



Report to Sydney Central City Planning Panel

Panel Reference	PPSSCC- 734
DA Number	DA/357/2025 PAN-550730
LGA	City of Parramatta Council
Proposed Development	<p>Tree removal and alterations and additions to the Keller House building including ancillary public domain works to be used as a museum and information centre for Stolen Generation survivors and an administrative office for the Stolen Generations Council.</p> <p>The site is a State listed heritage item (I329). The proposal is Nominated Integrated development under the Water Management Act 2000 and under the Heritage Act 1977. The application is to be determined by the Sydney Central City Planning Panel.</p>
Street Address	Kambala School, 1C Fleet Street, NORTH PARRAMATTA NSW 2151
Property Description	Lot 2 DP 862127
Applicant	DEPARTMENT OF CREATIVE INDUSTRIES TOURISM HOSPITAL
Owner	Owner - Property and Development NSW
Date of Lodgement	15 July 2025
Number of Submissions	No submissions.
Recommendation	Approval
Regional Development Criteria	Crown Development over \$5 million
List of All Relevant s4.15 Matters	<ul style="list-style-type: none">Environmental Planning and Assessment (EP&A) Act 1979EP&A Regulations 2021Water Management Act 2000Fisheries Management Act 1994Protection of the Environment Operations Act 1997State Environmental Planning Policy (Resilience and Hazards) 2021State Environmental Planning Policy (Transport and Infrastructure) 2021State Environmental Planning Policy (Biodiversity and Conservation) 2021State Environmental Planning Policy (Industry and Employment) 2021SEPP (Industry and Employment) 2021Parramatta Local Environmental Plan 2023Parramatta Development Control Plan 2023
Attachments	<ul style="list-style-type: none">Attachment A – Assessment Report

	<ul style="list-style-type: none"> Attachment B – Concurrence Attachment C – Recommended conditions of consent.
Clause 4.6 Requests	N/A
Report Prepared By	Denise Fernandez, Senior Development Assessment Officer
Report Date	30 September 2025

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 summarized, in the Executive Summary of the assessment report?

Yes

e.g. *Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

N/A

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

As a Crown application, the draft conditions were reviewed by the applicant and upon review, provided their concurrence to the conditions.

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1. Executive Summary

The site is located at 1C Fleet Street, North Parramatta. The site is a State listed heritage item and the application is nominated integrated development under the Water Management Act 2000 and Heritage Act 1977.

The application seeks approval for tree removal and alterations and additions to Keller House, including ancillary public domain works, to facilitate its use as a museum and information centre for survivors and the Stolen Generations Council.

The proposal is consistent with the objectives and controls of the Parramatta Local Environmental Plan 2023 and the Parramatta Development Control Plan 2023, including heritage, environmental, accessibility, and public domain requirements.

The development is in the public interest, supports cultural and educational objectives, and is suitable for the site.

No objections were received from internal or external referrals, including Heritage Council of NSW and Water NSW.

No submissions were received during public notification.

As the application was lodged by a Crown authority, the recommended conditions of consent were reviewed by the applicant. Following this review, the applicant provided concurrence with the recommended conditions. Evidence of Crown concurrence is included in this report (Attachment B).

An assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments reveals that most matters for consideration have been satisfactorily addressed.

On balance the application is therefore satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979. Accordingly, this report recommends that the application be approved, subject to conditions of consent for the reasons set out in Section 14 of this report.

2. Key Issues

Heritage and Archaeology

- The site is a State listed heritage item (Norma Parker Centre/Kamballa).
- The proposal is supported by a Heritage Impact Statement and Aboriginal Archaeological Assessment.
- The design avoids significant excavation and incorporates heritage advice and management protocols for unexpected finds.
- The proposal is consistent with heritage conservation objectives and supported by both the Heritage Council of NSW and Council's Heritage Adviser.

Environmental Management

- Biodiversity, riparian, and ecological impacts have been assessed and found acceptable.
- The proposal includes removal of eight trees (due to poor health or to accommodate new works) and planting of 15 new trees.

- Stormwater management, flood planning, and tree protection measures are incorporated.
- The site is adjacent to the Parramatta River and mapped as riparian land and biodiversity corridor, but impacts are managed and considered acceptable.

Access, Circulation, and Connectivity

- The proposal retains existing vehicle access via Fleet Street and provides new pedestrian and bicycle pathways.
- The design improves circulation, connectivity, and accessibility for all users, activates underutilised areas, and ensures safe and legible movement throughout the precinct.
- The site is well connected to public transport, with walking access to bus routes and light rail stops.

Public Domain and Open Space

- Public domain and open space improvements are proposed, including ceremonial gathering space, reflection point, yarning circle, nature play area, outdoor seating, and shade structures.
- Landscaping and public domain upgrades are sensitively integrated with the site's heritage context and support the precinct's role as a cultural and educational hub.

Parking and Sustainable Transport

- The application proposes three accessible at-grade car spaces for staff only.
- Parking provision is assessed on merit, aligning with Council's objectives to promote sustainable transport and reduce private vehicle usage.
- The site benefits from excellent public transport connectivity and nearby cycling routes.
- Preparation of a Green Travel Plan is recommended as a condition of consent.

4. Application History

Date	Comments
Pre-Lodgement Meeting: PL/27/2025	<p>On 18 March 2025, Council conducted a pre-lodgement meeting for the fit-out of Keller House for use as an education and information facility (Stolen Generations Keeping Places project). The proposal also involves the installation of a parking area, reflective memorial pool, yarning circle, play space, pathways and park furniture. The issues raised in this meeting were:</p> <ul style="list-style-type: none"> • Permissibility • Integrated Development (Watercourse) • Integrated Development (State Heritage Listed Item) • Heritage • Flooding • Biodiversity and Riparian Land and Waterways • Parking • High Aboriginal and High Archaeological Sensitivity.
15 July 2025	DA/357/2025 was lodged.
25 July 2025 to 22 August 2025	Application was advertised.
11 August 2025	Sent correspondence to applicant requesting additional information as requested by Heritage NSW and Council's

	internal Public Domain subject matter expert and Universal Access Officer.
27 August 2025	Applicant requested an extension to provide the additional information per Council's request. The extension date to submit the additional information is 8 September 2025.
8 September 2025	Applicant submitted additional information.
22 October 2025	Sent correspondence to the applicant requesting the review of the draft conditions of consent and Crown concurrence for inclusion in the determination.
6 November 2025	Received concurrence from the applicant of conditions of consent for inclusion in the determination. Copy of Crown concurrence is in Attachment 1.

5. Site Description and Context

The site is known as 1C Fleet Street, North Parramatta. The legal description of the site is Lot 2 DP 862127 with a total site area of approximately 14930m2. The works proposed under the subject application relates to Keller House (also known as Kamballa School).

Keller House is located within the Parramatta North Urban Transformation Precinct (PNUT). Keller House is located to the south of the precinct within the Norma Parker Centre / Kamballa Site and is owned by Property and Development NSW.

The building is single storey in nature and constructed circa 1934 as a hospital wing. The building was comprised of two dormitories, verandas, administrative / treatment centre, and a kitchen / dining / washing wing.

Subsequent uses of Keller House included:

- Taldree Boys Home (1974–1980), a remand centre for boys.
- Kamballa (after 1980), for girls from the Parramatta Girls Training Home.
- Later used as a staff training and administrative centre for the Department of Youth and Community Services.

Keller House is currently vacant. Vehicle access to the Norma Parker Centre / Kamballa site is currently via Fleet Street and on-site parking is located to the north-east of Keller House.

The surrounding development are as follows:

North: Cumberland Hospital precinct, Parramatta Light Rail and Parramatta Gaol.
 East: Commercial premises for disability / support services and residential uses.
 South: CommBank Stadium and the Parramatta CBD
 West: Parramatta River and Parramatta Park.

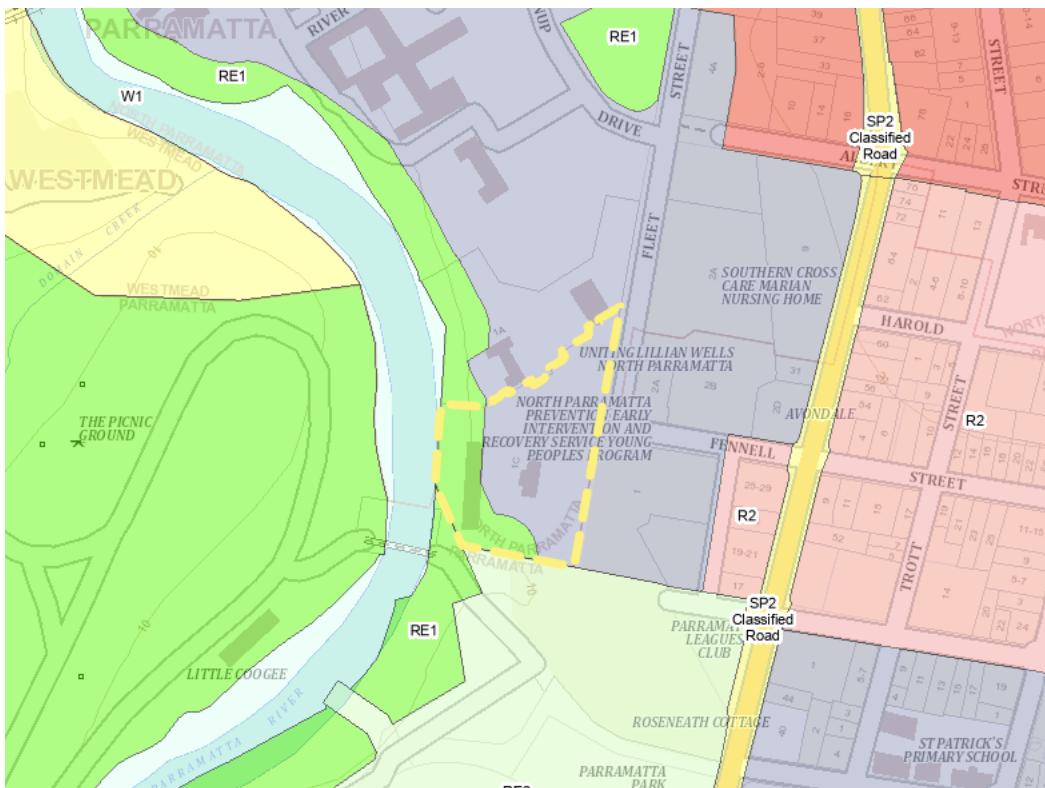


Figure 1: Zoning Map (Yellow dotted line denotes subject site. Source: NSW Planning Portal Spatial Viewer)



Figure 2: Aerial Photo (Source: NearMaps)



Figure 3: Keller House (Kamballa School). Source: Site Visit



Figure 4: Grounds in front of Keller House. Source: Site Visit



Figure 5: View opposite the site on Fleet Street. Source: Site Visit

5.1 Parramatta North Urban Transformation Precinct (PNUT)

Keller House is located within the Parramatta North Urban Transformation Precinct (PNUT). PNUT is a mixed-use renewal precinct adjacent to the Parramatta City Centre, set within a distinctive heritage, landscaped, and riverine environment. The site reflects a rich history of Aboriginal, colonial, and institutional use, which is preserved through adaptive reuse of heritage buildings, conservation of significant archaeology, and enhancement of key landscape features.

Central to the precinct is the Historic Core, encompassing institutions such as the Parramatta Female Factory and Lunatic Asylum. This area supports public access and interpretation through non-residential uses that celebrate its cultural significance.

PNUT integrates a network of public open spaces, including the central oval, local parks, and the Parramatta River foreshore, featuring mature landscapes, heritage structures, and ecological values. Extensive landscaping contributes to a high-amenity setting.

Connectivity is enhanced by the Parramatta Light Rail and new pedestrian, cycling, and road networks, linking the precinct to Greater Parramatta's employment, education, and health hubs.

