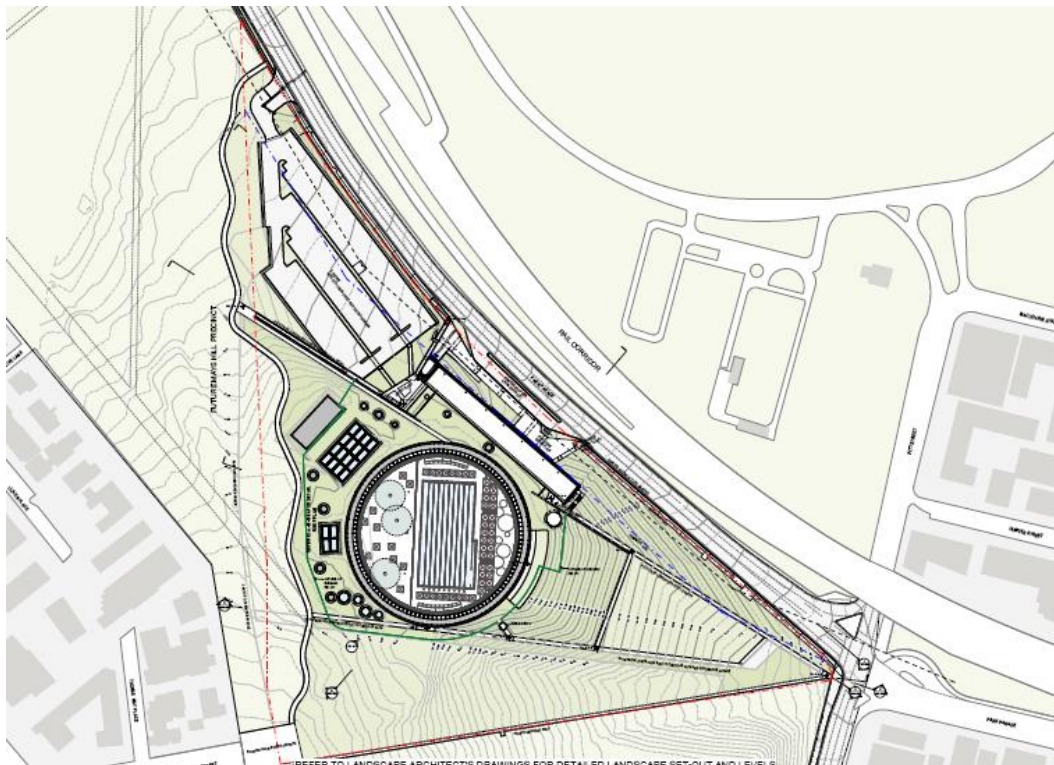


Figure 8 Site Plan (Source: Grimshaw ABA, November 2020)

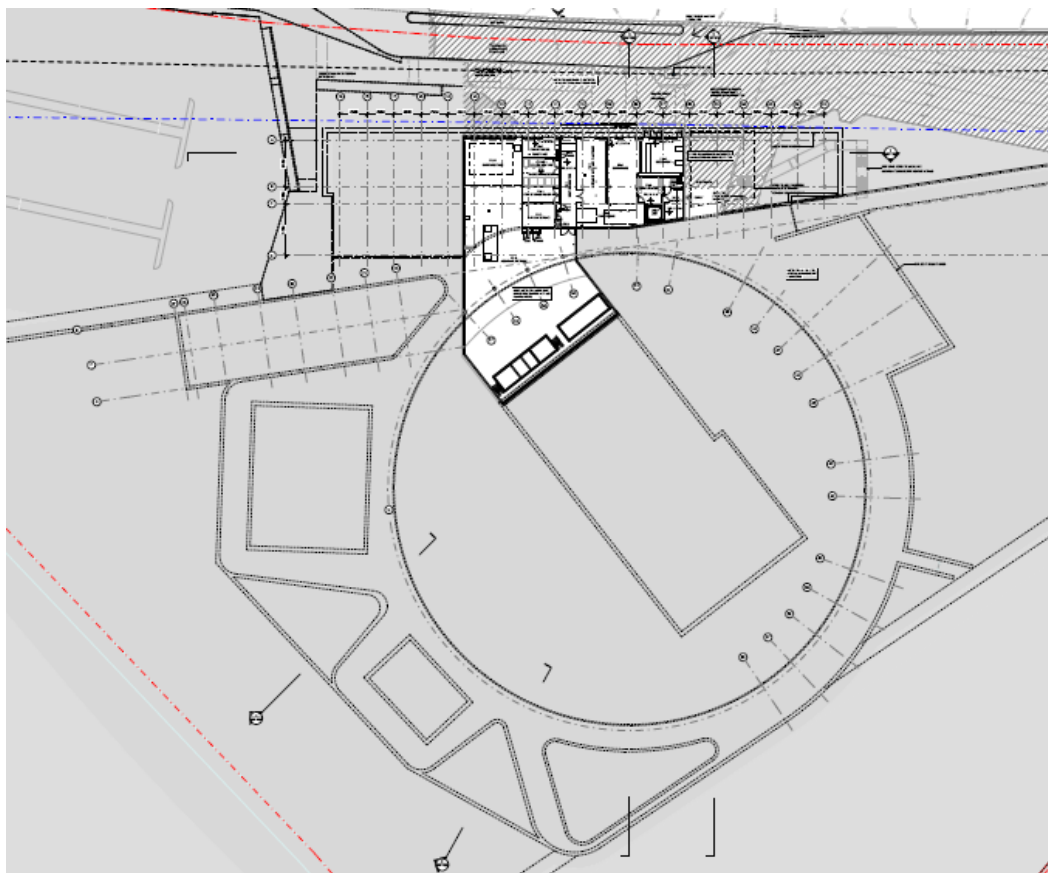


Figure 9 Lower Ground Plan (Source: Grimshaw ABA, November 2020)

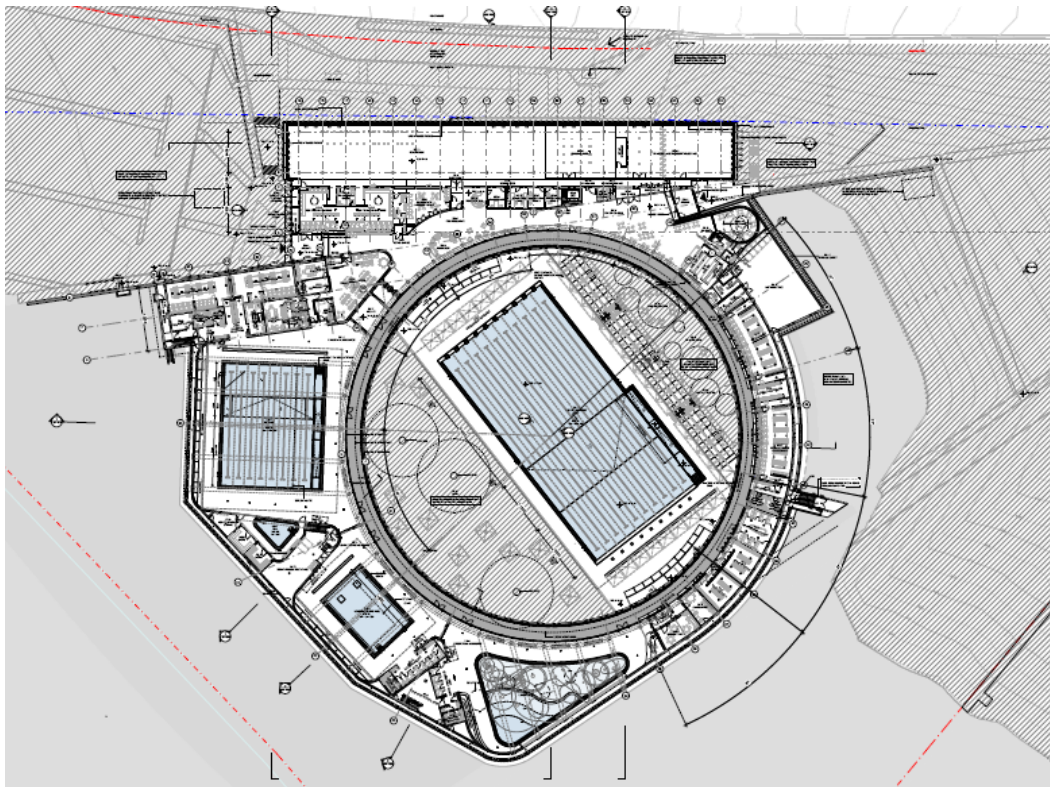


Figure 10 Ground Plan (Source: Grimshaw ABA, November 2020)

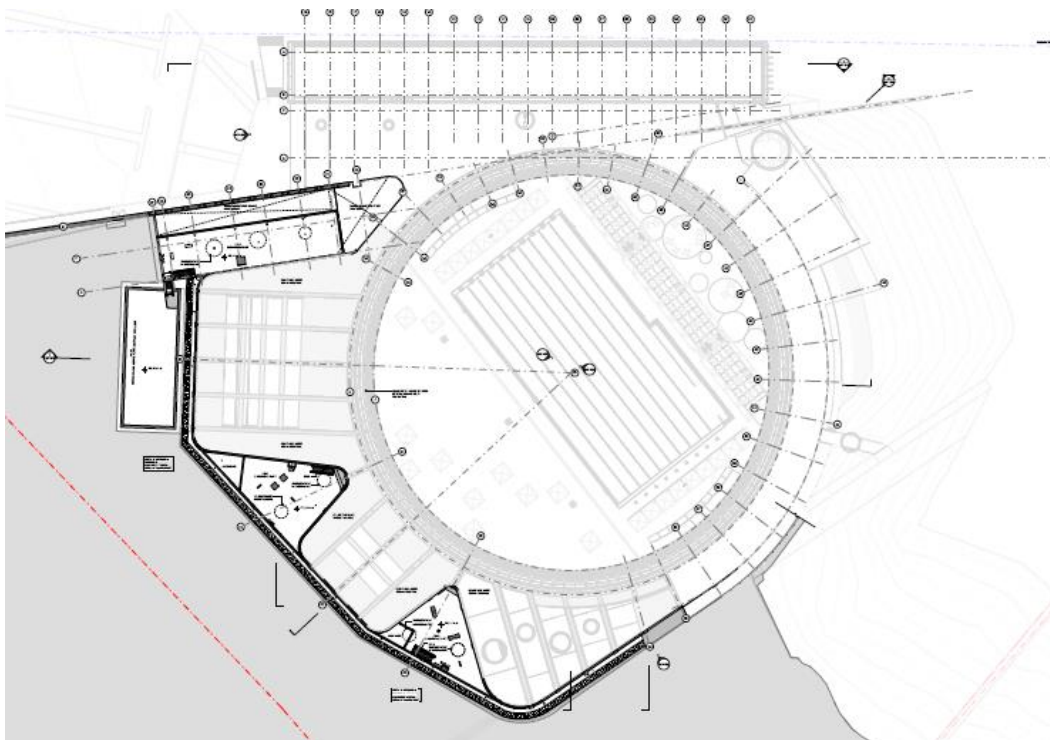


Figure 11 Mezzanine Plan (Source: Grimshaw ABA, November 2020)

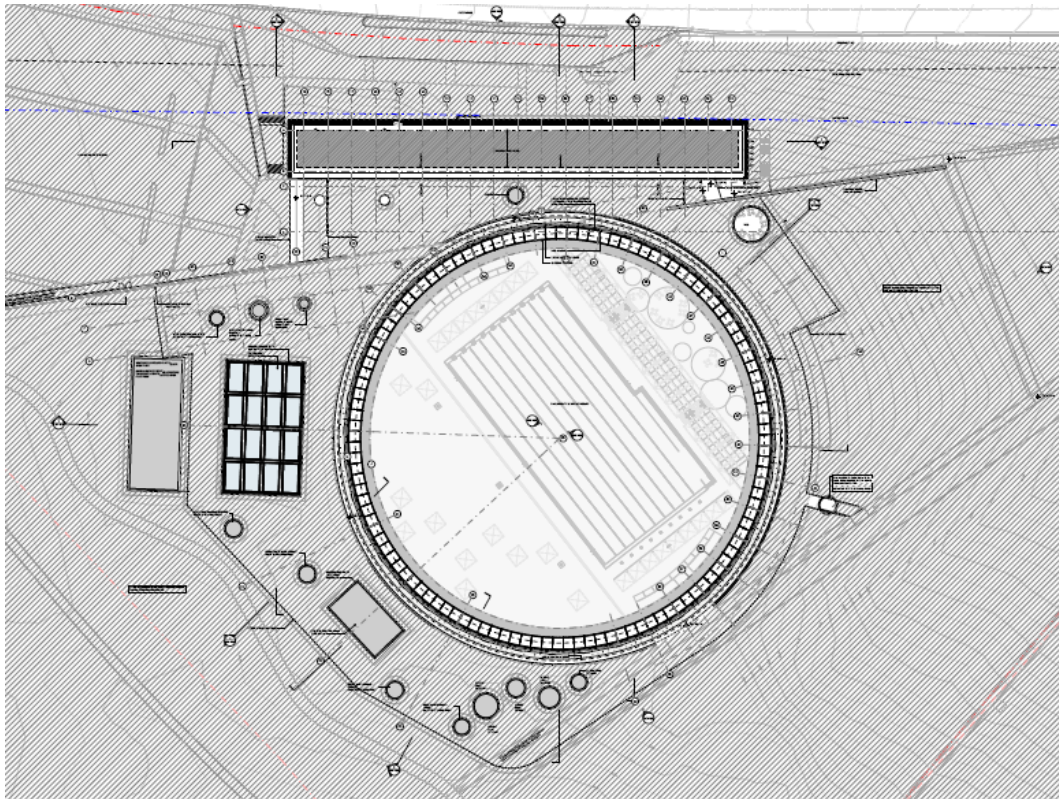


Figure 12 Roof Plan (Source: Grimshaw ABA, November 2020)



Figure 13 Outdoor pool area (Source: Grimshaw ABA, November 2020)

Refer Attachment C for detailed plans.

