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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions
7 Parramatta Square

Prepared for
CITY OF PARRAMATTA COUNCIL
27 August 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Simon Gunasekara
Consultant	Natalie Yasmine
Project Code	P008433
Report Number	Final

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EXECUTIVE SUMMARY

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis on behalf of the City of Parramatta (**the applicant**) and in support of a Development Application (**DA**) for alterations and additions to the Parramatta Town Hall building, located at 7 Parramatta Square, Parramatta.

This project seeks to refurbish internal components of the Parramatta Townhall building to allow for its adaptive reuse and revitalisation as a key community asset within the Parramatta Square renewal precinct.

SITE DESCRIPTION

The site is known as 7 Parramatta Square (**7PS**) and is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The site currently accommodates the Parramatta Town Hall building (subject of this DA) and the 5 Parramatta Square redevelopment site and has direct frontage to the Church Street civic link.

DEVELOPMENT DESCRIPTION

The DA seeks development consent for the following:

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

The proposed works have an estimated cost of \$17,467,435 (incl. GST) and development consent is sought in accordance with Part 4 of the EP&A Act.

PLANNING CONTEXT

The proposal has been assessed in accordance with the key planning objectives, priorities and actions outlined within relevant strategic land use and transport planning policies including:

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement – City Plan 2036

This SEE also provides a comprehensive assessment of the proposed development in accordance with the following statutory controls and regulatory instruments:

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*
- *Parramatta Local Environmental Plan 2011*
- *Parramatta Development Control Plan 2011*

Overall, the proposed uses and works achieve a high level of compliance with the relevant metropolitan and local planning policies and strategies.

ASSESSMENT OF KEY IMPACTS

The proposed development has been assessed against all relevant items of Section 4.15 of the EP&A Act. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

The SEE demonstrates the proposed development is appropriate for the site and the locality as summarised below

- **The proposal satisfies the applicable planning controls and policies:**

The proposal will contribute towards growing the presence and role of Parramatta as Sydney's second CBD and the metropolitan centre of the Central City District. The proposal celebrates the existing local heritage of Parramatta and will support the important role that cultural heritage has in creating cities where people enjoy to live, work and play.

- **The proposal satisfies the applicable state and local planning controls and guidelines.**

The proposal complies with all the relevant controls of the Parramatta LEP 2011 and achieves a high level of consistency with the key planning controls within the Parramatta DCP 2011.

- **The proposal responds positively to the site conditions and the surrounding urban environment.**

The proposal involves the restoration and adaptive reuse of the existing Parramatta Town Hall, a local heritage item. The proposed works respect and support the significance of the heritage building by maintaining its ongoing civic use, which is the original and best use of the site and is where the greatest significance of the story lies. The proposed work makes alterations and additions to renew the site for contemporary purposes and supports the change of use of the Jubilee Hall to retail uses to activate the northern laneway.

- **The proposal is in the public interest.**

The proposal will be a positive contribution to Parramatta Square, creating an upgraded space for visitors and the community to enjoy and celebrate Parramatta's social and cultural heritage.

Accordingly, it is submitted that the proposal is appropriate for the site and well-worthy of support from the independent assessment planner and ultimate approval from the Sydney Central City Planning Panel.

1. INTRODUCTION

This SEE has been prepared by Urbis on behalf of the City of Parramatta (**the applicant**) in support of a Development Application (**DA**) for alterations and additions to the Parramatta Town Hall building, located at 7 Parramatta Square, Parramatta (**7PS**).

The proposal forms part of the second stage of the Parramatta Square precinct development, seeking to revitalise the Parramatta Town Hall building to create a central focal point for civic activity within Parramatta.

Specifically, this project involves the following internal alterations and additions:

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

The proposed works have an estimated cost of \$17,467,435 (incl. GST) and development consent is sought in accordance with Part 4 of the EP&A Act.

This SEE is structured as follows:

- **Section 2 – Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 3 – Project History:** outlines the approvals history and pre-lodgement discussions with key stakeholders.
- **Section 4 – Proposed Development:** provides a detailed description of the proposed alterations and additions.
- **Section 5 – Planning Assessment:** identifies and analyses the State, regional and local strategic planning policies and provides a detailed assessment of the Regional and local environmental planning instruments and plans relevant to the site and proposed development.
- **Section 6 – Assessment of Key Issues:** identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 7 – Section 4.15 Assessment:** provides an assessment of the proposal against the matters of consideration listed in Section 4.15 of the EP&A Act.
- **Section 8 – Conclusion:** provides an overview of the development assessment outcomes and recommended determination of the DA.

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The site is known as 7PS and is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The site comprises a rectangular shaped parcel of land comprising a total site area of 3,875m². The site is presently occupied by a two-storey locally heritage listed Town Hall building (the subject of this DA) to the west, and the 5 Parramatta Square redevelopment site that occupies the south-east part of the site.

The site is generally flat and has direct frontage to the Church Street civic link and Parramatta Square. The Parramatta Town Hall building does not have direct vehicular access.

The key features of the site are summarised in the following table.

Table 1 Site Description

Feature	Description
Street Address	182 Church Street, Parramatta (7 Parramatta Square)
Legal Description	Lot 14 in Deposited Plan 1255419
Site Area	3,857m ²
Vehicular access / pedestrian access	Pedestrian access from Church Street civic link. No direct vehicular access available.
Cost of Works	\$17,467,435 (incl. GST)

Figure 1 Site Aerial – Town Hall Building (7 Parramatta Square) – outlined blue



Source: Near Maps / Urbis

2.2. EXISTING DEVELOPMENT

The site currently accommodates the Parramatta Town Hall building (subject of this DA) and the 5 Parramatta Square redevelopment site.

The Parramatta Town Hall building presents as a two-storey locally listed heritage item. The 5 Parramatta Square development frames the north and eastern parts of the Town Hall building and will integrate with the Town Hall building once constructed.

Majority of the Parramatta Square civic link in contained within the site's allotment and comprises a range of public amenities including seating and shade features, as well as outdoor recreation activities such as chess and table tennis. Six large canopy trees also fall within the allotment. The site also includes the Parramatta Square public domain.

Access to the broader site is available by pedestrians from Macquarie Street in the north and Church Street in the south.

