

# Statement of Environmental Effects

197, 207 CHURCH STREET AND 89  
MARSDEN STREET, PARRAMATTA

18 AUGUST 2021



QUALITY ASSURANCE	
PROJECT:	Statement of Environmental Effects
ADDRESS:	197, 207 Church Street and 89 Marsden Street, Parramatta
LOT/DP:	Lot 1 DP 710335 and Lot 1 DP 233150
COUNCIL:	City of Parramatta
AUTHOR:	Think Planners Pty Ltd

Document Management		
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Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?	
Coal Mines Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mine Subsidence Act 1992	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No
Concurrence	
SEPP 64- Advertising and Signage	No
SEPP Coastal Management 2018	No
SEPP (Infrastructure) 2007	No
SEPP (Major Development) 2005	No
SREP (Sydney Harbour Catchment) 2005	No

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## EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for the partial demolition of the former Murray Brothers department store (excluding the heritage facades along Church Street and Macquarie Street), temporary removal of a small portion of the heritage façade along Macquarie Street to allow for site access, demolition of the four-storey 1950s office building (89 Marsden Street), demolition of the three-storey office building (207 Church Street) at 197, 207 Church Street and 89 Marsden Street, Parramatta.

The subject site is a highly visible location at the heart of Parramatta. The site is strategically located at the intersection of two main streets of Parramatta being Church Street and Macquarie Street. The site anchors the north west corner of Centenary Square connecting to Parramatta Square. A mix of two, three and four storey retail and commercial buildings currently occupy the site, which includes the heritage listed Murray Brothers Building.

The subject site is zoned B4 Mixed Use under the Parramatta Local Environmental Plan 2011 with '*Demolition*' being permissible with Council consent. The proposal is consistent with the relevant zone objectives associated with the B4 Mixed Use zone.

It is noted, most of the land parcel is listed as an item of environmental heritage under Schedule 5 of the Parramatta Local Environmental Plan 2011. The Heritage Item, referred to as the Murray Brothers department store, which was built in 1925 with the original façade marking the beginning of Church Street and its fine grain retail development. According to the Heritage Impact Assessment prepared by Heritage 21 that accompanies this application, the proposed demolition works would be guided by the Heritage Architect and Structural Engineer to ensure that the significant heritage façade would be retained while allowing for fabric of little significance to be removed.

The proposed demolition work is strictly limited as shown on the demolition plans submitted with this application and includes the preservation of the heritage significant facades along Church and Macquarie Street. This will ensure that the heritage significance of the subject site and the surrounding area are retained, whilst allowing for future redevelopment of the site. It is noted the demolition will only be undertaken to the slab of each building so as to avoid any soil disturbance.

Overall, this report demonstrates the proposal can achieve compliance with the key statutory and policy controls as well as relevant technical consultant reports relevant to the site. Having regard to the benefits of the proposal and considering the absence of adverse environmental, social, or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant, and appropriate conditions of consent.

## BRIEF HISTORY

### PLANNING PROPOSAL

The site has been the subject of a Planning Proposal which permits:

- The Maximum Base GFA of 10:1
- Design Excellence Bonus of 15%
- Mandatory provision of 1:1 of commercial GFA
- Apply a height limit of part 105m (32 storeys) and part 12m (4 storeys) on Church Street frontage [105m being compliant with sun access requirements].
- Car parking rates consistent with the Parramatta CBD Planning Proposal.

The Planning Proposal has now been finalised and amendments are published in the Parramatta LEP 2011. There is also a site specific development control plan contained in Section 4.3 of the Parramatta DCP 2011.

### DESIGN COMPETITION

In May 2021, an Architectural Design Competition was held. The results of this design competition are still being finalised. There were three teams who participated in the invited Architectural Design Competition who include:

- Turner Studio
- MAKO Architecture and Furtado Sullivan
- Scott Carver.

Although the design competition is still being finalised, it can be confirmed that the heritage façade is to be retained within the design competition winning scheme which was implemented as a strict requirement of the design competition brief.

