

## SYDNEY CENTRAL CITY PLANNING PANEL

### COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-287
<b>DA Number</b>	DA/828/2021
<b>LGA</b>	City of Parramatta
<b>Proposed Development</b>	Adaptive reuse of Parramatta Town Hall local heritage item as community facility, food and drink premises (including outdoor dining) and function centre including internal alterations and additions. The use is to be licenced under the <i>Liquor Act 2007</i> .
<b>Street Address</b>	7 Parramatta Square (Part Lot 14 DP 1255419), Civic Place, PARRAMATTA NSW 2150
<b>Applicant</b>	Urbis Pty Ltd on behalf of City of Parramatta Council
<b>Owner</b>	City of Parramatta Council
<b>Date of DA lodgement</b>	9/9/21
<b>Number of Submissions</b>	One
<b>Recommendation</b>	Approval subject to conditions
<b>Regionally significant development criteria (Schedule 7 of SEPP (SRD) 2011)</b>	Pursuant to Clause 3 of 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
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy No. 55 - Remediation of Land</i></li> <li>• <i>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007</i></li> <li>• <i>State Environmental Planning Policy (State and Regional Development) 2011</i></li> <li>• <i>Parramatta Local Environmental Plan 2011</i></li> <li>• <i>Parramatta Development Control Plan 2011</i></li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Attachment 1 – Architectural Drawings</li> </ul>
<b>Report prepared by</b>	Planning Ingenuity, independent consultant planners
<b>Date of report</b>	3 December 2021

**Summary of s4.15 matters**

Have all recommendations in relation to relevant s4.15 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)?	No
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**Conditions**

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

The proposal seeks consent for alterations and additions to Parramatta Town Hall (7 Parramatta Square), a locally listed heritage item, and a change of use of Jubilee Hall (in the north-eastern section of the Town Hall) to “food and drink premises” with associated outdoor (licensed) seating areas.

A prior development consent, DA/476/2019, approved a six storey community facility extension to the rear of Parramatta Town Hall (known as 5 Parramatta Square), and included approval for partial demolition and alterations to the rear of the Town Hall building for connection of the two buildings. DA/476/2019 did not seek consent for alterations and additions or fit out of the remaining Parramatta Town Hall, which is now proposed under the subject application.

The DA has been assessed against the *Environmental Planning and Assessment (EP&A) Act 1979*, the *Environmental Planning and Assessment (EP&A) Regulation 2000*, relevant Environmental Planning Instruments (EPIs), Development Control Plans (DCPs) and policies. The outcome of this assessment is detailed further in this report. Based on the assessment, it is recommended that the DA be approved subject to the imposition of the recommended conditions of consent.

## 2. Strategic context

### 2.1 Greater Sydney Region Plan

The Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability.

The site is located within the Central River City, an area identified for significant growth and investment in order to increase the productivity of the region and capitalise on its central location. Key initiatives of the Plan for the Central River City include strengthening the Greater Parramatta and Olympic Peninsula (GPOP) Economic Corridor, including the Westmead precinct, advanced services in Camellia, Rydalmere, Silverwater and Auburn, the Sydney Olympic Park lifestyle precinct and the Greater Parramatta metropolitan centre.

The proposal will contribute to the delivery of Parramatta Square, an urban renewal precinct that is of strategic importance to the growth and development of the Greater Parramatta metropolitan centre. This will strengthen Parramatta’s metropolitan status as one of the three cities identified within the plan, and will align with the cultural, economic and social objectives of the Region Plan.

### 2.2 Our Greater Sydney 2056: Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The Central City District encompasses the LGAs of Blacktown, Cumberland, Parramatta and the Hills. The District will play a vital role as the economic and employment core of Sydney's Central City and is identified for substantial growth to capitalise on its location close to the geographic centre of Greater Sydney.

This growth and economic transformation of the District will be achieved through public and private investment that is contributing to major transport, health and education investments. Specifically, Sydney Metro Northwest will improve the growth prospects for the north west of the District, while the Parramatta Light Rail project will have a transformative impact on the accessibility and mobility within the metropolitan centre. These transport investments will be supported by land use planning activities led by State agencies and Parramatta Council, including the GOP growth infrastructure compact and Parramatta CBD Planning Proposal. Projections indicate the District will accommodate 31% of Greater Sydney's total population growth (550,500) over the period from 2016 to 2036.

Identified as the metropolitan centre for the region, Greater Parramatta will accommodate new administrative, business services, judicial and educational jobs with Parramatta Square at its heart. The District Plan makes specific reference to Parramatta Square providing the City of Parramatta's community and civic space and performing an important function as a central place which will bring the community together. The proposed alterations and additions to the Parramatta Town Hall building is an integral component of the delivery of Parramatta Square, and will help celebrate the cultural heritage features of Parramatta whilst servicing a community function, with direct connection to key social infrastructure such as the library, exhibition space and community spaces to be contained within 5 Parramatta Square. The proposal is therefore consistent with the vision, priorities and actions for the Central City District.

### **2.3 Parramatta Local Strategic Planning Statement**

The Parramatta Local Strategic Planning Statement: City Plan 2036 (LSPS) was finalised in March 2020 and guides the strategic direction and planning of the Parramatta LGA over the next 20 years, drawing together the needs of the community and priorities for jobs, homes and infrastructure.

Building off the Central City District Plan, the Parramatta CBD is the core of the Central River City and a primary job, economic, and business centre for the western Sydney region. The LSPS provides planning priorities to support its local needs and objectives around liability, productivity and sustainability.

The LSPS recognises the importance of providing improved cultural and recreation opportunities for those who live, work, and play within the LGA. Of relevance is Planning Priority 9, which seeks to:

*'Enhance Parramatta's heritage and cultural assets to maintain its authentic identity and delivery infrastructure to meet community needs'.*

The proposal seeks to support Parramatta's local heritage and promote its civic function through the proposed alterations and additions to Parramatta Town Hall and change of use of Jubilee Hall. The proposed development will form a natural extension in its function with the adjoining 5 Parramatta Square development which is identified as a key project which will support the CBD's cultural infrastructure assets and contribute to Parramatta's liveability.

The proposal is therefore considered to be consistent with the LSPS and will promote the continuation of the site's civic function within Parramatta Square.

### 3. Site description, location and prior history

#### 3.1 Site description and location

The site is known as 7 Parramatta Square (7PS), is legally described as Part Lot 14 DP 1255319 and is owned by City of Parramatta Council. The site comprises a rectangular shaped parcel of land comprising a total site area of approximately 3,875m<sup>2</sup>. The site is occupied by the Parramatta Town Hall, a two-storey locally heritage listed item. The site is shown in **Figures 1 and 2**.

Parramatta Town Hall (7PS) is located on the western edge of the Parramatta Square Precinct with frontage to Church Street Mall to the west, and to the north of the future Parramatta Square public domain. The 5 Parramatta Square (5PS) development site directly adjoins the site to the east, and formerly contained the Parramatta Council Chambers (demolished under separate development consent). The 5PS development was approved by the Sydney Central City Planning Panel in 2019 (DA/476/2019) and comprises a 6-storey community facility extension to the rear of Parramatta Town Hall.

The site is located to the south of existing commercial buildings fronting Macquarie Street and immediately to the south of the future northern laneway which separates the site from these buildings. It is also to the north of the approved commercial building at 6&8 Parramatta Square (6&8PS) and to the north west of the commercial building at 4 Parramatta Square 4PS.

The site forms part of the three-hectare Parramatta Square urban renewal precinct located at the core of the Parramatta CBD. Parramatta Square will be transformed into a central hub with a substantial new civic space and up to 360,000m<sup>2</sup> of mixed-use floor space, supporting social, cultural and economic activity and aligning with strategic aspirations for the Parramatta CBD. Parramatta Square is to the north of and directly connects to Parramatta Railway Station, which also connects to Westfield Parramatta Shopping Centre.

The masterplan for the precinct involves the development of land parcels for a range of commercial, retail, education and community purposes, the construction of a new central civic space oriented along an east west axis, and the servicing of all buildings by an underground 'super basement' providing integrated vehicle access to the buildings via Darcy Street and Macquarie Street.