New development within the precinct is varied in form and height, generally stepping down from east to west. It is sensitively designed to respect heritage elements, maintain pedestrian scale, and preserve key views and cultural landscapes.

The eastern edge forms the precinct's vibrant neighbourhood centre around Factory Street, offering retail, commercial, and residential opportunities. This area features active ground floor uses, wide footpaths, street trees, and high-quality public domain outcomes that foster a lively and accessible urban environment.

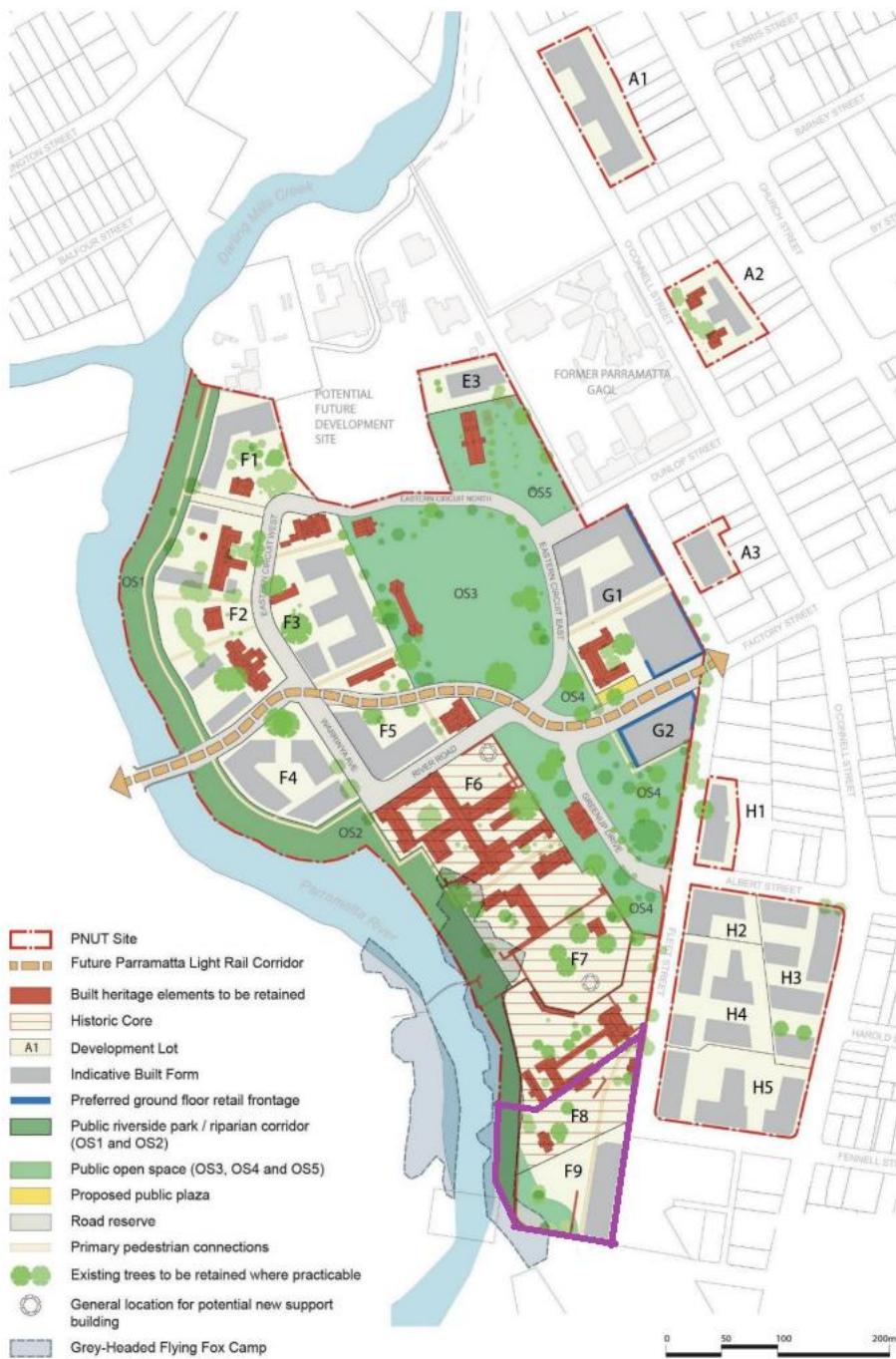


Figure 6: Parramatta North Urban Transformation Precinct (PNUT). Area outlined in purple is subject site.
Source: PDCP 2023

6. The Proposal

The application seeks approval for the following:

Alterations and Additions

- Removal of eight trees.
- Demolition of existing pedestrian pathways and overhead awning structure connecting Keller House and Building N12, garden beds, sand pit, and minor excavation for services.

- Internal demolition within the Keller House building of wall partitions, doorways and two external doorways.
- Construction of an accessible car parking area with three accessible parking spaces and four bicycle racks to the north of Keller House, accessed from the existing internal road.
- Services and utilities including construction of a waste storage area to the north-east of Keller House and a screened plant enclosure to the west of Keller House.
- Landscaping works including planting of trees and a variety of shrubs and hedging.
- Alterations and additions Keller House building construction of:
 - internal partitions,
 - window openings on the eastern elevation,
 - one pedestrian entry into the building and a new window on the western elevation,
 - accessible ramps and a new stairway on the eastern elevation to provide access to the building,
 - awnings along full length of the eastern elevation,
 - internal fit-out of museum display spaces, amenities, office and boardroom spaces, kitchen, storage and meeting rooms,
 - amendment to the roof for installation of solar panels.

Public Domain

- Public domain works to the east of Keller House including a ceremonial gathering space, reflection point comprising a pre-cast concrete dish, children's nature play, outdoor seating, Yarning Circle and fire pit.

This will include construction of a steel shade structure with a height of 4.32m above the central reflection point. The canopy roof will collect and dispel water to the reflection point below. The location of the proposed structure and reflection point is an interpretation of the location of the former dining hall.

- Public domain works to the north of Keller House including pedestrian pathways and a seating area with a shade structure.
- Construction of 2.4m wide pedestrian pathways to connect Bethel House proposed car park and the Instructional School Building to the east of Keller House. Recycled brick is to be used in the pathways and paving.

Use of Keller House

- Use of Keller House as a museum and information centre with ancillary office and meeting rooms for survivors and the Stolen Generations Council.
- Operating hours of 8am – 8pm Monday – Sunday with deliveries and loading 7am – 7pm.
- Ancillary functions and events related to the use of the premises as an information and education facility will operate from 8am – 9pm Sunday – Wednesday, 8am – 10pm Thursday – Saturday.
- Total patron capacity of 100, including 70 visitors and 10 staff.

7. Public Notification

Notification Period: 25 July 2025 to 22 August 2025

Submissions received: No submissions received.

8. Referrals

Any matters arising from internal/external referrals not dealt with by conditions. A detailed assessment is provided at Attachment A .	Yes
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9. Environmental Planning and Assessment Act 1979

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

10. Consideration of SEPPs

Key issues arising from evaluation against SEPPs	Yes - A detailed assessment is provided at Attachment A .
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11. Parramatta Local Environmental Plan 2023

LEP Section	Comment or Non-Compliances
Part 1 – Preliminary	<ul style="list-style-type: none">• Consistent
Part 2 – Permitted or Prohibited Development	<ul style="list-style-type: none">• Permissible in the zone• Consistent with zone objectives
Part 3 – Exempt & Complying Development	<ul style="list-style-type: none">• Not Applicable
Part 4 – Principal Development Standards	<ul style="list-style-type: none">• Compliant
Part 5 – Miscellaneous Provisions	<ul style="list-style-type: none">• Provisions Satisfied
Part 6 – Additional Local Provisions	<ul style="list-style-type: none">• Compliant

12. Parramatta Development Control Plan 2023

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

DCP Section	Comment or Non-Compliances
Part 2 – Design in Context	<ul style="list-style-type: none">• Consistent
Part 4 – Non – Residential Development	<ul style="list-style-type: none">• Consistent
Part 5 – Environmental Management	<ul style="list-style-type: none">• Consistent
Part 7 – Heritage and Archaeology	<ul style="list-style-type: none">• Consistent
Part 8 – Centres, Precincts, Special Character Areas and Site Specific Sites	<ul style="list-style-type: none">• Consistent

13. Conclusion

For reasons stated throughout this report, the development has demonstrated that it is a satisfactory response to the objectives and controls of the applicable planning framework.

The application is therefore recommended for approval for the reasons contained within Attachment A.

14. Recommendation

That the Sydney Central City Planning Panel **approve** DA/357/2025 for reasons contained within the Assessment Report.

ATTACHMENT A - PLANNING ASSESSMENT

SCCPP Reference:	PPSSCC- 734
DA No:	DA/357/2025 PAN-550730
Address:	1C Fleet Street, North Parramatta

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:

1.1 Matters for consideration

Provision	Comment
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)(iiia) - 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) - <i>Repealed</i>	Not applicable
Section 4.15 (1)(b) - Likely impacts	Refer to Sections 3, 4 and 7 below
Section 4.15 (1)(c) - Site suitability	Refer to Section 8 below
Section 4.15 (1)(d) - Submissions	Refer to Section 9 below
Section 4.15 (1)(e) - The public interest	Refer to Section 10 below

1.2 Referrals

The following external and internal referrals were undertaken:

External Referrals	
Department of Planning and Environment - Water	Concurrence obtained under the Water Management Act 2000. The proposal was referred to the Department of Planning and Environment - Water pursuant to the provisions of the Water Management Act 2000. In response, DPE - Water raised no objections to the proposal, and issued their General Terms of Approval (IDAS-2025-10438).
Heritage Council of NSW	Concurrence obtained under Heritage Act 1997. The proposal was referred to the Heritage Council of NSW as the site is State Heritage Listed. In response, the Heritage Council of NSW raised no objections to the proposal and issued their General Terms of Approval (HMS ID: 11193).
Internal Referrals	
Catchment Engineer	No objections, subject to conditions of consent.
Heritage Adviser	No objections, subject to conditions of consent.
Traffic Engineer	No objections, subject to conditions of consent.

Natural Areas and Open Space	No objections, subject to conditions of consent.
Landscape Officer	No objections, subject to conditions of consent.
Public Domain	No objections, subject to conditions of consent.
Environmental Health Officer – Acoustic	No objections, subject to conditions of consent.
Environmental Health Officer – Waste	No objections, subject to conditions of consent.
Universal Access	No objections, subject to conditions of consent.
Infrastructure Planning	No objections.

2. Environmental Planning & Assessment Act 1979 (EPA Act)

2.1 NATIONAL PARKS AND WILDLIFE ACT NSW 1974.

The National Parks and Wildlife Act 1974 (NSW) is the primary legislation for the conservation of natural and cultural heritage in New South Wales. Its main objectives are to:

- Establish, preserve, and manage national parks, nature reserves, historic sites, Aboriginal areas, and other protected lands.
- Protect native fauna, native plants, and Aboriginal objects and places.
- Foster public appreciation, understanding, and enjoyment of the state's natural and cultural heritage

The site is identified as being within the Aboriginal Heritage Study with High Sensitivity. Pursuant to Section 90 of the Act, an Aboriginal Heritage Impact Permit (AHIP) is required for any works that will disturb an Aboriginal object or place. It is noted that minor excavation works are proposed to facilitate the development.

A condition of consent is recommended that requires the consent holder to prepare an AHIP in accordance with the provisions of the Act.

2.2 BIODIVERSITY CONSERVATION ACT 2016 AND BIODIVERSITY CONSERVATION REGULATION 2017.

The western portion of the site is mapped on Council's Biodiversity Values Map. See below.



Figure 7: Biodiversity Values Map showing area (green) mapped on the subject land. Source: Council's GIS Maps.

The Biodiversity Conservation Act 2016 (NSW) seeks to ensure the conservation of biodiversity across the state by:

- Safeguarding native flora, fauna, and ecological communities;
- Managing the effects of development and land use on biodiversity values; and
- Supporting ecologically sustainable development, particularly in the context of climate change.