Figure 2 Photographs of site and surrounds



Picture 1 Town Hall Building viewed from the west



Picture 2 Civic Plaza viewed from south



Picture 3 Adjoining retail and commercial building



Picture 4 St John's Cathedral viewed from east

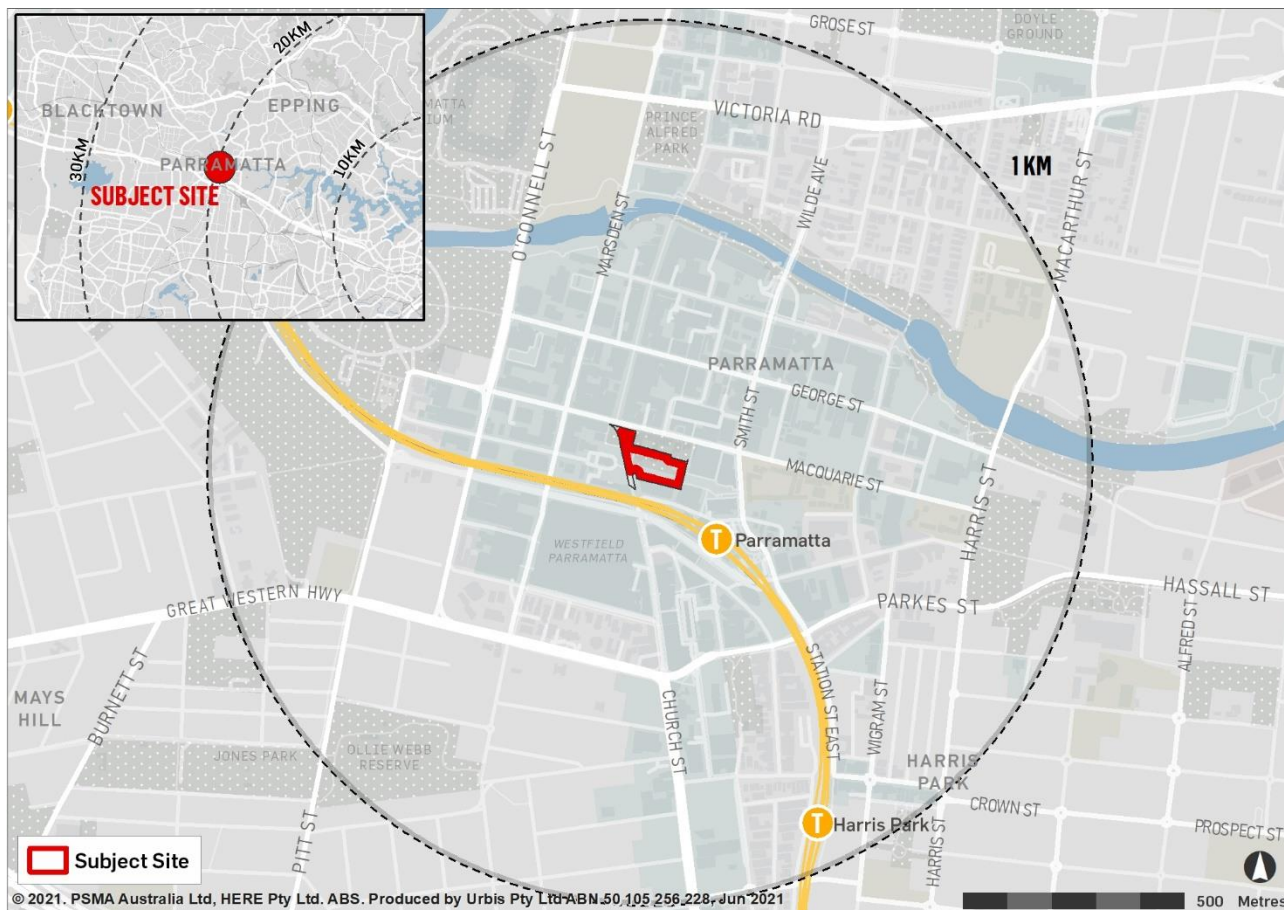
Source: Urbis

2.3. LOCALITY CONTEXT

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 360,000sqm of mixed-use floor space, supporting social, cultural and economic activity and aligning with strategic aspirations for the Parramatta CBD.

The land to the east of the Parramatta Town Hall previously contained the former Parramatta City Council Chambers building that was demolished in August 2016 (DA/237/2015 – approved 29 June 2016). A development application for a 6-storey mixed use development comprising civic, commercial and retail land uses and public domain improvements was approved on 12 December 2019 by the Sydney Central City Planning Panel (DA-476-2019). Construction works are currently underway.

Figure 3 Regional Context



Source: Near Maps / Urbis

Majority of the site's surrounds are currently being redeveloped or is subject to applications for redevelopment. The surrounding development includes:

- **North:** The site is adjoined by a redevelopment site in the north which has been cleared for construction. Beyond the redevelopment site is Macquarie Street which runs east-west between Harris Street and O'Connell Street.
- **East:** The 5 Parramatta Square redevelopment site comprises the eastern area of the site. Further east is the completed 3 and 4 Parramatta Square development.
- **South:** Beyond the 5 Parramatta Square redevelopment site is the 6 and 8 Parramatta Square redevelopment site which is currently under construction. Parramatta Station is located further south beneath Parramatta Westfields.
- **West:** Directly west of the site is the broader civic plaza area and St Johns Cathedral site which is the subject of a Planning Proposal.

The site is highly accessible by public transport, with the Parramatta Train Station and bus interchange within 200m of the site. The Parramatta Light Rail will also provide public transport amenity and is sited at the cross section of Macquarie Street and Church Street. A new future Metro Station will further enhance public transport connections to the site.

Vehicle access to the site is not available, however there is substantial basement car parking within the site's vicinity.

3. PROJECT HISTORY

3.1. APPROVALS HISTORY

The following provides a summary of the development history that has led to the proposed alterations and additions to the Parramatta Town Hall building.

- On 23 February 2015, Council resolved to progress with the scenario for the new Council facilities to be located on the existing Council Chambers Building site (5PS Site, formerly known as PS4) at 1A Civic Place, Parramatta, incorporating the adaptive re-use of the historic Town Hall building at 182 Church St, Parramatta (the subject development). Further, Council resolved that the Property Development Group progress with further design concepts and options for the new Council facilities including conducting a design competition if necessary, for the further consideration of Council.
- An Architectural Design Competition was convened for the 5PS site in accordance with the NSW Department of Planning & Environment's Director General's Design Excellence Guidelines and the City of Parramatta Council's Design Excellence Competition Guidelines. The Competition Jury unanimously recommended the scheme presented by DesignInc, Manuelle Gautrand Architecture and Lacoste + Stevenson Architects as the winner of the 5 Parramatta Square - Council Facilities Design Competition.

A development application based on the scheme prepared by DesignInc, Manuelle Gautrand Architecture and Lacoste + Stevenson Architects was lodged with Parramatta City Council on 15 August 2019 (DA/476/2019) seeking consent for the scheme. On 8 December 2019, approval was granted by the Central City Planning Panel.

- The design competition and subsequent development application granted consent for partial demolition and alterations to the rear of the Parramatta Town Hall. However, alterations and additions and fitout of the remaining Town Hall was delayed and not included within the application.

As such, this DA seeks to capture the proposed alterations, additions and fitout of the Town Hall building as intended by the broader 5PS development proposal.

4. PROPOSED DEVELOPMENT

4.1. OVERVIEW

The proposal development seeks consent for internal alterations and additions to the Parramatta Town Hall to enable its adaptive reuse as a community and conference facility with food and beverage offerings, so that it can become an integral part of the broader Parramatta Square. The proposed works consist of the upgrading and refurbishment of the Parramatta Town Hall as part of the adaption of the building. Specifically, this DA seeks consent for:

- Change of use of the Jubilee Hall
- Demolition of minor internal elements.
- Additions of new internal elements and finishes.