6. Public notification and any submissions

As noted above the application originally formed two separate applications DA/197/2020: Early Works and DA/277/2020: Main Works.

DA/197/2020 (Early Works) was publicly notified from 6/5/2020 to 4/6/2020 and then again from 3/6/2020 to 3/7/2020. DA/277/2020 (Main Works) was publicly notified from 26/5/20 to 24/6/20. A total of 33 submissions were received in respect of these applications including ten (10) submissions by way of objection and 23 in the form of letters of support or suggestions.

Following an initial review of the applications it was determined that the two were inextricably linked and should form one application with a single determining authority. The applicant was advised of this and DA/277/2020 was then subsequently amended to encapsulate the works originally the subject of DA/197/2020. The combined application (the subject of this assessment report) was then renotified from 16 October to 13 November 2020 and 1 additional submission was received. A total of 34 submissions were therefore received.

7. Referrals

Any matters arising from internal or external referrals not dealt with by conditions?	N/A
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8. Environmental Planning and Assessment Act 1979

Does Section 1.7 (significant effect on threatened species) apply?	No
Does Section 4.10 (designated development) apply?	No
Does Section 4.46 (integrated development) apply	Yes
Are submission requirements within the regulation satisfied?	Yes

9. Consideration of SEPPs

Key issues arising from evaluation against SEPPs	Site is contaminated therefore RAP prepared.
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10. Parramatta Local Environmental Plan 2011 (PLEP 2011)

The table below presents a summary assessment against the terms of PLEP 2011. A detailed evaluation is provided at Attachment A.

Provision	Comment
Land use zone	<ul style="list-style-type: none">RE 1 Public Recreation
Definition	<ul style="list-style-type: none">recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn

		bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).
Part 2 Permitted or prohibited development		<ul style="list-style-type: none"> Recreation facilities (indoor) and Recreation facilities (outdoor) are permissible with consent in the RE1 Public Recreation zone
Part 3 Exempt and complying development		<ul style="list-style-type: none"> Not applicable
Part 4 Principal development standards		<ul style="list-style-type: none"> No minimum lot size or maximum height or FSR development standards apply to the subject land
Part 5 Miscellaneous provisions		<ul style="list-style-type: none"> Clause 5.10 Heritage Conservation -The site forms part of Parramatta Park which is listed as a heritage item (I00596) of State significance under Parramatta LEP 2011.
Part 6 Additional provisions	local	<ul style="list-style-type: none"> Clause 6.1 Acid Sulfate Soils - The site is also subject to Class 5 Acid Sulfate Soils however the land is not within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and will not result in the watertable being lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. Accordingly an acid sulfate soil management plan is not required. Clause 6.2 Earthworks - The proposal includes earthworks and has been assessed against the relevant matters set out in this clause. The proposed earthworks are considered to be acceptable and appropriate mitigation measures have been included in minimise adverse impacts. Clause 6.3 Flood Planning – not applicable Clause 6.4 Biodiversity Protection – not applicable
Part 7 – Additional Local Provisions Parramatta City Centre		<ul style="list-style-type: none"> Clause 7.10 Design Excellence – this clause requires that the consent authority cannot approve a new building on the subject land unless it considers that it represents design excellence. It also outlines matters to be taken into account to determine this and requires a design competition for the subject development being development for which the applicant has chosen such a process. A design competition has been held for the site and the Jury has confirmed that it in its view the application represents design excellence (refer section 2.8 of Attachment A).

11. Parramatta CBD Planning Proposal

Council has prepared a Planning Proposal comprising a new draft land use planning framework for the Parramatta CBD and which would amend *Parramatta Local Environmental Plan (LEP) 2011*. The subject land is affected by the Planning Proposal which seeks to amend the Parramatta CBD boundary, land use mix, primary built form controls and the mechanisms for infrastructure. The Planning Proposal was advertised from 21 September to 2 November 2020 and Council is currently in the process of considering submissions.

Whilst the CBD Planning Proposal applies to the subject land (being shown on the land application map) it does not seek to amend planning controls applying to the site.

The subject land is shown as 'Area A' on the proposed Special Area Provisions plan which provides that proposed clause 7.6M *Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas* would apply. This provision seeks to preserve built form controls for Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre. It specifies maximum floor space ratios for buildings on affected land and requires a design excellence competition for buildings over 55m in height or on a site >1000m². It also outlines bonus provisions and car parking requirements. The proposal is not development which would require a design competition under the proposed clause however it is consistent with the intent of the clause given that a design competition has been held and the Design Jury has provided advice that the design represents design excellence (refer section 2.8 of Attachment A).

There are no other provisions within the Planning Proposal which are relevant to the subject proposal.

12. Parramatta Development Control Plan 2011 (PDCP 2011)

The proposal is generally consistent with the terms of PDCP 2011 in so far as they are relevant. No non compliances have been identified. A detailed evaluation is provided at Attachment A.

13. Planning Agreements

The proposed development is not subject to a planning agreement.

14. Design Excellence

As noted above the proposed development was subject to a design excellence competition in March 2018 at the proponent's request. The winning scheme was awarded on 26 November 2018 and comprised the design by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall. Since award of the winning scheme the proposal has been the subject of detailed design development and has been reviewed by the Design Jury on a number of occasions. The Design Jury considered the final scheme on 20 November 2020 and confirmed in its written report of same date:

- *The Jury consider that the design is consistent with the original Design Excellence Competition winning scheme, prepared by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall.*
- *The Jury unanimously agree that the design exhibits Design Excellence, and meets Design Excellence objectives of the Parramatta LEP 2011.*
- *The Jury recommend that Council's apply the standard Design Excellence conditions of consent to this development approval. These conditions will require the Design Excellence Jury to review the development as part of any future S4.55, relevant Construction Certificate and final Occupancy Certificate.*

The Design Jury also recommended conditions of consent which are included in the condition set at Attachment B.

15. Response to Sydney Central City Planning Panel (SCCPP) briefing minutes

SCCPP was briefed on 1 October 2020 in respect of the subject application. The following issues were raised by the Panel in addition to those highlighted to the Panel in the Briefing Report.

Issues Raised	Comment
The Panel considered ESD measures to be of significance and noted that they were a very important aspect of the winning design. As such, the Panel encouraged inclusion of the ESD elements in the final design. When the DA is next presented to the Panel, the Panel requested clarification regarding what was proposed as part of the winning design vs what comes forward in the final DA	Refer section 7.7 of Attachment A. The proposal is considered to demonstrate an acceptable level of sustainability.
Considering the site and location, aboriginal input into the design is considered to be of significance – both in relation to any archaeological findings as well as stakeholder inputs and related design response.	<p>A draft Interpretation Plan has been submitted which included details of consultation with local Aboriginal communities and opportunities for interpretation of the site's past including:</p> <ul style="list-style-type: none"> • Points of View (linked to CoPC's themes of: Dharug Country: Dharug People; Experiment, Enterprise, Governance) • A Landscape of Stories (linked to CoPC's themes of: A Landscape of Stories, Fertile Ground) • Vital Waters (linked to CoPC's themes of: Dharug Country: Dharug People, Gathering Place, Waves of People). <p>This will be further developed in conjunction with Heritage NSW.</p>
Access and traffic issues, including pedestrian and cyclist connections, need further design input to achieve the best outcome for the community	Further resolution of access and traffic issues has been undertaken to the satisfaction of Council's Independent Traffic Consultant and the Public Domain team (refer section 7.3 and 7.10 of Attachment A).
Surface carparking as currently proposed in the DA is considered unsatisfactory. The Panel notes that carparking should be fully integrated into the Landscape Design, and further thought given to the selection and quality of the surfacing materials. In particular, the surface finish should be environmentally appropriate and consistent with the ESD principles of the competition scheme. Generous landscaping of the carpark is strongly encouraged to ensure shade as well as a green appearance.	Amendments have been made to the car park in accordance with the Jury's comments and green asphalt (or similar) is now proposed. Further additional tree planting (as previously proposed) in the car park is to be required via condition of consent.

16. Summary and conclusion

The application has been assessed relative to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, taking into consideration all relevant State and local planning controls. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. Accordingly, approval of the development application is recommended.

17. Recommendation

That the Sydney Central City Planning Panel, as the consent authority

1. conclude, noting the advice of the Design Excellence Jury and the details within the assessment report, that the application exhibits design excellence having regard to clause 7.10(4);
2. grant consent, subject to the conditions of consent under Attachment B, to development application no. DA/277/2020 for Construction of the new Aquatic Leisure Centre Parramatta. The scope of works includes site works (cut and fill); tree removal; and a new leisure centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at grade car parking spaces; bus drop off area; landscaping works and signage at part Lot 1 Deposited Plan 1244328 as 7 Park Parade, Parramatta; and
3. request that Council notify those persons who made a submission on the application of the Panel's decision.

ATTACHMENT A – PLANNING ASSESSMENT

Panel Reference	PPSSCC-100
DA Number	DA/277/2020

1. Overview

1.1 Section 4.15 of the EP&A Act 1979: Evaluation

This section specifies the matters which a consent authority must consider when determining a development application, and these are addressed in the table below:

Clause	Comment
4.15(1)(a)(i) any environmental planning instrument	Refer to section 2 below
4.15(1)(a)(ii) any proposed instrument	Consistent
4.15(1)(a)(iii) any development control plan	Refer to section 3 below
4.15(1)(a)(iiia) any planning agreement	Not applicable
4.15(1)(a)(iv) the regulations	Refer to section 5 below
4.15(1)(b) the likely impacts	Refer to section 7 below
4.15(1)(c) the suitability of the site	Refer to section 8 below
4.15(1)(d) any submissions	Refer to section 8.2 below
4.15(1)(e) the public interest	Refer to section 9 below

1.2 Section 4.46 of the EP&A Act 1979: What is “integrated development”?

Heritage Act 1977 (Integrated development)

The subject land is listed as a heritage item on the State Heritage Register being part of the ‘Parramatta Park and Old Government House and Domain site’ which is listed as item SHR0059. The application is therefore integrated development under section 4.47 of the *EP&A Act* as an approval is required from the NSW Heritage Council under section 60 of the *NSW Heritage Act 1977*. Heritage NSW has provided its General Terms of Approval for the proposed development which are included in the draft condition set at Attachment B.

1.3 Referrals

The following internal and external referrals were undertaken.