Although the subject site is regulated under the Biodiversity Conservation Act 2016 (BC Act), the current application does not propose the removal of any trees within the designated biodiversity zone, nor does it involve the removal of trees within a 10-metre buffer of this zone. Accordingly, the works do not trigger the biodiversity offsets scheme (BOS) pursuant to Section 7.1 of the BC Regulation.

Earthworks are proposed for the removal of an existing slab and for additional landscaping. These works are considered acceptable given the already modified nature of this area. The proposed landscaping within the buffer zone utilises trees, shrubs, understorey, and groundcover species indigenous to the adjacent vegetation community, as outlined in the Ecological Planting List.

A Grey-headed Flying-fox (GHFF) camp extends into the site, with mature trees on the site forming part of the Parramatta GHFF camp. Canopy loss in these trees is attributed to foraging by the GHFF. The proposal will result in the removal of two mature native trees within the camp

(*Tristaniopsis laurina* [Water Gum] and *Eucalyptus camaldulensis* [River Red Gum]), as well as four native trees/shrubs and two exotic trees outside the camp. The two native trees within the camp are proposed for removal due to their poor overall condition. This is considered acceptable, as no significant impact on the GHFF population is anticipated. Tests of Significance under the BC Act indicate that the proposed works are unlikely to have a significant impact on any threatened species. Accordingly, a biodiversity assessment report (BDAR) is not required pursuant to the Act.

Following review of the proposal and supporting documentation, Council's Biodiversity Officer raised no objections to the information provided or the assessment methodology used. Conditions of consent are recommended for the continued protection of the biodiversity areas.

2.3 FISHERIES MANAGEMENT ACT 1994

The site is identified on the Key Fish Habitat Map. However, the proposed works are confined entirely within the site and do not interact with any key fish habitat. The scope of works includes alterations and additions to an existing building, landscaping, and public domain improvements. Stormwater infrastructure will connect to existing pipework and does not discharge into the adjacent waterway. As such, referral to the NSW Department of Primary Industries and Regional Development – Fisheries was not required.

2.4 HERITAGE ACT 1997

The application has been lodged as Nominated Integrated Development under the provisions of the Heritage Act 1997. Upon review of the application, Heritage Council of NSW raised no objections to the proposal and issued their General Terms of Approval (HMS ID: 11193).

2.5 WATER MANAGEMENT ACT 2000

The application has been lodged as Nominated Integrated Development under the provisions of the Water Management Act 2000.

Parramatta River is classified as a fourth-order watercourse, which requires a 20-metre Vegetated Riparian Zone (VRZ) on each side. The study area is located approximately 22 metres from the river, and no works will be undertaken within this zone. Upon review of the application, DPE - Water raised no objections to the proposal and issued their General Terms of Approval (IDAS-2025-10438).

3. Environmental Planning Instruments

3.1 SEPP (PLANNING SYSTEMS) 2021

Clause 2.19 Declaration of regionally significant development

The applicant is the Department of Creative Industries Tourism Hospital, and the landowner is Property and Development NSW. Accordingly, the application is made on behalf of the Crown under Section 4.32 of the EP&A Act. The development also has a capital investment value greater than \$5million. This application is captured by Part 2.4 of this policy which provides that the Sydney Central City Planning Panel is the determining authority for this application.

3.2 SEPP (RESILIENCE AND HAZARDS) 2021

The requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to the subject site. The provisions of the SEPP are addressed as follows.

Chapter	Comment	Complies
Chapter 2 Coastal Management	The site is not identified as containing areas covered by this chapter.	N/A
Chapter 3 Hazardous and Offensive Development	The development does not seek an activity that would otherwise be considered as hazardous or offensive (or even potentially) as defined by this chapter.	N/A
Chapter 4 Remediation of Land	<p>Clause 4.6 of this policy requires the consent authority to consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.</p> <p>With regards to the site, the site is:</p> <ul style="list-style-type: none"> - not known to have a history of a use that would have potential to contaminant the site. - not listed on Council's Contaminated land database. - not subject to an EPA clean up order or other EPA restrictions - not subject of known pollution incidents or illegal dumping <p>It is noted that previous environmental investigations have been conducted for works associated with the site and surrounding areas, including a contamination assessment by JBS&G (Revision A) submitted with DA/443/2020 (the application was approved for the alterations and additions to existing buildings, and the adaptive re-use of buildings as office premises (Western Sydney Startup Hub - STHUB).</p> <p>A Site Wide Remedial Concept Plan (SWRCP) was prepared in 2018 by JBS&G to address contamination, strategies, and remedial/management options for the broader Parramatta North Precinct.</p> <p>Management of site contamination will be undertaken in accordance with the JBS&G SWRCP to ensure the site is suitable for the proposed use.</p> <p>Given the abovementioned history of the site, it is not considered that the site is contaminated and therefore the development for the alterations and additions to the site and minor excavation for the car park and services is suitable. Notwithstanding, conditions of consent will be imposed on the consent if contamination is encountered during works.</p>	Yes

3.3 SEPP (BIODIVERSITY AND CONSERVATION) 2021

3.3.1 CHAPTER 2 – VEGETATION IN NON-RURAL AREAS

The application has been assessed against the requirements of Chapter 2 of SEPP (Biodiversity and Conservation) 2022. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

According to the Arborist Report submitted with the application, the proposal seeks the removal of eight (8) trees. These trees include:

- **Tree 506** – Camphor Laurel
- **Tree 507** – Chinese Pistachio
- **Tree 510** – Water Gum
- **Tree 1450** – Silky Oak
- **Tree 1459** – Broad Leaf Paperbark
- **Tree 1466** – River Red Gum
- **Tree B** – Sweet Pittosporum
- **Tree C** – Sweet Pittosporum

It is noted that the above trees proposed for removal is not located within the areas mapped as ‘Biodiversity’ or ‘Riparian Land and Waterways’ on the Parramatta LEP 2023 Natural Resources Map.

The above trees are proposed for removal due to poor health, structural condition, or to accommodate new landscape features (ceremonial plaza, nature play area, etc.). The application also notes that 15 new trees is proposed to be planted.

The application states that the existing canopy coverage is 12.7% (500.3 sqm), and the proposed canopy coverage will increase to 21.4% (842.3 sqm) after the works.

Council’s Tree Management and Landscape Officer has reviewed the application and the proposed tree removal and replacements, and upon review raised no objections subject to conditions of consent.

3.3.2 CHAPTER 6 – WATER CATCHMENTS

This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map. Council’s assessment of the application against the provisions of Chapter 6 is located below.

Part 6.2 Development in Regulated Catchments	
Clause 6.6 – Development in Regulated Catchments	The proposed works are not expected to increase stormwater runoff from the site and is not anticipated to alter stormwater retention.

	<p>A stormwater management plan has been prepared, proposing measures such as mesh and gravel inlet filters, pit, fences, stockpiles, and stabilised site access.</p> <p>The works will slightly decrease the impervious area of the site, improving permeability. The proposal is anticipated to have a neutral effect on the quality of water entering the Parramatta River and is not expected to impact water flow.</p>
Clause 6.7 - Aquatic Ecology	<p>The proposed works are confined entirely within the site and do not interact with any key fish habitats.</p> <p>The application also does not propose removal of any trees located in areas mapped as 'Biodiversity' or 'Riparian Land and Waterways'.</p> <p>The site is not mapped as 'coastal wetlands'.</p>
Clause 6.8 – Flooding	<p>The site is identified as flood prone. However, the area proposed for development and subject of the application is not affected by the 1% AEP flood event. Accordingly, the proposed alterations and additions are not expected to impact the flooding characteristics of the site or the surrounding area.</p> <p>A condition will be imposed on the consent requiring the submission of a Flood Emergency Response Plan (FERP) prior to the occupation of the premises.</p> <p>Council's Catchment Engineer has reviewed the proposal and raised no objections to the development, subject to conditions of consent.</p>
Clause 6.9 – Recreation and Public Access	<p>The proposed works are located wholly within the site and where existing built form is currently located. The area subject of the application is separated by a heritage stone wall from the riparian vegetation on the bank of the Parramatta River. Accordingly, any existing public access to and around the foreshore area will not be impacted by the proposal. No proposal under this application relates to the additional access to the foreshore from the site.</p>
Clause 6.11 – Land Within 100m of natural waterbody	<p>The proposed development is permitted on the subject site and is compatible with the land uses adjoining the site. It is noted that the proposed use is not a water dependent use.</p>
Part 6.3 Foreshores and Waterways Area	
Clause 6.24 – Application of Part	<p>The site is not mapped as Foreshores and Waterways Area.</p>
Part 6.4 Heritage Conservation in Sydney Harbour	
Clause 6.52 Heritage Development	<p>The site is state heritage listed as documented throughout this report. Both the Heritage Council of NSW and Council's Heritage Adviser raised no objections to the</p>

	proposal as it facilitates a use for the Kambala House that relates to its history and heritage.
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3.4 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021

The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Clause	Comment
Clause 2.48 – electricity infrastructure	The area where the development is to be located is not located within proximity to an electricity infrastructure.
Section 2.77 – Development adjacent to a pipeline corridor	The subject site is not located within the vicinity of a pipeline corridor.
Clause 2.98 – Development adjacent to rail corridors	The subject site is not located adjacent to a railway corridor.
Clause 2.119 – Development with frontage to classified road.	The subject site does not have a frontage to a classified road.
Clause 2.120 – Impact of road noise or vibration on non-road development	As noted above, the site is not located on a classified road. The proposed development as well as the use of Keller House is not a sensitive land use.
Clause 2.122 – Traffic-generating development	The proposal is not a traffic generating development pursuant to this Clause and Schedule 3 of the SEPP.

3.6 SEPP (SUSTAINABLE BUILDINGS) 2022

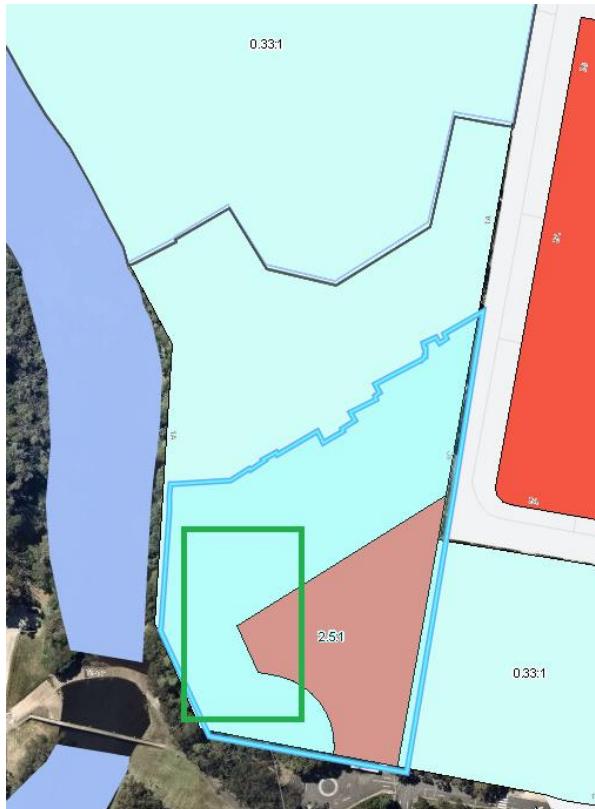
The works have an estimated cost of \$7,310,000 and seek consent for alterations and additions to an existing building. As such, Chapter 3 of the SEPP does not apply.

3.7 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The relevant requirements and objectives of this LEP as it relates to the subject application have been considered in the following assessment table.

