



Report to Sydney West Central Planning Panel

SWCCP reference	PPSSCC-3
DA No.	805/2013/E
Date of receipt	8 May 2018
Proposal	Modification to Parramatta RSL for internal and external alterations and additions
Street address	2 Macquarie Street, Parramatta NSW 2150
Property Description	Lot 362 in DP 752058
Applicant	PAYNTER DIXON CONSTRUCTIONS PTY LTD
Owner	Castle Hill RSL
Submissions	Zero (0)
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none">• Environmental Planning and Assessment Act and Regulations• State Environmental Planning Policy (State and Regional Development) 2011;• State Environmental Planning Policy No. 55 – Remediation of Land;• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;• State Environmental Planning Policy (Infrastructure) 2007;• State Environmental Planning Policy (Vegetation in non-rural areas) 2017.• Parramatta Local Environmental Plan 2011
Recommendation	Approval
Council Officer	Jonathan Cleary, Senior Development Assessment Officer

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

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 summarised, in the Executive Summary of the assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard has been received, has it been attached to the assessment report ? N/A

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? No

Conditions

Have draft conditions been provided to the applicant for comment ? Yes

1. Executive summary

This report considers a modification application for the approved Parramatta RSL for additional internal and external works.

Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments generally supports the modification. The application is considered satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.

This report recommends that the Panel:

- Approve the modification application subject to the amended condition in Schedule 1 of Attachment B.

2. Key issues

- a. Flooding

3. Site context

The site is located in the north-western corner of Macquarie Street and O'Connell Street on the western fringe of the Parramatta CBD. The site is generally rectangular in shape and has frontage to both Macquarie Street (154.485m) and O'Connell Street (70.79m). The site has an area of 11,121m².



Figure 1: Location of the site within the Parramatta CBD. Source: GeoCortex

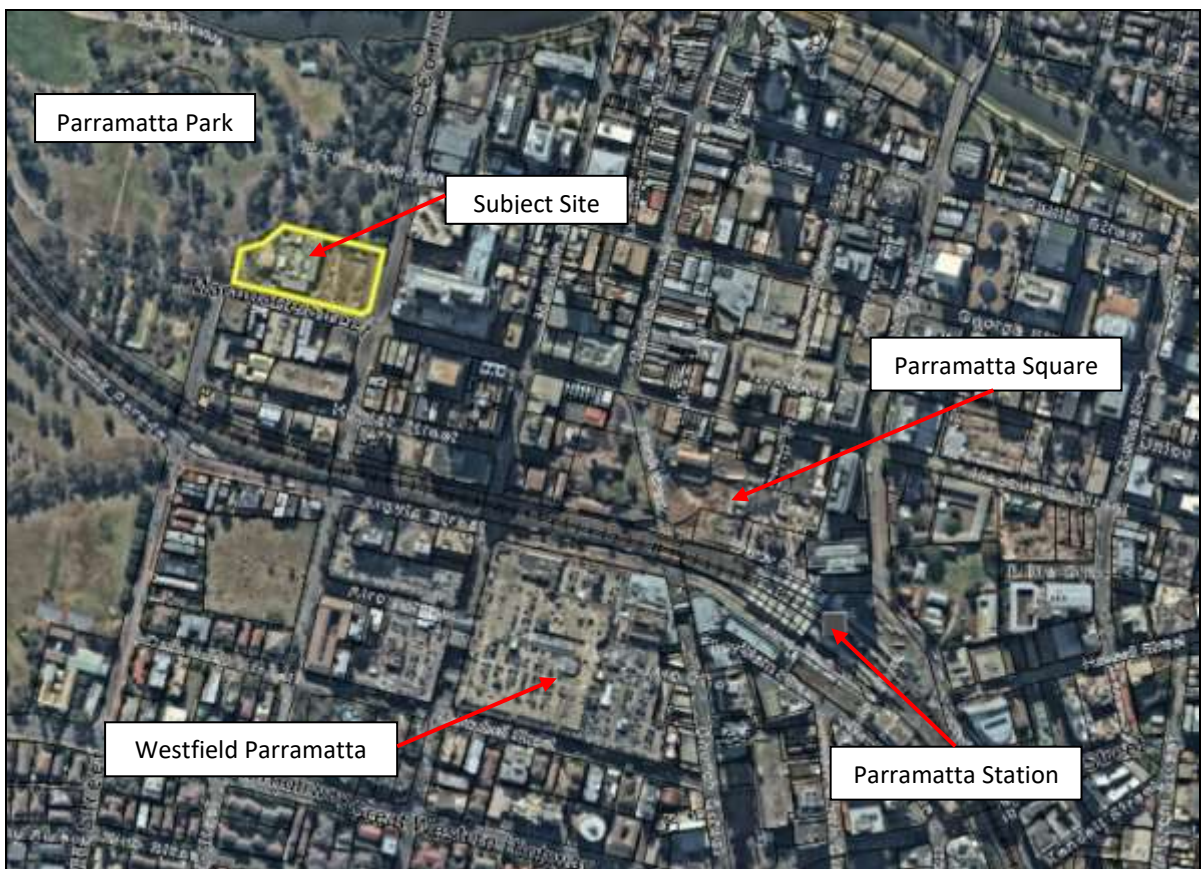


Figure 2: Aerial View of Site Context. Site outlined in Yellow. Source: GeoCortex

The site currently accommodates the Parramatta RSL Club, with its clubhouse building located on the western portion of the site. The bowling greens have been demolished to

accommodate construction of the new Parramatta RSL, and construction works are underway.

There is minimal vegetation located on the site with some mature and larger trees in the south-western car parking area and smaller trees/shrubs within the southern boundary (i.e. along Macquarie Street). Other mature trees are located directly adjacent to the north-western and northern boundary of the site within Parramatta Park. There are a number of electricity easements (underground mains and electricity substations located on the western and north-western side of the site).

The site adjoins Parramatta Park, which is a world heritage listed item. Nearby land uses include commercial premises, shop top housing and car parking facilities.



Figure 3: Aerial view of the site (Nearmap 7 April 2019)

The site is identified as being affected by the 5% AEP, 1% AEP, and Probably Maximum Flood (PMF) storm events. See Figure 4 below for flood extent.



Figure 4: Extract of Council's Flood Map of the Parramatta CBD (GeoCortex 2019).