EXTERNAL	
Authority	Comment
Commonwealth Department of the Environment and Energy	No issues raised. Noted the proposal is considered unlikely to have a significant impact on the World and National Heritage values of Old Government House and Domain, and the Department confirmed that the proposal will not require further consideration under the EPBC Act in relation to these matters.
NSW Heritage Council	General terms of approval for section 60 approval (<i>Heritage Act 1977</i>) issued and included in conditions at Attachment B (refer section 7.4).
Sydney Trains	Concurrence granted in respect of clauses 45 and 86 of Infrastructure SEPP 2007 subject to recommended conditions of consent included at Attachment B (refer section 2.2)
Transport for NSW	Advised that concurrence will be granted in respect of section 138 of the <i>Roads Act 1993</i> and comments provided in accordance with clause 101 and 104 of the Infrastructure SEPP 2007 subject to recommended conditions of consent included at Attachment B

	(refer section 2.2).
NSW Police Force	NSW Police undertook a CPTED review of the proposal and advised that initial recommendations appear appropriate and in line with NSWPF advice for similar developments of this type. It has recommended conditions of consent and noted that prior to the commencement of operations a meeting should be arranged with relevant stakeholders to review proposed child protection protocols; noting related offending at similar locations elsewhere in the Sydney Metropolitan area. Appropriate conditions of consent have been included (refer Attachment B).
Sydney Water	Sydney Water has advised by letter dated 29 June 2020 that suitable water and wastewater infrastructure is available to service the proposed development subject to amplification or extension as required.
Endeavour Energy	Detailed comments provided. Conditions of consent recommended.
INTERNAL	
Unit	Comment
Landscape heritage (Independent consultant)	Given the significance of the site an independent expert landscape heritage consultant Julie Marler of Phillips Marler has been engaged to provide advice on the proposal. Advice has been provided that the application is appropriate and will not result in any significant adverse impacts subject to recommended conditions of consent – refer section 7.4 below.
Traffic Engineer (Independent consultant)	An independent traffic assessment has also been undertaken, due to issues raised in relation to access, by traffic expert Josh Milston of JMT Traffic (refer section 7.11 below). Following the provision of initial advice by JMT amendments have been made to the access arrangements such that the proposal is now supported subject to recommended conditions of consent.
ESD (Independent consultant)	Council's independent ESD consultant has also reviewed the application at the request of the Design Jury and determined that the proposal achieved an acceptable level of sustainability subject to recommended conditions.
Environmental Health – Contamination	No objections – conditions provided
Environmental Health – Waste	No objections – conditions provided
Environmental Health – Acoustic	No objections – conditions provided
Urban Design – Public Domain and Accessibility	Public domain has provided advice on various versions of the plans and amendments have been made to address concerns. Following a review of the final plans Public Domain has advised that the proposal is appropriate and recommended for approval subject to recommended conditions included at Attachment B.
Landscape	Comments have been provided and additional information submitted to address concerns raised. Application now supported and conditions provided.
Development Engineer	No objections – conditions provided
Crime Prevention	No objections – conditions provided
Social Outcomes	No objections
Quantity Surveyor	Confirmed cost of works appropriate

2. Environmental planning instruments

2.1 Overview

The instruments applicable to this application are:

- SEPP (Infrastructure) 2007;
- SEPP (State and Regional Development) 2011;
- SEPP No. 55 – Remediation of Land;
- SREP (Sydney Harbour Catchment) 2005;
- SEPP No. 64 – Advertising and Signage;
- Parramatta Local Environmental Plan 2011.

Compliance with these instruments is addressed below.

2.2 State Environmental Planning Policy (Infrastructure) 2007

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State. Part 3 of the Policy (Development controls) is applicable as follows:

Division 15 – Railways

The site immediately adjoins the rail corridor and consequently the following provision apply:

- Clause 45 – Development likely to affect an electricity transmission or distribution network

This clause requires a consent authority to take into consideration the comments of the electricity supply authority where development involves the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower or development:

- (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
- (ii) immediately adjacent to an electricity substation, or*
- (iii) (iii) within 5m of an exposed overhead electricity power line,*

- involving the installation of a swimming pool within 30m of a structure supporting an overhead electricity transmission line or
- within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool, or
- involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned. :

- Clause 86 – Excavation in, above or below rail corridors

This clause requires the rail authority to grant its concurrence for excavation more than 2m deep where those works would be within 25m of the rail corridor and in determining whether to grant it concurrent to consider:

- (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on—*
- (iv) the safety or structural integrity of existing or proposed rail infrastructure*

- facilities in the rail corridor, and*
- (v) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and*
- (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.*

The application was therefore referred to Transport Sydney Trains in respect of both provisions which has:

- Raised no objections relative to clause 45; and
- Granted its concurrence, subject to the imposition of recommended operational conditions, as required by clause 86.

The required conditions of consent are included at Attachment B.

Division 17 – Roads

The subject site has frontage to Park Parade which is a Transitway (bus lane) and classified as a State road. The site also has a boundary fronting the Great Western Highway. The following provisions therefore apply:

- Clause 101 – Development with a frontage to classified roads

This clause requires a consent authority must be satisfied that:

- Access is achieved other than via the classified road where possible;
- The safety, efficiency and operation of the classified road is not adversely affected by the design of the access, the activities of the proposal and the type/volume of traffic attending the site; and
- The development is not sensitive to noise or vehicle emissions.

- Clause 104 – Traffic generating development

This clause requires a consent authority must not determine a development application of a type nominated in Schedule 3 of this policy unless:

- The RMS (now TfNSW) has been advised and its comments taken into consideration;
- The accessibility of the site has been evaluated with regard to the efficiency of movement to and from the site, the extent of multi-purpose trips, potential to minimise travel by car and to maximise movement of freight;
- Any potential traffic safety, road congestion or parking implications.

The matters for consideration under clauses 101 and 104 were evaluated by both TfNSW and Council's Independent Traffic Expert. Initial concerns regarding access arrangements were identified by Council's Expert however these have subsequently been addressed by amended plans.

TfNSW has also noted that the site's planned use will result in high demand events (such as Swimming Carnivals) with the need for coaches. Accordingly it has recommended that an Event Traffic and Transport Management Plan be prepared that ensures the event traffic and transport for events held are safely and efficiently operated for the various event types, including any altered traffic arrangements. It has further noted that to reduce impact to the surrounding transport network and encourage sustainable transport to the site a Green Travel Plan should be prepared in consultation with TfNSW. Conditions of consent are recommended to this effect. No further issues of concern were identified and TfNSW

indicated that it would issue its concurrence under section 138 of the *Roads Act 1993* for the proposal subject to the imposition of recommended conditions of consent. Further discussion on relevant matters is provided at section 7.11 below.

The conditions nominated by TfNSW and Council's Independent Traffic Expert are included at Attachment B.

2.3 State Environmental Planning Policy (State and Regional Development) 2011

This application is captured by Part 4 of this Policy which provides that the Panel is the consent authority for this application. No other relevant provisions apply.

2.4 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of SEPP 55 requires the consent authority to consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

A Phase 1 contamination report and Remediation Action Plan (RAP) has been submitted as part of the application. The Phase 1 report indicates that there is asbestos contamination on site that requires further investigation and remediation.

The applicant has noted that a Detailed Site Investigation (DSI) is not possible at this stage given the archaeological sensitivity of the site and prior to the issue of a second AHIP, which cannot be granted until after this DA is determined. A RAP has therefore been prepared based on the 'worst case scenario'. The RAP notes that the site is affected by historically imported fill (soil) impacted by asbestos containing material (ACM). For the purpose of the RAP the fill is considered to be characterised by ACM. Fill is present at the surface and extends to depths of approximately 0.1m to 0.44m below ground level. The fill contains ash, slag, siltstone gravel and building rubble (cobbles, glass, and Fibre Cement Fragments [FCF]).

The RAP proposes a remediation strategy providing for the retention of fill on-site and implementation of a 'cap and contain' strategy. The site will subsequently be managed via a long-term EMP. This remediation method was assessed to be sustainable, economically viable, commensurate with the level of risk posed by the contaminants and technically achievable to be implemented concurrently with the proposed development works. Having regard to the proposed remediation strategy the environmental consultant (JKE) has confirmed that the site can be made suitable for the proposed development subject to the implementation of the RAP. Council's environmental health officer has reviewed the RAP and confirmed that it is satisfactory and recommended appropriate conditions of consent.

It is therefore considered that the land can (and will) be made suitable for the proposed use subject to the implementation of the RAP and relevant conditions of consent, and that therefore the requirements of SEPP 55 are satisfied.

2.5 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This Policy applies to all of the City of Parramatta local government area. It aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing principles and controls for the whole catchment.

The nature of this project and the location of the site are such that there are no specific controls which directly apply, with the exception of the objective of improved water quality. That outcome will be achieved through the imposition of conditions to address the collection and discharge of stormwater, both during construction and upon completion.

2.6 State Environmental Planning Policy No. 64 – Advertising and Signage

SEPP 64 was gazetted on 16 March 2001 and aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP applies to all signage and requires that development consent must not be issued unless the consent authority has had regard to the matters for consideration.

The development application seeks approval for signage in the form of wayfinding, building identification and operational signs as outlined in the signage strategy submitted with the application. The proposed signage is consistent with the City of Parramatta signage guidelines, appropriate in form and content and located at appropriate points throughout the facility according to function. An assessment against the matters for consideration is provided below:

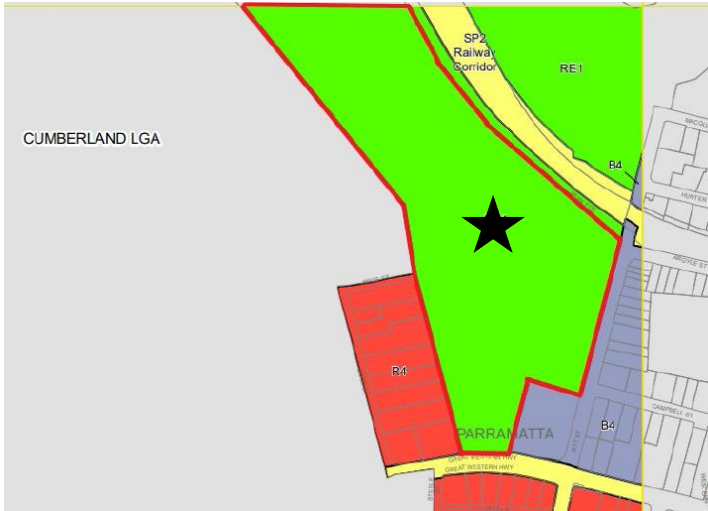
Assessment Criteria	Proposal	Compliance
Character of the Area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located. Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Variety of signage proposed consistent with City of Parramatta signage guidelines. Signage is low key, high quality and appropriate to its location and purpose. It is consistent with the character of the area and the proposed aquatic centre facility.	Yes
Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural areas or other conservation areas, waterways, rural landscapes or residential areas	The proposed signage will not detract from the heritage significance of Parramatta Park or the Mays Hill Precinct. It is suited to the proposed facility and use and will be low key and high quality whilst performing the required function.	Yes
Views and vistas Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not obscure or compromise any significant views, will not dominate the skyline or reduce vistas and will not affect the viewing rights of any parties.	Yes
Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by	The proposed signage is of an appropriate size, scale and form suited to the new facility and the character of the area and its setting. It will not result in any visual clutter.	Yes

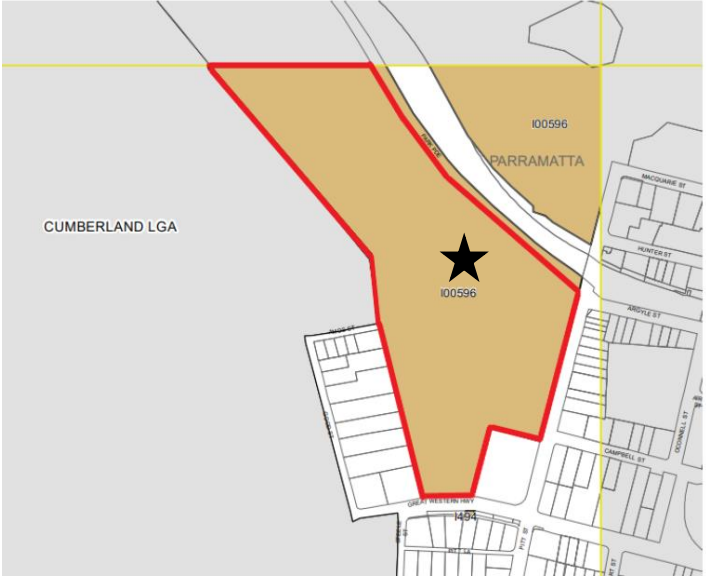
Assessment Criteria	Proposal	Compliance
<p>rationalising and simplifying existing advertising?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p>		
<p>Site and building</p> <p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>The proposed signage is compatible with the scale and character of the new facility.</p>	Yes
<p>Illumination</p> <p>Would illumination result in unacceptable glare?</p> <p>Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>Is the illumination subject to a curfew?</p>	<p>No unacceptable glare will result from the proposed signage and it will not detract from the amenity of any residence being located remote from residential areas. Conditions will be applied to ensure illumination complies with relevant standards.</p>	Yes
<p>Safety</p> <p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>The proposed signage will not result in any safety issues rather will provide appropriate facility identification and way finding to assist the community in accessing the facility.</p>	Yes

Having regard to the above it is considered that the proposed signage is appropriate and will not result in any adverse impacts.