Standards and Compliance Provisions	
Part 1 Preliminary	
1.2 Aims of Plan	<p>A review of the proposed development in this instance,</p> <ul style="list-style-type: none"> • protects and promotes the use and development of land for arts and cultural activity • protects and enhances the natural environment, including urban tree canopy cover and areas of remnant bushland. • identifies, conserves and promotes the City of Parramatta's natural and cultural heritage. <p>Accordingly, the proposal is recommended for approval, subject to conditions of consent.</p>

Land Use Table	
RE1 Public Recreation and MU1 Mixed Use	<p>The site comprises two zones: RE1 Public Recreation and MU1 Mixed Use, as shown in Figure 1. Keller House itself is situated within the RE1 Public Recreation zone, while the proposed landscaping and public domain works are in the MU1 Mixed Use zone.</p> <p>The proposed development, comprising a museum and information centre with ancillary office and meeting rooms, meets the definition of an “information and education facility.” This use is permissible with consent in both the RE1 Public Recreation and MU1 Mixed Use zones.</p>
Objectives of the zone	For reasons stated through out this report, the proposed development is consistent with the objections of the RE1 and MU1 zones.
Part 4 Principal development standards	
Section Height of buildings	<p>4.3</p> <p>Yes.</p> <p>The site is subject to three (3) maximum height controls – 10m, 21m and 40m. See Figure 8 below.</p>  <p>Figure 8: Height Map and development site in green. Source: Council GIS Map.</p> <p>The works proposed to Keller House does not change the existing height of the built form.</p> <p>The Gathering Space Canopy to go over the Ephemeral Water Collection Disc is proposed at a height of 4.42m.</p> <p>The proposed works therefore is compliant with the maximum 10m height for the site.</p>
Section 4.4 Floor space ratio	Yes

	<p>The site is subject to two (2) FSR controls being 0.33:1 and 2.5:1. The works subject of this application falls predominantly in the area of the site covered by the 0.33:1 FSR. See Figure 9 below.</p>  <p>Figure 9: FSR Map and development site in green. Source: Council GIS Map.</p> <p>As a result of the proposed works, the gross floor area of Keller House will decrease slightly from 528m² to 525m². Consequently, the floor space ratio (FSR) for the development site will remain largely unchanged.</p>
4.6 – Exceptions to development standards	N/A
Part 5 Miscellaneous provisions	
Section 5.1A Development on land intended to be acquired for public purposes	The subject site is not identified on the map.
Section 5.6 Architectural roof features	An architectural roof feature is not proposed.
Section 5.7 Development below mean high water mark	N/A

Section 5.10 Heritage conservation	The site is of high heritage significance with various heritage listings. A Heritage Impact Statement (HIS) was submitted with the application. The application as well as the HIS were reviewed by the Heritage Council of NSW as well as Council's Heritage Adviser. Upon review, both the NSW Heritage Council and Council's Heritage Adviser raised no objections and issued their respective GTAs and recommended conditions of consent.
Section 5.11 Bush fire hazard reduction	The subject site is not identified on the map.
Section 5.21 Flood Planning	<ul style="list-style-type: none"> Clause 5.21(1) – the proposal meets the objectives of the clause Clause 5.21(2) – Council has assessed the proposal against the requirements within the clause. The development is compatible with the flood function and behaviour on the land and will not adversely affect the environment. Clause 5.21(3) - Council has considered the matters for consideration within this clause and determined that the proposal will not result in changes to the flood behaviour.
Section 5.23 Public Bushland	The development application does not propose any significant disturbance to the adjoining bushland.
Part 6 Additional local provisions	
Section 6. 1 Acid sulfate soils	The site is identified as containing Class 5 Acid Sulphate Soils. However, the application does not propose significant excavation works which would otherwise lower the water table.
Section 6. 2 Earthworks	Minor earthworks are proposed to facilitate the development and to allow an appropriate landscaping and public domain works. The earthwork in this instance is unlikely to disrupt soil stability or amenity of adjoining buildings.
Section 6. 3 Biodiversity	See discussion under Section 3.3 of this report for details.
Section 6. 4 Riparian land and waterways	<p>The subject site is identified on the map.</p> <p>The site is immediately adjacent to the Parramatta River, which is mapped as riparian land and is of significant biodiversity value.</p> <p>The riparian corridor is separated from the development area by a 2m heritage stone wall, which acts as a physical barrier between the site and the riverbank vegetation.</p> <p>The Parramatta River and its banks are recognised for their ecological and heritage significance, including habitat for the Grey-Headed Flying Fox (GHFF) and other threatened species.</p> <p>An Ecology Report was prepared and submitted and confirms that the proposal is consistent with the objectives of this clause as the proposal:</p> <ul style="list-style-type: none"> Is not expected to alter existing stormwater quality or flow, nor the capacity of groundwater systems.

	<ul style="list-style-type: none"> The removal of two mature trees is acceptable due to on the eastern edge of the GHFF camp is the main direct impact. However, these trees are in poor condition and can be removed without any significant impacts on the GHFF camp. No further impacts are expected for other aquatic and riparian species, habitats, or ecosystems. The proposal is not expected to impact the stability of the bed and banks of the waterway. The proposal does not impede future rehabilitation of the actual riparian corridor on the riverbank. <p>Council's Biodiversity Officer raised no objections to the proposal upon review of the proposal subject to conditions of consent.</p>
Section 6.5 Stormwater management	Council's Catchment Engineer has reviewed the proposal and raised no objections to the proposal, subject to conditions of consent.
Section 6.6 Foreshore area	The site is not identified on the map.
Section 6.7 Essential Services	Council is satisfied that the essential services listed under this clause are available and that adequate arrangements can be made to connect to these services or are already existing.
Section 6.8 Landslide Risk	The subject site is not identified on the map.

4. Development Control Plans

4.1.1 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The relevant matters to be considered under Parramatta Development Control Plan 2023 for the proposed development are outlined below.

Development Control	Comment	Compliance
Part 2 – Design in Context		
2.4 Building Form and Massing	The proposed alterations and additions to Keller House do not result in any substantial changes to the existing built form. Most works are internal, and any external works do not result in additional bulk. The new external canopy is designed to be low-profile, ensuring there is no adverse impact on building bulk or massing.	Yes
2.5 Streetscape and Building Address	No significant changes are proposed to the existing streetscape and building presentation as the proposed works are to be undertaken within the site which does not currently present to the street.	Yes
2.6 Fences	<p>No new fencing is proposed as part of the development.</p> <p>Any reference to fences as part of the application as indicated on the plans and / or supporting</p>	Yes

	documentation, relates solely to temporary erosion and sediment control measures during construction.	
2.7 Open Space and Landscaping	A comprehensive assessment of the proposed landscaping works is discussed throughout this report. The landscaping component of the application is pivotal to the overall design and operation of the site. The proposed works in this instance will significantly improve the quality, functionality, and amenity of open spaces within the precinct.	Yes
2.8 Views and Vistas	The site is not identified as containing views pursuant to Appendix 1 of PDCP 2023. Notwithstanding, the scale and placement of new elements, such as the canopy and plantings, are designed to maintain and enhance existing vistas, particularly those towards other heritage buildings (such as Bethel House) and other prominent areas of the precinct.	Yes
2.9 Public Domain	The proposal will significantly improve the connectivity and amenity of the public domain and pedestrian links in the site. The works will enable the appreciation of the heritage significance of the site and the unique qualities of PNUT and Parramatta. Council's Urban Designer has also reviewed the proposal and upon review, raised no objections to the proposal.	Yes
2.10 Accessibility and Connectivity	The application demonstrates accessibility and connectivity through building upgrades, provision of accessible parking and pathways, and integration with public transport and active transport networks. The proposed works will significantly improve access for all users and enhance pedestrian connectivity within the precinct, supporting the cultural, educational, and community objectives of the site.	Yes
2.11 Access for People with Disabilities	The application provides accessible facilities and pathways for people with disability, ensuring compliance with relevant standards and codes, and integrating accessibility into both the building and the broader site design.	Yes
2.12 Amenities in Buildings Available to the Public	Both male and female WC facilities, as well as disabled amenities are provided as part of the alterations and addition of Keller House.	Yes
2.13 Culture and Public Art	The proposal and the works sought under the application, demonstrates a strong commitment to cultural interpretation and Indigenous engagement through its design and public domain works. While a Public Arts Plan was not submitted, the proposed works, heritage links, and intended use as	Yes

	<p>an information and education facility collectively satisfy the objectives of this control. Specifically:</p> <ul style="list-style-type: none"> • The development promotes outcomes that are unique to the city and reflect connections to social and cultural groups within the community. • It provides meaningful links to both settlement and Indigenous history, fostering engagement with community aspirations. • The proposal encourages discussion, interpretation, and awareness, and helps to build relationships between people and place. 	
2.14 Safety and Security	<p>The application demonstrates a robust approach to safety and security, integrating CPTED principles into the site's design, landscaping, and operational management.</p> <p>Measures such as enhanced lighting, clear sightlines, secure waste management, and active monitoring during events will ensure a safe environment for all users.</p>	Yes
2.15 Signage	<p>Apart from signage indicating safety measures, wayfinding and site management, it does not propose any building identification signage that would otherwise require assessment against this control.</p>	N/A
Part 4 – Non - Residential Development		
4.1 General Non- Residential Controls		
4.1.1 Consideration of adjoining land uses	<p>Keller House and the area subject to the proposed works are located approximately 150 metres east of the nearest residential premises. The immediate surrounding land uses comprise the Cumberland Hospital precinct, Parramatta Light Rail, Parramatta Gaol, commercial premises, CommBank Stadium, and the Parramatta River. Given the nature of these nearby and adjoining uses, the proposed internal and external works to Keller House, and its use as an information and education facility, are considered appropriate within the local context.</p>	Yes
4.1.2 Noise Amenity	<p>A Noise and Vibration Report was submitted with the application.</p> <p>Council's Environmental Health Officer reviewed the proposal and upon review, raised no objections to the proposal subject to conditions of consent.</p>	Yes
Part 5 – Environmental Management		
5.1 Water Management	<p>See comments under:</p> <ul style="list-style-type: none"> - SEPP (B&C) – Chapter 6 – Water Catchment 	Yes

	<ul style="list-style-type: none"> - PLEP 2023 (Section 5.21 - Flood Planning) - PLEP 2023 (Section 6.5 – Stormwater Management) 	
5.2 Hazard and Pollution management		
5.2.1 Control of Soil Erosion and Sedimentation	The application incorporates soil and sedimentation controls through its civil design and construction management plans. Measures such as sediment fences, mesh and gravel inlet filters, stabilised site access, and permeable surfaces are proposed to minimise erosion and prevent sediment-laden runoff from entering the Parramatta River or adjoining properties. These controls will be implemented during both construction and operation, ensuring compliance with relevant environmental standards and minimising adverse impacts on the local environment. Council's Catchment Engineer has reviewed the proposal and does not raise any objections subject to conditions of consent.	Yes
5.2.2 Acid Sulfate Soils	See comments under PLEP 2023 (Section 6.1 Acid Sulfate Soils)	Yes
5.2.3 Salinity	The site is identified as containing moderate salinity potential by the Map of Salinity Potential in Western Sydney 2022. A condition will be imposed on the consent requiring the preparation of mitigation measures of the development from soil salinity.	Yes
5.2.4 Earthworks and Development of Sloping Land	See comments under PLEP 2023 (Section 6.2 Earthworks).	Yes
5.2.5 Land Contamination	See comments under Sections 3.2 – SEPP (R&I) 2021 of this report.	Yes
5.2.6 Air Quality	Standard conditions have been imposed to ensure that the potential for increased air pollution is minimised during construction.	Yes
5.2.7 Bush Fire Prone Land	The site is not identified as bushfire prone.	N/A.
5.3 Protection of Natural Environment		
5.3.1 Biodiversity	See comments under: <ul style="list-style-type: none"> • Section 2.2 (B&C Act and Regulation) • Section 3.3 SEPP (B&C) 2021 	Yes
5.3.2 Waterways and Riparian Zones	This is discussed throughout this report. See PLEP 2023 (Section 6.4 Riparian Land and Waterways)	Yes
5.3.3 Development on Land Adjoining Land zoned C2 or W1	<p>The subject site adjoins land zoned W1 to the west.</p> <p>The works proposed under the application is contained wholly within the site. No works are proposed to any land adjoining the site including any land zoned W1. Existing buffer areas will be retained. No works are proposed that would otherwise impact on any buffer areas.</p>	Yes