The adopted flood levels for the site are:

Corner of O'Connell and Macquarie Street

5% AEP – RL **9.14** AHD
1% AEP – RL **9.22** AHD
PMF – RL **12.91** AHD

Adjacent to the Northern Boundary

5% AEP – RL **7.94** AHD
1% AEP – RL **8.25** AHD
PMF – RL **13.18** AHD

The Finished Floor Levels and Car Park Entrance are:

Ground Floor – RL **11.150** AHD
First Floor – RL **15.100** AHD
Vehicle Access to Basement – RL **12.000** AHD

Therefore, based on the approved architectural plans and established flood levels, the ground floor and basement would be inundated in a PMF event.

4. Background

On 13 May 2015, DA/805/2013 (Ref: 2013SYW019) was determined by the Sydney West Joint Regional Planning Panel for the *demolition of existing buildings and removal of bowling greens. Approval is also sought for construction of a two storey club over 3 levels of basement car parking.*

On 16 November 2015, Council refused DA/805/2013/A which sought the deletion of the Section 94A Contributions.

On 29 August 2016, Council approved DA/805/2013/B which sought to replace the Section 94A Contributions with a Voluntary Planning Agreement for contributions to specific projects and improvements.

On 5 September 2018, the Parramatta Local Planning Panel approved DA/805/2013/C which sought an increase in the hours of operation.

On 4 February 2019, DA/805/2013/D was approved under delegation by the City of Parramatta Council. Consent was granted to changes to the internal layout of the building and minor external adjustments.

5. The proposal

Consent is sought to modify the approved club as follows:

Basement 1

1. *Conversion of the general store rooms (GFA of 98m²) to office space.*

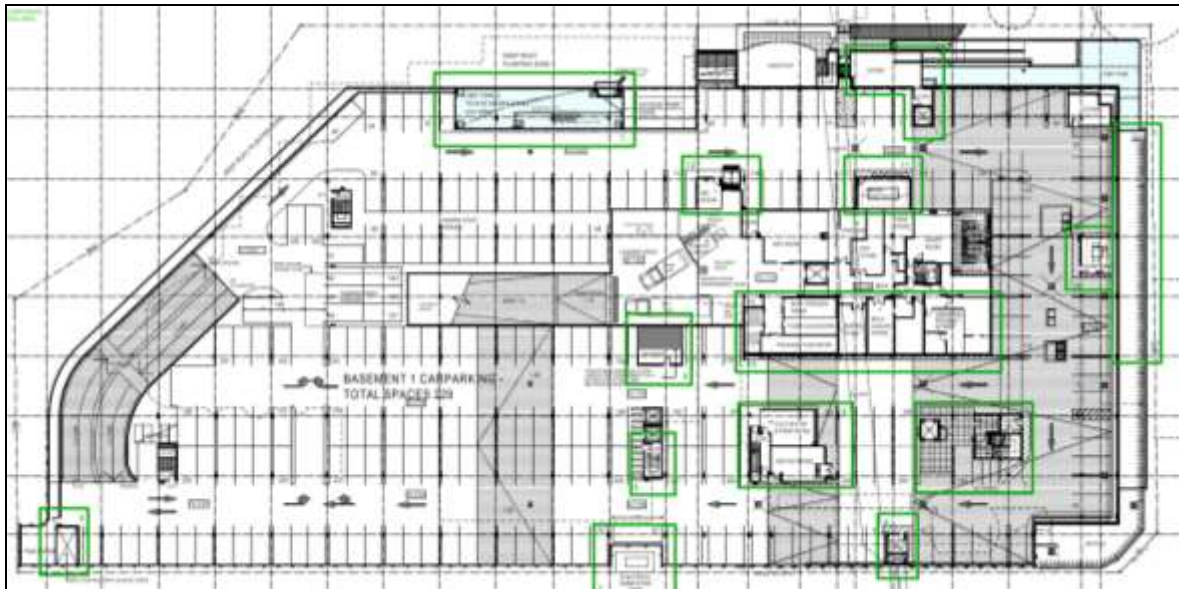


Figure 4: Extract of approved Basement 1 plan (Source: Payntner Dixon Basement 1 Plan DA/805/2013/D).

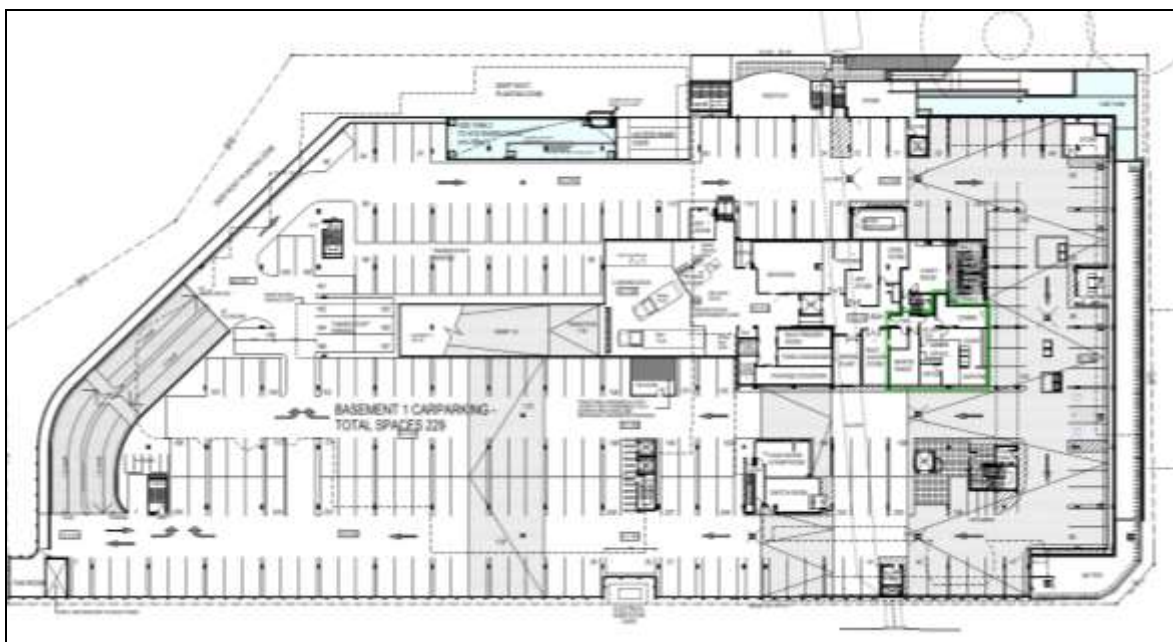


Figure 5: Extract of proposed Basement 1 plan, showing outlined in green the area to be changed from store areas to offices (Source: Payntner Dixon Basement 1 Plan DA/805/2013/E).