2.7 Parramatta Local Environmental Plan 2011 (PLEP 2011)

The relevant requirements of PLEP 2011 have been considered in the assessment of the development application, as below.

Relevant clause	Proposal	Compliance
Land use table RE1 – Public Recreation	<p>Recreation facilities (indoor) and (outdoor) are permissible in the RE1 Public Recreation zone with consent.</p>  <p>Figure 14: Zoning</p>	Yes
Zone objectives	<p>The proposed new aquatic centre is entirely consistent with the site zoning and objectives including specifically the following objectives:</p> <ul style="list-style-type: none"> <i>To enable land to be used for public open space or recreational purposes.</i> <i>To provide a range of recreational settings and activities and compatible land uses.</i> <i>To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.</i> 	Yes
4.3 Height of buildings – Nil applicable	No maximum permissible height applies to the subject land.	N/A
4.4 Floor space ratio – Nil applicable	No maximum permissible floor space ratio applies to the subject land.	N/A

Relevant clause	Proposal	Compliance
5.10 Heritage	 <p>Figure 15 Heritage Map</p> <ul style="list-style-type: none"> • This clause requires the consent authority to consider the effect of the proposed development on any heritage items or areas. • The subject site is listed as a heritage item of State heritage significance (Item I00596 - Parramatta Park and Old Government House and Domain) under PLEP 2011 • Development consent is required for work to a heritage or archaeological item and as the item is also a State heritage item it comprises integrated development with an approval required under Section 60 of the <i>Heritage Act 1977</i>. • Parramatta Park is also listed on the National Heritage Register as one of eleven Australian Convict sites inscribed on the World Heritage List. The subject land, which forms part of Mays Hill is outside of the World Heritage Listed area but forms a significant element of open space within the edge of buffer zone of the park. • A heritage impact statement has been submitted with the application and an independent landscape heritage assessment of the application has been undertaken by Julie Marler of Phillips Marler. The assessment concluded that the proposal is acceptable from a landscape heritage viewpoint having regard to the prevailing planning controls, impact on views to and from Parramatta Park and impacts on the significance of the Park itself. • The HIS has also been referred to Heritage NSW as the proposal is integrated development. Heritage NSW has determined that the application is appropriate and accordingly its General Terms of Approval have been issued dated 20 November 2020. The GTAs are included in the conditions at Attachment B. 	Yes

Relevant clause	Proposal	Compliance
	<ul style="list-style-type: none"> This matter is addressed in further detailed at Section 7.4 of this report. 	
6.1 Acid sulfate soils	<ul style="list-style-type: none"> The site comprises "Class 5" acid sulphate soils (ASS) Consent is required for works on Class 5 land within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. The proposed works are within 500m of Class 1, 3 and 4 lands however it is understood that the proposed works are not likely to result in the water table being lowered on these lands below 1m AHD. Accordingly an Acid Sulfate Soils Management Plan is not required for the proposed works. 	N/A
6.2 Earthworks	<ul style="list-style-type: none"> Development consent is required for earthworks and consideration is to be given to the potential impacts of the proposed works including <ol style="list-style-type: none"> the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, the effect of the proposed development on the likely future use or redevelopment of the land, the quality of the fill or the soil to be excavated, or both, the effect of the proposed development on the existing and likely amenity of adjoining properties, the source of any fill material and the destination of any excavated material, the likelihood of disturbing relics, the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. These matters have been considered by Council's Development Engineer, who is satisfied the works can be managed without resulting in any significant adverse impacts subject to the imposition of recommended conditions of consent. The proposed site works will not prejudice the future development of any adjoining land, or the amenity of that land and will enable to development of the aquatic centre built into the hillside thus reducing visual and other impacts. Issues relating to soil quality addressed via considerations of SEPP 55 above. Potential for relics addressed at section 7.5 below. 	Yes
7.10 Design Excellence	<ul style="list-style-type: none"> This clause requires that the consent authority cannot approve a new building on the subject land unless it considers that it represents design excellence. It also outlines matters to be taken into account to determine this and requires a design 	Yes

Relevant clause	Proposal	Compliance
	competition for the subject development being development for which the applicant has chosen such a process. A design competition has been held for the site and the Jury has provided advice that the application represents design excellence (refer section 2.8 below).	

2.8 Design Excellence

The proposed development was subject to a design excellence competition in March 2018. The winning scheme was awarded on 26 November 2018 and comprised the design by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall. In response to the winning design the Jury commented

The Jury credits how the scheme celebrates the history and landscape setting of the site, the experience of swimming, and in many ways, rethinks the Sydney pool experience. The understanding of the ALCP as a gathering place for the community is commendable. The Jury commends the sculptural gesture of the “ring” and its strength and purity. The Jury also commends the schemes response to the Mays Hill Masterplan and restraint in the scheme, but still with providing a strong, elegant design.

The Jury report identified matters which were particularly valued in the Andrew Burges Architects, Grimshaw Architects and McGregor Coxall scheme and which it recommended were to be retained in the DA design. The table below provides an assessment of whether the amended design proposal continues to include these matters.

Table 1: Assessment of consistency with Design Development Matters / Conditions from the Competition Scheme

Design Development Conditions	Amendment proposal compliance (Yes / No) Jury Recommendation / comment
<p>1. Location of the Health and Wellness Centre (gymnasium):</p> <p>The street frontage of the “wedge” building containing the health and wellness centre provides a high level of activation and a high commercial value for a key revenue source. The wedge also acts as a noise barrier for the outdoor aquatics area resulting in an enhanced customer experience by capturing the sounds of the park rather than the passing traffic.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The Health and Wellness Centre, which is contained within the thin, linear “wedge” building has been retained and rationalised through the design development process.</p> <p>Although it has reduced in size slightly when compared to the Design Competition winning scheme, it is located in the same location that provides a visual and acoustic buffer between the park and an adjacent road and rail corridors.</p> <p>The developed and sophisticated approach to materials and detailing of the Health and Wellness Centre is supported by the Jury.</p>

Design Development Conditions	Amendment proposal compliance (Yes / No) Jury Recommendation / comment
<p>2. The planting palette by McGregor Coxall:</p> <p>The planting palette is beautifully considered and presented and should be retained (subject to Condition 10 below).</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The planting palette has been enhanced through the design development process. It is important that planting densities are retained, and mature trees are planted, particularly in the pool hall and carpark areas, to create shade and an impactful landscape early for visitors.</p> <p>The Jury note that the amended architectural and landscape drawings have removed a significant number of proposed trees from the Park Parade entry / bus drop off zone.</p> <p>Recommendation – The Jury recommend that Council’s relevant landscape officer require (via a condition of consent) that the proposed planting in this zone is reinstated as per the original Development Application submission.</p> <p>The Jury defer the detailed assessment of the landscape drawings to the relevant Council Officer.</p>
<p>3. The “ring” concept:</p> <p>The concept of the “ring” enclosure that forms the primary identifying element of the aquatic centre presents an opportunity of a large-scale landscape art piece. Collaboration or consultation with a suitable artist is recommended (refer Condition 11 below), though it’s elegance, simplicity and understated nature should be retained.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The concept of “The Ring” has been retained in the submitted design. It functions as a publicly accessible verandah, providing views into the Aquatic Centre and across the Park back towards the Parramatta City Centre.</p> <p>Architecturally, the ring provides a highly refined formal expression that has minimal bulk while creating clear legibility for the Aquatic Centre set within the Mays Hills Precinct.</p> <p>The Jury notes that the submitted draft Heritage Interpretation Strategy & Plan (artefact) proposes “a series of interpretive elements located along the walkway of the outer ring around the top of the pool complex which will contain stories of events and landscape</p>

Design Development Conditions	Amendment proposal compliance (Yes / No) Jury Recommendation / comment
	<p>views from both conceptual and physical ‘points of view’, addressing both Aboriginal and non- Aboriginal perspectives”. This concept is supported by the Jury.</p> <p>Recommendation – The Jury recommend that a condition of consent is applied that requires the Jury to review and comment on the developed proposals for Public Art, Heritage and Interpretation Strategies prior to the relevant Construction Certificate.</p>
<p>4. Single level experience (pool hall): The single level ground floor plan within the “ring” pool hall building is to be retained. Conceptually (subject to the conditions below regarding internal layout changes) this arrangement results in a positive outcome for customer experience and operational requirements. Movement within the building is open around the pools and should be retained.</p>	<p>Yes</p> <p>Item Satisfied. The submitted “single ground floor plan” has been retained and is consistent with the original Design Competition winning scheme.</p> <p>The Jury agree with the architects statement that <i>“the architectural design has organised the functional spaces of the aquatic and leisure program on a single level for the simplicity of the user experience....The circular design provides clear sightlines and very legible circulation for the connection of all programmatic elements of the Aquatic and Leisure Centre”</i>.</p> <p>Recommendation – The Jury recommend that a condition of consent is applied that requires the Jury to review and comment on the developed proposals for Public Art, Heritage and Interpretation Strategies prior to the relevant Construction Certificate.</p>
<p>5. Pedestrian Circulation: Pedestrian circulation is flexible and allows entry from the city or the car park approaches equally. Movement within the building is open around the pools and clear through gym and administration spaces and should be retained.</p>	<p>Yes</p> <p>Item Satisfied. The Jury confirm that the building entry experience is clear and legible from all approaches.</p> <p>The proposed entries have an “improved generosity” and have been well developed by the design team. The building entries have been designed to provide legible and intuitive wayfinding.</p>

The Design Jury also made further observations and recommendations for the winning scheme as set out below:

Table 2: Assessment of compliance with further matters identified by the Design Jury

Design Development Matters / Conditions	Amendment proposal compliance (Yes / No)
<p>1. Reduce the amount and level of cut/excavation Reduce the amount of cut significantly and associated spoil. Consideration should be given to relocating some of the facilities in the “ring” (i.e. basement facilities) to the “wedge” building. Consideration may be given to raising the “ring” building to reduce the level of cut. “Lifting” the aquatic hall partially out of the ground may also assist in providing a less “cavernous” feel.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The approach to balancing cut and fill is supported.</p>
<p>2. Location of Spa: Reconsider the location of the spa to ensure compliance with the functional brief requirements.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The relocation of the spa from the pool entry occurred during the pre-lodgement phase.</p> <p>However, the Jury defer the suitability of the proposed spa location to Council’s client-side user groups.</p>
<p>3. Learn to Swim Pool: The learn to swim pool can be separate but is not to be “hidden”. Good view lines for lifeguards to be achieved from all areas within the pool hall.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The relocation of this pool occurred during the pre-lodgement phase.</p> <p>However, the Jury defer the suitability of the proposed location of the ‘learn to swim pool’ to Council’s client side user groups.</p>
<p>4. Review of functional/operational requirements: Undertake a review of the functional/operational requirements outlined in the Brief and ensure that sightlines/view lines promote an efficient operational model for the centre.</p> <p>This may require some adjustment to the internal planning of the development.</p>	<p>Yes</p> <p>Item Satisfied.</p> <p>The Jury are very supportive of the functional layout and arrangement of indoor and outdoor aquatic spaces.</p> <p>The Jury confirms that it has received written confirmation from Council’s client-side team that the proposal is a “fit for use aquatic</p>