5.3.4 Tree and Vegetation preservation.	See comments under SEPP (B&C) – Chapter 2 – Vegetation in Non-Rural Areas. Further, Council’s Landscape Officer has reviewed the proposal including the proposed tree removal and upon review, raised no objections to the proposal, subject to conditions of consent.	Yes
5.4 Environmental Performance		
5.4.1 Energy Efficiency	<p>See Section 3.6 of this report.</p> <p>It is noted that solar panels are proposed. The works are also subject to compliance with the National Construction Code (NCC) and Building Code of Australia (BCA), which includes Section J (energy efficiency) for commercial buildings.</p>	Yes
5.4.2 Water Efficiency	See Section 3.6 of this report.	Yes
5.4.8 Waste Management	<p>A Waste Management Plan has been prepared which addresses both operational and construction phases of the development.</p> <p>For ongoing operations, waste will be managed on site via a dedicated storage area located to the west of Keller House, which will accommodate two 80L general waste bins and one 240L recycling bin. Site staff will transfer waste from the storage area to the kerbside collection point on Fleet Street for regular collection.</p> <p>During the construction phase, two temporary waste storage areas are to be provided to the east of Keller House. Construction waste will be collected at the designated collection point and transported to an appropriate recycling and waste facility by the head contractor, in accordance with the Waste Management Plan.</p> <p>Additional measures include securing the waste storage area when not in use, restricting access to staff only, and ensuring bins are moved to the kerbside during daytime hours on designated collection days. These provisions are designed to maintain site cleanliness and support recycling.</p> <p>Council’s Waste Officer has also reviewed the proposal and upon review, raised no objections to the proposal, subject to conditions of consent.</p>	Yes

Part 6 – Traffic and Transport			
6.1 Sustainable Transport	As the proposed development is only for alterations and additions and does not relate to a residential development a car share space is not required.	N/A	
6.2 Parking and Vehicular Access	<p>Parking provision is to be in accordance with section 8.2.2.11.4 of Part 8: Centres, Precincts, Special Character Areas, and Specific Sites of Parramatta DCP 2023.</p> <p>Accordingly, see Section 8 of this report for discussion.</p> <p>The application also seeks approval for the construction of an at-grade accessible car parking area with three accessible parking spaces and bicycle racks to the north of Keller House, accessed from the existing internal road. Council's Traffic Engineer reviewed the proposal, and upon review, raised no objections to the proposal, subject to conditions of consent.</p> <p>It is noted that no changes are proposed to the existing driveway vehicle access to the site via Fleet Street.</p> <p>There is also a secondary driveway access via Eels Place, however, this driveway is under a lease agreement with Parramatta Eels and is not subject to this development application.</p>	Yes	
6.3 Bicycle / motorcycle Parking	<p><u>Bicycle Spaces</u></p> <p>PDCP does not provide parking rates for information and educational facilities (ie museums).</p> <p>In the absence of a specific rate, PDCP refers to Austroads (2008) Guide to Traffic Management – Part 11: Parking (AGTM11-08).</p> <p><u>Motorcycle Spaces</u></p> <p>1 motorcycle space per 50 parking space</p>	<p>Bicycle Parking:</p> <p>Required under Austroads –</p> <ul style="list-style-type: none"> • Employees – 1 bicycle space per 1500m² GFA = 1 x 243/1500 = 0 • Visitor – 2 + 1 bicycle space per 1500m² GFA = 2 + 1 x 280/500 = 2 <p>Total = Min. 4 bicycle spaces</p> <p>Provided - 8 bicycle parking spaces for visitors and staff</p> <p>Required – Minimum 3 / 50 = 1 (rounded up)</p>	Yes

	Provided – None provided. A variation of one motorcycle parking space is considered acceptable in this instance, given the availability of ample on-street motorcycle parking and the site's close proximity to public transport, which is anticipated to be the preferred mode of travel to the site	
6.4 Loading and Servicing	<p>The site does not provide a loading dock.</p> <p>The proposal seeks to accommodate waste collection onstreet. Notwithstanding, there is no proposed changes to the driveway access, the waste collection arrangements (ie. on-street collection), as such, Council's Traffic Engineer raised no objections to the lack of provision of a loading dock.</p>	No, but acceptable.
Part 7 – Heritage and Archaeology		
7.4 General Provisions	<p>The proposed alterations and additions are modest in scale and does not significantly impact on its existing bulk which would otherwise adversely impact on its heritage value and public domain.</p> <p>The proposed materials used for the proposed works do not detract from its visual importance to the area while enhancing the area's visual consistency with the amenities.</p> <p>The proposed additions are linked to the original main part of the existing building and does not exceed the ridgeline of the existing roof form.</p> <p>Both the Heritage Council of NSW and Council's Heritage Adviser has reviewed the proposal and raised no objections to the development.</p>	Yes
7.5 Development in the Vicinity of Heritage	The proposed works given that it is contained within the site and are modest in scale, is not considered to detract from the heritage significance of the nearby heritage items,	Yes
7.6 Solar Energy Systems	The application seeks to provide solar panels on the roof of the existing building. In this regard, the proposed location of the solar panels does not disrupt building features. The works are suitable and remain sympathetic to the roof form and the character of the area.	Yes
7.7 Archaeology	An Aboriginal Archaeological Assessment was prepared and submitted with the application. The site is identified as having high archaeological sensitivity. Whilst the proposed works does not propose significant excavation, it will require some soil disturbance.	Yes

	<p>The AA Assessment recognised that the development has the potential to yield further archaeological information. As such, the Assessment sets out a clear process for consultation, salvage, induction, and management of unexpected discoveries.</p> <p>The recommendations are supported by both archaeological consultants and the local Aboriginal community. Accordingly, the Assessment will be incorporated in the conditions of consent to ensure that the protection measures, consultation and management are carried out during the works.</p>	
<p>7.8 Aboriginal Cultural Heritage</p>	<p>The site is identified as having high Aboriginal and high archaeological sensitivity. This is based on previous archaeological investigations and the known history of Aboriginal occupation and use of the precinct.</p> <p>Archaeological testing in 2018–2019 across the precinct uncovered over 2,500 Aboriginal objects, with 40 found in test pits near Keller House. This demonstrates the area's significance and the likelihood of encountering Aboriginal cultural material.</p> <p>The Aboriginal Archaeological Assessment was prepared in consultation with the Deerubbin Local Aboriginal Land Council (LALC). The LALC agreed with the recommendations of the report.</p> <p>Due to the high sensitivity, the design was amended to avoid deep excavation (e.g., the reflection pool was changed to a reflection point with a pre-cast dish, and only minor excavation for services and car park is proposed).</p> <p>Recommendations for Management include:</p> <ul style="list-style-type: none"> • Aboriginal consultation in accordance with statutory requirements. • Salvage excavations and application for an Aboriginal Heritage Impact Permit (AHIP) under the National Parks & Wildlife Act 1974. • Aboriginal heritage induction for all workers, covering the significance of Aboriginal heritage and legislative responsibilities. • Unexpected Finds and Human Remains Procedure to be implemented during works. 	<p>Yes</p>

7.10 Heritage Conservation Areas	The site is not identified as being located within a heritage conservation area in accordance with Figure 7.10.1 of PDCP 2023.	N/A
Part 8 – Centres, Precincts, Special Character Areas and Specific Sites		
8.2 Local Centres	The subject site is located within the Parramatta North Urban Transformation (PNUT) Precinct.	Yes
8.2.2 Parramatta North Urban Transformation (PNUT) Precinct.	The proposal seeks development consent for alterations to Keller House and its use as an information and education facility (museum). This new use is considered to support both the conservation and activation of Keller House by providing an appropriate and meaningful function for the site.	Yes
8.2.2.4 Public Domain and Open Space	<p>The application proposes substantial public domain and open space improvements. These works enhance connectivity, accessibility, and amenity, activate underutilized areas, and provide inclusive spaces for reflection and community gathering. The landscaping and public domain upgrades are sensitively integrated with the site's heritage context and support the precinct's role as a cultural and educational precinct.</p> <p>Additionally, Council's Urban Designer has reviewed the proposal in relation to public domain and upon review raised no objections to the proposal.</p>	Yes
8.2.2.5 Site Access, Circulation and Connectivity	The proposal retains the existing site access via Fleet Street, provides new pedestrian and bicycle pathways between buildings and integrates with public transport options. The design improves circulation, connectivity, and accessibility for all users, activates underutilized areas, and ensures safe and legible movement throughout the precinct.	Yes
8.2.2.6 Street Network	These controls relate to development that require the implementation of new streets. Accordingly, these controls are not applicable to the development.	N/A
8.2.2.7 Allocation of GFA	The proposal does not increase the existing GFA of Keller House. Accordingly, these controls are not applicable to the development.	N/A
8.2.2.8 Biodiversity	<p>See comments under:</p> <ul style="list-style-type: none"> • Section 2.2 (B&C Act and Regulation) • Section 3.3 SEPP (B&C) 2021 	Yes
8.2.2.9 Heritage	<p>As noted throughout this report, the site is State Heritage Listed (SHR 811 – Norma Parker Centre Kamabala).</p> <p>An Aboriginal Archaeological Assessment was prepared and lodged with the application. The</p>	Yes

	<p>application was reviewed by the Heritage Council of NSW as well as Council's Heritage Adviser. Both of whom raised no objections to the proposal. Separately, whilst the works under this application require minor soil disturbance a condition will be imposed on the consent requiring the preparation of an AHIP in accordance with this control.</p>	
8.2.2.9.2 Cultural Landscapes	<p>The proposal recognises the site as being of exceptional cultural landscape significance, with deep connections to First Nations history, colonial heritage, and institutional memory.</p> <p>The proposal is designed to conserve and interpret these values through sensitive landscaping and public domain works, including spaces for reflection, healing, and cultural exchange.</p> <p>Extensive consultation with First Nations stakeholders has informed the design, ensuring that the cultural landscape is respected and activated. The landscaping approach avoids intervention to significant heritage fabric and enhances the precinct's role as a place of living history.</p> <p>The proposal is consistent with the objectives of Section 8.2.2.9.2 of the Parramatta DCP 2023, supporting the conservation, interpretation, and activation of cultural landscapes in accordance with best practice.</p>	Yes
8.2.2.9.3 Built Heritage	<p>The proposal is supported by a Heritage Impact Statement and Conservation Management Plan, and is designed to conserve and interpret the site's heritage values through sensitive alterations, landscaping, and public domain works.</p> <p>The development avoids intervention to significant heritage fabric, enhances accessibility, and provides spaces for reflection and community use.</p> <p>Mitigation measures, including ongoing heritage advice and archival recording, ensure compliance with best practice and statutory requirements. Overall, the proposal is consistent with the built heritage objectives of the DCP and supports the conservation and activation of Keller House within its heritage context.</p>	Yes
8.2.2.9.4 Historical (Non-Aboriginal) Archaeology	<p>The site is rich in historical archaeological potential and therefore incorporates mitigation measures to manage and protect relics that may be uncovered during works.</p>	Yes