Figure 1: Site location (Source: SEE, Urbis, SEE 11 October 2021)

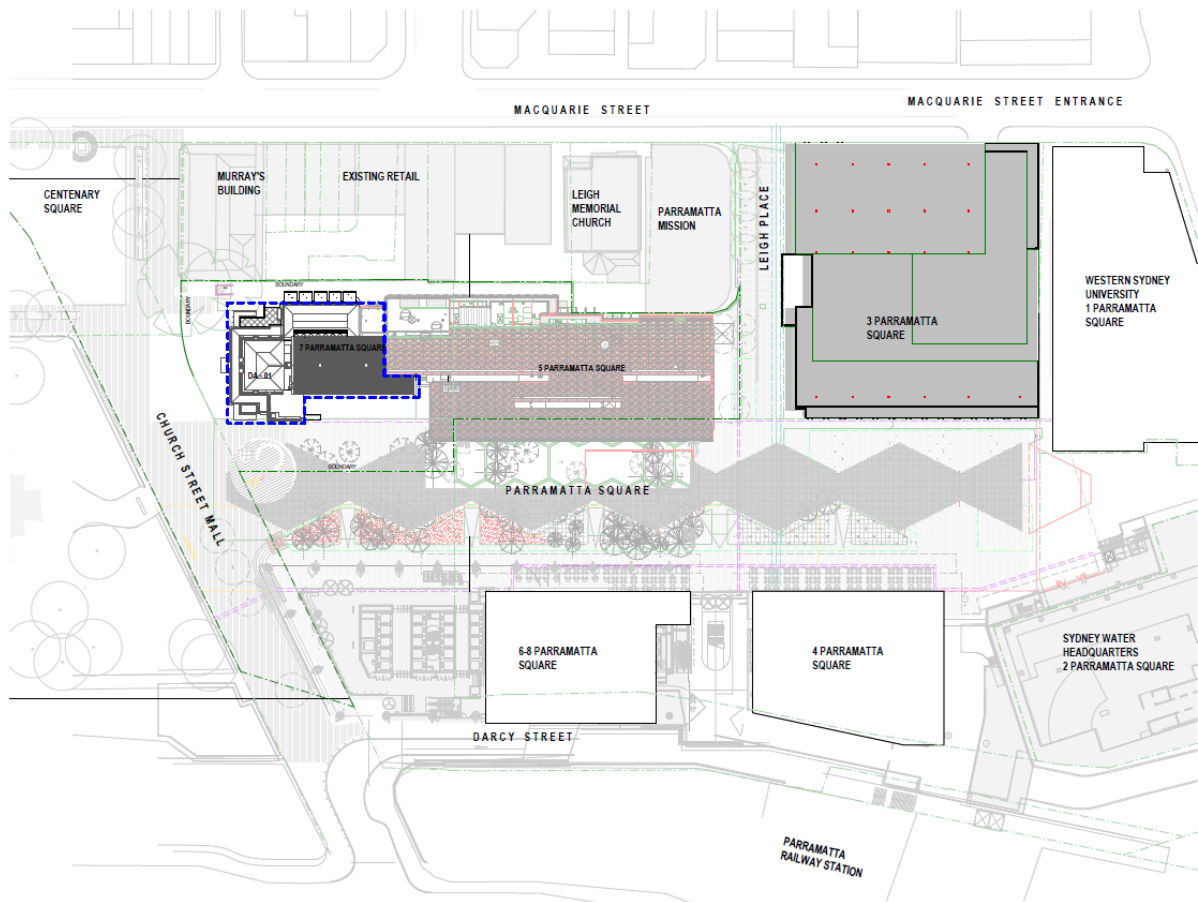


Figure 2: Site plan, site shown in blue dashed line (Source: Architectural Drawing No. AR-DA1-0010, Rev C)

### 3.2 Prior or related applications

The following prior applications relate to the subject or adjacent sites – in particular, these consents related to 5PS which adjoins and will connect into the Parramatta Town Hall:

Table 1: Prior applications

Application	Development
<b>DA/476/2019</b>	Six storey community facility extension to rear of Parramatta Town Hall; partial demolition and alterations to rear of Parramatta Town Hall local heritage item; 2 storey basement with connection to adjoining basement; demolition of existing external amenities block; tree removal; public domain and landscape works. <b>Approved 4 December 2019.</b>  DA/476/2019 included partial demolition and alterations to the rear of the Parramatta Town Hall but did not seek consent for alterations and additions or fit out of the remaining Parramatta Town Hall, which is now proposed under the subject application.
<b>DA/758/2017</b>	Six storey Council facility including partial demolition of the Parramatta Town Hall and demolition of an existing external amenities block. The proposal seeks consent for construction and use of one basement level and one mezzanine basement level. <b>Approved 7 February 2018.</b>
<b>DA/206/2017</b>	5PS - Early works and site preparation, including demolition of existing basement car park, bulk excavation to accommodate three basement levels plus mezzanine level and construction of below ground shoring walls and membrane wall. <b>Approved 20 June 2017.</b>
<b>DA/237/2015</b>	Demolition of the Council chambers building to ground and basement slab level. <b>Approved 25 June 2015.</b>
<b>DA/957/2021</b>	Alterations and Additions to Parramatta Town Hall local heritage item including 2-storey southern side extension and building identification signage. <b>Under Assessment</b>

## 4. The proposal

The proposed development includes a change of use of Jubilee Hall to “food and drink premises” with associated outdoor (licensed) dining areas, and alterations and additions to Parramatta Town Hall, as further detailed below.

### Jubilee Hall Change of Use and Outdoor Dining Areas

The proposal includes the change of use of the Jubilee Hall from “community facility” to “food and drink premises”. Jubilee Hall is located in the northern section of the Parramatta Town Hall (refer **Figure 3**).

Consent is also sought for two new licensed outdoor dining areas associated with the Jubilee Hall food and drink premises, along the northern building façade. The outdoor dining areas are 27m<sup>2</sup> and 33m<sup>2</sup> (refer **Figure 4**).



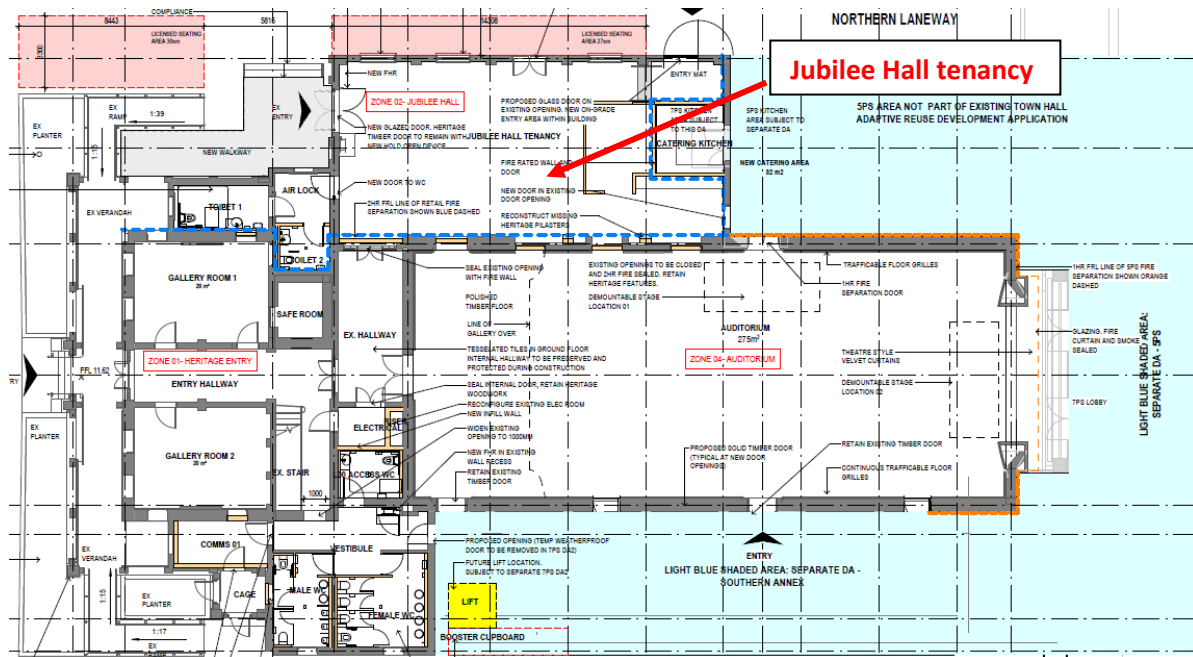


Figure 3: Location of Jubilee Hall, proposed food and drink premises (Source: Architectural Drawing No. AR-DA1-1100, Rev C)