Design Development Matters / Conditions	Amendment proposal compliance (Yes / No)
	facility that is appropriate to the needs of City of Parramatta.”
<p>5. Outdoor Family Pool: Pool 37 (outdoor family pool) is too subterranean, too enclosed. Strategies need to be considered to optimise daylight access to this pool.</p>	<p>Yes</p> <p>Item Satisfied. The Jury confirm that the design has incorporated appropriate strategies to optimise daylight access to all indoor pools (e.g. – ETFE skylights above 25m pool and learn to swim pools).</p>
<p>6. Daylighting: In addition to Condition 5 above, the pool interiors generally should be reconsidered to be less “bunker like” through enhanced natural light (i.e. through provision of additional light shafts).</p>	<p>Yes</p> <p>Item Satisfied. The developed and sophisticated approach to materiality and detailing is supported by the Jury.</p>
<p>7. Customer experience: Work with the Client to rearrange the “wedge” building to improve customer experience.</p>	<p>Yes</p> <p>Item Satisfied. During the pre-lodgement phase, the size, layout and functionality of the health and wellness centre was rationalised.</p>
<p>8. Internal planning & efficiency of circulation: Give consideration to passageways inside the indoor aquatic hall, to eliminate pinch points and to improve efficiency of circulation.</p>	<p>Yes</p> <p>Item Satisfied. Since the Design Competition, the Jury confirm that the internal planning has been optimised.</p>
<p>9. Reorientation of 50 metre pool: The above changes could require rotation of the 50-metre pool away from its north-south orientation to avoid pinch points on its eastern side.</p>	<p>Yes</p> <p>Item Satisfied. The proposed 50m pool landscape is supported, with the introduction of the extended pool concourse, rain garden and large mature trees.</p>
<p>10. Internal Landscaping: The trees within the grassed area in the “ring” building should be reconsidered. These pose potential maintenance issues (root obstructions, leaves in the pools) and potential bare</p>	<p>Yes</p> <p>During the pre-lodgement phase, the</p>

Design Development Matters / Conditions	Amendment proposal compliance (Yes / No)
<p>patches in grass. An alternative shading strategy should be considered.</p>	<p>Jury recommended that more shading was required for the outdoor pool, lawn and public terrace. The introduction of 3 x large canopy trees within this outdoor lawn was supported by the Jury.</p> <p>Recommendation - These trees should be minimum 1000 litre specimens.</p>
<p>11. The “ring” concept: Collaboration or consultation with a suitable artist is recommended to investigate the opportunity of creating a large-scale landscape art piece through the “ring” enclosure form/structure. Though its elegance, simplicity and understated nature, as demonstrated in the competition submission, should be retained.</p>	<p>Yes</p> <p>Item Satisfied. See above discussion – “The Ring Concept”.</p>
<p>12. Retention of Full Design Team: The Jury acknowledges the strong landscape gesture of the scheme and positive response to heritage considerations. The Jury insists that due to the restrained, strong and elegant scheme with a strong landscape influence, that the entire team must be engaged moving forward, namely the inclusion of McGregor Coxall as the landscape architect.</p>	<p>Yes</p> <p>Item Satisfied. The full design team of Andrew Burges Architects, Grimshaw Architects and McGregor Coxall Architects have been engaged to design and prepare the DA. The Jury recommend a condition of consent that will require the full design team to “have direct and ongoing involvement in the design documentation and construction stages of the project, including signing off any required certifications for the Development Application, Modification Applications, Construction Certificate and Occupation Certificate stages.” This condition is required regardless of the procurement methodology.</p>

The reconvened Design Jury considered the amended design at subsequent meetings on 29 January 2020, 11 March 2020 and finally on 20 October 2020 (refer reports at Attachment F). In summary the Jury was supportive of the proposal and concluded as follows:

- *The Jury consider that the design is consistent with the original Design Excellence Competition winning scheme, prepared by Andrew Burges Architects, Grimshaw Architects and McGregor Coxall.*
- *The Jury unanimously agree that the design exhibits Design Excellence, and meets Design Excellence objectives of the Parramatta LEP 2011.*
- *The Jury recommend that Council's apply the standard Design Excellence conditions of consent to this development approval. These conditions will require the Design Excellence Jury to review the development as part of any future S4.55, relevant Construction Certificate and final Occupancy Certificate.*

The standard design excellence conditions of consent referred to by the Jury have been included in the condition set at Attachment B.

Having regard to the Jury's advice it is considered that the proposal is consistent with the competition winning scheme and represents design excellence.

3. Draft Planning Instruments

3.1 Draft amendments to Parramatta Local Environmental Plan 2011

Council has prepared a Planning Proposal comprising a new draft land use planning framework for the Parramatta CBD and which would amend Parramatta Local Environmental Plan (LEP) 2011. The subject land is affected by the Planning Proposal which seeks to amend the Parramatta CBD boundary, land use mix, primary built form controls and the mechanisms for infrastructure. The Planning Proposal was advertised from 21 September to 2 November 2020. Council is currently in the process of considering submissions.

Whilst the CBD Planning Proposal applies to the subject land (being shown on the land application map) it does not seek to amend planning controls applying to the site.

The subject land is shown as 'Area A' on the proposed Special Area Provisions plan which provides that proposed clause 7.6M Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas would apply. This provision seeks to preserve built form controls for Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre and specifies maximum floor space ratios for buildings on affected land, requires a design excellence competition for buildings over 55m in height or on a site >1000m². It also outlines bonus provisions and car parking requirements. The proposal is not development which would require a design competition under the proposed clause however it is consistent with the intent of the clause given that a design competition has been held and the design jury has determined that the design represents design excellence (refer section 2.8 above).

There are no other provisions within the Planning Proposal which are relevant to the subject proposal.

4. Development Control Plans

4.1 Parramatta Development Control Plan 2011 (PDCP 2011)

An assessment of the proposal against the relevant controls in PDCP 2011 is provided below:

Part 2 Site planning		Complies
2.4.1 Views and vistas	Satisfactory subject to recommended conditions of consent – refer section 7.6 below.	Yes
2.4.2 Water Management	<ul style="list-style-type: none"> No flood risk applicable Waterways protection through control of stormwater and water quality measures during and post construction OSD provided 	Yes
2.4.3 Soil management	<ul style="list-style-type: none"> Sedimentation to be addressed via conditions E&SCP provided Salinity is not identified as a site constraint. 	Yes
2.4.4 Land Contamination	<ul style="list-style-type: none"> Refer to SEPP 55 assessment above Preliminary Site Investigation report and Remediation Action Plan submitted RAP confirms land can be made suitable, 	Yes
2.4.5 Air Quality	<ul style="list-style-type: none"> The subject site is affected by contamination and accordingly the proposed excavation and construction works have the potential to result in adverse air quality impacts Standard conditions to be imposed to manage potential construction impacts 	Yes
2.4.6 Development on Sloping Land	<ul style="list-style-type: none"> The proposed development is cut into the slope and has had regard to the principles contained in this control including minimisation of cut and fill and visual impact of development. 	Yes
2.4.7 Biodiversity	<ul style="list-style-type: none"> The proposal will result in the removal of vegetation on site including 183 trees however a large number of trees (including significant trees and trees of historical and biodiversity value) will be retained. The proposal also included tree planting at a ratio of 3 new trees for every tree removed. Given these measures, the design of the facility and the public benefit of the proposed new aquatic centre it is considered that on balance the biodiversity impacts are acceptable. New planting is appropriate to the locality 	Yes
2.4.8 Public Domain	<ul style="list-style-type: none"> Design and treatment of public domain satisfactory as confirmed by Urban Design (Public Domain) subject to recommended conditions 	Yes
Part 3 Development Principles		Complies
3.2 Building Elements	<ul style="list-style-type: none"> Form, massing and presentation are considered to be satisfactory having regard to the prevailing planning controls. 	Yes
3.3 Environmental Amenity	<ul style="list-style-type: none"> Onsite landscape treatment satisfactory ESD addressed satisfactorily as advised by independent ESD advisor (refer section 7.7 below) Arrangements for stormwater disposal are satisfactory 	Yes
3.4 Social Amenity	<ul style="list-style-type: none"> Equitable access and facilities ensured via compliance with BCA, DDA and relevant standards. Addressed by conditions. Assessment against CPTED considerations is satisfactory. Addressed by conditions Arts Plan required for development >\$5 million or 5,000m². Address via condition of consent. 	Yes
3.5 Heritage	<ul style="list-style-type: none"> Heritage impact considered acceptable – refer section 7.4 below Historic and Aboriginal Archaeological impact also considered 	Yes

Part 2 Site planning		Complies
	acceptable – refer section 7.5 below	
3.6 Movement and Circulation	<ul style="list-style-type: none"> Access and parking arrangements considered satisfactory - refer to section 7.11 below. 	Yes
Part 4 Special Precincts		Complies
4.3.3 Parramatta City Centre		
4.3.3.1 Building form	<ul style="list-style-type: none"> Building responds appropriately to the streetscape of Park Parade Façade composition and schedule of external materials satisfactory via design excellence process subject to further detailed design development (conditions recommended particularly in relation to colour, visibility and reflectivity) 	Yes
4.3.3.3 Public domain and pedestrian amenity	<ul style="list-style-type: none"> Appropriately located and designed through site links provided Accessible pathways provided to ensure equitable access (refer section 7.3) 	Yes
4.3.3.4 Views and corridors	<ul style="list-style-type: none"> Proposal appropriately designed to minimise impact on views, view corridors and views to the site from Parramatta Park (refer section 7.6) Of particular relevance is View 8 - View from Marys Hill across Parramatta's City Centre to distant hills. Significance noted as: <i>Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.</i> <p>The proposal will sit below the top of Mays Hill and will alter foreground views but not distant views. The impact is considered acceptable on balance having regard to the associated positive benefits of the new aquatic centre.</p>	Yes
4.3.3.5 Access and parking	<p><i>Location of Vehicle access</i></p> <ul style="list-style-type: none"> Only one access point provided, as required Design of vehicle access and circulation satisfies relevant criteria (as amended) <p><i>Pedestrian access and mobility</i></p> <ul style="list-style-type: none"> Pedestrian entry points clearly defined and highly visible Entry points provide barrier free access Compliance with AS/BCA/DDA to be achieved <p><i>Vehicle driveways and manoeuvring</i></p> <ul style="list-style-type: none"> Design of onsite manoeuvring areas satisfactory per advice from Independent Traffic Engineer <p><i>Onsite parking</i></p> <ul style="list-style-type: none"> Appropriate parking provision as advised by Independent Traffic Engineer (refer section 7.11) 	Yes
4.3.3.6 Environmental Management	<p><i>Landscape design</i></p> <ul style="list-style-type: none"> On site landscaping treatment satisfactory as confirmed by Landscape and Tree Officer and Design Jury (subject to conditions). Public domain treatment satisfactory as confirmed by Urban Design (public domain) team and Design Jury (subject to conditions). <p><i>Energy and Water Efficient Design</i></p> <ul style="list-style-type: none"> Considered acceptable by Council's Independent ESD advisor <p>See further comments at section 7.7 below.</p>	Yes
Part 5 Other Provisions		Complies
5.4 Preservation	<ul style="list-style-type: none"> Consent being sought for proposed tree removal On balance proposed tree retention and replacement planting 	Yes

Part 2 Site planning		Complies
of Trees -or Vegetation	in addition to positive social benefits of proposed facility are considered to outweigh negative impact of proposed tree removal (refer section 7.2) below.	
5.5 Signage	<ul style="list-style-type: none"> Proposed signage considered acceptable having regard to relevant controls. 	Yes

5. Planning agreements or contributions plans

5.1 Planning agreement

Not applicable.

5.2 Contributions Plan

Council project explicitly excluded from application of *Parramatta CBD Development Contributions Plan 2007*.

6. The Regulations

Clause 92 of the Regulation prescribes certain matters to be considered by a consent authority in its determination of a development application. There are no matters that are relevant to the proposed development.

Division 8A of the Regulation sets out prescribed conditions of consent, which have been included in the proposed conditions for this development.

7. The likely impacts of the development

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* specifies the matters which a consent authority must consider when determining a development application. These matters are addressed below.

7.1 Context and setting

The Land and Environment Court planning principle on “compatibility with context” as established in *Project Venture Developments v Pittwater Council* provides the following test to determine whether a proposal is compatible with its context:

Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites?

Response

This proposal will not result in any significant adverse physical impacts as follows:

- Site works and alterations to the ground profile are appropriate and will provide appropriate site levels for the new Aquatic Centre;
- Appropriate arrangements are able to be achieved for the collection and disposal of stormwater;
- Arrangements for vehicle access, and traffic generation will not compromise safety for road users, and will not reduce the efficiency of the local road network;
- The design and location of the building has regard to the site topography, landscape character and relationship with (and views to and from) the State significant Parramatta Park and Old Government House and Domain in accordance with planning controls; and

- The proposal will not generate any significant impacts to detriment of adjacent and surrounding sites.

Is the proposal's appearance in harmony with the buildings around it and the character of the street?