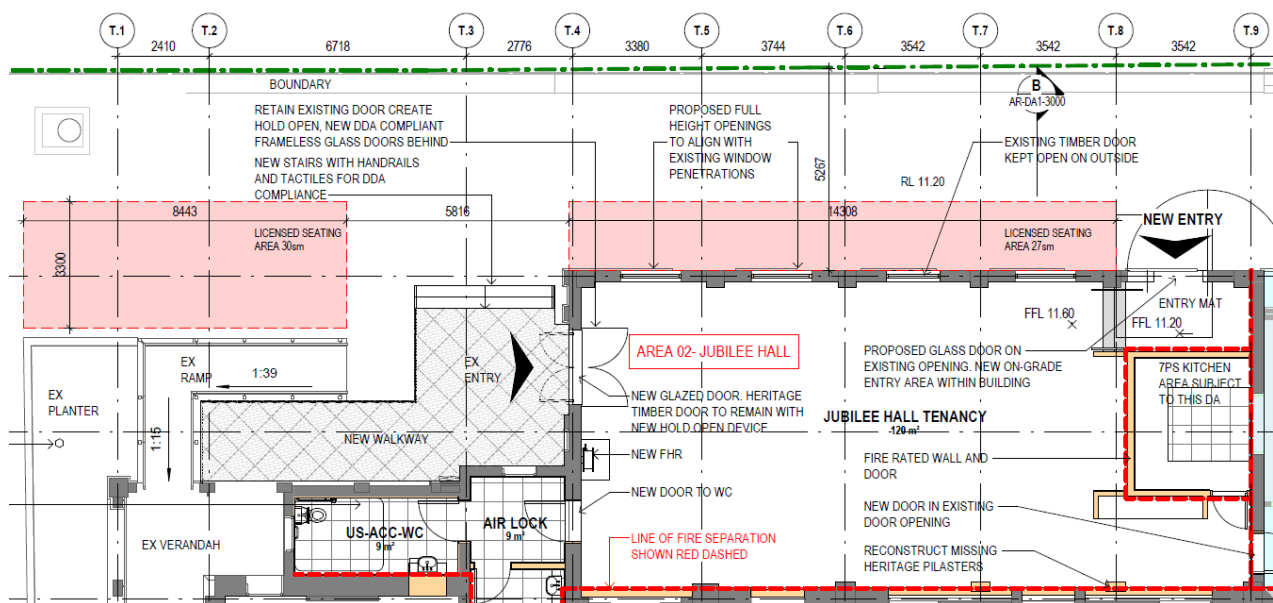
There are no key numerical changes as a result of the proposed works. The proposal is described in further detail within the following sections of this report. It is noted that any reference to the ‘southern extension’ will form part of a separate future DA.

The estimated cost of the development is \$17,467,435 (incl. GST). A Quantity Surveyor's report is attached as **Appendix A**. A set of architectural drawings is attached as **Appendix B**.

4.2. JUBILEE HALL CHANGE OF USE

The proposed works seek to facilitate the change of use of the Jubilee Hall from *community facility* to a *food and drink premises* with the intention of activating the northern laneway. In addition, consent is sought for two new licensed seating areas along the northern building façade of 27sqm and 33sqm.

Figure 4 Proposed Licensed Seating Areas



Source: Design Inc

4.3. BUILDING ALTERATIONS AND ADDITIONS

Minor demolition and refurbishment works are proposed to internal elements of the Parramatta Town Hall. These largely relate to the following alterations and additions:

- Jubilee Hall change of use
- Relevant services upgrades
- New toilets

- Internal louvred screen wall and curtain (in 7PS east lobby)
- Façade and roof mediation
- AV platform in Level 01 gallery.

The above works are provided in detail in the Architectural Plans (**Appendix A**) and are summarised in **Table 2** below.

Table 2 Proposed Works

Component	Alteration
Structural	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Removal of brickwork below windows in the Jubilee Hall and Town 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 of an opening in the floor to form part of a lift shaft. ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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.

Component	Alteration
	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<p>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.</p>

5. PLANNING ASSESSMENT

5.1. OVERVIEW

Consistent with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act), this section identifies the relevant legislation and environmental planning instruments applying to the site and includes an assessment of the proposal against the relevant provisions. The relevant policies are as follows:

Strategic Planning Policy

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement

Relevant Acts

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*

Local Environmental Plans

- Parramatta Local Environmental Plan 2010

Development Control Plans

- Parramatta Development Control Plan 2011

5.2. STRATEGIC PLANNING POLICY

5.2.1. 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 proposed scheme 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 through the delivery of a community-oriented facility that is of a high standard of design and amenity.

5.2.2. 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 GPOP 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 adaptive reuse of the Parramatta Town Hall building is a critical 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.

5.2.3. 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 proposed internal alterations and additions to Parramatta Town Hall seeks to support Parramatta's local heritage and promote its civic function through the adaptive reuse of the Jubilee Hall and internal upgrades. 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 will contribute to Parramatta's liveability.

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

5.3. RELEVANT ACTS

5.3.1. Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* (the Act) provides the principal legislative framework for environmental planning in NSW and includes provisions to ensure that development proposals which have the potential to impact the environment, are subject to detailed assessment and provide opportunity for public involvement.

This Statement of Environmental Effects contains an assessment of the development structured in accordance with section 4.15 of the Act, as illustrated in Section 5 and Section 6 of this report.

5.3.2. Heritage Act 1977

The Heritage Act 1977 (Heritage Act) aims to promote an understanding of the State's heritage in order to encourage education, conservation and protection of heritage-significant places and objects.

The Parramatta Town Hall, subject of this DA is a local heritage listed item (Parramatta Town Hall – I1650) under the Parramatta LEP 2011 which is located within an Aboriginal Heritage Information Management System (AHIMS) listed-site (45-6-2686).

A Statement of Heritage Impacts has been prepared by TKD Architects for the proposed adaptive reuse of Parramatta Town Hall and potential impacts on nearby local heritage items and areas of archaeological significance (refer **Appendix I**). The Statement of Heritage Impacts concluded that the proposed works could be undertaken with limited impacts to the heritage significance of the Parramatta Town Hall and no impact to nearby heritage items.

5.4. LOCAL ENVIRONMENTAL PLANNING POLICIES

The Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011) is the principal environmental planning instrument that applies to the subject site. This section addresses key compliance considerations in the Parramatta LEP 2011.

5.4.1. Zoning and Permissibility

The site is zoned B4 Mixed Use in accordance with the Parramatta LEP 2011. The following proposed uses are permitted with consent in the zone:

- Community facility
- Function centre
- Food and Drink Premises

Table 3 demonstrates the consistency of the proposed adaptive reuse of the site with the objectives of the B4 Mixed Use zone.

Table 3 Consistency with zone objectives

Objective	Proposal	Compliance
<i>To provide a mixture of compatible land uses.</i>	The proposal seeks to retain the civic function of the Parramatta Town Hall building and integrate local retail uses which are compatible with the surrounding Parramatta Square development.	YES
<i>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.</i>	The site is located in a highly accessible location and maximises the use of public transport, walking and cycling as it does not provide additional car parking.	YES
<i>To encourage development that contributes to an active, vibrant and sustainable neighbourhood.</i>	The proposal seeks to activate the northern laneway with the Jubilee Hall change of use from community facility to a food and drink premises.	YES
<i>To create opportunities to improve the public domain and pedestrian links.</i>	Whilst the proposed works are internal, the Jubilee Hall change of use will encourage pedestrian movement along the northern	YES

Objective	Proposal	Compliance
	laneway and result in an active public domain.	
<i>To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.</i>	The proposed works will balance the commercial and civic function of the Parramatta Square precinct and incorporates food and drink retail use, supporting the daily commercial needs of the higher order B3 Commercial Core zone.	YES
<i>To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.</i>	The proposed works involve the refurbishment of internal elements, enhancing the unique heritage values of the Parramatta Town Hall and ensuring its relevance remains long into the future.	YES

5.4.2. Principle Development Standards

The following table assesses the compliance of the proposed development with the relevant clauses of the Parramatta LEP 2011.