This proposal to demolish parts of the internal buildings and retain the Murray Brothers heritage façade is entirely aligned with the design competition proposal. Further details of the Design Excellence proposal will form a future development application to the City of Parramatta.



## SITE AND LOCALITY

### LEGAL DESCRIPTION

The subject site is legally described as Lot 1 DP 710335 and Lot 1 DP 233150, though more commonly known as 197, 207 Church Street and 89 Marsden Street, Parramatta.

### SUBJECT SITE

The subject site is in a highly visible location at the heart of Parramatta. The site is strategically located at the intersection of two main streets of Parramatta being Church Street and Macquarie Street. The site anchors the north west corner of Centenary Square connecting to Parramatta Square.

A mix of two and three storey retail and commercial buildings currently occupy the site, which includes the heritage listed Murray Brothers Building. A photograph of the subject site is provided below.

**Photograph 1: Shows the site from the intersection of Church St and Macquarie St.**



## URBAN SETTING

The site is located at a key node on the main street of Parramatta – Church Street. The north south axis link runs through the heart of central Parramatta linking some of the most significant buildings and public spaces in Parramatta.

The Heritage Item, referred to as the Murray Brothers department store, was built in 1925 with the original façade marking the beginning of Church Street and its fine grain retail development. The surrounding development consists of a mixture of commercial and retail uses. An aerial map extract of the site is provided below demonstrating the site and its adjoining boundaries.

**Figure 1: Aerial Map Extract (Source: Six Maps 2021)**



■ *Development Site*

## PUBLIC TRANSPORT AND BICYCLE ROUTES

The site is well serviced by public transport connections due to its proximity to Parramatta Train Station and Bus Exchange (which provides intermodal movements throughout Greater Sydney). There is rail about 500m from the site which connects to the T1, T2 and T5 trainlines. The site has good access to local and regional bicycle routes via the existing road network and dedicated bicycle paths.



The Parramatta Valley Cycleway provides access to the Parramatta CBD from Ryde, through Parramatta to Sydney Olympic Park. Additionally, bicycle access to the CBD can be achieved along the north-west Transit-way which provides shared bicycle paths enabling connections from Blacktown and Liverpool via Rouse Hill.

## PARRAMATTA LIGHT RAIL

On 29 May 2018, The NSW Department of Transport approved the Stage 1 preferred route for the Parramatta Light Rail network. The proposal connects key precincts and renewal areas such as the Western Sydney University Westmead Campus and Westmead medical precinct to the CBD, and north towards Telopea and Carlingford. The light rail network will provide a frequent and reliable service aimed to provide greater transport connections within Greater Parramatta and facilitate corridor revitalisation and job creation.

A photograph is provided below demonstrating Parramatta light rail is currently under construction and is within walking distance of the site.