Ground Floor Plan

1. Expansion of the gaming lounge through the relocation of the administration area to the basement ;
2. Provision of stairs to improve circulation to the proposed new first floor function rooms;
3. Removal of one access door to the external smoking terrace fronting O'Connell Street;
4. Provision of an additional internal wall in front of the amenities and relocation of the fire hose reel within the TAB lounge;
5. Provision of an airlock between the gaming lounge and the alfresco gaming area; and
6. Extension of the basement penetrating elements to above the 1 in 10,000 year flood level (11.15m AHD)

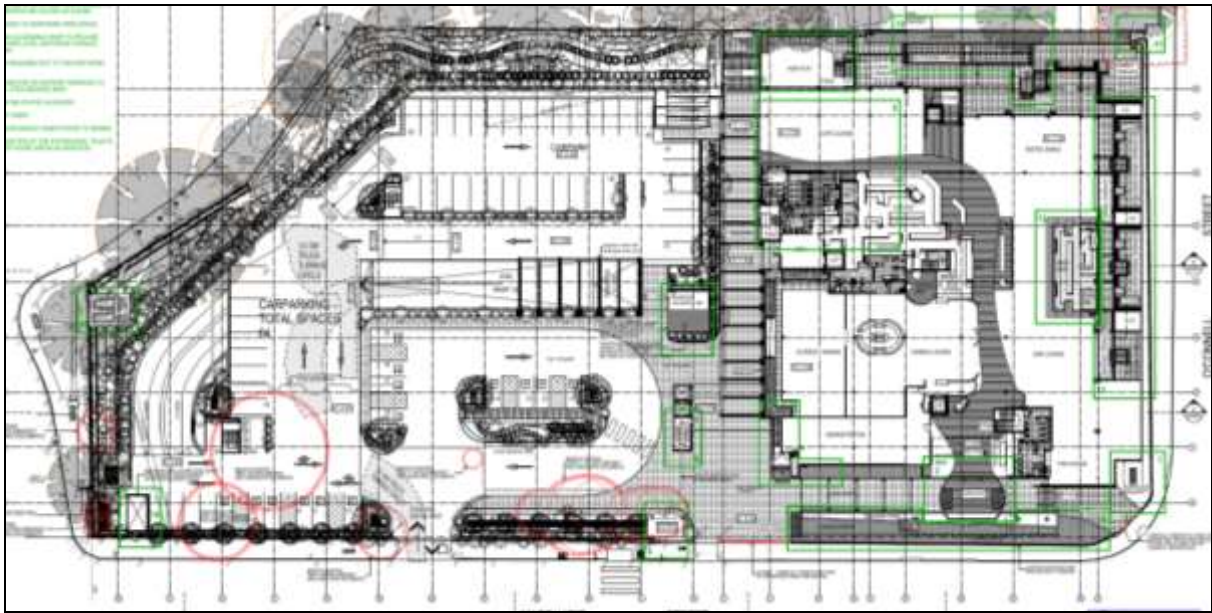


Figure 6: Extract of approved Ground Floor plan (Source: Payntner Dixon Basement 1 Plan DA/805/2013/D).

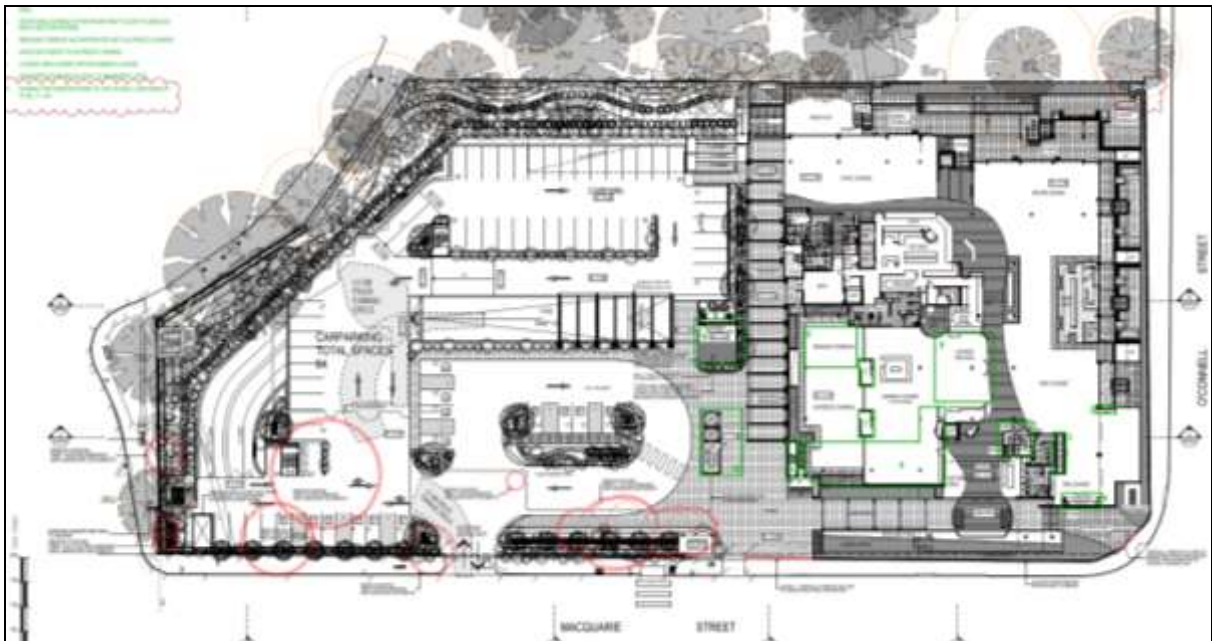


Figure 7: Extract of proposed Ground Floor plan (Source: Payntner Dixon Basement 1 Plan DA/805/2013/E).

First Floor Plan

1. *Provision of a new function area on the south-western corner of the proposed building; and provision of the first floor offices and a store room along the southern elevation of the building fronting Macquarie Street.*

The elevations are also adjusted to reflect the changes. Beyond provision of the additional space, no change to the specifics of the use itself is proposed.