Table 4 LEP Compliance Table

Clause	Provision	Proposed	Complies
Clause 4.3 – Height of Building	200m	No change proposed	YES
Clause 4.4 – Floor Space Ratio	8:1	No change proposed	YES

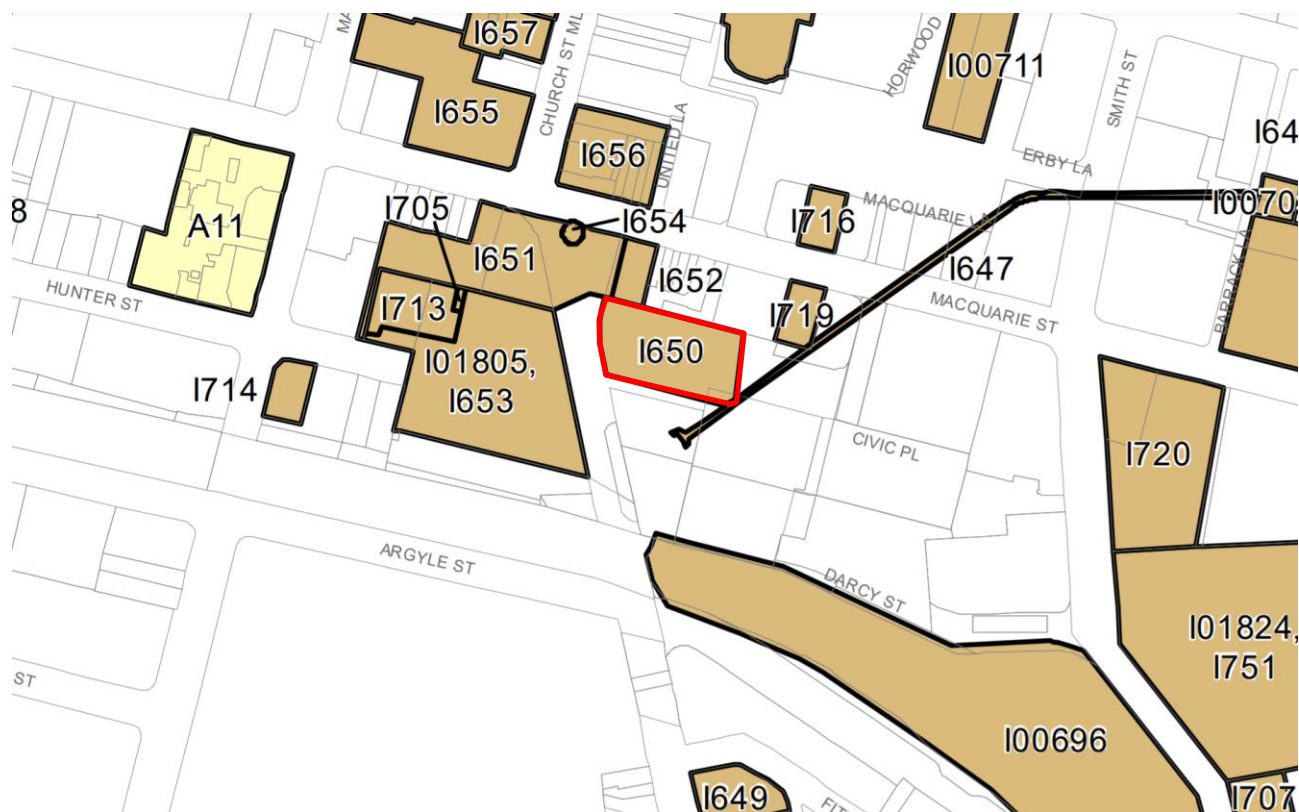
5.4.3. Miscellaneous Provisions

Clause 5.10 – Heritage Conservation

Clause 5.10 of the Parramatta LEP 2011 details where consent is required for works involving a heritage item or building, work, relic or tree within a heritage conservation area. Schedule 5 of the LEP identifies the site as a local heritage item known as “Parramatta Town Hall (and potential archaeological site)” (Item 1650). Refer **Figure 5**.

A Statement of Heritage Impact has been prepared by TKD Architects and is provided at **Appendix I**. The statement concludes that the proposed works at Parramatta Town Hall can be supported on heritage grounds. Provides an assessment against Clause 5.10. Heritage considerations are discussed further in **Section 6.2** of this report.

Figure 5 Heritage Map – Parramatta LEP 2011



Source: NSW Legislation

Table 5 Clause 5.10 – Heritage Conservation

Provision	Proposal	Compliance
<p>Clause 5.10(1) Objectives</p> <p><i>The objectives of this clause are as follows—</i></p> <p><i>(a) to conserve the environmental heritage of Parramatta,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>The proposed works to the Parramatta Town Hall are intended to provide a viable and appropriate adaptive reuse for the building, which will assist in maintaining its contribution to the environmental heritage of Parramatta.</p> <p>The proposed works will generally conserve the heritage significance of the Parramatta Town Hall and its site. There will be no impact on the setting of the building or views to or from it. Similarly, there will be no impact on heritage items in its vicinity.</p> <p>The site of Parramatta Town Hall has archaeological potential.</p> <p>In the event that archaeological remains are uncovered in the course of the works, the guidelines issued</p>	<p>YES</p>

Provision	Proposal	Compliance
	<p>by the NSW Office of Environment and Heritage will be followed.</p> <p>The site of Parramatta Town Hall has been identified as a place that has high heritage significance for Aboriginal people. Excavation associated with the proposed works has the potential to disturb Aboriginal archaeological remains. Should this occur, appropriate protocols defined in the National Parks and Wildlife Act will be followed.</p>	
<p>Clause 5.10(2) Requirement for consent</p> <p><i>Development consent is required for any of the following—</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) — (i) a heritage item.</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p>	<p>A Statement of Heritage Impact (Appendix I) has been prepared to accompany this DA for the proposed alteration and additions, with minor demolition works to the Parramatta Town Hall.</p> <p>The proposed works include alterations to the exterior of the building and modifications to its interior as described in Section 4.3, and as detailed on the Architectural Plans at Appendix B.</p> <p>The building is located on a site which has both Aboriginal and historical archaeological potential.</p>	YES
<p>Clause 5.10 (4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The Statement of Heritage Impact has been prepared to assess the impacts of the proposed works on Parramatta Town Hall. The assessment includes reference to policies contained in the Parramatta Town Hall Conservation Management Plan, which is an important heritage management document for the site.</p>	YES

Provision	Proposal	Compliance
<p>Clause 5.10(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development—</i></p> <p><i>(a) on land on which a heritage item is located, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>A heritage conservation management plan has been prepared for the site. The impacts of the proposed works against the relevant policies of the conservation management plan are assessed in Section 5.1 of Appendix I and discussed further in Section 6.2 of this report.</p>	YES
<p>Clause 5.10(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The City of Parramatta as the applicant for this DA will comply with the required consultation procedures.</p>	YES
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</i></p> <p><i>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</i></p> <p><i>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i></p>	<p>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> <p>The report recommends, amongst other things, that ongoing consultation with the Registered Aboriginal Parties should take place throughout the project and that protocols should be developed.</p>	YES

5.4.4. Additional Local Provisions

Clause 5.21 – Flood Planning

Clause 6.3 of Parramatta LEP 2011 aims to ensure development takes into consideration the potential impacts of flood prone land. Flood mapping information obtained from the City of Parramatta (dated 17/08/2021) suggests that the site is subject to 'low risk' flooding and is located within the area from the 1% AEP (1:100) up to the Probable Maximum Flood zones of the Upper Parramatta River.

The proposed internal alterations and additions are not expected to pose any additional flood risk at the site and the usability of the Parramatta Town Hall remains as current. Further, the use of the Jubilee Hall as a *food and beverage premises* will not experience any additional adverse effects to the safe operation and efficient evacuation of people as a result of flooding.