	<p>The proposal is informed by previous archaeological studies and includes recommendations for worker induction, archaeological testing and monitoring, and an Unexpected Finds Protocol.</p> <p>These measures ensure compliance with statutory requirements and best practice in historical archaeological management, supporting the conservation of the site's historical values.</p>	
8.2.2.9.5 Key Views, Landmarks and Axes	<p>The site is identified as being subject to 2 key views. These being:</p> <ul style="list-style-type: none"> • From pedestrian path to Norma Parker Centre/Kamballa Site (Keller House) • From Fleet Street to Norma Parker Centre/Kamballa Site. <p>The proposal has identified and protected key heritage views and landmarks within the precinct. The Heritage Impact Statement states that the works which include canopies and landscaping, are sensitively designed to avoid visual dominance and maintain the prominence of significant heritage items such as Bethel House.</p> <p>The landscaping approach enhances the visibility of heritage walls and ensures that the character of key views is preserved. Ongoing heritage management and interpretation measures further support compliance with this DCP control.</p>	Yes
8.2.2.10 Development and Design		
8.2.2.10.1 Built form and Massing	<p>The proposal complies with this control by retaining the existing single-storey built form of Keller House and introducing only minor, subordinate external elements.</p> <p>The scale and massing of new works, including the canopy structure and landscaping, are modest and designed to be visually recessive, ensuring the building remains subordinate to surrounding heritage items.</p> <p>The architectural response is sensitive to the existing character and materiality of Keller House, and the proposal achieves design excellence through its integration with the heritage context and improvement of public domain areas.</p>	Yes
8.2.2.10.2 Relationship Between	The proposed alterations and additions to Keller House is appropriate to facilitate the new use of the	Yes

New Development and Existing Built Form	<p>building as an information and educational facility. Keller House will be retained and its additions appropriately designed to minimise adverse impacts within the heritage curtilage and heritage significance. The works have considered appropriate siting, form, scale, height and materials and is supported by Council's Heritage Adviser as well as the Heritage Council of NSW.</p>	
8.2.2.10.4 Existing and New Vegetation	<p>The application retains significant and healthy existing trees, removing those in poor condition or conflicting with key design elements, and introducing new native plantings to increase canopy coverage and enhance site amenity.</p> <p>Tree protection measures and sensitive construction methods are specified for retained trees, and the landscaping plan supports both ecological and cultural objectives.</p> <p>The application is supported by a Landscape Plan, Flora and Fauna Assessment and an Arborist Report which were reviewed by Council's Landscape Officer and Biodiversity Officer who raised no objectives to the proposed works, subject to conditions of consent.</p>	Yes
8.2.2.10.5 Important Interface with Public Open Space	<p>The design responds to the precinct's unique heritage and landscape context by delivering substantial public domain and landscaping upgrades that activate and improve the amenity, accessibility, and connectivity of the site.</p> <p>The proposal also includes the creation of a ceremonial gathering space, a reflection point, yarning circle, nature play area, outdoor seating, and shade structures. These features are strategically located to unify the central and southern parts of the site, transforming previously underutilised areas into inclusive spaces for reflection, healing, and community gathering.</p> <p>The landscape plan incorporates native plantings, supporting both ecological and cultural values, and increasing canopy coverage.</p> <p>Pedestrian pathways constructed with recycled brick and permeable surfaces provide clear, legible routes that connect Keller House to Bethel House, the car park, and the Instructional School Building, thereby improving circulation and physical integration between built form and open space.</p>	Yes

	<p>The design ensures open views through the central courtyard, respecting the historic sensitivity of Bethel House and maintaining visual permeability between the building and public open space.</p> <p>The proposal also addresses the need for activation and safety at the public open space interface, with lighting and wayfinding measures incorporated to support safe navigation and encourage public use.</p> <p>Overall, the development achieves a high-quality landscape approach, enhances pedestrian connectivity and safety, and significantly improves the overall amenity of the precinct.</p>	
8.2.2.10.6 Street Walls and Podiums	The proposal does not seek approval for a new building. The works relate to an existing building.	N/A
8.2.2.10.7 Setbacks	The canopy structures are appropriately set back from Keller House and are designed to be subsidiary in scale, ensuring they do not detract from the heritage values of Keller House or its curtilage. Furthermore, the location of the canopies and the Ephemeral Collection Disc within the curtilage is considered suitable, as their purpose directly relates to the history of the site and Keller House, supporting the interpretation and activation of this significant heritage place.	Yes
8.2.2.10.8 Through Site Links	The application does not propose any through site links. The proposed brick path does not function as a through site link and serves only as a pathway within the landscape. This is supported by Council's Urban Designer.	N/A
8.2.2.10.9 External Materials	<p>New works incorporate brick edging, concrete, and green paint finishes, reflecting the original building materials and ensuring sensitive integration with the heritage context.</p> <p>Landscaping elements use recycled and sustainable materials, further supporting the precinct's character and environmental objectives.</p>	Yes
8.2.2.10.10 Street Address	<p>Keller House is to be retained for use as an information and educational facility. Its existing street access will be retained. Its general presentation will be improved but generally consistent with the overall form.</p> <p>It is noted that the garbage collection point for the site is to be retained via Fleet Street. This is supported by both Council's Traffic Engineer and Council's Waste Officer.</p>	Yes

8.2.2.11 Traffic and Transport		
8.2.2.11.2 Preferred Lot and Parking Access	The existing vehicle access via Fleet Street is to be retained.	Yes
8.2.2.11.3 Potential at-grade and above ground parking	The application proposes to formalise three accessible at-grade car parking spaces located to the north of Keller House. This arrangement is preferred due to the high Aboriginal and archaeological significance of the site, as confirmed by expert investigations, which do not support extensive excavation works such as those required for basement parking. The at-grade solution minimises ground disturbance and appropriately responds to the site's heritage and archaeological constraints.	Yes
8.2.2.11.4 Car Parking and Bicycle Parking	<p>The controls do not specify parking rates for the proposed land use. Accordingly, the parking provision has been assessed on merit.</p> <p>The development proposes a total of three at-grade car spaces, all allocated for staff use only. While the controls do not prescribe rates for the proposed land use, it is noted that the DCP sets parking rates as maximums, which aligns with Council's objectives for the precinct to promote sustainable transport modes—such as walking, cycling, and public transport—and to discourage reliance on private vehicles.</p> <p>The site benefits from excellent public transport connectivity, being within walking distance of several bus routes and two light rail stops, as well as nearby cycling routes and pedestrian pathways.</p> <p>On this basis, the provision of three car spaces is considered appropriate. Additionally, the preparation of a Green Travel Plan is recommended as a condition of consent to further support sustainable travel choices.</p>	Yes
8.2.2.12 Development Lot Controls – Individual	The site area is identified as being located within Individual Lot F8 and F9.	
8.2.2.12.10 Lots F6, F7 and F8 (Historic Core)	<p>The proposed works comply with this controls as:</p> <ul style="list-style-type: none"> - The proposed use of Keller House as an information and educational facility allows the conservation and sustainable adaption of Keller House. 	Yes

8.2.2.12.11 Lot F9	<ul style="list-style-type: none"> - The canopies, landscaping and public domain works support the appropriate and sustainable longer non-residential uses within the Historic Core. - The works respect the heritage significance and landscape setting of the Historic Core. - The works respond to the context and provide transition (with respect to the canopies) to the existing built form of Keller House. - Extensive investigation works and community consultation support the use of Keller House as an information and educational facility as it sympathetically responds to the archaeology of the Historic Core. - The proposed landscaping and public domain works conserve the visual relationship between buildings and facilitate pedestrian activity and activation and reuse of Keller House. - The application has taken into consideration its impacts on the Grey-headed Flying Fox colony. This is discussed throughout the report and is considered acceptable. <p>The proposed development complies with Lot F9 controls in the following way:</p> <ul style="list-style-type: none"> - The new canopies proposed is setback more than 6m from Bethel House. The existing vegetation south of Bethel House is retained. - Views directly down Fennell Street into the Historic Core is retained. Also, oblique views into the site from Fleet Street must be retained. - Existing vehicle access from Fleet Street is to be retained. 	Yes
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5. Planning Agreements

The proposed development is not subject to a planning agreement entered into under section 7.4.

6. Environmental Planning and Assessment Regulation 2021

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA

appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

7. Likely Impacts

As outlined in this report, this application has demonstrated that the proposal would have acceptable social, heritage, and environmental impacts to the surrounding sites and natural environments.

8. Site Suitability

As outlined in this report, the applicant has demonstrated that the site is suitable for the proposed land use.

9. Submissions

The application was notified and advertised in accordance with the City of Parramatta Consolidated Notification Procedures and legislative requirements from 25 July 2025 to 22 August 2025. In response no submissions were received.

10. Public interest

The application demonstrates that the proposal is in the public interest.

11. Disclosure of Political Donations and Gifts

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

12. Development Contributions and Bonds

SECTION 7.12 CONTRIBUTIONS

The City of Parramatta (Outside CBD) Development Contributions Plan 2021 – Amendment No.1 is applicable to the subject site. This plan, which came into effect on 9 May 2023, imposes development contributions based on the net increase in residents, workers, and visitors resulting from various types of development within the Parramatta Local Government Area.

As the proposed development involves a minor reduction in Gross Floor Area (GFA) from 528m² to 525m², with no change in land use, the proposal does not generate any additional demand for local infrastructure or services. Therefore, no development contributions are required under the applicable plan.

HOUSING PRODUCTIVITY CONTRIBUTION

The proposed Housing and Productivity Contribution (HPC) is an integrated approach for growth planning and infrastructure provision to support the delivery of new housing and jobs.

As the development does not result in additional density, a HPC is not applicable to the application.

13. Summary and Conclusion

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

14. Recommendation

- A. **That** the Sydney Central City Planning Panel, as the consent authority, **APPROVE** Development Application No. DA/357/2025 for
- B. Tree removal and alterations and additions to the Keller House building including ancillary public domain works to be used as a museum and information centre for Stolen Generation survivors and an administrative office for the Stolen Generations Council for the following reasons:
 - The development is permissible in the RE1 and MU1 zones pursuant to the Parramatta Local Environmental 2023 and satisfies the requirements of all applicable planning standards controls.
 - The development will protect the natural environment.
 - The development contributes to the heritage values and culture of the precinct.
 - Concurrence has been received from the Crown for the recommended conditions of consent.
 - For the reasons given above, approval of the application is in the public interest.
- C. That Sydney Central City Planning Panel, as the consent authority, **approve** development application 357/2025 for a period of five (5) years from the date on the **original** Notice of Determination.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

Attachment B

Crown concurrence

Create NSW



Ref: Stolen Generations Keeping Places – Keller House Project
6 November 2025

Denise Fernandez
City of Parramatta
9 Wentworth Street
Parramatta NSW 2150

Re: DA/357/2025 Conditions of Consent - Crown Concurrence

Dear Ms Fernandez

In accordance with Division 4.6 of Part 4 of the EP&A Act (specifically section 4.33) the Department of Creative Industries, Tourism, Hospitality and Sport – Create NSW acting for and on behalf of the Crown in the right of the State of New South Wales concurs with the Draft Conditions of Consent for DA/357/2025 at 1C Fleet Street, North Parramatta issued on 6 November 2025.

Please proceed with finalisation of the report for review by the Sydney Central City Planning Panel.

Should you require any further information regarding this matter please contact Janice Dart A/
Associate Director First Nations Cultural Spaces at janice.dart@create.nsw.gov.au or on 02 9228
4456.

Sincerely

A handwritten signature in black ink that reads "Adam Shumack".