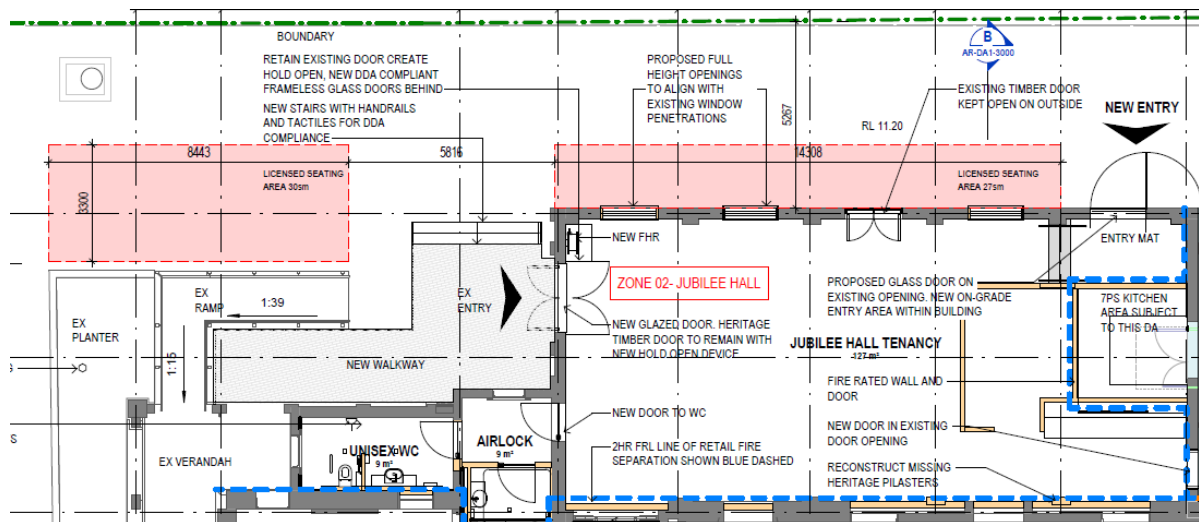


Figure 4: Proposed licensed outdoor seating areas (highlighted pink) associated with Jubilee Hall food and drink premises (Source: Architectural Drawing No. AR-DA1-1100, Rev C)

## Building Alterations and Additions

The proposal includes a number of alterations and additions to the Parramatta Town Hall building. The Applicant indicates that the proposed alterations and additions are to accommodate:

- Jubilee Hall change of use;
- Relevant services upgrades;
- New toilets;
- Internal louvred screen wall and curtain (in 7PS east lobby);
- Façade and roof mediation; and
- AV platform in Level 01 gallery.

The proposed alterations and additions are detailed below.



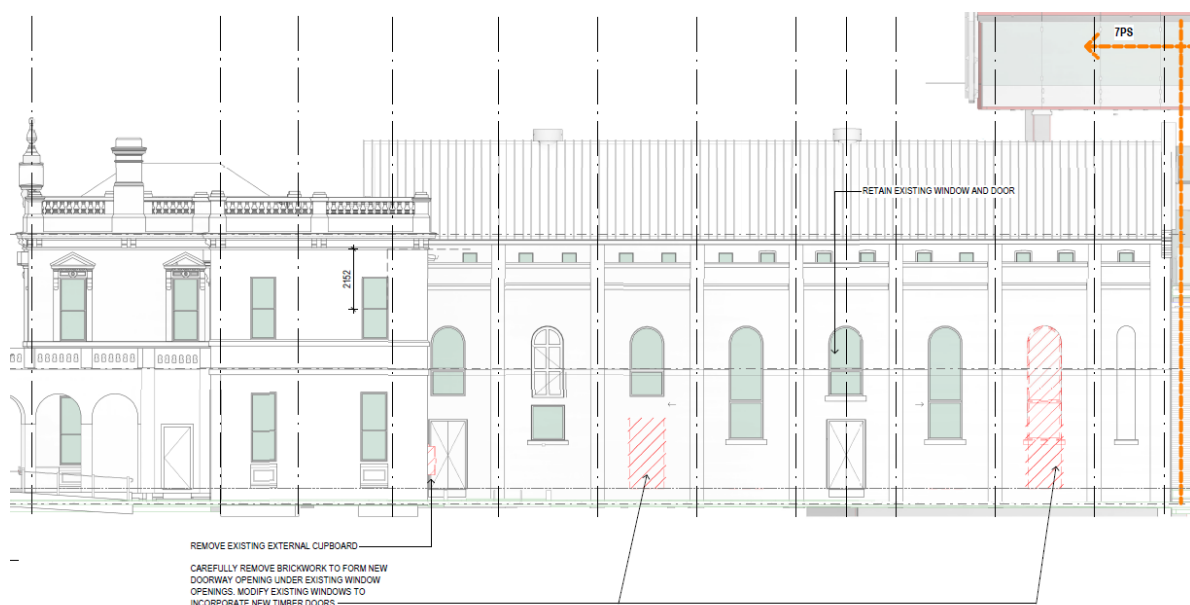
## External Alterations and Additions

The proposed external alterations and additions are specifically detailed below:

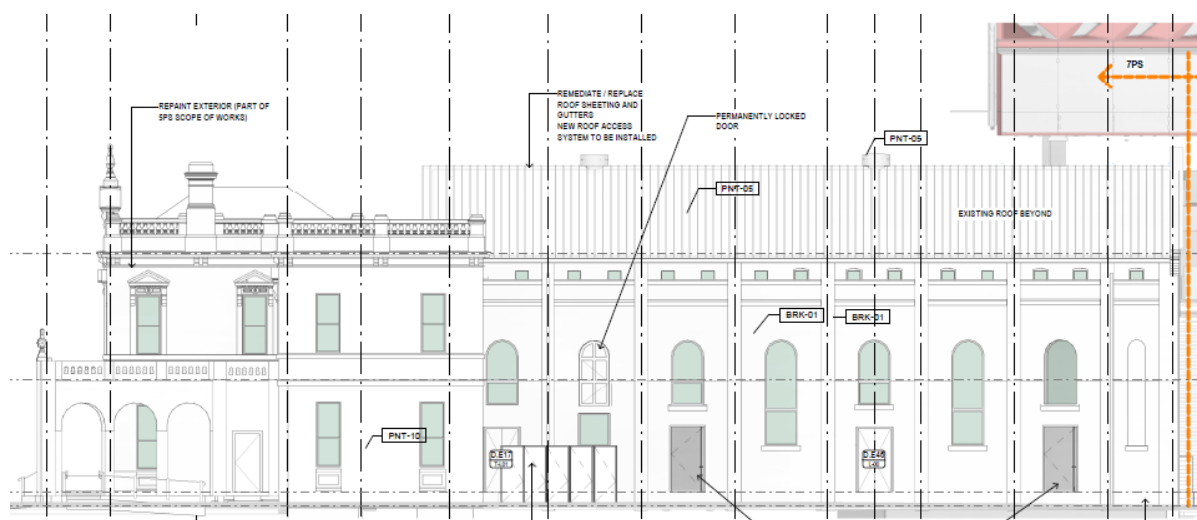
### Southern Elevation

Proposed external changes to the southern elevation (facing the Parramatta Square public domain) are illustrated in the existing and proposed elevations extracted at **Figures 5 and 6**, and described as follows:

- Formation of two new doorways, by removal of brickwork below two windows, and installation of new solid timber doors to match existing window openings.
- Removal of existing external cupboard.
- Remediate / replace roof sheeting and gutters, and new roof access system to be installed.



**Figure 5: Southern elevation existing (Source: Architectural Drawing No. AR-DA1-2000, Rev C)**



**Figure 6: Southern elevation proposed (Source: Architectural Drawing No. AR-DA1-2001, Rev C)**

## Northern Elevation

Proposed external changes to the northern elevation (adjacent to the Jubilee Hall and facing the future northern laneway) are illustrated in the existing and proposed elevations extracted at **Figures 7 and 8**, and described as follows:

- Remove four existing windows (two either side of existing door) and extend openings with new full height windows with operable glazing to three openings and new entry door to eastern-most opening.
- Existing door (located centrally between these windows) to be retained and kept open on exterior, with new operable glazing added to opening.
- Install retractable fabric cassette awnings to doors / windows.
- Install lighting outriggers above new entry door.
- Remediate / replace roof sheeting and gutters.

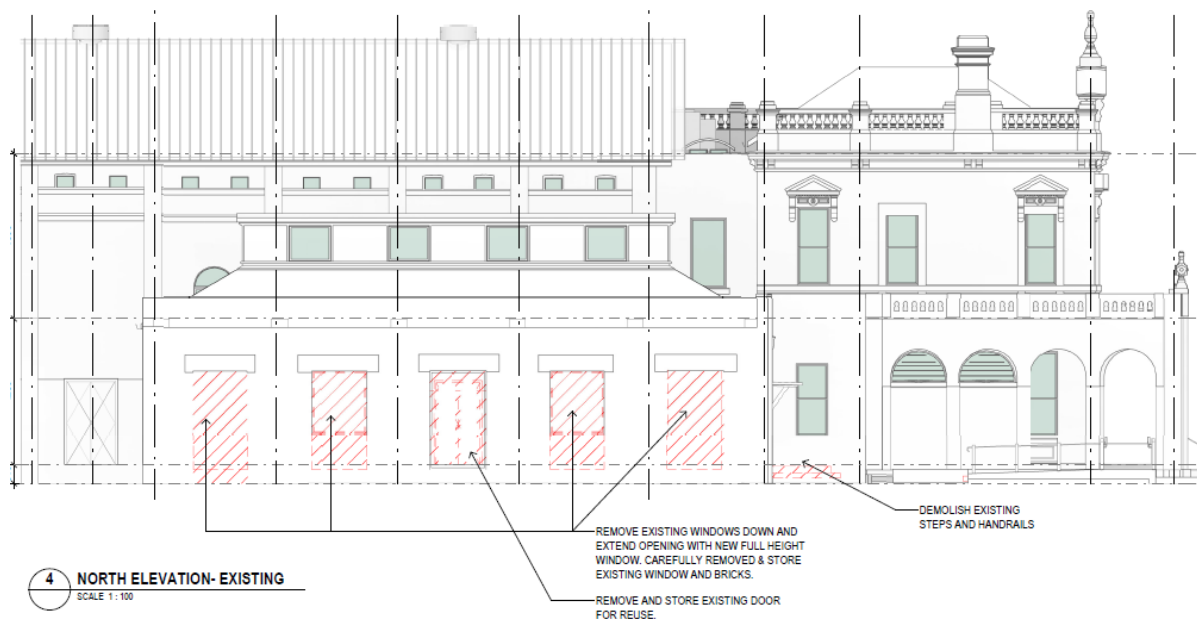


Figure 7: Northern elevation existing (Source: Architectural Drawing No. AR-DA1-2000, Rev C)