Response

The proposal will have a satisfactory relationship with its context for the following reasons:

- the proposed built form is nestled into the site slope to minimise visibility and to maintain as far as possible the existing site topography, extensive vegetation and views to, from and across the site;
- the proposed access arrangements will ensure good access via variety of transport modes thus providing that the facility is highly accessible to all members of the community;
- Site planning provides for a high quality street frontage presentation of Park Parade and extensive planting to screen the development from views from the west from Parramatta Park and Old Government House and Domain;
- The scale, form and presentation of the facility represents design excellence as confirmed by the Design Jury and is fit for use as confirmed by Council's Acting Group Manager Social and Community Services
- The built form does not result in any adverse impacts for adjacent sites or the heritage significance of the site itself or Parramatta Park and Old Government House and Domain to the east; and
- The values of heritage items in the vicinity of the site, and in the wider visual catchment, are not diminished by the proposal which at the same time will contribute significantly to establishing Parramatta at the next Sydney CBD and meeting the recreation needs of the community.

Having regard to the above assessment it is considered that the facility is compatible with its context and setting.

7.2 Site works

Excavation

Bulk earth works are proposed as part of the proposal including cut (up to 10m) and fill (up to 9m) to accommodate the proposed new facility. Cut and fill has been minimised as far as practicable however the proposed design requires cutting into the slope of Mays Hill to 'nestle' the new facility into the hillside and thereby minimise its bulk and visual impact particularly when viewed from Parramatta Park (and Old Government House and Domain). An excess of 36,000m³ of cut will be required to be disposed of off-site with the proposed cut totalling 61,150m³ and fill totalling 26,150m³.

Council's Development Engineer has advised that the proposed works are appropriate and recommended conditions at Attachment B include requirements to ensure the works are properly managed, including structural support for adjacent land and trees, monitoring of public assets for damage and appropriate disposal of excess waste.

Tree removal

The proposal includes the removal of 183 trees to facilitate the construction of the new facility however these trees are generally confined to low significance trees with the

exception of two groups of moderate significance trees including one group of *Eucalyptus citriodora* and one group of *Eucalyptus saligna* located in the centre of the excavated area of the site. The significant planting of *Eucalyptus citriodora* along Jubilee Avenue is not directly affected by the proposed line of cut but is adjacent. As advised by Council's Independent Landscape Heritage Consultant (refer Attachment G) care will need to be taken during construction to avoid damage to these trees, and compensation for the changes to ground water to ensure their long-term survival. In addition, filling and ground works come close to the end of the avenue at the Pitt Street entry. *Syncarpia glomuliferum* trees within the Governors Avenue, also noted as habitat trees will not be affected by the site excavation. Advice has been provided that the proposed removal can be supported and that remaining trees on site, particularly those in close proximity to the large excavation, should be managed to avoid further tree loss. Conditions to this effect are proposed and a tree protection plan has been prepared by Tree IQ.

Services

The proposal provides for the extension / augmentation of all services to meet the anticipated demand loads of the development in accordance with service providers specifications. The Services Infrastructure Management Plan (Stantec, 01.04.2020) submitted with the application notes that services can be extended and/or augmented to service the development to meet the anticipated demand loads. Appropriate conditions of consent are also recommended.

7.3 Site design and internal design

Site planning

The proposal has appropriately responded to relevant site constraints including:

- site topography and historical and archaeological significance;
- Site configuration, street frontages and the provision of through site links / pedestrian connections although an improved connection is to be required for Governor's Ave DDA compliant path alignment to provide direct connect to the Amos St footpath system (to be addressed via condition);
- Views to, from and across the site including significant heritage views and vistas from heritage items (Parramatta Park and Old Government House and Domain); and
- Vehicle access arrangements.

Built form and materials and finishes

The built form and materiality of the proposal was reviewed by Design Competition Jury who considered that the proposal continues to be consistent with the design excellence competition winning scheme and that it represents design excellence.

The conditions at Attachment B include requirements to ensure that the design excellence qualities of the development are not diluted once the project moves into the construction stage, including retention of the project architect for the construction stage, ongoing 'hold points' to enable the Design Excellence Jury to monitor plans and external materials prior to the issue of any relevant Construction Certificate, and again at Occupation Certificate.

Accessibility

An accessibility report has been submitted with the application and has been reviewed by Council's Urban Design Accessibility Officer in conjunction with the plans and other supporting documentation. The referral notes that a comprehensive access report has been

submitted which identifies several issues to be addressed. The following concerns have also been raised:

External Accessibility

- Bus parking areas need to be clearly defined and delineated
- Car drop off areas need to be clearly defined and delineated

Internal Accessibility

- Access to the concourse ring need to be clearly delineated
- DDA compliant and equitable access to the pool deck from the concourse level must be clearly delineated
- The area of the concourse ring that does not provide a smooth transition at the abutment of differing surfaces will need to provide visual contrast greater than 30% and tactile clues defining the hazard.
- The lawn areas will require shade areas for those seeking shelter.

Conditions of consent are proposed to address these issues and to reflect the recommendations of the accessibility report.

Landscaping

Landscape is a key consideration in the assessment of the subject proposal and was a key matter in the Design Jury's identification of the design as the design competition winning scheme.

Council's Tree Management and Landscape Officer is satisfied with the landscape treatment proposed subject to the inclusion of recommended conditions of consent. Further Council's independent Landscape Heritage consultant has provided advice that the proposed landscape treatment is appropriate (refer section 7.4 below).

Compliance with the Building Code of Australia

Any consent granted to the application would include conditions requiring compliance with the National Construction Code/ Building Code of Australia.

7.4 Heritage and View Impacts

The proposal is to be located at Mays Hill which forms a significant parcel of land within Parramatta Park. Parramatta Park is listed on the National Heritage Register as one of eleven Australian Convict sites inscribed on the World Heritage List. Mays Hill is noted as outside of the World Heritage List area (and National Heritage Register site) but forms a significant element of open space within the edge of buffer zone of the park.

The site is also listed in Schedule 5 of Parramatta Local Environmental Plan 2011: 'Parramatta Park and Old Government House (Item No 100596) and on the State Heritage Register as Parramatta Park including Old Government House (SHR00596) The Mays Hill Precinct of Parramatta Park, Mays Hill Gatehouse, Park Parade Gatehouse and Governors Avenue are also listed on the Parramatta Trust Section 170 register.

As the site is listed on the State Heritage Register the proposed development is integrated under section 4.47 of the EP&A Act and requires an approval under section 60 of the *Heritage Act 1977*. As noted at section 1.2 above Heritage NSW has provided its General Terms of Approval (GTAs) for the proposed development which are included in the draft condition set at Attachment B. Notably the GTAs include requirements for:

- the submissions of additional detail in respect of:

- a final interpretation strategy
- fully costed and implementation plan for the heritage interpretation strategy
- details of all external lighting and lighting strategy
- location and details of external photovoltaic panels
- construction methodology and associated protection plan for significant fabric and heritage items in the vicinity
- engagement of a heritage consultant throughout the process
- tree protection plan
- heritage interpretation plan
- details of light poles and lighting
- requirements regarding ongoing design excellence
- unexpected historical archaeological relics provisions, and
- aboriginal objects provisions.

A landscape heritage assessment of the proposal has also been undertaken by Julie Marler of Phillips Marler (refer Attachment G). The below section summarises this assessment and has regard to the GTAs issued by Heritage NSW. The assessment notes that the Domain Creek – Mays Hill Precinct is significant for its elevated ground and is the location where Domain Creek entered the park: a landscape that would have attracted Aboriginal people over time for its resources and as a travel corridor to economic zones along the river. The Aquatic Centre will be developed in the north of the precinct an area which is significant as the site of grazing for government and private cattle herds. It is also significant for its archaeological potential for early fence lines and Domain Creek crossings dating from the Early Colonial Period.

Consistency with Mays Hill Masterplan

The Marler assessment notes that the Masterplan for Mays Hill provides effective guidelines for the development of the site. These guidelines encourage a landscape led design, a building within a landscape, activation of views, protection of key views from the ridgelines of Mays Hill have been underlying principles and have been adhered to the development.

Further the report notes that the scale, bulk and permeability of the scheme will be an ongoing design development challenge. Whilst the concealed swimming pool complex is contained in the excavated and filled part of the site – the most prominent element of the design is the north eastern façade and the on grade car park and the landscaped aesthetic needs to be rigorously developed. The careful balance that is envisaged between architecture and landscape will need constant review and consideration in the design development phase. It is noted that this will be undertaken via Design Jury review as the project progresses and through the section 60 approval processes.

Heritage Impacts

The Independent Landscape Heritage Assessment notes that one of the most significant issues in relation to heritage impact on the site is the view corridors and viewshed from Old Government House back to the site. It notes that the updated Heritage View and Site Analysis has provided analysis and explanation of a range of view corridors that can be experienced from Parramatta Park and particularly from Old Government House back to the site.

Parramatta Park Observatory Hill and Old Government House

The report notes that viewpoints closer within Parramatta Park towards Park Parade have been demonstrated from various locations at Observatory Hill and from the driveway and landscape setting of Old Government house. Image 19 is identified as clearly showing that

the façade of the Fitness of the Health and Wellness Centre will be located at a higher level relative to the ground plane of the Old Government House setting. It concludes that whilst it will be possible to see glimpses of the façade on Park Parade, the railway embankment, fencing and other elements limit the views across Park Parade to the façade of the Health and Wellness Centre. Further it is important that views to the long straight roof of the Park Parade façade are masked by the trees to avoid viewing the rectangle of the façade from a distance. Sections particularly those taken at RL 41 and from Old Government House are indicated to show that the form of the building and its location on the east facing slope of Mays Hill obscures the building behind a large and fairly dense group of trees on the Parramatta Park western boundary which means small glimpses of the building and the car park will be visible.

Views across the site from the high points at the back of Mays Hill

The Marler report further notes that the submitted Heritage View and Site Analysis Report provides a visualisation across the site from the high point at Mays Hill towards Parramatta CBD and concludes that the benefit of the Aquatic Centre being located into a large excavation is demonstrated. The expected landscape qualities of the site it determines will frame views to the city and assist in settling the design into the ground. It further notes that whilst the top of the walkway is visible from this location, the benefit of existing trees and planted mounded areas settles the design into the landscape. The softer appearance that is denoted in this perspective will be acceptable as it does not detract from the view and enables landscaped glimpses across the city will be possible.

The report concludes that the lower slopes of Mays Hill are hardly visible from the parklands and are a robust canvas for change.

Views to the Leisure Centre from Park Parade

The assessment goes on to note that the Park Parade Elevation provides the most exposed view of the building to the streetscape and beyond. The materiality of the building has been expressed in three drawings in the package. The long rectangular box form of the building flanked by the large gabion walls seems to fit well into the green environment but the whiteness of the metal could also look very uniform and glaring in summer sun. This appearance could become more of an issue in the future as the summer glare becomes more apparent.

Having regard to the above assessment of views the Independent Landscape Heritage consultant has recommended that the scale, materiality and appearance of the façade of the building needs to be evolved and refined to ensure that the façade sits successfully in its context and yet is fit for purpose and its use is legible. It is noted that arguably the white perforated metal of the Wellness and Fitness Centre may make it more prominent in the view than if the colour was darker or more natural in tone. The design development process should explore a variety of colours for the best fit for the site and test that further for visibility at the parklands. A condition of consent to this effect is proposed. Further the texture of the gabion walls is a complimentary natural material in the heritage environment but the texture and type of stones within the gabion needs to be carefully chosen to ensure the appearance does not become too dominant and monolithic. In addition, the car parking which is on grade and highly visible to Park Parade will be obscured by tree planting and vegetation which will mask the car park. Conditions of consent to this effect are also recommended.

Tree planting and tree retention

The Independent Landscape Heritage Assessment notes that one hundred and eighty three trees (183) that are proposed to be removed as part of the proposal and that they are generally confined to low significance trees with the exception of two groups of moderate

significance trees including one group of *Eucalyptus citriodora* and one group of *Eucalyptus saligna* located in the centre of the excavated area of the site. The significant planting of *Eucalyptus citriodora* along Jubilee Avenue is not directly affected by the proposed line of cut but is adjacent. The report notes that there will need to be care taken during construction to avoid damage to these trees, and compensation for the changes to ground water to ensure their long-term survival. In addition, filling and ground works come close to the end of the avenue at the Pitt Street entry. *Syncarpia glomuliferum* trees within the Governors Avenue, also noted as habitat trees will not be affected by the site excavation.

In light of the above, the proposed tree removal is supported however it is noted that all remaining trees on site (particularly those in close proximity to the large excavation) should be managed to avoid further tree loss. A condition to this effect is recommended.

Landscape Design

The Independent Landscape Heritage Assessment also notes that the planting plans indicate a range of replacement planting of native trees including *Eucalyptus molucana*, *Eucalyptus tereticornis* which are specified for around 200L to 400L high with a wide range of grasses and ground covers. It identifies that screening the car park effectively from Park Parade to reduce glare in the views towards Parramatta Park will be an important component in the design and development of the project to ensure minimum heritage impact to the view corridors.