Clause 6.1 – Acid Sulfate Soils

The site is subject to Class 4 and Class 5 Acid Sulfate Soils. Clause 6.1 of Parramatta LEP 2011 requires development consent for "Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum by which the water table is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land."

Earthworks are not proposed as part of this development, and minor excavations works required as part of the project will not impact the water table.

Clause 6.12 and Clause 6.13 – Design Excellence

It is noted that the subject site is not identified on the Design Excellence Map. Further, the proposed development does not propose new development or alterations to an existing development with a building height greater than 55m, a capital investment value greater \$100 million. It is therefore noted that the design excellence provisions do not apply to the proposed development.

Clause 7.4 – Sun Access

The objective of clause 7.4 is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing. Overshadowing of Parramatta Square between 12pm and 2pm is not permitted. The minor refurbishment of roof elements and new retractable fabric cassette awnings along northern elevation as outlined in **Table 2** are not expected to result in any additional overshadowing. Shadow diagrams are provided at **Appendix B** and demonstrate that all shadows are as existing.

5.5. DEVELOPMENT CONTROL PLAN

The Parramatta Development Control Plan 2011 (Parramatta DCP 2011) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the **Table 6** below.

Table 6 DCP Compliance Table

Clause	Provision	Proposed	Complies
Section 3.5 Heritage			
Existing Buildings	<p>C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.</p> <p>C.5 Avoid re-roofing the main body of the building except to match the original materials or except where re-roofed in corrugated iron.</p>	<p>The proposal seeks to retain Parramatta Town Hall. The proposed works are relatively minor in scope and will not impact on its overall heritage significance or the significance of the site.</p> <p>The proposal involves the replacement and remediation of the existing roof over the main hall and gutters as required to support new lighting and AV rigging bars and</p>	YES

Clause	Provision	Proposed	Complies
		acoustic insulation. Pending Finishes Schedule	
Alterations and Additions	C.7 Any alterations and additions must be consistent with the scale, shape and materials of the existing building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials should be the same as the existing house, or otherwise lighter weight materials such as painted timber, fibro, iron or imitation timber cladding.	<p>The proposed works will be consistent with the materials and scale of the existing building. External works are minor and scope and will not detract from its visual importance or the visual consistency of the locality. The impact of the works should be further minimised by sensitive and well-considered detail design resolution.</p> <p>A Finishes Schedule is provided within the Design Statement at Appendix C.</p>	YES
Section 4.3.3 Parramatta City Centre			
4.3.3.4.1 Views	Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church are to be protected in the planning and design of development.	The proposed works will have no impact on the identified views to the north and south along Church Street. There are no modifications to the building's western façade.	YES
4.3.3.7.2 Parramatta Square			
Building Form	C.8. All development is to implement heritage conservation principles.	The proposed works are associated with the conservation and adaptive reuse of Parramatta Town Hall, generally reflecting the requirements of the Parramatta Town Hall Conservation Management Plan and the heritage clauses in Parramatta LEP 2011.	YES
Public Space Principles	Retain Church Street Mall and Centenary Square as Parramatta's most enduring public space, including landscaping and heritage	The proposed works will not impact on Parramatta Town Hall's important contribution to Church Street Mall and Centenary Square, or impact on the heritage significance of this precinct.	YES

Based on the above, it is considered that the proposal complies with the relevant provisions within the Parramatta DCP 2011.

6. ASSESSMENT OF KEY ISSUES

6.1. BUILT FORM AND URBAN DESIGN

DesignInc have prepared a Design Statement (**Appendix C**) for the adaptive reuse of Parramatta Town Hall. Parramatta Town Hall is envisaged to be unified with 5 Parramatta Square which will form an extension of its civic heart, Parramatta Square.

The Parramatta Town Hall is integral to and connected to the 5 Parramatta Square building which when complete, will be home to a library, community spaces and council civic functions including council chambers and offices. The architectural modifications to the Town Hall building will be minimal and the proposed changes are discussed in the following sections.

Architectural expression of built heritage and function

The main heritage sections of the Parramatta Town Hall retain their current uses for public and community meetings and exhibitions.

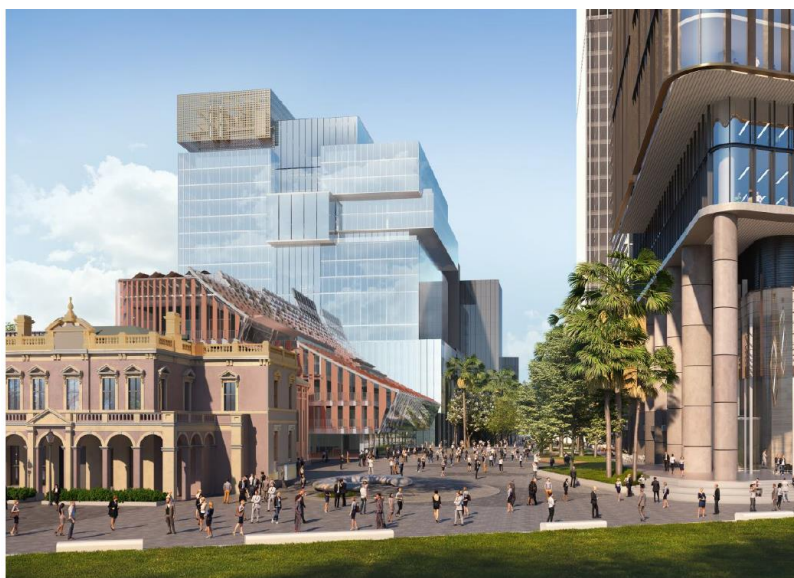
The Parramatta Town Hall is in reasonably good condition, as outlined in the Statement of Heritage Impact (**Appendix I**). It features relatively recent paint finishes that enhance its heritage qualities externally, and internally interpret the original 1885 decorative paint finishes. The proposed internal alterations and additions will enhance amenity of the place and have been minimised to areas of significant fabric and spaces within the building.

Key decorative details will be retained within the Main Auditorium, this includes the mouldings and ceiling details. A small area of decorative moulding (dado, etc) will be removed due to the proposed new openings in the southern wall; however, this is seen as minor and will not impact the overall character of the Main Auditorium.

The refurbishment of the meeting room and bathrooms located in the south-west wing (later addition to the Town Hall) is acceptable as significant damage has been made to the wing. In addition, the existing bathroom fitout is a later addition. The Parramatta Town Hall Conservation Management Plan identifies the ground floor of this wing as having little heritage or cultural significance and the first floor meeting room is identified as having moderate heritage significance.

The proposed alterations and additions have been carefully considered to ensure that the adaptive reuse of Parramatta Town Hall does not reduce the heritage significance of the site, and rather celebrates its historical function as a public and community asset. The proposal seeks to ensure the Town Hall has a renewed and long lasting role within the community.