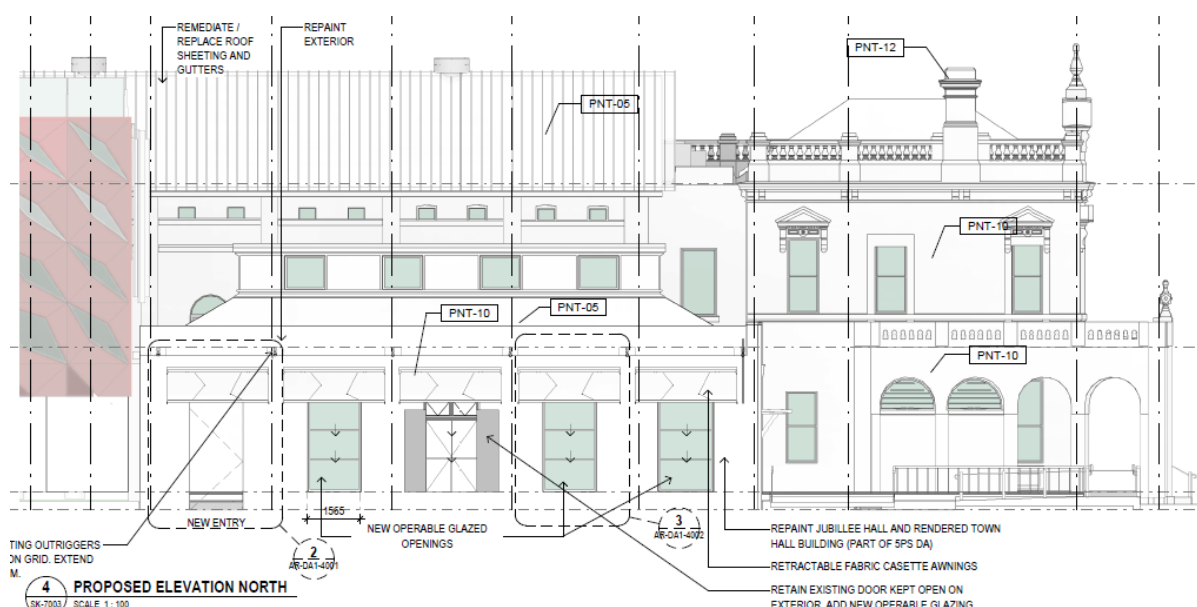


Figure 8: Northern elevation proposed (Source: Architectural Drawing No. AR-DA1-2001, Rev C)

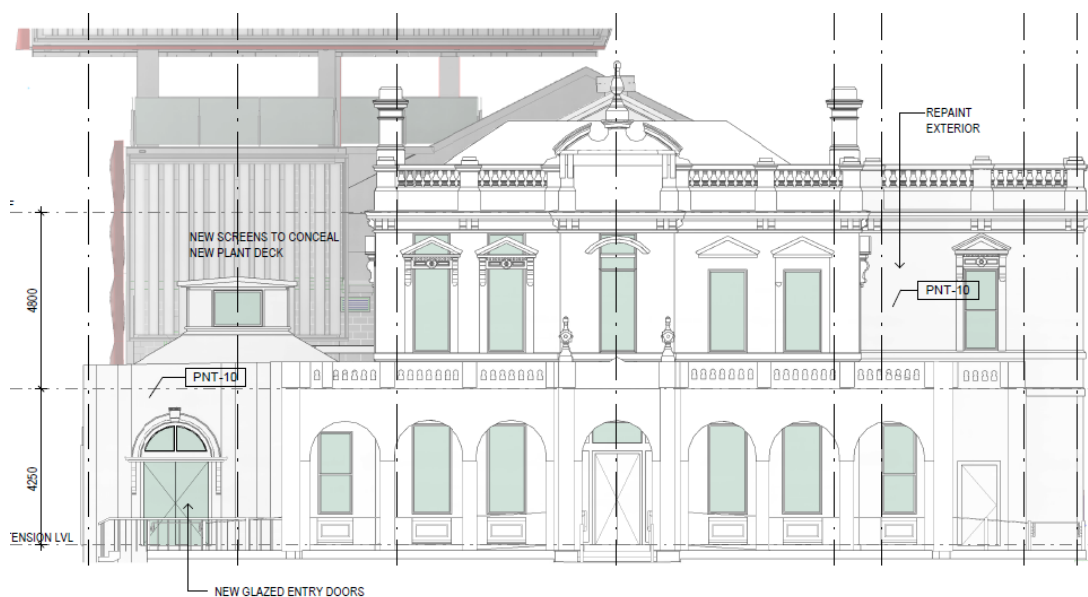
## Western Elevation

Proposed external changes to the western elevation (facing Church Street Mall) are illustrated in the existing and proposed elevations extracted at **Figures 9 and 10**, and described as follows:

- Remove existing steps and handrails.
- Retain existing door (and all door elements including architraves, reveals and awning) and install new glazed entry doors.



**Figure 9: Western elevation existing (Source: Architectural Drawing No. AR-DA1-2000, Rev C)**



**Figure 10: Western elevation proposed (Source: Architectural Drawing No. AR-DA1-2001, Rev C)**

## Eastern Elevation

Proposed external changes to the eastern elevation are illustrated in the existing and proposed elevations extracted at **Figures 11 and 12**, and described as follows:

- New door opening for access to toilet area (ground floor).
- New door opening (first floor), under existing window opening, to access future lift (proposed under separate application for a southern annex).
- Relocate existing power board.
- Remediate / replace roof sheeting.

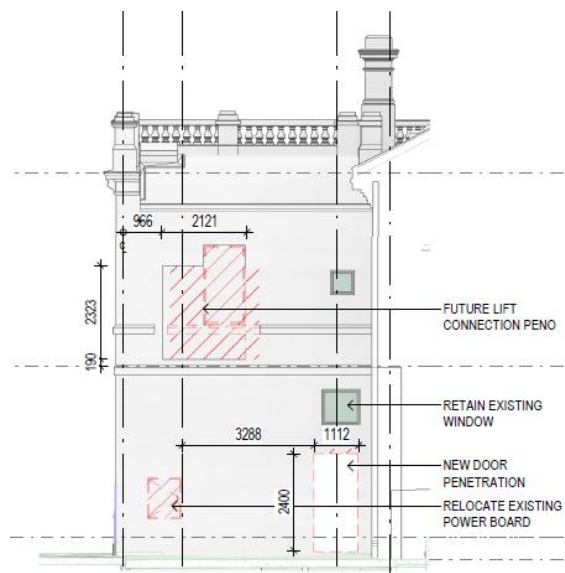


Figure 11: Eastern elevation existing (Source: Architectural Drawing No. AR-DA1-2000, Rev C)

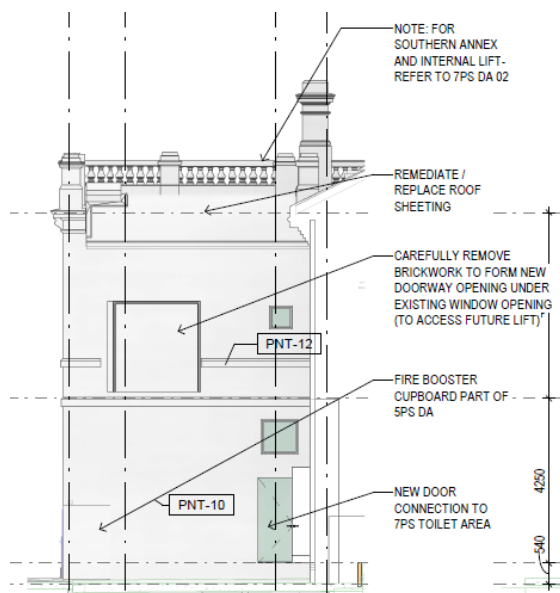


Figure 12: Eastern elevation proposed (Source: Architectural Drawing No. AR-DA1-2001, Rev C)

## **Structural Works**

Proposed structural works include the following:

- Underpinning to remedy structural damage to walls of the 1932 addition at the south-western corner of the building.
- Upgrade of roof structure over Main Hall to support new lighting and AV rigging bars and acoustic insulation.