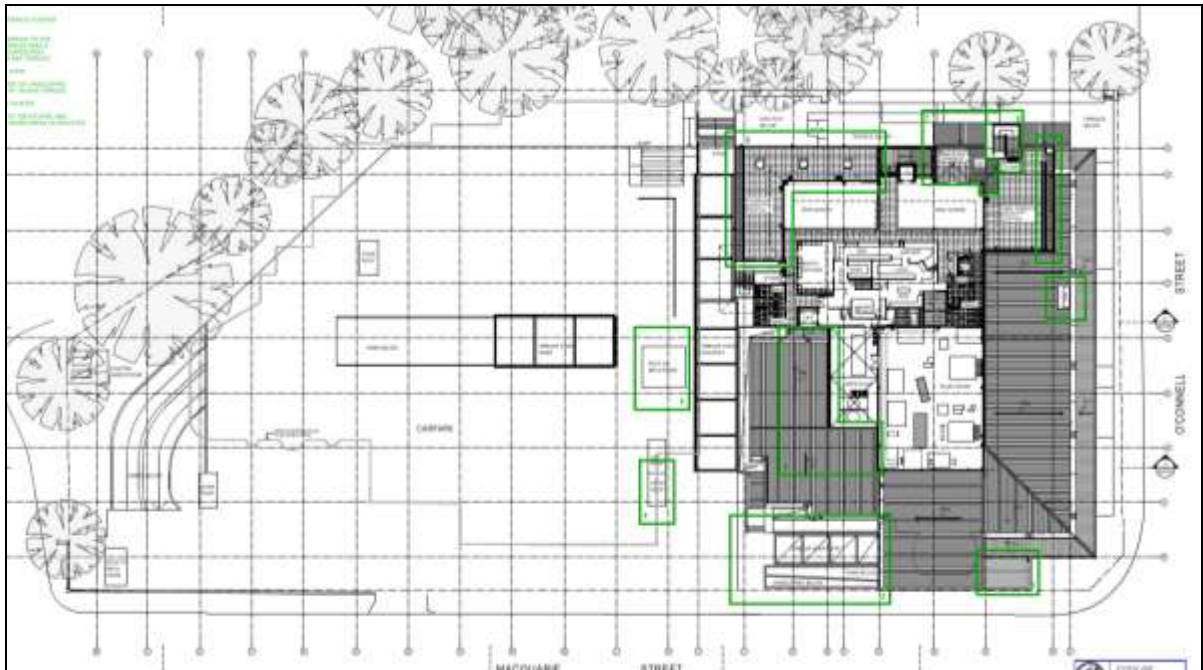


Figure 8: Extract of approved First Floor plan (Source: Payntner Dixon Basement 1 Plan DA/805/2013/D).

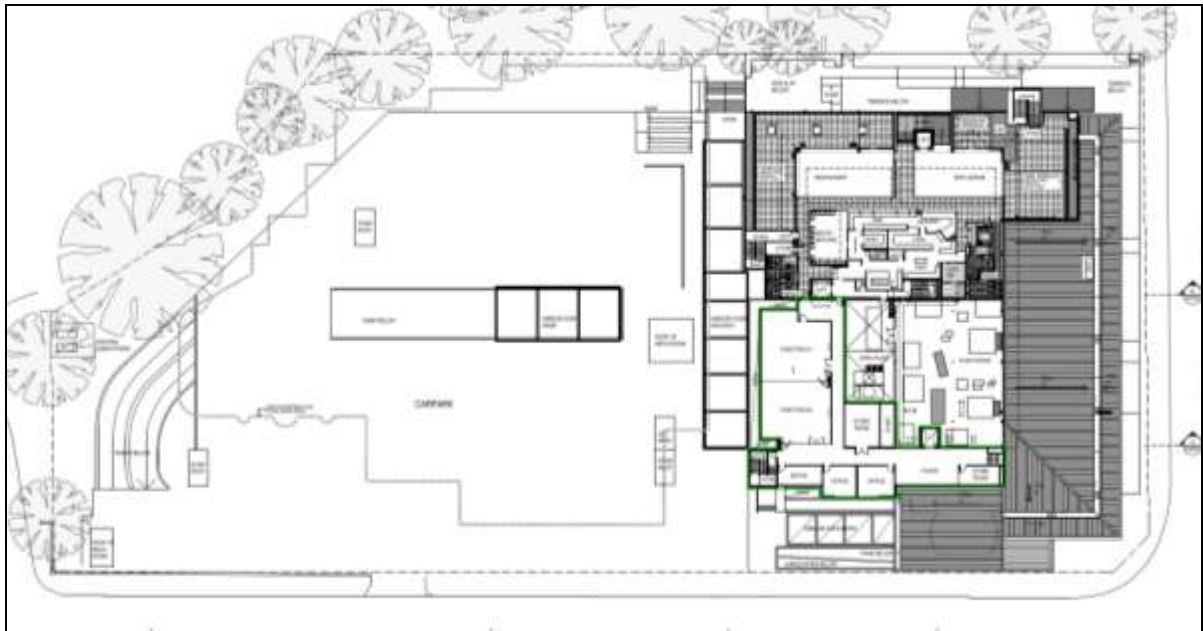


Figure 5: Extract of proposed First Floor Plan showing location of changes (Source: Payntner Dixon Basement 1 Plan DA/805/2013/E).

It is noted that the changes will cumulatively result in an increase in floor area on site of 465m².

The works have not been completed however the bowling greens have been demolished and construction works have commenced on site.

6. Public notification

The application was advertised for a 21-day period from 16 January 2019 to 7 February 2019. In response, no submissions were received.

7. Referrals

Any matters arising from internal/external referrals not dealt with by conditions	No
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8. Environmental Planning and Assessment Act 1979

Does Section 1.7 (Significant effect on threatened species) apply ?	No
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Does Section 4.10 (Designated Development) apply ?	No
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Does Section 4.46 (Integrated Development) apply ?	No
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Are submission requirements within the Regulations satisfied?	Yes
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9. Consideration of SEPPs

Key issues arising from evaluation against SEPPs	A detailed assessment is provided at Attachment A.
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10. Parramatta Local Environmental Plan 2011

The following table is a summary assessment against the LEP. A detailed evaluation is provided at **Attachment A.**

Table 1: LEP compliance

Zones	<ul style="list-style-type: none"> RE2 – Private Recreation
Definition	<ul style="list-style-type: none"> Registered Club
Part 2 Permitted or prohibited development	<ul style="list-style-type: none"> Permissible in the zone
Part 4 Principal development standards	<ul style="list-style-type: none"> Modified proposal complies with the principal development standards

Part 5
Miscellaneous provisions

- Modified proposal complies with the miscellaneous provisions

Part 6
Additional Local Provisions –
generally

- Flooding – site is inundated in a 1% AEP flood event. Council's Senior Catchment Engineer has reviewed the proposal and is supportive of the amended plans submitted to address the issue.

Part 7
Additional local provisions

- No changes proposed that would affect Part 7.