Further the assessment notes that the submitted heritage impact statement indicates that tree planting will be at a rate of 3 trees for each tree removed. However 183 trees are being removed and 299 are being planted. In addition, 190 x *Bursaria spinosa* are proposed to be planted which more often grow as a dense multi stemmed large shrub rather than a tree. These are planted in a large thicket wrapping around the ring opening and will not provide the substantial canopy tree plantings which is sought. In addition the report notes that large canopy trees have been removed from the bus parking bays and the car park which limits the screening of trees on this important façade.

Having regard to the above the report recommends that the design proposal be amended to include a range of native trees planted at 400L or larger. The proposed reduction of trees around the bus parking area and within the proposed on-grade car park is not supported. Design development needs to be undertaken to show the reinstatement of trees at the front façade of the building (as previously proposed) to ensure that the screening is maintained and to adhere to the design intent of planting three trees for every tree that is removed. The extensive use of *Bursaria spinosa* to increase the number of new trees is not supported and a condition is recommended requiring the use of some single stem trees to ensure the augmentation of the existing trees with large new trees is retained to continue the design excellence of the project.

Solar Panels

The Independent Landscape Heritage Assessment acknowledges the ESD consultant's recommendation that additional solar panels be included in the development to improve its sustainability and in compliance with the Design Jury's requirement for the project. In order to satisfy ESD requirements, the extent of panels needs to cover more roof area than the exposed roof of the Health and Wellbeing Centre which will potentially proliferate the appearance of the solar panels on the roof. The report notes that it has been demonstrated that the Health and Wellness façade will have minimal impact on the wider views to Old Government House and Observatory Hill. It therefore considered that the additional infrastructure is likely not to increase this impact however, the angle of the surface of solar panels can cause reflection which should be considered and minimised during design development, as well as interrupt the roofline impacting views across Mays Hill and short distance views looking north from Park Parade.

Accordingly the assessment supports additional solar panels on the roof from an ESD perspective but recommends further design development and testing for possibly reflectivity and methods to reduce visibility. The Design Jury has also provided advice that no panels shall be located on the roof of the 'Ring'. Conditions of consent to this effect are recommended and in addition it is noted that consideration of the heritage impact of the additional panels will be undertaken as part of the section 60 approval.

Having regard to the above assessment it is considered that the proposal is appropriate from a landscape heritage perspective and will not result in any significant adverse impact on Parramatta Park, Old Government House and Domain, significant views or the character of the Mays Hill Precinct subject to the recommended conditions of consent.

7.5 Archaeology

Historical Archaeology

The site has been the subject of a previous archaeological heritage investigation which determined that there is no anticipated archaeological resource of State significance within the project area. The Historical Archaeological advice submitted with the application notes that the site has been developed twice in the twentieth century for a golf course and the evidence which remains on the site is largely confined to introduced soil and grass laid to create fairways, bunkers etc. This profile is generally less than one metre in depth.

The Historical Archaeological advice further notes that this resource has no technical or research values. It states that the site retains its historical associations with the state significant values identified in numerous assessments but the physical evidence does not embody this significance or is able to investigate or exemplify it.

The proposed development will effectively remove all of the introduced soil and works from the former golf club site. The assessment notes that these works have no impacts to the state significant values of the place or any archaeological values and that no further archaeological work is required other than application for a s57 (2) exemption for excavation in respect of archaeological relics. This will be required prior to the commencement of work.

Further a strategy is required to be adopted in the event of an unexpected find which will need management under the provisions of s146 of the Heritage Act NSW requiring submission of a form for the Notification of the Discovery of a Relic.

It is therefore considered that the proposed works will not result in any impacts in respect of historical archaeology.

Aboriginal Archaeology

In relation to Aboriginal archaeology an Aboriginal Cultural Heritage Assessment (ACHA) and Aboriginal Heritage Impact Permit (AHIP) was prepared for the site in 2018. As part of this assessment process, test excavations were undertaken in an area of potential archaeological sensitivity (Potential Archaeological Deposit; Parramatta Park PAD 1, AHIMS ID #45-5- 5010) under an AHIP to test (AHIP # C0003567).

The test excavations resulted in the recovery of three sub-surface stone artefacts, two from layers of fill. The archaeological deposit was assessed to have low research value due to the infrequent and low densities of artefacts and the low integrity of the deposit as a result of the degree of past disturbance from landscaping associated with the development and maintenance of the area as a golf course. The site and the stone artefacts are considered

to be common and well-represented class of sites and artefacts in the Western Sydney area.

In order to proceed with the proposed works, an AHIP will be required under s.90 of the *National Parks and Wildlife Act 1974* to harm Parramatta Park PAD 1 (AHIMS ID #45-5-5010). As a result of the test excavation program, a representative sample of the low-density artefact scatter was collected. These artefacts are now housed at the Parramatta Gaol under a care and control agreement with Deerubbin Local Aboriginal Land Council and can be used by future generations to demonstrate the presence of Aboriginal people at the location.

No further archaeological mitigation or salvage was recommended. Notwithstanding it is noted that Heritage NSW has required an unexpected find protocol as part of its GTAs. Accordingly should any item of archaeological significance be found during the proposed excavation, work will cease and compliance with the *National Parks and Wildlife Act 1974* required.

It is therefore considered that the proposal will not result in any adverse impact on any items of Aboriginal archaeological significance.

7.6 ESD

As noted in section 2.8 above, the Design Excellence Jury considered ESD measures to be of significance and noted that they were a very important aspect of the winning design. As such, the Panel encouraged inclusion of the ESD elements in the final design. According an independent ESD consultant has been engaged to assess the final scheme. The consultant's report assesses the strengths and weaknesses of the final scheme from an ESD perspective and notes some concerns in relation to 5 key elements of the original scheme:

1. Maximisation of natural light and ventilation
2. Utilise innovative design that maximises passive building performance
3. Provide environmental control of the indoor pool hall that maximises user comfort, minimises operating costs and maintains good indoor air quality through appropriate protection from the build-up of gases and moisture
4. Minimise the cost of operation utilities through prudent energy and water utilisation (including pool hydraulics, pool water heating, consumer heating, pool hall air dehumidification and heating and HVAC to other indoor area heating, and
5. Provide high levels of amenity in outdoor areas through shade and moderation of wind.

Various amendments have been made to the design throughout the DA assessment process to address these issues to the consultant's satisfaction. A concern remains regarding the lack of natural ventilation in the pool halls however the Independent ESD consultant has advised that given the inherent limitations of the proposed design in this respect an alternative combination of other environmental benefits is acceptable. This includes:

- increasing the renewable energy contribution on site
- ensuring energy efficiency is delivery from a centralise plant; and
- requiring properly design natural ventilation to the gym and other spaces in that portion of the building.

Conditions of consent are recommended in this regard. A further condition is also recommended in relation to implementation of a shading system above the EFTE skylights.

The requirement for a centralised plant system and additional photovoltaics will significantly improve the sustainability of the proposal such that the consultant has advised it is acceptable and consistent with the competition brief.

The required increase in renewable energy contribution will require a significant increase in photovoltaics on site. Location options have been identified that are likely to be suitable and that will not be visible from sensitive locations / viewpoints. The final location will be determined in conjunction with the Design Jury and Heritage NSW however it is noted that advice has been provided that location on the roof of the “Ring” is not considered acceptable from a design viewpoint.

Having regard to recommended conditions of consent the Independent ESD Consultant has advised that the proposal is acceptable from a sustainability perspective and consistent with design excellence.

7.7 Biodiversity

The site contains an area of Cumberland Plain Woodland including forty-nine (49) trees/tree groups that are locally indigenous and representative tree species of the Cumberland Plain Woodland. Cumberland Plain Woodland is listed as a Critically Endangered ecological community under the *NSW Biodiversity Conservation Act (2016)* and the *Commonwealth Environment Protection and Biodiversity Conservation Act (1999)*. In addition a further tree (Tree 75 *Eucalyptus scoparia* (Wallangarra White Gum)) which is located in the north-western area of the site is an Australian-native species and is listed as Endangered under the *NSW Biodiversity Conservation Act (2016)* and Vulnerable under the *Commonwealth Environment Protection & Biodiversity Conservation Act (1999)*.

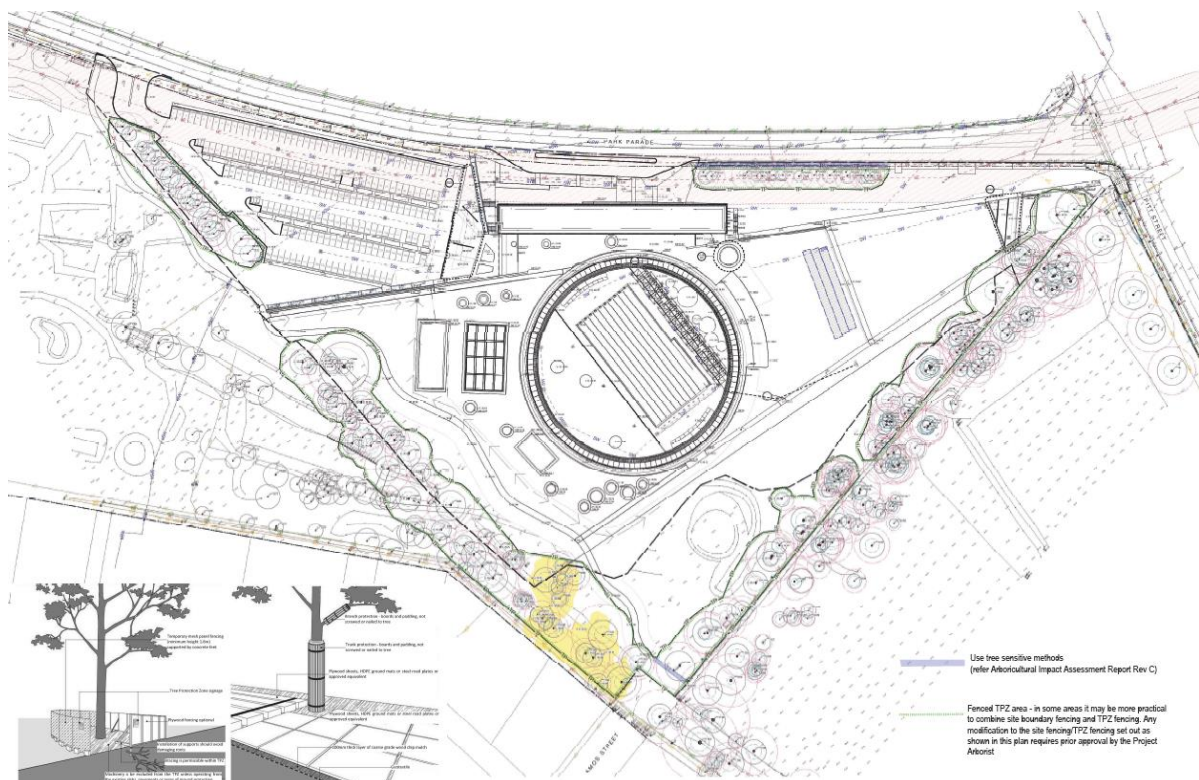


Figure 16: Tree protection plan (Note: biodiversity area shown yellow)

The proposed works do not impact on protected trees (biodiversity area) and accordingly a Biodiversity Diversity Assessment Report is not required. Council's Biodiversity Planning Officer has confirmed that the application is satisfactory in relation to biodiversity matters and the tree protection officer has confirmed that the proposed tree protection measures are appropriate subject to recommended conditions of consent.

7.8 Public Art

Parramatta DCP 2011 makes provision for public art generally, whilst the project specific architectural design competition nominated the need for a satisfactory public art component to address the qualitative design excellence criteria within PLEP 2011. To address this requirement a public art strategy and associated plan is proposed to be required via condition of consent.

7.9 Amenity considerations

Acoustic

The proposal will result in some acoustic impacts both during construction and operation. To address these impacts the application includes an acoustic assessment, prepared by Wood & Grieve Engineers. The report has identified potential acoustic issues with regards to the potential impacts on noise-sensitive receivers including impacts associated with noise emissions from mechanical plant, increased traffic noise associated the proposed development affecting the surrounding residential receivers, and noise emissions from the operation of the outdoor pool space. Notwithstanding these potential impacts the report notes that the proposal can comply with all applicable regulations, subject to the imposition of standard conditions of consent. Noise and Vibration Management Strategies are proposed including monitoring and a complaints handling procedure. Further a construction management plan has been prepared which includes measures to mitigate noise impacts during construction.