## **Demolition Works**

The proposed demolition works comprise the following:

- Removal of brickwork below two windows on the southern facade to create new doorways.
- Removal of brickwork below five windows in the Jubilee Hall to create new doorways.
- Demolition of the landing to the western entrance to the Jubilee Hall.
- Limited demolition in internal walls on the ground floor of the building to form new doorways.
- Formation of a new door opening in the eastern wall of the Jubilee Hall.
- Removal of male and female lavatory fitout on the ground floor, including masonry walls.
- Removal of external stair on the southern side of the Town Hall.
- Removal of kitchen fitout on the first floor and formation.
- Removal of lavatory, reconfiguration of openings and demolition to form new riser in the 1930s room and anteroom on the southern side of the first floor (Room 3 and associated corridor).
- Removal of the wall separating the switchroom and office on the ground floor (Rooms G14 and G15), and removal of the adjacent fire hose reel.

## **Additions**

Proposed additions comprise the following:

- New kitchen space at the eastern end of the Jubilee Hall, preparatory to the use of the space as a cafe.
- Walkway at the north western corner of the building to provide access to the Jubilee Hall.

## **Alterations**

Proposed alterations comprise the following:

- Installation of an accessible toilet and another toilet in the store and adjacent kitchenette (Rooms G02 and G03) in the 1880s section of the building. The toilets will share a common airlock.
- Introduction of new lavatories to replace the existing lavatories in the ground floor of the 1932 addition.
- Installation of new doors in enlarged openings on the southern side of the Town Hall.
- Removal of windows in the north wall of the Jubilee Hall. The openings are to be enlarged vertically to floor level and operable window sashes installed.
- Installation of secondary glazed doors to the main entry of the Jubilee Hall.
- Installation of fire separation in openings between the Town Hall and Jubilee Hall. Retractable fabric cassette awnings are to be installed above the openings.
- The window at the north-eastern end of the Town Hall to be closed off for fire separation.

- New window installed in the southern elevation of the Town Hall replacing doors to the demolished external stair.
- Construction of an accessible toilet and reconfiguration of kitchen space on the first floor of the building including modification to floor structure.
- Glazed smoke barrier to the stair at first floor level.

## Building Services

Proposed building services items comprise the following:

- New ductwork below the floor of the Town Hall, with grilles in the floor of the Hall.
- Introduction of new HVAC, electrical and communications services

## Finishes

Proposed finishes include the following:

- The interior of the building is to be repainted to the direction of a heritage architect.
- The sheet roofing above the Town Hall is to be repaired or replaced.

## 5. Referrals

The following internal and external referrals were undertaken:

Table 2: Summary of referral responses

INTERNAL REFERRALS	
Heritage	<p>Council's Heritage Officer raised concerns regarding the number of openings on both the southern and northern facades. In response, the Applicant amended plans to reduce the number of openings on the southern façade (from four to two additional openings) and provided further advice and justification for the proposed openings to the northern façade (based on evidence that the window openings have been previously modified and are not of such technical merit that their modification detracts from the heritage value of the building). Accordingly, Council's Heritage Officer supports the proposal subject to the imposition of recommended conditions.</p> <p>Reasons for support include:</p> <ul style="list-style-type: none"> <li>• The proposed works at Parramatta Town Hall would enable ongoing adaptive reuse of the building.</li> <li>• The approach of this proposal is considered appropriate the heritage significance of the place and will ensure that the building remains accessible to, and usable by the public.</li> <li>• The works generally comply with policies in the Parramatta Town Hall Conservation Management Plan (TKD Architects) and with the relevant provisions of Parramatta LEP 2011 and Parramatta DCP 2011.</li> <li>• This proposal can be supported as the works will not impact on the majority of spaces within the building identified as having Exceptional and High heritage significance, neither the heritage significance of listed heritage items in the vicinity of the Town Hall or on views to and from these items.</li> </ul>



Environmental Health - Waste	Council's Environmental Health Officer supports the proposal subject to the imposition of recommended conditions.
Environmental Health - Food	Council's Environmental Health Officer (Food) supports the proposal subject to the imposition of recommended conditions.
Outdoor Dining	Council's Outdoor Dining Team have advised that an Outdoor Dining license is required for Outdoor Dining with owners' consent by the PSAS team. The recommended conditions of consent include a requirement for a licence to be obtained.
Accessibility	No objection, subject to conditions of consent.
City of Parramatta Heritage Committee	The Heritage Committee raised some queries / issues on the proposal, related to changes being reversible with minimal intervention to significant original/early fabric, proposed uses, maintenance, heritage interpretation and signage. The issues were put to the Applicant as part of a request for further information, and a response provided to each concern. The issues raised and response from the Applicant have been considered in this assessment report, and in summary are considered to have been appropriately addressed by the proposal.
<b>EXTERNAL REFERRALS</b>	
NSW Police	NSW Police raised no objection to the proposed development.
Transport for NSW (TfNSW)	TfNSW raised no objection to the proposed development, subject to conditions of consent regarding protection of TfNSW infrastructure and light rail operations.
NSW Heritage Council	The NSW Heritage Council has no objection to the excavation along the southern amenities block for the underpinning of the site. This excavation was approved under a section 140 certificate and a condition is recommended to ensure the excavation remains as approved.

## 6. Environmental Planning and Assessment Act

The sections of this Act which require consideration are addressed below:

### Section 1.7: Application of Part 7 of Biodiversity Conservation Act 2016

The site is in an established urban area with low ecological significance. No threatened species, populations or ecological communities, or their habitats are impacted by the proposal.

### Section 2.15: Function of Sydney District and Regional Planning Panels

The Sydney Central City Planning Panel is the consent authority for this application as the proposal the development is Council related development with a capital investment value of more than \$5 million.

### Section 4.15: 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:

**Table 3: Section 4.15(1)(a) considerations**

<b>Provision</b>	<b>Comment</b>
Section 4.15(1)(a)(i) - Environmental planning instruments	Refer to section 7
Section 4.15(1)(a)(ii) - Draft environmental planning instruments	Refer to section 8
Section 4.15(1)(a)(iii) - Development control plans	Refer to section 9
Section 4.15(1)(a)(iiia) - Planning agreement	Refer to section 10
Section 4.15(1)(a)(iv) - The Regulations	Refer to section 11
Section 4.15(1)(a)(v) - Coastal zone management plan	Not applicable.
Section 4.15(1)(b) - Likely impacts	Refer to section 12
Section 4.15(1)(c) - Site suitability	Refer to section 13
Section 4.15(1)(d) - Submissions	Refer to section 14
Section 4.15(1)(e) - The public interest	Refer to section 15

## **Section 4.46: Integrated Development**

The application is not considered Nominated Integrated Development in accordance with Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

## **7. Environmental planning instruments**

### **7.1 Overview**

The instruments applicable to this application comprise:

- *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; and*
- *Parramatta Local Environmental Plan 2011.*

Compliance with these instruments is addressed below:

### **State Environmental Planning Policy No. 55 – Remediation of Land**

Clause 7 of this Policy requires that the consent authority must consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

The issue of site contamination was considered under DA/476/2019 which approved the six storey community facility extension to the rear of Parramatta Town Hall, including partial demolition and alterations to the rear of Parramatta Town Hall and a 2 storey basement (with connection to adjoining basement) and other related works. Assessment of DA/476/2019 also referenced the prior consent under DA/206/2017 which covered the related early works and bulk excavation. An overarching Remedial Action Plan (RAP) applies to the Parramatta Square area (*Overarching Site Remedial Action Plan, Ref.50746/100723-1, prepared by JBS&G, dated 20 October 2010*).

The proposed works include some minor intrusive works, related to underpinning to remedy structural damage to the walls of the 1932 addition at the south-western corner of the building.

These works are not considered to present any additional contamination risk over that already considered under previous approvals and addressed by the overarching RAP. A condition of consent is recommended that requires any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination is to be notified to the Council and the principal certifying authority. It is therefore considered that Council can be satisfied in accordance with the requirements of SEPP 55 that the land is suitable for the proposed use.

### **State Environmental Planning Policy (Sydney Harbour Catchment) 2005**

This Policy, which applies to the whole of the Parramatta local government area, 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 planning principles and controls for the catchment as a whole.

The nature of the proposal 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. Given the proposal is for change of use and alterations and additions, with no change to impermeable area, the proposal is not anticipated to have any additional impact on water quality over that already considered as part of the approval under DA/476/2019.