11. Parramatta Development Control Plan 2010

The following table is a summary assessment against this DCP. A detailed evaluation is provided at **Attachment A**.

Table 2: DCP compliance

4.3.3 Parramatta City Centre	Supported
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12. Response to SCCPP briefing minutes

The matter has not been briefed to the SCCPP previously.

Conclusion

The proposed modification for internal and external alterations and additions is acceptable with respect to the impacts on the adjoining World Heritage Listed *Parramatta Park and Old Government House* and the positive social and economic benefits of the expansion to the Parramatta RSL on the residents and visitors to the Parramatta CBD.

RECOMMENDATION

- A. That the Sydney Central City Planning Panel, exercising the functions of the Council, modify development consent DA/805/2013 for for demolition of existing buildings and removal of bowling greens and construction of a two storey club over 3 levels of basement car parking to include modifications comprising internal and external modifications on land at Lot 362 DP 752058, RSL Bowling Club, 2 Macquarie Street, PARRAMATTA NSW 2150, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

Modify condition no. 1 in the following way:

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent:

Drawing N^o	Dated
Site Plan Project No. CTL0303 Drawing DA001 Issue 04 prepared by Paynter Dixon	26/10/2018
Basement 3 Project No. CTL0303 Drawing DA140 Issue 07 prepared by Paynter Dixon	26/10/2018
Basement 2 Project No. CTL0303 Drawing DA141 Issue 07 prepared by Paynter Dixon	26/10/2018
Basement 1 Project No. CTL0303 Drawing DA142 Issue 08 prepared by Paynter Dixon	6/12/2018
Ground Floor Plan Project No. CTL0303 Drawing DA143 Issue 10/B prepared by Paynter Dixon	29/03/19
First Floor Plan Project No. CTL0303 Drawing DA144 Issue 07 prepared by Paynter Dixon	6/12/2018
Roof Plan Project No. CTL0303 Drawing DA145 Issue 06 prepared by Paynter Dixon	6/12/2018
Elevations Project No. CTL0303 Drawing DA200 Issue 05 prepared by Paynter Dixon	6/12/18
Sections Sheet 1 Project No. CTL0303 Drawing DA300 Issue 07/A prepared by Paynter Dixon	29/03/19
Sections Sheet 2 Project No. CTL0303 Drawing DA301 Issue 06 prepared by Paynter Dixon	6/12/18
Photomontages Project No. CTL0303 Drawing DA900 Issue 05 prepared by Paynter Dixon	6/12/18
Landscape Plans	31.10.18

Drawing N^o	Dated
Drawing No. LPS4.55 17 - 256 – Revision F Page 1 Drawing No. LPS4.55 17 - 256 – Revision F - Page 2 Drawing No. LPS4.55 17 - 256 – Revision F - Page 3 Drawing No. LPS4.55 17 - 256 – Revision F - Page 4 prepared by Conzept Landscape Architects	
Gate 1 Options Project No. CTL 0303 prepared by EJE architecture	27/11/2018
Drainage Plans Project No. 5565001, Drawing No. C1.01 – Issue 1 Project No. 5565001, Drawing No. C1.02 – Issue 1 Project No. 5565001, Drawing No. C2.01 – Issue 1 Project No. 5565001, Drawing No. C2.02 – Issue 1 Project No. 5565001, Drawing No. C6.01 – Issue 1 Project No. 5565001, Drawing No. C6.02 – Issue 1 Project No. 5565001, Drawing No. C6.03 – Issue 1 Project No. 5565001, Drawing No. C6.04 – Issue 1 prepared by Warren Smith & Partners Pty Ltd	08/10/18

Document N^o	Dated
Access Report prepared by ILC Access	20/11/2013
Arborist Report prepared by Australis Tree Management – Version 2 (as amended by conditions of this consent)	29 July 2013
Crime Prevention Assessment prepared by Barrington Corporate Risk	27 March 2013
Environmental Noise Impact Assessment – Document Reference 20130130.3/2611A/R4/GW Revision 4 prepared by Acoustic Logic	26 November 2013
Heritage Impact Statement prepared by Urbis	December 2013
Heritage Impact Statement for Modification Application prepared by GML Heritage	29 October 2018
Heritage Impact Statement for Modification Application prepared by GML Heritage	11 December 2018

Document N^o	Dated
Non-Aboriginal Archaeological Assessment prepared by Artefact	November 2013
Waste Management Plan	28 June 2019
Social Impact Assessment – Job Code SPP00114 prepared by Urbis	March 2014
Exterior Finishes Board – Issue P1	19 July 2013
Stage 1 Environmental Site Assessment – Report No. E22127 AA prepared by Environmental Investigations	14/03/2014
Arts and Cultural Plan – Issue A prepared by Site Image Public Art Consultants	March 2014
Acid Sulfate Soil Assessment & Management Plan prepared by Environmental Investigations – Report No. E1948 AA	31/10/2013

Reason: To ensure the work is carried out in accordance with the approved plans.

All other conditions of DA/805/2013 remain unmodified.

ATTACHMENT A- PLANNING ASSESSMENT

SWCCP reference 2018SWC079

DA No. 805/2013/E

1. OVERVIEW

This Attachment assesses the relevant matters for consideration under section 4.15 of the Environmental Planning and Assessment Act, as noted in the table below:

Table 1 : Matters for Consideration

<i>Provision</i>	<i>Comment</i>
Section 4.55 – Modifications of consent	Refer to section 2 below
Section 4.15(1)(a)(i) - Environmental planning instruments	Refer to section 3 below
Section 4.15(1)(a)(ii) - Draft planning instruments	Not applicable
Section 4.15(1)(a)(iii) - Development control plans	Refer to section 4 below
Section 4.15(1)(a)(iia) - Planning agreements	Refer to section 5 below
Section 4.15(1)(a)(iv) - The Regulations	Refer to section 6 below
Section 4.15(1)(a)(v) - Coastal zone management plan	Not applicable.
Section 4.15(1)(b) - Likely impacts	Refer to section 7 below
Section 4.15(1)(c) - Site suitability	Refer to section 8 below
Section 4.15(1)(d) – Submissions	None received
Section 4.15(1)(e) - The public interest	Refer to section 8

The following internal and external referrals were undertaken:

Table 2: Referrals

Social Outcomes	No objections
Environmental Health - Acoustic	No objections
Crime Prevention	No objections
Police – Licencing officer	No objections

2. SECTION 4.55 ASSESSMENT

The subject application seeks a Section 4.55(2) modification to DA/805/2013. A consideration of Section 4.55(2) is provided below:

Section 4.55(2) states “A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*

Planners Comment:

The approved development remains substantially the same as that previously approved in terms of form and function.

- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

Planners Comment:

Not required – no such condition is affected.

- (c) *it has notified the application in accordance with:*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

Planners Comment:

The application has been notified in accordance with the Parramatta Development Control Plan 2011.

- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

Planners Comment:

No submissions were received.

Section 4.55(3) and Section 4.55(4) apply to all modification applications and state:

- (3) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.*
- (4) *The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

Planners Comment:

The proposal is satisfactory with regards to the original reasons for approval being:

1. The provided development will continue to provide enhanced and contemporary social, entertainment, hospitality, and leisure facilities for local residents, the Parramatta workforce and uses of Parramatta Park and the Parramatta business community.
2. The proposed development is considered to continue to have no adverse impact on the adjoining old Government House and Domain – World Heritage status property.
3. The proposed development continues to adequately satisfy the relevant State Environmental Planning Policies, including SEPP 55 – Remediation of Land, and SEPP (Infrastructure) and meets the requirements of the NSW Office of Environment and Heritage and NSW Office of Water.
4. The proposal continues to adequately satisfy the objectives and provisions of the Parramatta City Centre LEP 2007, Parramatta City Centre DCP 2007 and Parramatta DCP 2011.
5. The proposed development remains a suitable use of the subject land and its approval is in the public interest.

An assessment of the modification against the matters for consideration under Section 4.15 of the Act is provided below.

3. ENVIRONMENTAL PLANNING INSTRUMENTS

3.1 State Environmental Planning Policy 55 – Remediation of Land

SEPP 55 was considered under the assessment of the original development application. The site was not identified in Council's records as contaminated and there was no specific evidence that indicates the site was contaminated.

3.2 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)

The SREP was considered during the assessment of the original development application.

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development.

The development is consistent with the controls contained with the deemed SEPP.

3.3 State Environmental Planning Policy (Infrastructure) 2007

The provisions of SEPP (Infrastructure) 2007 were considered in the assessment of the original development application.

None of the proposed changes require changes to the conditions included to address the requirements of the SEPP.

3.4 State Environmental Planning Policy (Vegetation in non-rural areas) 2017

The removal of trees on the subject property were considered during the assessment of the original application.

No additional tree removal is proposed as part of this modification.

3.5 Parramatta Local Environmental Plan 2011

Zoning and permissibility

The Site is zoned RE2 – Private Recreation.

The proposed modification would not affect the definition of the proposal being a ‘*registered clubs*’ which continues to be permissible with consent in that zone.

The original application, approved under the Parramatta City Centre LEP 2007, relied on existing use rights to enable development. The Parramatta LEP 2011 includes ‘*registered clubs*’ as a permissible use.

Zone objectives

Clause 2.3(2) requires the consent authority to have regard to the zone objectives when determining a development application. The objectives for the RE2 zone are:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

- *To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.*

The approved development meets the objectives of the zone, being a reconstruction of an existing registered club providing private recreation which serves the needs of the local population.

The proposed modification enables greater access to entertainment facilities which serves the needs of the local population.

Therefore, the proposal meets the objectives of the RE2 – Private Recreation zone.



Figure 6: Extract of LEP Zone Map. Source: Geocortex

Development standard	Original DA	Modification	Compliance
Height of Buildings Allowable = 10m	Yes Approved = 10m	Unchanged	Yes
Architectural roof features	An architectural roof feature is not proposed.	An architectural roof feature is not proposed.	N/A
Heritage Conservation	Yes	Yes	See below
Aboriginal Places	Yes	No modification	The modification does not require additional

Heritage significance			site disturbance than the original approved development.
Acid sulphate soils	<p>An Acid Sulphate Soils Management plan was submitted and considered with the original application. It was concluded that actual and potentially acidic soil materials are present on the site and the local water table is likely to be encountered by the proposed development.</p> <p>Conditions of consent exist requiring the recommendations of the Acid Sulphate Soil Management Plan are implemented and complied with.</p>		
Earthworks	The proposed earthworks for the basement and associated works was considered acceptable and approved.	No change to the proposed earthworks.	Yes.
Flood planning	<p>The site is identified as being affected by flooding in both the 1% and 5% AEP events.</p> <p>The modification does not propose any change to the car park entrance or finished floor levels of the building, but does amend those elements projecting through to the basement (air intake etc) to a higher level to better manage the flood risk.</p> <p>Council's Senior Catchment Engineer has raised concerns with respect to the revised PMF flooding level (RL 12.91 - 13.18 AHD) affecting the site and has requested the installation of flood barriers and doors to the basement up to at least RL 13.00 AHD.</p> <p>The existing basement ramp entrance is at RL 12.00 AHD and the approved Ground Floor FFL of the club is RL 11.15 AHD.</p> <p>As the modification application is not affecting the flooding affectation of the development stricter compliance with flooding requirements cannot form part of this modification.</p>		
Biodiversity protection	The site is not identified on this map		
Water protection	The site is not identified on this map		
Development on landslide risk land	The site is not identified on this map.		
Affected by a Foreshore Building Line	The site is not located in the foreshore area.		
Bushfire Prone Land	The site is not identified on this map.		

3.5.1 Clause 5.10 Heritage Conservation

The site adjoins a heritage item - *Parramatta Park and old government house* (Item No. I00596) on Council's LEP maps.

This is one of eleven sites in a group forming the *Australian Convict Sites* on the UNESCO World Heritage List.

Under Clause 7.2 of the document "*Conservation Agreement for the protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales*", the City of Parramatta is required to notify the Australian Government Department of Environment and Energy of any development applications or modifications in the 'highly sensitive area' defined under the agreement.

The site is located within the identified highly sensitive area and accordingly notification was provided on 30 May 2019. No response was received.

As part of the assessment process for the original application, an Australian Government Department of Environment *Referral Decision – not controlled action if carried out in a particular manner* (reference EPBC Act referral 2014/7405 dated 31 March 2015) was sought and obtained.

The parameters of this decision were that works be in accordance with the following:

1. *The action must provide the minimum setbacks to Parramatta Park, as indicated in Annexure A:*
 - a. *For the 6 metre north-east setback: The setback is the minimum horizontal distance that must be maintained between the **property** boundary (measured at 90 degrees from the boundary) and the verandah posts. Within this setback, the only permanent built structures that are permitted are the deck of up to 0.5 metres high and the new palisade style fencing (as shown in Annexures B and C).*
 - b. *For all other setbacks on the property: The setback is the minimum horizontal distance that must be maintained between the **property** boundary (measured at 90 degrees from the boundary) and a building wall, or the outside face of any balcony, deck, or the like, or the supporting posts of a carport or verandah roof.*
 - c. *Setbacks must be landscaped at least to the extent illustrated in Annexure B.*
2. *The maximum **height of building** must not exceed 10 m.*

It is noted that the modifications proposed in this application do not increase the height of the building above the 10m limit, and do not alter the setback on the north-eastern and north side of the property. Accordingly, this modification is consistent with the parameters set in the prior referral decision of the Department of Environment.