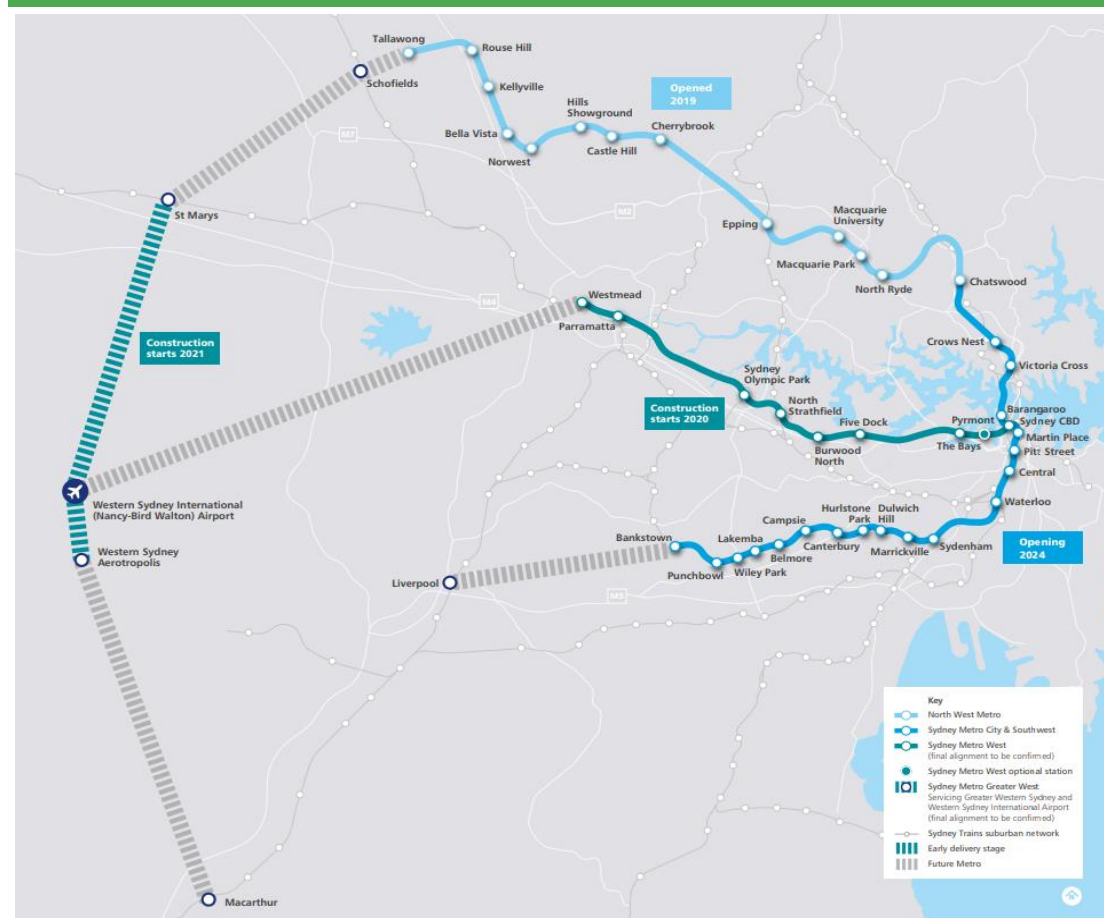
**Photograph 2: Construction works for Parramatta light rail as viewed from the eastern side of Church Street**



## SYDNEY METRO

The Sydney Metro project will support a growing city and deliver world-class metro services to more communities. This new underground railway will connect Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between the two CBDs, linking new communities to rail services, and supporting employment growth and housing supply. The subject site will benefit substantially by the access provided by the new Sydney metro line. The Sydney metro line is demonstrated below via Figure 2.

**Figure 2: Sydney Metro (Source:- Transport for NSW)**



## SURROUNDING AREA

The site's location in central Parramatta places it in a complex dialogue between existing buildings and their uses. The site sits in proximity to a number of precincts defined by a mix of commercial and retail land uses as depicted above. The site is located to the north western corner of Centenary Square and acts as a framing element to the Square. The site is located to the east of the Justice Precinct which is comprised of the Law Courts and ancillary legal services buildings. Eat Street which is the main dining precinct within Parramatta CBD is located to the north of the site along Church Street which is where the light rail will run.

Photographs are provided below and overleaf to give context to the development site as well as its surrounding area.

**Photograph 3: External view of the southern façade as viewed from Macquarie Street**





Photograph 4: Shows 20 Macquarie Street as viewed from the corner of Marsden Street and Macquarie Street





Photograph 5: Shows the heritage listed Centennial Memorial Clock





## DESCRIPTION OF PROPOSAL

The Development Application seeks consent for the partial demolition of the former Murray Brothers department store (excluding the heritage facades along Church Street and Macquarie Street), temporary removal of a small portion of the heritage façade along Macquarie Street to allow for vehicle access, demolition of the four-storey 1950s office building (89 Marsden Street), demolition of the three-storey office building (207 Church Street) at 197, 207 Church Street and 89 Marsden Street, Parramatta.

The key elements of the proposal are summarised below.