### **State Environmental Planning Policy (Infrastructure) 2007**

*State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) aims to facilitate the effective delivery of infrastructure across the State by identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development and providing for consultation with relevant public authorities about certain development during the assessment process.

The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority under Clause 45 of the Infrastructure SEPP.

Clause 85 of the Infrastructure SEPP applies to development that is in or immediately adjacent to a rail corridor. If the development is likely to have an adverse effect on rail safety, involves the placing of a metal finish on a structure (and the rail corridor concerned is used by electric trains) or involves the use of a crane in air space above a rail corridor, it requires consultation with the rail authority and the consideration of any issues raised in the determination of the application. The subject site is located within the Parramatta Light Rail (PLR) Notification Area. Accordingly, the proposal has been referred to Transport for NSW (TfNSW). In its response, TfNSW raise no objection to the proposal and have requested conditions of consent be imposed related to protection of TfNSW infrastructure and light rail operations.

Clause 86 of the Infrastructure SEPP addresses 'excavation in, above or adjacent to rail corridors' and applies to development that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land within 25 metres of a rail corridor. The application is not within 25m of a rail corridor therefore it was not required to be referred to the rail authority in accordance with clause 86 (Excavation in, above, below or adjacent to rail corridors).

The PLR route is a transitway and therefore considered as a “classified road” (under the *Roads Act 1993*). As such, Clause 101 of the SEPP applies to any land along the PLR route, including Macquarie Street and Church Street. Clause 101 requires the consent authority to be satisfied on the prescribed matters. The application is considered to be consistent with Clause 101 in that it does not involve any modification of any vehicular access, and as such will not adversely affect the transitway during operation, and the proposal is not a sensitive land use. As referred to above, TfNSW raise no objection to the proposal and have requested conditions of consent be imposed related to protection of TfNSW infrastructure and light rail operations.

### **State Environmental Planning Policy (State and Regional Development) 2011**

Part 4 of this Policy applies to regionally significant development declared as such under Schedule 7 of the SEPP in accordance with section 4.5(b) of the *Environmental Planning and Assessment Act 1979*. Under these provisions the relevant regional panel is declared to be the consent authority for regionally significant development.

As this proposal has a capital investment value of more than \$5 million and Council is the landowner of the site, the Sydney Central City Planning Panel is the consent authority for the application.

### **Parramatta Local Environmental Plan 2011**

#### Zoning and permissibility

The site is zoned B4 Mixed Use under *Parramatta Local Environmental Plan 2011*. The proposed change of use for the Jubilee Hall to “food and drink premises” is a permitted use with consent in the B4 zone, under the parent category of “commercial premises”. The remainder of the site is approved for use as a “community facility”.

#### Zone objectives

Clause 2.3(2) of the Plan requires the consent authority to have regard to the zone objectives when determining a development application. The objectives for the B4 Mixed Use zone are to:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*
- *To create opportunities to improve the public domain and pedestrian links.*
- *To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.*

Noting the assessment within this report, the proposal is considered to be consistent with those objectives.

Remaining provisions

Consideration of the remaining provisions of the Plan which may be relevant to this application is addressed in the following table:

**Table 4: PLEP 2011 compliance table**

<b>Clause</b>	<b>Comment</b>	<b>Complies</b>
Clause 2.7 Demolition	Demolition works proposed by this application trigger the need for consent.	<b>Yes</b>
Clause 4.3 Building height	The site is not subject to a mapped <i>height of buildings</i> standard. Regardless, the height of existing buildings does not alter.	<b>Yes</b>
Clause 4.4 FSR	The mapped FSR standard for the site is 8:1. There is no proposed increased in GFA which would remain at 907.84m <sup>2</sup> , equating to FSR of 0.24:1.	<b>Yes</b>
Clause 5.10 Heritage	<p>The Parramatta Town Hall is identified as a heritage item and potential archaeological site (Item I650) of local significance under Parramatta LEP 2011. Further the site is located in close proximity to a number of other heritage items including:</p> <ul style="list-style-type: none"> <li>• I653 - Warden's cottage (verger's cottage)</li> <li>• I719 - Leigh Memorial Uniting Church</li> <li>• I652 – Murray's Building (and potential archaeological site)</li> <li>• I654 – Centennial Memorial Clock</li> <li>• I651 – Bicentennial Square and adjoining buildings</li> <li>• I01805 - St John's Anglican Cathedral</li> </ul> <p>It is noted that the convict drain (Item I647) which previously ran through the area has been removed.</p> <p>Clause 5.10 requires development consent for altering a heritage item and consideration of the effects of the proposed development on the heritage significance of relevant heritage items. A heritage impact statement has been submitted with the application, and the application has been reviewed by Council's heritage officer who supports the proposal subject to the imposition of conditions of consent.</p> <p>Clause 5.10(7) requires that prior to granting consent to development on an archaeological site, the consent authority must notify the Heritage Council of its intention to grant consent and take into account any response received from the Heritage Council within 28 days after the notice is sent. The application was referred to the Heritage Council and they were supportive of the proposed excavation along the southern amenities block provided that the excavation is as per the approved S140 certificate, a condition of consent is recommended to ensure this remains. In summary, the issues are considered to have been appropriately addressed.</p> <p>Clause 5.10(8) requires that prior to granting consent to development on land which is an Aboriginal place of heritage significance, the consent authority must consider the effect on the heritage significance of the place and any Aboriginal object and must notify the local Aboriginal community. An Aboriginal Cultural Heritage report for the entire Parramatta Square site has been undertaken by Niche Environment and Heritage. It considers the effects that the development will have on the heritage significance of the place and on Aboriginal objects located on the site.</p>	<b>Yes</b>

<b>Clause</b>	<b>Comment</b>	<b>Complies</b>
Clause 5.21 Flood Planning	<p>This clause applies to land within the flood planning area and requires consideration of flood impacts. The subject site is identified as flood prone being affected by the 20-year, 100 year (10.4m RL) and Probable Maximum Flood (11.6m RL) levels of the Parramatta River. The Flood Planning Level (FPL) for the site has been set at 10.9m RL (1:100 Year ARI plus 500mm freeboard).</p> <p>The proposal does not involve any changes to the floor levels of the Parramatta Town Hall, which is at RL 11.6m. Flooding was addressed by DA/476/2019, and particularly related to the basement levels to 5PS, with conditions of consent imposed on that consent to address flood risk.</p>	<b>Yes</b>
Clause 6.1 Acid sulphate soils	The site comprises Class 4 and 5 acid sulfate soils (ASS). Clause 6.1 requires consent, and an acid sulfate soils management plan (ASSMP) for works more than 2m below the natural ground surface or which will lower the water table by more than 2m. The proposal does not include any such works.	<b>N/A</b>
Clause 6.2 Earthworks	This clause provides that consent is required for earthworks and specifies the matters to be taken into account in determining whether to grant consent. The proposed development does not include any earthworks.	<b>N/A</b>
Clause 7.3 Car parking	This clause sets out maximum car parking provision for the City Centre related to particular land uses. The proposal does not include any car parking provision (noting that car parking is provided for as part of the Parramatta Square super basement), and therefore complies with the <i>maximum</i> car parking requirement.	<b>Yes</b>
Clause 7.4 Sun Access	<p>Clause 7.4(2) requires that consent must not be granted to development which results in additional overshadowing, between 12 noon and 2pm, on Parramatta Square (identified within the area hatched blue on the Sun Access Protection Map).</p> <p>The proposed development does not involve any change to the building envelope. Proposed awnings are located to the northern façade which will not result in additional shadow. Shadow diagrams provided with the application demonstrate that all shadows are as existing and the proposal is not expected to result in any additional overshadowing.</p>	<b>Yes</b>
Clause 7.10 Design Excellence – Parramatta City Centre	<p>This clause seeks to deliver the highest standard of architectural, urban and landscape design and contains provisions regarding design excellence and requirements for a competitive design process in certain circumstances. Under subclause (5) the development has a capital value of more than \$10 million and is located within a key site, however under subclause (6) the works only involves alterations and additions, does not significantly increase the height or gross floor area of the building, does not have an adverse impact on adjoining buildings or public domain and does not significantly alter any aspect of the building when viewed from public spaces.</p> <p>Therefore, this provision is not relevant to the subject application as it involves only alterations and additions to an existing building and does not increase the height or GFA.</p>	<b>N/A</b>

## 8. Draft Environmental planning instruments

### 8.1 Parramatta CBD Planning Proposal

The site is the subject of the Parramatta CBD Planning Proposal (PP\_2017\_COPAR\_002\_00) which seeks to amend PLEP 2011 as it applies to the



Parramatta CBD. A Gateway determination for the Planning Proposal was issued on 13 December 2018, public exhibition occurred from 21 September 2020 to 2 November 2020, and the Planning Proposal was submitted to the Department of Planning, Industry and Environment (DPIE) for finalisation on 1 July 2021. No non-compliances have been identified within the Draft Plan.