4. PARRAMATTA DEVELOPMENT CONTROL PLANS

Part 4.3 of the Parramatta DCP 2011 deals specifically with development within the Parramatta CBD and is separated into the following Sections:

- Building Form
- Mixed Use Buildings
- Public Domain and Pedestrian Amenity
- Views and View Corridors
- Access and Parking
- Environmental Management
- City Centre Special Areas
- Design Excellence

These sections are addressed below:

4.1 Building Form

The Building Form provisions are intended to encourage high quality design for new buildings and the city centre. New development should contribute to an attractive public domain and produce a desirable setting for its intended uses.

The modifications retain the existing approved architectural features which provides richness of detail and architectural interest to the building, particularly at the visually prominent parts of the building.

The building continues to appropriately address both the southern (Macquarie Street) and eastern (O'Connell Street) boundaries and provides opportunities for direct access to Parramatta Park (north).

The proposed modification would not alter the approved building height and would not result in any additional overshadowing of any significant spaces or nearby buildings.

4.2 Mixed Use Buildings

The Mixed Use Buildings provisions encourage developments that provide for a variety of uses and activities that reinforce the character and function of the city centre and create activity and lively street while enhancing public safety by increases activity in the public domain.

Although the building is not strictly a mixed use development, it meets the objectives of the Mixed Use Buildings section by fronting major streets with active uses, avoiding blank walls, and locating services into the basement or the rear of the site.

4.3 Public Domain and Pedestrian Amenity

The Public Domain and Pedestrian Amenity provisions encourage private domain developments which positively affect the public domain by way of design quality of adjoining buildings, overshadowing, the design and location of building entrances, setbacks and signage.

The modified development would continue to provide outdoor dining terraces (RL9.900 AHD) along O'Connell Street between 750mm-900mm above the existing footpath level (RL8.99 – RL8.24 AHD).

The modified development continues to provide a clearly defined pedestrian entrance at the intersection of Macquarie/O'Connell Street and an activated frontage along O'Connell Street.

4.4 Views and View Corridors

The Views and View Corridor provisions encourage the protection and preservation of significant views to Parramatta Park and significant heritage elements.

The subject site is not affected by any significant views identified in this section of the Parramatta DCP however the maximum height allowable for the site under the Parramatta LEP (10 metres) seeks to preserve views to and from Parramatta Park.

This is addressed further under City Centre Special Areas below:

4.5 Access and Parking

The Access and Parking provisions seek to minimise both conflicts between pedestrians and vehicles and footpaths, particular along pedestrian priority places and visual intrusion and disruption of streetscape continuity.

The proposed modification would not alter the approved vehicle entry to the development. Vehicles could enter and exit the site through a double-width driveway along Macquarie Street. Upon entering, vehicles would have access to at-grade parking, the basement levels, and a pick-up-drop-off area with accessible parking spaces.

The modified development continues to achieve the objectives of the Access and Parking provisions.

4.6 Environmental Management

The proposed modification would continue to retain significant landscape features where possible and include additional replanting within the site, particularly along the northern and western boundaries of the site adjacent to Parramatta Park.

4.7 City Centre Special Area

The site is identified within the Park Edge Special Area where buildings in this area form a backdrop to Parramatta's Old Government House and Domain.

The proposed modification would continue to provide setbacks to Parramatta Park to provide a transition from the built form to soft landscaping along the northern and western boundaries.

The existing heritage fences along Macquarie Street and O'Connell Street would be retained as part of the proposal.

The modified development not include any advertising or signage aimed towards the Park.

4.8 Design Excellence

The original development was referred to the Parramatta Design Excellence Advisory Panel and Urban Design Team. The recommendations of the Panel and Urban Design were incorporated into the design of the development and conditions of consent were imposed for any outstanding design issues.

The modification seeks modest external changes that would not affect the design quality of the development and the imposed conditions regarding outstanding design issues are not proposed to be deleted.

5. REFERRALS

INTERNAL REFERRALS	COMMENT
Development Engineer	<p>The site is identified as being affected by flooding in both the 1% and 5% AEP events.</p> <p>The modification does not propose any change to the car park entrance or finished floor levels of the building.</p> <p>Council's Senior Catchment Engineer has raised concerns with respect to the revised PMF flooding level (RL 12.91 - 13.18 AHD) affecting the site and has requested the installation of flood barriers and doors to the basement up to at least RL 13.00 AHD.</p> <p>The existing basement entrance is at RL 12.00 AHD and the approved Ground Floor FFL of the club is RL 11.15 AHD.</p> <p>As the modification application is not affecting the flooding affectation of the development, stricter compliance with flooding requirements cannot form part of this modification.</p> <p>No objections or further issues are raised with respect to the modified stormwater arrangements.</p> <p><u>Planning Comment:</u></p> <p>The application includes the relocation of office and defined back-of-house facilities into the basement.</p> <p>The plans approved with the original application indicated that this area would be "back-of-house" and "staff rooms".</p> <p>The conditions of consent remain that the basement entrance is protected toward PMF.</p> <p>Therefore, the use of the basement for back-of-house and staff</p>

	rooms was approved in the original application.
Landscape	No referral required.
Heritage	No objection with no additional conditions.
Acoustic	No objection with no additional conditions
Waste	Updated Waste Management Plans requested and submitted. <u>Planning Comment:</u> The original conditions of consent required the preparation of updated Waste Management Plans as the demolition phase and construction phase of the development continued including the generation and storage of waste data.
EXTERNAL REFERRALS COMMENTS	
Endeavour Energy	On 7 February 2019, Endeavour Energy responded, summarising: <i>"...as the modifications do not entail any significant increase in the electricity load or the undertaking of any works to or in proximity of Endeavour Energy's existing electricity infrastructure, in has no objection to or any recommendations or comments regarding the Development Application."</i>
Parramatta Park Trust	The Parramatta Park Trust raised initial concerns with respect to the proposed emergency exit into Parramatta Park in the north-eastern corner of the site. Following discussions with the applicant, amended plans were received reorientating the egress directly to O'Connell Street. The Parramatta Park Trust raised no further concerns regarding this modification.
Australian Government Department of Environment and Energy	No response received.