Figure 6 Parramatta Square precinct



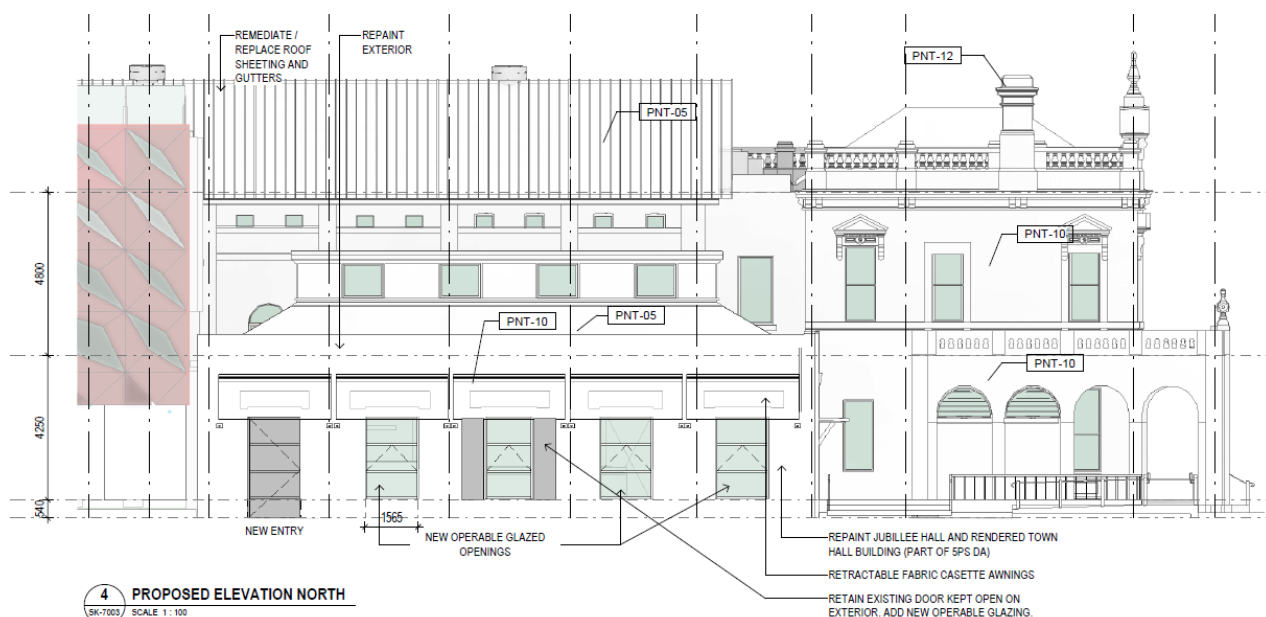
Source: DesignInc

Public Domain Interface

A critical component of the original DA for 5 Parramatta Square was the achievement of horizontal permeability at ground level through the provision of a laneway along the northern boundary. Included with this was a 5.3m wide laneway extending adjacent to the footprint of the Parramatta Town Hall.

This DA seeks to activate this new laneway through the provision of two licensed seating areas and new openings and entry along the northern building façade which complement the proposed food and drink premises use at the Jubilee Hall. It is proposed to replace the four windows on the northern façade in the Jubilee Hall with new doorways (see **Figure 7**). These windows are not original features of the Jubilee Hall and were replaced during the second half of the twentieth century. In addition, one, timber framed window will be removed. The opening will be extended on the southern façade to allow for a new door opening. These interventions are required to support activation of the laneway and ensure a positive interpretation of the existing heritage form.

Figure 7 Proposed northern elevation



Source: DesignInc

6.2. HERITAGE CONSERVATION

6.2.1. European Heritage

A Statement of Heritage Impact in support of the proposed works has been prepared by TKD Architects and is submitted at **Appendix I**. The statement includes an assessment of the heritage values of the site, which contains the Parramatta Town Hall (and potential archaeological site) and the potential impacts to the local heritage significance as a result of the proposed adaptive reuse.

The following statement of heritage significance has been extracted from the State Heritage Inventory database:

Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark. The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government. Site possesses the potential to contribute to an understanding of early urban development in Parramatta.

The site is also located in the vicinity of the following local and state listed heritage items:

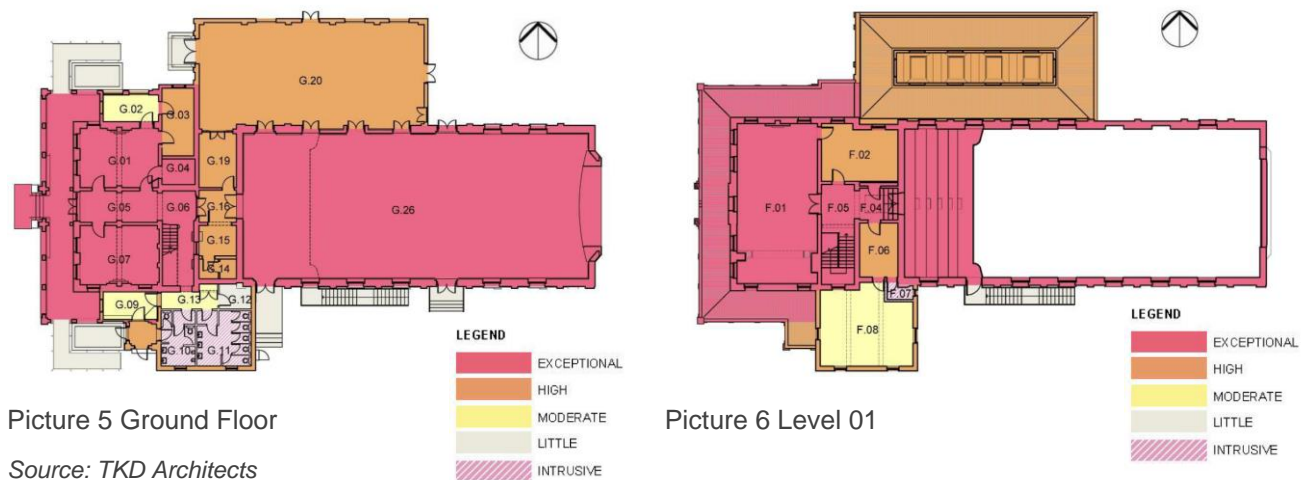
- I164 Convict Drain (local)
- I156 Bicentennial Square and adjoining buildings (local)
- I1652 Murray's Building (and potential archaeological site) (local)

- I1653 Warden's Cottage (verger's cottage) (local)
- I1654 Centennial Memorial Clock (local)
- I1655 Shop (and potential archaeological site) (local)
- I1656 Horse Parapet Façade (and potential archaeological site) (local)
- I1713 St John's Parish Hall (local)
- I1716 Kia Ora (and potential archaeological site) (local)
- I1719 Leigh Memorial Uniting Church (local)
- I01801 St John's Anglican Cathedral (state)

Significance of Spaces at Parramatta Town Hall

Figure 8 demonstrates the relative heritage significance of spaces within Parramatta Town Hall. TKD Architects have been involved in the design of internal alterations and additions to ensure that the Parramatta Town Hall retains its heritage value as currently assessed.

Figure 8 Significance of Spaces at Parramatta Town Hall



Picture 5 Ground Floor

Source: TKD Architects

Picture 6 Level 01

Assessment of Heritage Impacts

The City of Parramatta Council commissioned an update of the 1996 Conservation Management Plan (CMP) to thoroughly consider the Parramatta Town Hall, its significant fabric, potential uses, legislative context and broader setting in the context of 5 Parramatta Square, the recent development consents and Parramatta Square more broadly.

The final draft CMP was submitted to the City of Parramatta in early July 2021. The Statement of Heritage Impacts provides an assessment against the relevant conservation policies of the CMP.

TKD Architects concluded that the proposed works will not impact on the overall heritage significance of Parramatta Town Hall, which retain most of the spaces and fabric identified as having Exceptional and High heritage significance in the CMP.