Adam Shumack
A/ Director Creative Spaces
Create NSW

Attachment C

Recommended

Conditions of

Consent

DRAFT CONDITIONS OF CONSENT – 1C FLEET STREET, NORTH PARRAMATTA

General

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressively require otherwise:

Architectural Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
DA000	E	Cover Sheet	16 June 2025
DA010	F	Site Analysis Plan	16 June 2025
DA011	G	Site Demolition Plan	8 September 2025
DA012	G	Building Demolition Plan	16 June 2025
DA013	K	Site and Landscape Plan	1 September 2025
DA014	G	Building Floor Plan	16 June 2025
DA015	F	Building Elevations	16 June 2025
DA016	E	Building Sections	16 June 2025

Civil Drawings/Stormwater: Job No. 250133

Drawing/Plan No.	Issue	Plan Title	Dated
C-DA000	P1	Cover Sheet	16 April 2025
C-DA050	P2	Erosion and Sediment Control Plan	16 July 2025
C-DA051	P3	Erosion and Sediment Details	16 July 2025
C-DA100	P5	Site Plan	16 April 2025
C-DA101	P5	Part Site Drainage Plan	17 June 2025
C-DA102	P4	External Works Plan	17 June 2025
C-DA200	P4	Catchment Analysis Plan	17 June 2025
C-DA300	P2	Details Sheet 1 of 3	10 June 2025
C-DA301	P1	Details Sheet 2 of 3	10 June 2025

Landscape Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
L01	H	Title Sheet	September 2025
L02	H	Landscape Masterplan	September 2025
L03	D	Concept Design Sketch	August 2025
L04	D	Landscape Section A	August 2025

L05	B	Indicative Materials and Precedents	August 2025
L06	C	Indicative Furniture Palette and Precedents	August 2025
L07	D	Indicative Plant Schedule 01	April 2025
L08	D	Indicative Plant Schedule 02	April 2025

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects				
Waste Management Plan	N/A	N/A	N/A	Undated
Heritage Self Assessment	P0055768	2	Urbis	1 July 2025
Operational Management Plan	N/A	N/A	Stolen Generations Council	2025
BCA Capability Statement	25000258	Rev 3	MBC Group	20 June 2025
Transport Assessment	N/A	N/A	JMT Consulting	19 May 2025
Accessibility Report	25000250	Rev 5	MBC Group	1 July 2025
Arboricultural Impact Assessment	N/A	Rev A	Tree IQ	19 May 2025
Noise Impact Assessment	250340	R1	PWNA	24 June 2025
Heritage Impact Statement	P0055768	2	Urbis	1 July 2025
Amended Historical Archaeological Assessment	CI427	Rev 4	Comber Consultants	4 September 2025
Aboriginal Assessment Report	CI427	Rev 3	Comber Consultants	2 July 2025
Flora and Fauna Report	AE25 2752 PEAR Keller House ISS-2	Issue 2	Abel Ecology	26 June 2025
Flood Assessment	250133	Rev B	JHA	6 May 2025
Ecological Planting list	N/A	N/A	N/A	N/A
Hazardous Building Materials Survey	62977/150,353	Rev 0	JBS&G	30 March 2025

Note: In the event of any inconsistency between the approved plans and/or the civil drawings and/or landscape plans and/or supporting documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

2. Approval is granted for the demolition per the approved plans (Condition 1), subject to compliance with the following: -
 - (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that Safe Work NSW requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
 - (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
 - (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
 - (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 5 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.
- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) Temporary 1.8m high Protective fencing is to be installed to prevent public access to the site during the construction period.
- (m) A pedestrian and Traffic Management Plan must be prepared prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
 - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

Reason: To protect the amenity of the area.

3. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and ABCB Housing Provisions Standard.

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2021.

4. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

5. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **IDAS-2025-10438** dated **5 September 2025**.

Reason: To ensure the terms of the Planning Agreement are met.

6. The development shall comply with the requirements of the General Terms of Approval in the Heritage Council of NSW letter **HMS ID: 11193** uploaded on the NSW Planning Portal on **29 September 2025**.

Reason: To ensure the terms of the Planning Agreement are met.

7. Trees to be retained are numbered: T1451, T1453, T1454, T1455, T1456, T1461, T1462, T1463, T1464, T1465, T1467, and A - Musa – Heritage significance

Reason: To protect significant trees which contribute to the landscape character of the area.

8. The final Landscape Plan must be consistent with plans prepared by JMD Design rev H dated 02.09.2025, together with any additional criteria required by the Development Consent addressing the following requirements:

- (a) Existing trees shall be numbered as per the Arboricultural Impact Assessment Report by Tree iQ rev A dated 19.05.2025 and are to include the TPZ and SRZ radiiuses for coordination.
- (b) Delete all the proposed planting within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots.
- (c) Delete the proposed edging within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots.
- (d) The location of all proposed and existing underground services to be shown as per the survey plan and to be coordinated with all relevant plans.
- (e) A Planting Plan is required for all landscaped areas.
- (f) The planting plan must be coordinated with a plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.
- (g) Replacement trees are to be provided in a minimum 100 litre container, must be able to reach a minimum mature height of nine (9) metres, and planted with a minimum setback of 3m to the outside wall or edge of a

legally constructed building or the proposed development and a minimum 2m distance from any proposed or existing drainage line.

- (h) All proposed softscape details to be provided.
- (i) Details for all proposed hardscape structures to be provided.
- (j) All non-destructive construction details within the TPZ of the trees to be retained and protected are to be prepared in conjunction with the Project arborist to ensure the trees will be adequately protected during the works.

Reason: To ensure restoration of environmental amenity.

9. Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council immediately.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

10. With regards to Aboriginal Heritage Management, compliance with the following is required:

- **Aboriginal Consultation**

Aboriginal consultation must be undertaken in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

- **Application for AHIP**

Following consultation, an application for an *Aboriginal Heritage Impact Permit (AHIP)* under Part 6 of the *National Parks and Wildlife Act 1974* must be submitted and approved prior to any salvage excavation works.

- **Salvage Excavation**

Archaeological salvage excavations must be carried out in accordance with the approved methodology and only after the AHIP has been granted. These works must be completed prior to the commencement of redevelopment activities.

- **Aboriginal Heritage Induction**

All employees, contractors, and sub-contractors engaged in the project must receive an Aboriginal heritage induction. This induction must cover:

- The cultural significance of Aboriginal heritage on the site;
- The legal obligations under relevant legislation; and
- The offence provisions relating to harm of Aboriginal objects.

- **Unexpected Finds and Human Remains Procedure**

An *Unexpected Finds and Human Remains Procedure* must be implemented and adhered to throughout the duration of the project

Reason: Heritage protection.

11. With regards to Heritage and Archaeology Management, compliance with the following is required:

- **Induction Requirement**

Prior to commencement of any works, all personnel involved in the project must attend a Heritage and Archaeology induction. This induction must outline the significance of the site, the potential for uncovering relics, and the legal responsibilities of workers under the *NSW Heritage Act 1977*.

- Archaeological Testing and Monitoring
A program of historical archaeological testing and monitoring must be undertaken by a suitably qualified archaeologist in accordance with best practice guidelines and any relevant approvals or permits.
- Unexpected Finds Protocol
An Unexpected Finds Protocol must be prepared and implemented prior to the commencement of works. The protocol must detail procedures for managing any relics or heritage items that are unexpectedly uncovered during the course of the works, including notification requirements under the *NSW Heritage Act 1977*.

Reason: Heritage protection.

Prior to Works

12. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by Safework NSW. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.
Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.
13. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the Safework NSW hotline or their website www.safework.nsw.gov.au.
Reason: To comply with the requirements of Safework NSW.
14. Where demolition of asbestos containing materials is undertaken, the contractor must obtain copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.
Reason: To ensure appropriate disposal of asbestos materials.
15. Prior to the commencement of construction work, amended plans are to be prepared that illustrate the following:
 - a.) Directional Signage will be required directing persons with mobility impairment to the accessible paths of travel.
 - b.) Ensure the active leaf of doors provide a minimum 850mm clearance.
 - c.) Ensure low level thresholds are provided at the doors providing access all areas.
 - d.) The abutments of varying surfaces are to provide level transitions.

Reason: To ensure equal access for persons with mobility issues.

16. Prior to commencement of works, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate that all reasonable steps were taken to obtain access to the adjoining properties.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as building work progresses and is completed.

17. Any new element in the at-grade carpark not illustrated on the approved plans such as columns, roller shutter doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1 and AS 2890.6. Details are to be illustrated on plans and is to be prepared prior to construction works.

Reason: To ensure appropriate vehicular manoeuvring is provided.

18. 8 bicycle spaces are to be provided on-site and used accordingly. The bicycle racks are to comply with AS2890.3-2015. Details, including aisle width and a suitable path of travel, are to be illustrated on plans and prepared prior to construction works.

Reason: To comply with Council's parking requirements and Australian Standards.

19. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1 and AS 2890.6. A total of three (3) parking spaces, including two (2) accessible spaces are to be provided and allocated to staff only. The accessible spaces, including the central shared area, are to be positioned at the westernmost end to improve manoeuvrability.

Details are to be illustrated on plans and prepared prior to construction works.

Reason: To comply with Council's parking requirements and Australian Standards.

20. Prior to commencement of construction works, **Photographic Archival Recording** should be undertaken of the place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

Reason: Heritage conservation.

21. An Infrastructure and Restoration Administration Fee must be paid to Council prior to commencement of works.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

22. Before the commencement of any works on the site, the applicant must make all of the following payments to Council and provide written evidence of these payments:

Bond Type	Amount
Development Sites Bonds:	\$741,000.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.

Note: The bond may be paid, by EFTPOS, bank cheque, or an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- Have no expiry date;
- Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA **357/2025**;
- Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work or demolition commencing and with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

23. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations.

Reason: To ensure the quality built form of the development.

24. Before the commencement of any site or building work, the erosion and sediment controls in the erosion and sediment control plan, are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways

25. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' prior to commencement of works. The Plan must detail how it will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- (a) Identification of nearby residences and other sensitive land uses.
- (b) Assessment of expected noise impacts.
- (c) Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts.
- (d) Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.

Reason: To prevent loss of amenity to the area.

26. Documentary evidence confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development must be obtained.

If a substation is required of the energy provider, it must be located internally within a building/s.

Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.

Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.

27. Prior to commencement of work, the person having the benefit of the Development Consent must:

- (a) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

Reason: To comply with legislative requirements.

28. The site must be enclosed by a temporary 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access during the

construction period. The fence must be installed prior to the commencement of any work on site.

Reason: To ensure public safety.

29. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

30. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

31. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of any easements, footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment and clear of any easements. This set out survey showing the location of the development relative to the boundaries of the site, easements, must be forwarded to the Council prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

32. All roof water and surface water is to be connected to an operable drainage system.

Reason: To ensure satisfactory stormwater disposal.

33. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including

fences) is anticipated, then written approval from the affected neighbour shall be obtained prior commencement of the works.

Structural details, certified by a practicing structural engineer, shall be prepared.
Reason: To minimise impact on adjoining properties.

34. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be obtained prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

35. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services.

Reason: To ensure Council's assets are not damaged.

36. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be obtained.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

37. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

38. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

39. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuge and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

40. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

41. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with

AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

Reason: To ensure satisfactory stormwater disposal.

42. A Tree Protection Plan (TPP) is to be prepared by a suitably qualified Consulting Arborist (Australian Qualification Framework Level 5) prior to works. This TPP is to identify the specific tree protection measures to be implemented for the trees located within the site and adjacent to the site during demolition and construction and the expected future health of the trees. It will cover all stages of the works and any works to be supervised by the Project Arborist including:
 - (a) A Tree Protection Plan must follow the tree numbers already identified in the existing Arboricultural Impact Assessment.
 - (b) Provide details of any encroachment into the root system and/or canopy on the plan;
 - (c) The TPP must identify the location and the specific tree protection type required for each tree inclusive of canopy, trunk and tree root protection in accordance with AS 4970-2025 - Protection of trees on development sites.
 - (d) The TPP must discuss the specific non-destructive construction method of approved works within the TPZ(S) of trees to minimise the impact and encroachment and discuss the specific protection measures required throughout the demolition and construction works.
 - (e) Discuss supervision of any approved excavation and/or works to be undertaken within the calculated Tree Protection Zones of the trees to be retained and protected.
 - (f) Provide guidance on the approved services to be installed within the TPZ of trees, to ensure non-destructive construction techniques are used to minimise the construction impact (i.e. bridging of roots);
 - (g) Provide guidance on the approved landscaping (i.e. minimise cultivation, excavation planting techniques within the TPZ. No planting or structures to occur within the SRZ);
 - (h) Construction of any structure which requires a modified footing or that is to be built above grade;
 - (i) Where works are to impact the tree canopies, a tree pruning diagram will be required to ensure the level of encroachment into the canopies will be minimised.
 - (j) Where retained trees have a development setback and tree protection zone established, a recommended Tree Protection Specification and diagram should be provided in accordance with AS 4970-2025 Protection of trees on development sites.
 - (k) Identify hold points at key stages in the construction works;
 - (l) Regular Periodic Tree Inspections are required to be carried out by the Project Arborist supervising the works. Photographic evidence and statement demonstrating the works have been undertaken in compliance with the above requirements, AS4970:2025 and the Conditions of Consent.
 - (m) Any other stages that the Project Arborist deems necessary.