The reports have been reviewed by Council's Environmental Health Officer who has advised that the application is acceptable subject to recommended conditions of consent.

It is considered that in light of recommended conditions of consent and the proposed location, which is removed from nearby residential development and set into the hillside providing noise buffering, the social and health benefits of the proposal outweigh the anticipated minor noise impacts during construction and operation.

Overshadowing / Shading

Shadow diagrams have been submitted with the application which illustrate that shadows cast by the facility will be wholly contained within the site and will provide shade at various parts of the facility throughout the day. Concerns have been raised in submissions regarding the lack of shade within the outdoor area. This has been increased following exhibition and is considered to be appropriate however a condition is recommended requiring further consideration during design development.

7.10 Access, transport and traffic

Council engaged JMT Consulting to provide an independent transport assessment of the proposal which is proposed at Attachment H. The assessment considered site access arrangements from Park Parade, traffic impacts, vehicle sight distance, signage and wayfinding, parking, drop off and pick up arrangements, car park design and access control. service vehicle arrangements and construction traffic impacts. Issues were identified during the assessment process and a number of amendments have been made the proposal to address issues raised.

A key issue identified in the assessment of the application was that originally the proposal provided that vehicle access to the on-site car parking area would be obtained from Park Parade via a 'left in / left out' only arrangement. No vehicles would be permitted to turn right into or out of the site. The applicant noted that this arrangement was required due to the unconventional configuration along Park Parade with a central 'bus only' lane which would make it impractical and potentially unsafe to provide an access that permits all vehicle movements.

The independent transport assessment notes that the Aquatic Leisure Centre Parramatta will be a significant public facility with a high level of visitation throughout the year, drawing people from a range of locations across Sydney. Further it notes that for public sites such as these it is highly preferable to provide access from all directions and that by not providing for right turn access into the site, drivers arriving from the north and north-west would be required to undertake a detour via Hawkesbury Road and the Great Western – an increased trip length of approximately 2.5km. It also highlighted that there is also the risk that drivers may use residential streets (e.g. Houison Street / Hassall Street) to access the site.

Discussions were held with Council (as the applicant) and TfNSW regarding options to permit vehicle access into and out of the site from all directions. An option was presented which relocates the existing Park Parade bus lane from the centre lane to the kerbside lane, which would then allow for right turns into and out of the site. TfNSW ultimately provided in-principle support to the above arrangement subject to the following information being provided by the applicant:

- SIDRA traffic modelling to confirm that the shared through & right turn lane on Park Parade can accommodate forecast traffic demands
- Appropriate sight distances are provided for traffic turning right into and out of the site, and
- Appropriate signage is provided for vehicles turning right into the site so they are aware of the access arrangements (reducing the likelihood of rear-end crashes).

This information was subsequently provided to TfNSW satisfying these concerns.

The independent transport assessment concludes that subject to recommended conditions of consent that proposal is acceptable and will not result in adverse parking or traffic impacts. Intersections in the vicinity of the site will continue to operate at an acceptable level of service with no significant queues forming on Park Parade on entry to the site, vehicle sight lines are appropriate and parking provisions is considered appropriate in light of the regional role to be performed by the facility. Drop off and pick up arrangements have been assessed as appropriate and proposed loading arrangement are considered acceptable in the circumstances. Further conditions of consent are recommended in relation to matters such as signage and wayfinding, car, motorcycle and bicycle parking, event traffic and transport management, drop off and pick up arrangements, the car park entry control system, service vehicles and the requirement for a construction traffic management plan.

7.11 Water management

A stormwater management report has been submitted with the application which includes:

- Flood Impacts
- Stormwater runoff volumes and detention (Stormwater Quantity)
- Stormwater quality treatment measures (Stormwater Quality), and

- Erosion and Sedimentation Control.

Council's development engineer has advised that the proposed measures are satisfactory and conditions of consent have been recommended.

7.12 Waste management

A Construction Management Plan (addressing waste) and Operational Waste Management Plan have been submitted with the application and have been reviewed by Council's waste officer who has provided advice that the proposal is satisfactory subject to recommended conditions of consent. Waste management arrangements are therefore considered to be appropriate.

7.13 Construction management

To minimise nuisance during the construction period a Construction Management Plan, addressing relevant matters has been prepared. Further a Construction and Pedestrian Traffic Management Plan is to be required via condition of consent. Implementation of the measures outline in these plans will mitigate adverse impacts during construction as far as practicable. It is however acknowledged that some impacts will result but that these are considered to be outweighed by the long term public benefits of the proposal.

7.14 Social and economic impacts

The proposed new Aquatic Centre will result in significant social and health benefits and will replace the much loved former Parramatta War Memorial Swimming Pool, which was closed in March 2017 to allow for the development of the new Parramatta Bankwest Stadium. The construction of the facility will fulfil a long term promise to the community and will ensure that the community's recreational needs can be met in a facility that represents design excellence. It will be an important regional facility for the Central River City and will provide for the improved health and wellbeing of the community. The facility is supported by Council's Social Outcomes team and no negative social or economic impacts have been identified.

7.15 Safety, security and crime prevention

Crime Prevention Through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it is anticipated to assist in minimising the incidence of crime and contribute to perceptions of increased public safety.

Evaluation of the application with consideration of the principles which underpin CPTED (surveillance; access control; territorial reinforcement and space management) indicates the design has given due regard to these considerations. Further this has been confirmed in advice provided by the NSW Police and Council's CPTED officer.

Standard conditions of consent are recommended.

8. Suitability of the site

8.1 Does the proposal fit the locality?

As noted throughout this report the proposal has been designed to fit in to the locality and to have regard to the site's opportunities and constraints including heritage and archaeological significance, existing vegetation cover, landscape setting, orientation and topography, views and vistas, etc. The proposal has been determined to represent design excellence as assessed by the Design Jury and appropriately responds to the character of

the locality and its surrounds. Accordingly it is considered that the proposal is a suitable fit for the locality.

8.2 Public submissions

A total of 34 submissions were received in respect of the proposed development. The table below summarises the issues in order of frequency:

Table 3: Issues raised in Public Submissions

Issue Raised	Comment
Ensuring sufficient traffic management and access to public transport - particularly from Park Parade and Alexandra Ave	The independent transport assessment has concluded traffic arrangements are acceptable and that the proposal will not result in adverse traffic impacts in the locality.
Outdoor seating capacity insufficient	Additional outdoor seating has been provided post exhibition.
Lack of Diving facilities	Council's Acting Group Manager Social and Community Services has provided advice that the proposal represents a fit for use aquatic facility that is appropriate to the needs of the City of Parramatta community
Insufficient/excessive car parking spaces provided	The independent transport assessment has concluded that car parking provision is appropriate given the scale of the facility and likely user demand.
Should include CPTED measures and access	The proposal is consistent with CPTED principles.
Adoption of Mays Hill Masterplan	The proposal is generally consistent with the Mays Hill Masterplan.
Visual Impact on Parramatta Park - Protected view	The visual impact of the proposal on Parramatta Park – Protected view has been assessed as acceptable (refer section 7.4)
Impracticality of circular roofing and ensuring adequate sun protection	Proposed design has been determined to demonstrate design excellence by the Design Jury. Adequate sun protection is proposed.
Location of development is inappropriate	The proposal has been assessed as suitable for the subject site.
Retention (and protection) of Aboriginal history and Heritage items	The proposal will not result in any significant adverse impacts on items of Aboriginal archaeology or heritage items.
Lack of Water polo facilities and request for inclusion of a deep water pool	Council's Acting Group Manager Social and Community Services has provided advice that the proposal represents a fit for use aquatic facility that is appropriate to the needs of the City of Parramatta.
Should include Re-use and recycling of water	ESD measures have been determined to be appropriate by Council's independent ESD consultant.
One determining body for both DAs	Agree – applications have been combined into a single application and assessed as one project
The lack of Pre-DA consultation with Cumberland Council and Parramatta Park Trust	Cumberland Council has been notified of the proposed development. Parramatta Park Trust is included on Design Jury.
Concern regarding multiple entry points around the facility	Entry points enhance the accessibility of the facility for all members of the community whilst also being designed having regard to

Issue Raised	Comment
	safety, security and CPTED principles.
Discounted memberships for nearby residents given noise implications	Noted – issue for operator
Timeliness of project delivery and to ensure it is not prolonged	Noted.
Support for the Café within the centre of complex	Noted.
To ensure appropriate management/size and cleanliness of facilities and toilets	Noted – issue for operator
Lack of Tennis court facilities	Council's Acting Group Manager Social and Community Services has provided advice that the proposal represents a fit for use aquatic facility that is appropriate to the needs of the City of Parramatta.
Proximity and impact to nearby heritage Item 'The Parks' 15 - 17 Thomas May Parade Cumberland Council area	No impact considered likely. Dilapidation reports on neighbouring properties within the excavation zone of influence required via condition of consent.
Objection to the inclusion of the indoor gym	Council's Acting Group Manager Social and Community Services has provided advice that the proposal represents a fit for use aquatic facility that is appropriate to the needs of the City of Parramatta.
Impacts to surrounding area during Construction including identification of buildings subject to dilapidation reports.	Conditions of consent will be applied to minimise impacts. Dilapidation reports required by condition to buildings within the identified 'zone of influence'.
Impact of proposal on Governors Carriageway and lack of pedestrian pathways in the precinct	Noted (refer section 7.4). Condition recommended requiring consideration as part of section 60 approval.
Concerns regarding lack of bathroom/change room facilities / request for additional facilities	Council's Acting Group Manager Social and Community Services has provided advice that the proposal represents a fit for use aquatic facility that is appropriate to the needs of the City of Parramatta.
Financial accessibility to low income/disabled individuals	Noted – issue for operator.
Renaming of the centre to include "leisure"	Noted – matter for Council
Implement CCTV measures around the facility	CCTV will be required via condition.
No war memorial or plaque/reference to old pool for history	Noted – can be addressed in interpretation plan
Overdevelopment of the site and impact upon Parramatta Park	Impact assessed to be acceptable.
Replacement of trees affected by the development	Replacement trees proposed at rate of 3 trees planted for each tree removed.
Building Sustainability and Green Star Rating of the development	Sustainability measures assessed as appropriate by Independent ESD consultant
Lack of Habitat Assessment - particularly diverse bird population	Habitat assessment not required in circumstances.
Landscaping with natives concerns	Noted – landscape advice indicates proposed planting appropriate
Roof height too low	Roof height compliant with relevant

Issue Raised	Comment
	standards.
Child-friendly design principles	Noted.
Restrictions on pedestrian movement during construction	Noted – some impact will occur during construction however this is considered unavoidable and does not outweigh the positive benefits of the proposal for the broader community.
Hours of operation, lighting spill, public address and crowd noise	Operational impacts considered to be acceptable.
Healthy food at the café and vending machines	Noted – issue for operator.
Concerns regarding choice of Mays Hill site for Aquatic Centre over other sites	Noted – matter for Council as applicant
Impact on residential development in Cumberland LGA	Impacts have been considered in the subject assessment report and considered acceptable.

9. Public interest

Subject to implementation of recommended conditions of consent no circumstances have been identified to indicate that the proposal would be contrary to the public interest. Rather it is considered that the proposal is in the public interest for the following reasons:

- The proposal is consistent with the zone objectives and controls within the LEP;
- The proposal is consistent with relevant DCP provisions;
- The proposal will not create any significant amenity impacts with regard to overshadowing, privacy, noise or view loss;
- The proposal will not result in a significant and unreasonable impact on the environment;
- The proposal will be sympathetic to the heritage significant of the site and broader Parramatta Park and the streetscape of the various site frontages; and
- The proposal will provide for a high-quality community facility in the form of the Aquatic Leisure Centre Parramatta to meet the recreational needs of the community.

10. Disclosure of Political Donations and Gifts

No disclosures of any political donations or gifts have been declared by the applicant or any organisation / persons that have made submissions in respect to the proposed development.

ATTACHMENT B – CONDITIONS OF CONSENT

ATTACHMENT C – ARCHITECTURAL PLANS

ATTACHMENT D – LANDSCAPE PLANS

ATTACHMENT E – CIVIL PLANS

ATTACHMENT F – DESIGN EXCELLENCE JURY ADVICE

ATTACHMENT G– INDEPENDENT LANDSCAPE HERITAGE ASSESSMENT

ATTACHMENT H – INDEPENDENT TRANSPORT ASSESSMENT