In principle, the following works will not impact on culturally significant spaces and fabric provided they are carefully designed and detailed:

- The proposed works to locate food and beverage facilities in the Jubilee Hall, which is identified as having High heritage significance
- The proposed routes for new services which have not been resolved.
- The proposed works to introduce additional door openings in the South facade of the Main Hall and the North façade of the Jubilee Hall.

- The works to introduce lavatories into the original 19th century spaces.
- The works to the common wall between the Jubilee Hall and the Main Hall.

Furthermore, there will be no impact on heritage items in the vicinity of the Town Hall site. This is because the majority of the works are internal. External works are limited in scope and largely confined to the eastern part of the building and so will not impact on the visual curtilage of these heritage items.

Detailed assessment of the proposed works and potential impact on the heritage significance of Parramatta Town Hall is provided in the Statement of Heritage Impact at **Appendix I**.

6.2.2. Archaeology

Parramatta Town Hall is located on a site with Aboriginal and historical archaeological potential. It is the intention of the City of Parramatta to manage the archaeological aspects of the site in accordance with the requirements of the requirements of the National Parks & Wildlife Act 1974 and in conformity with the guidelines issued by the NSW Office of Environment and Heritage.

Previous assessment of archaeological heritage was undertaken by Niche Environment and Heritage and included a revised statement of the results of ongoing archaeological investigations in the Parramatta Square precinct. This assessment was approved as part of DA/476/2019 and included three test trenches at 7PS. The investigations at the site confirmed the natural soil profile had been truncated by construction and levelling associated with the development of the Town Hall, and later paving to a depth of 600m.

Based on previous investigations, there is a likely presence of archaeological deposits at Parramatta Town Hall, however the proposed works are unlikely to impact existing deposits as they are broadly limited to internal alterations and additions to the existing building.

6.3. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

LCI prepared a Building Services Report to support the DA and is included as **Appendix G**. The Building Services Report included an assessment of the proposal against relevant ESD regulations including the NCC Section J and Sustainability Framework.

LCI concluded that the adaptive reuse of the Jubilee Hall and alterations and additions within Parramatta Town Hall proposes negligible modification to fabric, so it is therefore unnecessary to comply with NCC Section J1 or J3 requirements. Further, it is unlikely that the existing fabric would comply with the latest minimum thermal standards. All new equipment and lighting must comply with the minimum energy efficiency requirements of Section J5 and J6.

An assessment against the Sustainability Framework was undertaken and confirmed that the adaptive reuse of the Jubilee Hall does not incorporate a broad enough scope of works to warrant an assessment using a sustainability rating such as Green Star or similar since only minor elements of the building are being modified. As such, an assessment against the principles applicable to the 5 Parramatta Square redevelopment has been used.

Overall, the proposed works are considered acceptable from an ESD perspective and any alterations will meet the ESD standards where capable without resulting in undue impact to the heritage fabric of Parramatta Town Hall.

6.4. TRANSPORT, TRAFFIC AND PARKING

TTPP have prepared a Transport and Parking Statement for the proposal which is provided as **Appendix J**. The Statement included an assessment of the traffic and parking effects arising from the proposal and required loading and unloading facilities to support the Parramatta Town Hall.

Currently the site is not serviced by parking and use of the site is limited to pedestrian access. The proposal seeks to retain the existing nil parking conditions and improve access into the building to support pedestrian movement.

6.4.1. Traffic Impacts

The proposed new retail component of the site within the existing Jubilee Hall will comprise a low scale food and drink premises use with a GFA of approximately 64 m² and some 60m² of outdoor licensed seating area.

In this regard, patronage to the new retail café use is expected to be primarily made up of walk-in trips from employees and visitors within the Parramatta Square precinct. As such, the proposed additional uses are not expected to generate any discernible traffic impact on the surrounding road network.

6.4.2. Car and Bicycle Parking Requirements

TTPP consider the proposed provision of no car parking to be satisfactory due to the nature of the proposed additions. However, if required, any car parking associated with the proposal could use the available public car parking spaces within the “super basement” under Parramatta Square.

The existing site does not currently provide any bicycle parking spaces for staff. However, as part of the proposed development, appropriate bicycle and parking facilities will be provided for all staff to encourage non-car mode travel to/from the site.

A secure bicycle storage room with 16 bicycle spaces will be provided at the adjacent 5 Parramatta Square site to accommodate for all staff at both 5 and 7PS sites. This is considered satisfactory based on the anticipated size and demand of the proposed development. End-of-trip facilities are also provided at 5 Parramatta Square for use by staff.

6.4.3. Access and Loading

Pedestrian access to the site is available from all frontages of the site. It is expected that all loading and unloading associated with the proposal would be minimal and generally be carried out by van/utility type vehicles (equivalent to a B99 vehicle), which could use the available public car parking spaces within the “super basement” under Parramatta Square, or via the Northern Laneway. Loading and unloading activities are expected to be carried out after hours and are expected to have minimal impact on the surrounding road network.

TTPP have concluded that proposal is unlikely to generate any discernible traffic and/or parking impact on the surrounding road network and that the proposed traffic and parking conditions are satisfactory.

6.5. BCA AND ACCESS

Design Confidence have prepared an Access Design Assessment Report for the proposed adaptive reuse, provided as **Appendix H**. Based on the assessment, Design Confidence are of the opinion 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.

6.6. SERVICES

LCI have prepared a Building Services Report (**Appendix G**) which addresses mechanical, electrical, hydraulic and fire services required to support the proposal, as well as vertical transportation and ESD services. It is noted that the proposal does not incorporate the provision of a new lift and this will form part of a separate DA.

The site is currently serviced by a range of existing services, including gas, potable cold water, stormwater and sanitary drainage located directly under or adjacent to Parramatta Town Hall.

The Building Services Report assesses the proposed servicing arrangements to ensure that the proposal meets the relevant regulations and standards. It also provides guidance on the required design criteria which have informed the design and proposed upgrades to services. Based on the assessment, it is evident that the proposed adaptive reuse of Parramatta Town Hall can be supported from a servicing perspective.

6.7. WASTE MINIMISATION AND MANAGEMENT

6.7.1. Demolition and Construction Waste Management

EcCell have prepared a Demolition and Construction Waste Management Plan for the proposed alterations and additions (**Appendix E**) which outlines measures to avoid unnecessary resource consumption, the recovery of resources (including reuse, reprocessing, recycling and energy recovery) and the dispose of residual waste to landfill.

The report has been prepared in accordance with the City of Parramatta Council Waste Management Guidelines for Development Applications 2016 and the relevant provisions of the Parramatta Development Control Plan 2011 Waste Management Guidelines 2016.

Subject to adherence with the Demolition and Construction Waste Management Plan, the proposed works can be supported in terms of waste management.

6.7.2. Operational Waste Management

EcCell have prepared an Operational Waste Management Plan for the site (**Appendix F**) and outlines the proposed plan for ongoing waste management. The report has been prepared in accordance with the City of Parramatta Council Waste Management Guidelines for Development Applications 2016 and the relevant provisions of the Parramatta Development Control Plan 2011 Waste Management Guidelines 2016.

Based on the proposed land uses, the proposal will generate a total volume of 1,274L of general waste and 1,274L of recycling. Waste will be stored within waste receptacles located throughout the building, and a building manager will transfer waste to the waste storage room located on Basement Level 1 of 5 Parramatta Square. The 37sqm combined waste storage room can accommodate the 8.64sqm of waste storage are required to support the proposed uses.