## 8.2 Draft Consolidated Parramatta Local Environmental Plan

The site is also subject to the Draft Consolidated Parramatta Local Environmental Plan. It is noted that the plan has received Gateway determination and has been publically exhibited, and therefore is a formal matter for consideration for the purposes of section 4.15 of the Act. The primary focus of the new LEP is harmonisation (or consolidation) of the existing planning controls that apply across the City of Parramatta. It does not propose major changes to zoning or increases to density controls. However, in order to create a single LEP, some changes are proposed to the planning controls applying to certain parts of the LGA. No non-compliances have been identified within the Draft Plan.

## 9. Development control plan

### 9.1 Parramatta Development Control Plan 2011

The purpose of this DCP is to supplement the Parramatta LEP 2011 and provide more detailed provisions to guide development.

Compliance tables for relevant DCP provisions are provided below:

Table 5: DCP 2011 – Part 2, Site Planning – Compliance table

<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
2.4.1 Views and vistas	Views of significant topography, key landmark buildings or sites of historical significance are not impacted by the proposal. Views to and from the public domain are achieved, whilst ensuring minimal intervention to the heritage listed Town Hall building.	Yes
2.4.8 Public domain	<p>This provision seeks to ensure that development has regard to and makes a positive contribution to the interface with the public domain.</p> <p>Minimal additional openings are proposed to the southern façade of the Town Hall building, which minimises intervention to the heritage listed item whilst providing for a relationship to the Parramatta Square public domain.</p> <p>Proposed outdoor dining to the northern side of the Town Hall building creates activation and views to and from the building with the northern laneway adjacent to the site, contributing to the life of the public domain.</p>	Yes

Table 6: DCP 2011 – Part 3, Development principles – compliance table

<b>Part 3 - Development principles</b>		
<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
3.2 Building elements	<p><u>3.2.2 Building Facades and Articulation</u></p> <p>The proposed alterations and additions are undertaken in a manner sympathetic to the heritage values of the Parramatta Town Hall, as identified throughout this assessment report.</p> <p><u>3.2.3 Roof Design</u></p>	Yes

<b>Part 3 - Development principles</b>		
<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
	<p>The proposal is for repair or replacement of the existing roof.</p> <p><u>3.2.5 Streetscape</u></p> <p>The proposal encourages active uses at the ground (laneway) level.</p> <p><b>Outdoor Dining Area</b></p> <p>C.14 - Development proposing outdoor dining is to comply with Council's Outdoor Dining Policy.</p> <p>The proposal nominates areas for outdoor dining but does not provide details of the furniture and other specifications. Conditions of consent are recommended to require an outdoor furniture plan is provided including all details and specifications for the proposed outdoor furniture, to require an outdoor dining licence to be obtained, and for use of the outdoor dining area to be undertaken in accordance with the terms of any such approval.</p> <p>As specified in the proposed condition of consent, the outdoor dining licence may address matters including:</p> <ul style="list-style-type: none"> <li>• Maximum seating capacity</li> <li>• Specifications/details of all furniture for the outdoor seating area</li> <li>• Arrangements for maintenance and cleaning</li> <li>• Confirmation that the outdoor dining areas will not include any PA systems, amplified music, TV / video screens, or CCTV cameras</li> <li>• Any other matter nominated by council.</li> </ul> <p>The proposed outdoor dining area is not consistent with Section 1.2 of Council's Outdoor Dining Policy where the preference is for dining areas to be next to the kerb and not along the building line. However, given the location of the site in relation to the northern laneway, an arrangement where the outdoor dining is located adjacent to the building line allowing unimpeded pedestrian along the laneway is considered preferable. It is noted that this is also consistent with the configuration of other outdoor dining areas within the Square, and therefore provides for consistency throughout the Square. Accordingly, it is considered that the proposed inconsistency with Council's broad policy is acceptable in the circumstance.</p> <p>Compliance against other elements of Council's Outdoor Dining Policy will need to be assessed as part of the outdoor dining licence when details of furniture and the like are required to be provided.</p>	
3.4 Social amenity	<p>Access for people with a disability is considered to be satisfactory.</p> <p>The proposal includes amenities which will be available to the public.</p> <p>The alterations and additions and use as food and drink premises are not considered likely to contribute to the provision of any</p>	Yes

<b>Part 3 - Development principles</b>		
<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
	increased opportunity for criminal or anti-social behavior. The proposal would result in increased activation of the site and passive surveillance of the area and as such is likely to disincentivise crime.	
3.5 Heritage	<p>The proposed development includes works to the existing historic Parramatta Town Hall (and potential archaeological site) which is listed as a local heritage item under Parramatta LEP 2011 (Item I650).</p> <p>It is also located in close proximity to a number of other heritage items including:</p> <ul style="list-style-type: none"> <li>• I653 - Warden's cottage (verger's cottage)</li> <li>• I719 - Leigh Memorial Uniting Church</li> <li>• I652 – Murray's Building (and potential archaeological site)</li> <li>• I654 – Centennial Memorial Clock</li> <li>• I651 – Bicentennial Square and adjoining buildings</li> <li>• I01805 - St John's Anglican Cathedral</li> </ul> <p>A heritage impact statement has been submitted with the application.</p> <p>Council's Heritage Officer initially raised concerns regarding the number of openings on both the southern and northern facades. In response, the Applicant amended plans to reduce the number of openings on the southern façade (from four to two additional openings), and provided further advice and justification for the proposed openings to the northern façade as follows:</p> <p><i>"there is insitu evidence that the window openings have been modified previously and are not of such technical merit that their modification detracts from the cultural heritage value of the building. The advice also details that the design approach is based on the Burra Charter Principles. The proposed design outcome means that the architectural symmetry of the façade is maintained. The advice also provided precedent imagery of similar outcomes in highly significant buildings in NSW."</i></p> <p>This has been accepted by Council's heritage officer. Accordingly, Council's Heritage Officer supports the proposal subject to the imposition of recommended conditions.</p> <p>Reasons for support by Council's Heritage Officer include:</p> <ul style="list-style-type: none"> <li>• The proposed works at Parramatta Town Hall would enable ongoing adaptive reuse of the building.</li> <li>• The approach of this proposal is considered appropriate to the heritage significance of the place and will ensure that the building remains accessible to, and usable by the public.</li> <li>• The works generally comply with policies in the Parramatta Town Hall Conservation Management Plan</li> </ul>	Yes

<b>Part 3 - Development principles</b>		
<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
	<p>(TKD Architects) and with the relevant provisions of Parramatta LEP 2011 and Parramatta DCP 2011.</p> <ul style="list-style-type: none"> <li>This proposal can be supported as the works will not impact on the majority of spaces within the building identified as having Exceptional and High heritage significance, neither the heritage significance of listed heritage items in the vicinity of the Town Hall or on views to and from these items.</li> </ul>	

Table 7: DCP 2011 – Part 4.3.3 Special Precincts (Parramatta City Centre) compliance table

<b>Part 4.3.3 Special Precincts - Parramatta City Centre</b>		
<b>Provision</b>	<b>Comment</b>	<b>Complies</b>
Objectives	The proposal is considered to be consistent with the objectives of the strategic precinct as it provides for the conservation and interpretation of Parramatta's heritage, through the adaptive reuse of the Parramatta Town Hall.	Yes
4.3.3.2 Mixed use buildings	The proposed food and drink premises use to the ground floor will provide for activation of the adjacent public domain to Parramatta Square and the northern laneway.  Facilities and services have generally been integrated into the building.	Yes
4.3.3.3 Public domain and pedestrian amenity	The proposal provides for building address and visual interest to the northern laneway and Parramatta Square with new openings and entry points.  Weather protection is provided for pedestrians in the form of awnings to the northern laneway frontage.	Yes
4.3.3.5 Access and parking	The building entries are clearly identifiable within the façade.  An Access Design Assessment Report has been submitted with the application which identifies that the proposed development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.	Yes
4.3.3.7(b) Parramatta Square	<u>Objectives</u> The proposal is consistent with the stated objectives for Parramatta Square including retaining a civic focus, providing a well-balanced mix of uses, activating the ground floor public domain of the Square and particularly in allowing for a social use in the form of a café/restaurant which can spill out into the public laneway.  <u>Building Form</u> C8 – The development implements the relevant principles, particularly heritage conservation.  <u>Heritage</u> A detailed heritage impact statement has been submitted with the application and the proposal has been reviewed by Council's heritage officer. The proposal is considered to be acceptable from a heritage viewpoint.	Yes

## 10. Planning Agreements

There are no planning agreements relevant to the subject application.

## 11. The Regulations

The recommendation of this report includes conditions to ensure the provisions of the Regulation are satisfied.