Reason: To ensure adequate protection of existing trees.

43. The Project Arborist (AQF Level 5) shall undertake a site inspection before works commence on site to certify that the protection measures have been carried out in accordance with the approved plans and specifications for tree protection for

the site. Certification shall include a statement on the condition of the retained trees, details of any deviation from the tree protection plan and any impacts this may have upon the retained trees. Copies of the tree protection, along with date stamped photographic evidence, shall form part of the certification and the final tree protection report.

Reason: To ensure adequate protection of trees have been adhered to prior to works commencing on site.

44. A Tree Protection Plan is required as per the Conditions of Consent. Specific tree protection measures are to be identified on the plan and installed prior to works commencing on site and are to be maintained throughout the demolition and construction works, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist in accordance with AS4970-2025 - Protection of trees on development sites. Trees are to be numbered as per the Arboricultural Impact Assessment: by Tree iQ rev A dated 19.05.2025. The tree protection measures are to be certified by the Project Arborist before any work commences on site and periodically checked and certified by the Project Arborist throughout the construction phase to ensure they are maintained in place.

Reason: To ensure trees are adequately protected throughout the construction phase.

45. Prior to the commencement of any demolition, excavation or construction works, retained trees or treed areas must be fenced with a temporary 1.8 metre high chainwire link or welded mesh fence during the construction period. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy Tree Protection Zone or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To protect the environmental amenity of the area.

46. All trees planted as required by the approved landscape plan are to be a minimum 100 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size.

Reason: To ensure appropriate landscaping.

47. Prior to works, the applicant must submit to Council for approval an updated Stormwater Management Plan that addresses the following requirements:

- i. All sheets of the Stormwater Management Plan must be overlaid on the approved survey plan to ensure spatial accuracy.
- ii. The plan must clearly show the Reduced Levels (RLs) and Invert Levels (ILs) of all proposed stormwater pits and pipes, along with the horizontal layout of the stormwater network.
- iii. The invert levels of existing stormwater infrastructure at the proposed connection point must be provided to demonstrate compatibility and functionality.
- iv. The Stormwater Management Plan must be prepared in accordance with Australian Standard AS 3500, Council's Development Control Plan 2023, and the Development Engineering Design Guidelines.

Reason: To ensure the proposed stormwater drainage system is designed and constructed to operate efficiently and in accordance with relevant standards and Council requirements.

48. Access and services for people with disabilities shall be provided in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with the Disability Discrimination Act 1992 legislation and relevant Australian Standards.

49. Before works, the applicant must ensure a construction site management plan is prepared. The plan must include the following matters:

- location and materials for protective fencing and hoardings to the perimeter on the site
- provisions for public safety
- pedestrian and vehicular site access points and construction activity zones
- details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
- protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites and Council's DCP, if applicable) and trees in adjoining public domain (if applicable)
- details of any bulk earthworks to be carried out
- location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid
- dust, noise and vibration control measures
- location of temporary toilets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction

50. Any new external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC) and must demonstrate the following:

- (a) That the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
- (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure building materials are sufficiently non-combustible.

During Works

51. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

52. No vehicle access is permitted from the premises into the adjoining bushland reserve/park/public land.

Reason: To ensure protection of the bushland reserve and manage the impacts of the development.

53. Building work, demolition or vegetation removal is to be only carried out between:

- **7am to 5pm on Monday to Friday**
- **7am to 5pm on Saturday**

Building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

54. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's

Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

55. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal), prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

56. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 70 of the Environmental Planning and Assessment Regulations 2021 detailing:
 - (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The development consent approved construction hours;
 - (d) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (e) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

57. The same inspections required under Part 8 of the EP&A are to be carried out by a certifier in accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a record of each critical stage inspection must be recorded as soon as practicable after it has been carried out. The record must include the details required by Section 63 of the Regulations.

Reason: To comply with statutory requirements.

58. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

59. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

60. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

61. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees" and the Code of Practice for Amenity Tree Industry 1998.

Reason: To ensure the pruning will not adversely affect the tree(s).

62. No materials (including waste and soil), equipment or goods of any type are to be stored, kept or placed within the Tree Protection Zone (TPZ) of trees to be retained and protected, at any time. This is a No Access Zone.

The following activities are prohibited within the specified Tree Protection Zones:-

- All activities involving soil level changes and soil disturbance; (such as re-grading, excavation, compaction and any additional fill material)
- All types of cleaning activities;
- Refuelling;
- Trenching;
- Ripping or cultivation of soil;
- Mechanical removal of vegetation;
- Access and storage of plant, equipment & vehicles;
- Erection of site sheds;
- Cleaning
- Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids;
- And any other activity likely to cause damage to the tree.

Reason: To ensure the protection of the tree(s) to be retained on the site.

63. Trees to be removed are:

Tree No.	Species	Common Name	Location
1450	<i>Grevillea robusta</i>	Silky Oak	Grounds
1459	<i>Melaleuca quinquenervia</i>	(Broadleaf Paperbark)	Grounds
1466	<i>Eucalyptus camaldulensis</i>	River Red Gum)	Grounds
506	<i>Cinnamomum camphora</i>	Camphor Laurel	Grounds
507	<i>Pistacia chinensis</i>	Chinese Pistachio	Grounds
510	<i>Tristaniopsis laurina</i>	Watergum	Grounds
B	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Grounds
C	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Grounds

Reason: To facilitate development.

64. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support unless in a wind-prone area. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.

65. Erosion and sediment control measures are to be installed in accordance with:
 - a) the measures required by the construction site management plan and the erosion and sediment control plan (plans), and
 - b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

66. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

67. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

68. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complaint; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council upon request.

Reason: To allow the Council to respond to concerns raised by the public.

69. While building work is being carried out, and where a noise management plan/ is approved under this consent, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

Reason: To protect the amenity of the neighbourhood.

70. While building work is being carried out, all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is

disposed of at an approved waste management facility and the classification, and the volume of material removed must be documented.

(b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

71. In the event that material is identified at the subject site as contaminated as defined in the Managing Land Contamination Planning Guidelines dated 1998 and prepared by the Department of Urban Affairs and Planning, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. Any soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites, the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007, and the provisions of the Contaminated Land Management Act 1997 and Regulation 2013.

Reason: To ensure that the provisions set out in Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 have been met and the use of the land poses no risk to the environment and human health.

72. Whilst site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

- The work in the area of the discovery must cease immediately.
- The following must be notified.
 - For a relic – the Heritage Council; or
 - For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Site work may recommence at a time confirmed in writing by:

- For a relic – the Heritage Council; or
- For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Reason: To ensure the protection of objects of potential significance during works.

73. While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure payment of approved changes to public infrastructure.

74. While building work, demolition or vegetation removal is being carried out, all waste management must be undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records, detailing the following:

- The contact details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection
- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- The address of the disposal location(s) where the waste was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled

75. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

76. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2023 are met.

77. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

78. Protection measures to mitigate the impact of the development on soil salinity are to be employed in accordance with Map of Salinity Potential in Western Sydney, (former) Department of Infrastructure, Planning and Natural Resources, 2003 and The Guidelines to Accompany Map of Salinity Potential in Western Sydney 2002.

Reason: To mitigate impacts of the development on soil salinity.

Prior to Occupation

79. Prior to occupation, a Green Travel Plan is to be prepared. The plan is to include:

- a.) Targets to reduce single occupant car trips to the site for employees and visitors based on an initial estimate of the number of trips to the site by mode,
- b.) Measures to achieve the targets including a list of specific tools or actions,
- c.) Monitoring Scheme including annual travel survey to estimate the change in travel behaviour to and from the site and a review of the measures based on the results of the travel survey.

It is recommended that the plan consider an Opal Card with credit and information pack on public transport to be provided to staff and visitors to encourage use of public transport.

Reason: To ensure sustainable mode share targets can be achieved.

80. Prior to occupation, a detailed Flood Emergency Response Plan (FERP) must be prepared for the development. The FERP must include:

- Flood event triggers and warning times
- Evacuation routes and procedures
- Measures to ensure the safety of occupants during a flood event

The FERP must be prepared in accordance with Council's Development Control Plan and the NSW Flood Risk Management Manual.

Reason: To ensure flood risks are appropriately managed and safe evacuation procedures are in place during a flood event.

81. Prior to occupation, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development, have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation

82. Prior to occupation a suitably qualified engineer must prepare a post-construction dilapidation report, detailing whether:

- (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings or public land; and
- (b) where there has been structural damage to any adjoining buildings or public land, that it is a result of the building work approved under this development consent.

Prior to occupation, a copy of the post-construction dilapidation report to Council and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties or public land resulting from building work on the development site

83. When Council is notified of the occupation of the premises, the applicant may lodge an application to release the securities held in accordance with the relevant policy.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Note: A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:
(a) Council's Development Application number; and
(b) Site address.

Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

84. The Project Arborist (AQF Level 5) shall undertake a final tree inspection to certify that the completed works within the TPZ and tree protection measures have been carried out in accordance with the approved plans and specifications for tree protection for the site. Certification shall include a statement on the condition of the retained trees, details of any deviation from the tree protection plan and any impacts this may have upon the retained trees. Copies of the tree protection and monitoring documentation recorded throughout the entire development works, shall form part of the final tree protection report and certification.

Reason: To ensure trees/vegetation has been adequately protected.

85. The landscaping must be completed in accordance with the consent and approved plans, prior to occupation/use of the premises.

Reason: To ensure landscaping is completed in accordance with the approved plans and maintained.

86. All landscape works shall be maintained and watered for a minimum period of one (1) year following the occupation of the premises, in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.

87. Documentation is to be obtained confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider.

Reason: To ensure appropriate electricity services are provided.

88. Before occupation, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified

89. Prior to occupation, a registered surveyor must prepare documentation that demonstrates that:
 - (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
 - (b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure

90. Prior to occupation, all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan.

Prior to occupation, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored

91. Prior to occupation written certification from a suitably qualified person(s) shall be submitted to the City of Parramatta, stating that all works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented.

Reason: To demonstrate compliance with submitted reports.

Use of Site

92. The days and hours of operation are restricted to:

Operational Use	Hours of Operation
Offices, meeting rooms and support spaces	8:00am to 6:00pm – Monday to Sunday
Exhibitions, education and public programs (Cultural Programs)	8:00am to 6:00pm – Monday to Sunday
Functions, events and venue hire (Weekday)	8:00am to 6:00pm – Monday to Sunday
Functions, events and venue hire (Weekend)	8:00am to 10:00pm – Thursday to Saturday
Deliveries and Loading access	7:00am to 7:00pm – Monday to Sunday

Reason: To minimise the impact on the amenity of the area.

93. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

94. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

95. No A-frame signs or sandwich boards are permitted.

Reason: To protect the amenity of the area.

Advisory Note

- The applicant is advised that **part of the (property / adjoining public reserve)** is identified on the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 'Biodiversity Values Map' (<https://www.lmbc.nsw.gov.au/BVMap>) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or undertake prescribed impacts on 'Biodiversity Values Map' land without approval. Actions such as removal of NSW native vegetation is deemed illegal clearing and could result in any person who carried out such an action as liable for prosecution.

DRAFT