Waste collection will be undertaken by a waste contractor with frequency to be determined in consultation with Council. Currently, waste collection occurs 2 times per week however this may change subject to operational needs of the broader 5 and 7PS developments. The waste collection contractor will retrieve bins from the waste storage room, utilising the loading bay at Basement level 01.

Waste collection is scheduled from 7am to 3pm Monday to Saturday and 8am to 3pm on Sundays during which the loading dock is available.

7. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act 1979.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed against the relevant state, regional and local environmental planning instruments as follows:

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- *Environmental Planning and Assessment Act 1979*
- *Parramatta Local Environmental Plan 2011*
- Parramatta Development Control Plan 2011

This SEE demonstrates that the proposed development is consistent with the objectives of the relevant environmental planning instruments. The proposal will contribute to the ongoing development of the Parramatta Square precinct, maintaining the relevance and cultural significance of Parramatta Town Hall within Parramatta as Sydney's second CBD. The proposal will provide the opportunity to revitalise the Parramatta Town Hall, whilst retaining its civic and community function to service the needs of the wider community and visitors of Parramatta.

7.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The draft Parramatta CBD Planning Proposal seeks changes to the Parramatta CBD boundary, land use mix and primary built form controls, and will amend the Parramatta LEP 2011 once gazetted. The draft LEP amendment was forwarded to the DPIE on 1 July 2021 for finalisation.

The draft Parramatta CBD Planning Proposal applies to the site, and the proposed adaptive reuse of Parramatta Town Hall is consistent with the objectives of the draft LEP, however, the local provision relevant to the proposed development are captured within the current Parramatta LEP 2011 and have been assessed at **Section 5.3** of this SEE.

7.3. DEVELOPMENT CONTROL PLAN

Parramatta Development Control Plan 2011 (Parramatta DCP 2011) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 5.5** of this SEE.

The assessment concludes the proposal complies with the relevant provisions within the DCP.

7.4. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulations 2000.

7.5. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined in the following sections.

7.5.1. Natural and Built Environmental Impacts

The proposal seeks the adaptive reuse of Parramatta Town Hall, supported by internal alterations and additions. The proposal will not involve the removal of any flora or fauna beyond a single flower bed and the proposal is consistent with the relevant LEP and DCP controls. As outlined in the Statement of Heritage Impact (**Appendix I**), the proposed works will not have an adverse effect on the overall heritage significance

of Parramatta Town Hall or surrounding heritage items. Where impacts do occur to the heritage fabric of Parramatta Town Hall, these impacts are contained to areas of lesser heritage value.

7.5.2. Social and Economic Impacts

It is considered the following economic benefits will be realised during both the construction and occupation stages, as a result of the proposed development:

- The proposed development will result in the immediate generation of employment during the construction phase and an increase to the long-term employment capacity of the Town Hall with the introduction of retail food and drink premises at the Jubilee Hall and its ongoing function and event use as envisaged by this proposal.
- The proposal will contribute toward the visitor economy within Parramatta as Sydney's second CBD, showcasing the heritage and cultural assets of Parramatta within a key civic location.

The proposal will provide the following social benefits:

- The refurbishment of Parramatta Town Hall will provide opportunity for events within the function space, ensuring that the site is activated throughout the day and night time peak hours.
- The conversion of the Jubilee Hall into a retail food and beverage use with additional outdoor licensed seating areas will activate the northern laneway to support CPTED principles.
- The proposal will revitalise Parramatta Town Hall whilst enhancing its heritage values within a changing built environment, ensuring its function aligns with its connection to 5 Parramatta Square.

7.6. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The proposed development is permissible with consent in the within the B4 Mixed Use zone of the Parramatta LEP 2011, and the site is zoned specifically to accommodate the retail and community uses proposed.
- The subject site is located within the Parramatta CBD and the Parramatta Square precinct, and as such the proposed mix of community and retail uses are highly appropriate for the locality. The proposal will form an extension of the civic centrepiece of the City.
- As outlined in the Building Services Report (**Appendix G**), the site is situated within an established area such that access to services are readily available.
- The proposed development has been designed sympathetically to maintain the heritage significance of Parramatta Town Hall and strengthen its historical role and social heritage values as the centre of community life.
- The site shares a common basement with 5 Parramatta Square and benefits from the waste storage areas, car parking and end of trip facilities available.
- Future visitors and employees will be able to take advantage of the existing transport services provided at the Parramatta Transport Interchange and the Parramatta Wharves, as well as the future Parramatta Light Rail and Sydney Metro West, which will offer high capacity services to the broader Greater Sydney catchment.

The subject site is well suited to accommodate the proposed alterations and additions.

7.7. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

7.8. PUBLIC INTEREST

The intent of the proposal is to refurbish Parramatta Town Hall, including its adaptive reuse to provide an upgraded public asset for the community to enjoy. In this way, the proposal is entirely in the public interest as

it will provide a meeting and function space for the enjoyment of the community and visitors to Parramatta. Specifically, the proposal is in the public interest as follows:

- The proposed development responds positively to the transitioning future character of the Parramatta CBD and the Parramatta Square precinct and will ensure that Parramatta Town Hall remains a relevant and prominent cultural asset.
- The proposal will activate the northern laneway with the Jubilee Hall change of use to a food and drink premises and new licensed seating area.
- The alterations and additions are capable of meeting the relevant provisions of the Disability Discrimination Act 1992, Disability Access to Premises Standards 2010 (Premises Standards), Building Code of Australia 2016 and applicable Australian Standards, and therefore considers access and amenity provisions for people with a disability. Refer to the Access Design Assessment Report (**Appendix H**).
- The proposal has been prepared having regard to Council's planning policies and complies with the relevant local planning controls for site.
- No adverse environmental, social or economic impacts will result from the proposal.
- The proposal will contribute positively to energy efficiency and environmental sustainability as the design has incorporated many ESD features beyond what is currently present at the site.

8. CONCLUSION

This SEE provides a comprehensive assessment of the environmental, social and economic impacts of the refurbishment and adaptive reuse of Parramatta Town Hall at 7PS. This SEE has addressed the relevant provisions of the *Environmental Planning and Assessment Regulations 2000*.

The proposal will enable the revitalisation of Parramatta Town Hall and will strengthen its presence within Parramatta Square, forming a positive extension of the 5 Parramatta Square development. The proposed development has been assessed against all relevant items of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

- **The proposal satisfies the applicable planning controls and policies:**

The proposal will contribute towards growing the presence and role of Parramatta as Sydney's second CBD and the metropolitan centre of the Central City District. The proposal celebrates the existing local heritage of Parramatta and will support the important role that cultural heritage has in creating cities where people enjoy to live, work and play.

- **The proposal satisfies the applicable state and local planning controls and guidelines.**

The proposal complies with all the relevant controls of the Parramatta LEP 2011 and achieves a high level of consistency with the key planning controls within the Parramatta DCP 2011.

- **The proposal responds positively to the site conditions and the surrounding urban environment.**

The proposal involves the restoration and adaptive reuse of the existing Parramatta Town Hall, a local heritage item. The proposed works respect and support the significance of the heritage building by maintaining its ongoing civic use, which is the original and best use of the site and is where the greatest significance of the store lies. The proposed work makes alterations and additions to renew the site for contemporary purposes and supports the change of use of the Jubilee Hall to retail uses to activate the northern laneway

- **The proposal is in the public interest.**

The proposal will be a positive contribution to Parramatta Square, creating an upgraded space for visitors and the community to enjoy and celebrate Parramatta's cultural heritage.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and well-worthy of support from the independent assessment planner and ultimate approval from the Sydney Central City Planning Panel.

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