## 12. The likely impacts of the development

### 12.1 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 is not considered to result in any significant adverse physical impacts as follows:

- As alterations and additions, the external impacts are minimal comprising minor demolition and new openings, resulting in minimal physical impacts;
- The proposal will not result in any additional overshadowing of surrounding sites and the public domain, and will not generate significant noise, that would be to the detriment of adjacent and surrounding sites.
- The operational characteristics of the site will not result in any adverse impacts for adjacent sites or the wider locality; and
- The scope of work will not preclude surrounding land from being developed in accordance with planning controls.

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

#### Response

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

- The heritage values of the Parramatta Town Hall and other heritage items in the vicinity of the site (and in the wider visual catchment) are not diminished by the proposal subject to recommended conditions of consent;
- The proposal provides for an activated frontage to the laneway at the north of the site, with new entry and windows presenting to the laneway and proposed outdoor dining area providing for active uses and engagement with the pedestrian linkage;
- The proposal minimises intervention to the southern façade of the Parramatta Town Hall building, with two new openings, balancing heritage impact with allowing for access from the public domain; and
- The proposal does not include the provision of parking, but will be adequately serviced by the approved super basement car park within Parramatta Square.

The proposal provides for a land use contemplated by the planning controls. Having regard to the above assessment it is considered that the proposal is compatible with its context and setting.



## 12.2 Access, parking and traffic

### Construction Traffic Management

The site is located within the Parramatta Light Rail (PLR) Notification Area. Accordingly, the application was referred to Transport for NSW (TfNSW) for comment.

TfNSW did not raise concerns regarding the management of construction traffic, subject to nominated conditions which are included with the recommendation to this report.

### Parking supply

The proposal does not include any car parking provision (noting that car parking is provided for as part of the Parramatta Square super basement), and therefore complies with the *maximum* car parking requirement for the City Centre under Clause 7.3 of PLEP 2011.

## 12.3 Heritage

Relevant matters have been addressed at sections 7 and 9 above.

The proposal allows for the ongoing adaptive reuse of Parramatta Town Hall and generally conserves its heritage significance.

The application was referred to Council's Heritage Committee who raised some queries / issues on the proposal, related to changes being reversible with minimal intervention to significant original/early fabric, proposed uses, maintenance, heritage interpretation and signage. The issues were put to the Applicant as part of a request for further information, and a response provided to each concern. The issues raised and response from the Applicant are considered to have been appropriately addressed by the proposal.

Council's Heritage Officer initially raised concerns regarding the number of openings on both the southern and northern facades. In response, the Applicant amended plans to reduce the number of openings on the southern façade (from four to two additional openings), and provided further advice and justification for the proposed openings to the northern façade as follows:

*"there is insitu evidence that the window openings have been modified previously and are not of such technical merit that their modification detracts from the cultural heritage value of the building. The advice also details that the design approach is based on the Burra Charter Principles. The proposed design outcome means that the architectural symmetry of the façade is maintained. The advice also provided precedent imagery of similar outcomes in highly significant buildings in NSW."*

This has been accepted by Council's heritage officer. Accordingly, Council's Heritage Officer supports the proposal subject to the imposition of recommended conditions.

Reasons for support by Council's Heritage Officer include:

- The proposed works at Parramatta Town Hall would enable ongoing adaptive reuse of the building.

- The approach of this proposal is considered appropriate to the heritage significance of the place and will ensure that the building remains accessible to, and usable by the public.
- The works generally comply with policies in the Parramatta Town Hall Conservation Management Plan (TKD Architects) and with the relevant provisions of Parramatta LEP 2011 and Parramatta DCP 2011.
- This proposal can be supported as the works will not impact on the majority of spaces within the building identified as having Exceptional and High heritage significance, neither the heritage significance of listed heritage items in the vicinity of the Town Hall or on views to and from these items.

Conditions of consent are recommended to ensure heritage impacts are minimised, including:

- **JUBILEE HALL TENANCY AND KITCHEN FITOUT.** In principle approval is given for the fitout works. However, works cannot commence until the proposed routes for new services will be resolved. Further, any changes to the design must be resubmitted to City of Parramatta for approval.
- **REPAINTING OF THE EXTERIOR AND THE INTERIORS.** Repainting of the exterior and interior of the building, selection of colours, should be based on those that would have been used during the 1880s. All stencilling on internal walls and ceilings should be retained and conserved. Where the new openings will be created the internal stencilling and interior painting should be adjusted to create better symmetry and proportions around the opening to visually accommodate the new door.
- **FIRE SEPARATION.** The wall in between the Town Hall Auditorium and the Jubilee Hall has been identified as being of Exceptional and High Significance. Proposed works for fire separation should be reversible by carefully remove and safely store the windows and doors for future uses. The infill of the closed off windows at the north-eastern end of the Town Hall should also be reversible.
- **INTRODUCTION OF NEW ELEMENTS IN THE 19TH CENTURY SPACES.** The works to introduce lavatories into the original 19th century spaces must be directed and supervised by the Heritage Consultant. Removal of original elements must avoid damaging significant fabric.
- **SERVICES.** Further details of services are to be provided including lead in service connection locations (water/ gas etc), and location of any internal/external service components (distribution boards, gas meters etc).
- **NEW CONCRETE SLAB FOR NEW SIDE ENTRY ON JUBELEE HALL AND EQUABLE ACCESS TO THE WESTERN ENTRANCE.** Further details of works proposed to renew an area of concrete slab within the footprint of the proposed entry/kitchen IS to be provided including treatment to intersection of slab and adjacent significant walls. And further details for the demolition of the landing to the western entrance to the Jubilee Hall to allow for the provision of equable access to the Jubilee Hall.
- **HERITAGE CONSULTANT.** A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

- **APPROPRIATELY SKILLED TRADESPEOPLE.** Only tradespeople with appropriate skills, qualifications and practical experience in conservation and restoration of similar heritage structures, materials and construction methods should be employed/contracted/sub-contracted to carry out the works. The tradespeople must undergo heritage induction by the heritage consultant.
- **SITE PROTECTION.** Significant built elements are to be protected during site preparation and the works from potential damage, in particular during removal of the mid-20th century additions. Protection systems must ensure significant fabric is not damaged or removed.

With the imposition of the recommended conditions of consent to manage the above, it is considered that impacts on heritage will be acceptable.

#### **12.4 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 has been given to those considerations.

#### **12.5 Social and economic impacts**

It is considered that the proposal will provide social and economic benefits to Parramatta by improving the usability of the existing Parramatta Town Hall and will provide additional employment and investment (both during construction and ongoing). The proposal is consistent with Council's vision for Parramatta Square and the stated objectives for Parramatta Square in the Parramatta DCP particularly in allowing for a social use in the form of a café/restaurant which can spill out into the public laneway and activate the public domain.

#### **12.6 Waste management**

##### Construction phase

A demolition and construction waste management plan was submitted as part of the development application that addresses how demolition and construction waste will be stored and collected. Standard waste and demolition conditions will be imposed to maintain the proper disposal of any building materials.

##### Operation phase

Operational waste has been addressed in the Operational Waste Management Plan submitted with the application. Council's Environmental Health Officer has provided advice that the proposal satisfies the requirements of Council's controls and can be supported, subject to standard conditions of consent.

### **13. Site suitability**

Subject to the conditions provided within the recommendation to this report the site is suitable for this development as:

- It is an appropriate “fit” for the locality given it allows for the retention of important heritage elements of the site and for the overall ongoing adaptive reuse of the Parramatta Town Hall, and is for a use that is permissible with consent and is consistent with the relevant zone objectives.
- The site attributes are conducive noting natural constraints/hazards; ecological and heritage impacts are able to be properly managed.

## 14. Submissions

The application was notified and advertised in accordance with City of Parramatta Consolidated Notification Procedures for a 21-day period between 22 September and 14 October 2021. One submission was received. The issues raised in the submission are summarised and addressed below:

Table 8: Consideration of public submissions

Issues Raised	Response
<i>Impact of Southern Annex on the heritage convict drain (Item I647)</i>	<p>The proposed Southern Annex to the Town Hall building does not form part of the subject development application (rather is subject to a separate development application currently under assessment).</p> <p>Further, the heritage convict drain has been removed from the site under separate consent and will therefore not be subject to any impact under the proposed development.</p>

## 15. Public interest

Subject to resolution of the issues of concern as addressed by the recommendation of this report, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

## 16. Development Contributions

Under section 1.3 of the Parramatta CBD Development Contribution Plan (Amendment No. 5) 2007 as the development is undertaken by or on behalf of Council a monetary contribution to City of Parramatta is not required in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

## 17. 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.

## Recommendation

**That** the Sydney Central City Planning Panel as the consent authority grant consent to Development Application No. DA/828/2021, being 7 Parramatta Square (Part Lot 14 DP 1255419), Civic Place, Parramatta, for a period of five (5) years for physical commencement to occur from the date on the Notice of Determination subject to the conditions in **Attachment 1**.