6. PUBLIC CONSULTATION

The application was advertised in accordance with Council's notification procedures contained within Appendix 5 of DCP 2011. In response no submissions were received.

6.1 Conciliation Conference

On 11 December 2017, Council resolved that:

“If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices.”

The application received no submissions during the formal notification period and as a result a Conciliation Conference was not required to be held.

7. DEVELOPMENT CONTRIBUTIONS

Not applicable as a development contributions were deleted under a previous modification. The applicant has indicated that the proposed modification works could be undertaken without the value of the original CIV.

8. CONCLUSION

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be approved subject to the imposition of appropriate conditions.

9. RECOMMENDATION

Approval

That the Sydney Central City Planning Panel, exercising the functions of the Council, modify development consent DA/805/2013 for for demolition of existing buildings and removal of bowling greens and construction of a two storey club over 3 levels of basement car parking to include modifications comprising internal and external modifications on land at Lot 362 DP 752058, RSL Bowling Club, 2 Macquarie Street, PARRAMATTA NSW 2150, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

Modify condition no. 1 in the following way:

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent:

Drawing N^o	Dated
Site Plan Project No. CTL0303 Drawing DA001 Issue 04 prepared by Paynter Dixon	26/10/2018
Basement 3 Project No. CTL0303 Drawing DA140 Issue 07 prepared by Paynter Dixon	26/10/2018
Basement 2	26/10/2018

Drawing N^o	Dated
Project No. CTL0303 Drawing DA141 Issue 07 prepared by Paynter Dixon	
Basement 1 Project No. CTL0303 Drawing DA142 Issue 08 prepared by Paynter Dixon	6/12/2018
Ground Floor Plan Project No. CTL0303 Drawing DA143 Issue 10/B prepared by Paynter Dixon	29/03/19
First Floor Plan Project No. CTL0303 Drawing DA144 Issue 07 prepared by Paynter Dixon	6/12/2018
Roof Plan Project No. CTL0303 Drawing DA145 Issue 06 prepared by Paynter Dixon	6/12/2018
Elevations Project No. CTL0303 Drawing DA200 Issue 05 prepared by Paynter Dixon	6/12/18
Sections Sheet 1 Project No. CTL0303 Drawing DA300 Issue 07/A prepared by Paynter Dixon	29/03/19
Sections Sheet 2 Project No. CTL0303 Drawing DA301 Issue 06 prepared by Paynter Dixon	6/12/18
Photomontages Project No. CTL0303 Drawing DA900 Issue 05 prepared by Paynter Dixon	6/12/18
Landscape Plans Drawing No. LPS4.55 17 - 256 – Revision F Page 1 Drawing No. LPS4.55 17 - 256 – Revision F - Page 2 Drawing No. LPS4.55 17 - 256 – Revision F - Page 3 Drawing No. LPS4.55 17 - 256 – Revision F - Page 4 prepared by Conzept Landscape Architects	31.10.18
Gate 1 Options Project No. CTL 0303 prepared by EJE architecture	27/11/2018

Drawing N^o	Dated
Drainage Plans Project No. 5565001, Drawing No. C1.01 – Issue 1 Project No. 5565001, Drawing No. C1.02 – Issue 1 Project No. 5565001, Drawing No. C2.01 – Issue 1 Project No. 5565001, Drawing No. C2.02 – Issue 1 Project No. 5565001, Drawing No. C6.01 – Issue 1 Project No. 5565001, Drawing No. C6.02 – Issue 1 Project No. 5565001, Drawing No. C6.03 – Issue 1 Project No. 5565001, Drawing No. C6.04 – Issue 1 prepared by Warren Smith & Partners Pty Ltd	08/10/18

Document N^o	Dated
Access Report prepared by ILC Access	20/11/2013
Arborist Report prepared by Australis Tree Management – Version 2 (as amended by conditions of this consent)	29 July 2013
Crime Prevention Assessment prepared by Barrington Corporate Risk	27 March 2013
Environmental Noise Impact Assessment – Document Reference 20130130.3/2611A/R4/GW Revision 4 prepared by Acoustic Logic	26 November 2013
Heritage Impact Statement prepared by Urbis	December 2013
Heritage Impact Statement for Modification Application prepared by GML Heritage	29 October 2018
Heritage Impact Statement for Modification Application prepared by GML Heritage	11 December 2018
Non-Aboriginal Archaeological Assessment prepared by Artefact	November 2013
Waste Management Plan	28 June 2019
Social Impact Assessment – Job Code SPP00114 prepared by Urbis	March 2014
Exterior Finishes Board – Issue P1	19 July 2013
Stage 1 Environmental Site Assessment – Report No. E22127 AA prepared by Environmental Investigations	14/03/2014

Document N^o	Dated
Arts and Cultural Plan – Issue A prepared by Site Image Public Art Consultants	March 2014
Acid Sulfate Soil Assessment & Management Plan prepared by Environmental Investigations – Report No. E1948 AA	31/10/2013

Reason: To ensure the work is carried out in accordance with the approved plans.

2. **All other conditions of DA/805/2013 remain unmodified.**

Report prepared by:

Jonathan Cleary
Senior Development Assessment Officer
Development Assessment Team



Date: 9 July 2019

<input checked="" type="checkbox"/>	All DA fees paid.
<input checked="" type="checkbox"/>	Consent of all owners provided.
<input checked="" type="checkbox"/>	DA notified in accordance with Council's Notifications DCP.
<input checked="" type="checkbox"/>	Acknowledgement letters sent to all persons who lodged submissions.
N/A	All issues raised in submissions have been considered in the assessment of the application.
N/A	Conciliation Conference process followed (for DA's with more than 7 unique submissions received within notification period)
<input checked="" type="checkbox"/>	Comments from stakeholders considered in assessment of application.
<input checked="" type="checkbox"/>	Relevant matters for consideration (s4.15 assessment) addressed in report.
N/A	Section 94A Contributions recalculated (if required).
<input checked="" type="checkbox"/>	Standard conditions of consent and extraordinary conditions or reasons for refusal prepared.
N/A	Letters responding to objectors prepared.
<input checked="" type="checkbox"/>	DOP Statistics Sheet completed and attached.
N/A	Development standard variations and all other Pathway fields have been completed.
<input checked="" type="checkbox"/>	All tasks have been closed off; including (but not limited to): <ul style="list-style-type: none">• Additional information• All referrals• Finalise Assessment• Directions/Determinations Meeting task