### PROPOSED WORKS

- Carefully remove and store the existing awning of the former Murray Brothers department store, for restoration and reinstatement prior to completion of construction works.
- Retain and protect existing heritage façade to Church Street to heritage consultant specifications.
- Partial demolition of a small portion of the Macquarie Street façade of the former Murray Brothers department store for site access and storage off site. This part of the façade is to be reinstated prior to the completion of the construction works.
- Demolition of the four-storey 1950s office building on Marsden Street (89 Marsden Street)
- Demolition of the three storey office building on Church Street (207 Church Street)
- Demolition of the internal components of the two-storey building at the corner of Church and Macquarie Streets (197 Church Street)
- Retention of the western (along Church Street) and southern (along Macquarie Street) facades of the federation department store. This is demonstrated via Figure 3, 4, 5, and 6 provided below and overleaf.

**Figure 3: Extract from Demolition Plan- Church Street Heritage façade elevation**

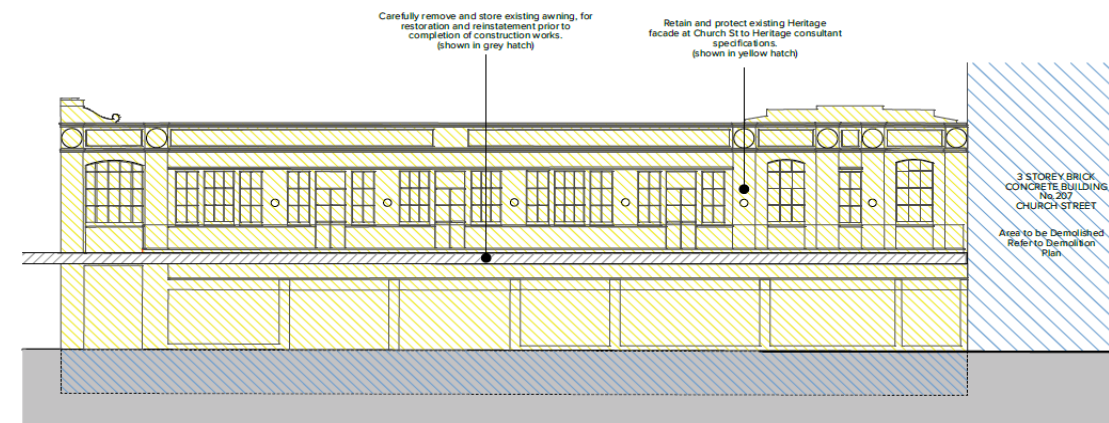
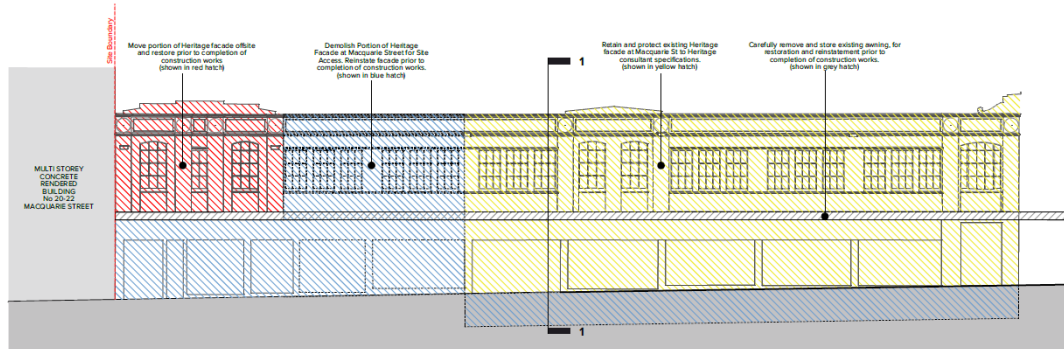




Figure 4: Extract from Demolition Plan- Macquarie Street Heritage façade retention



Macquarie Street Heritage Façade Elevation

Figure 5: Extract from Demolition Plan- Corner of Macquarie and Church St

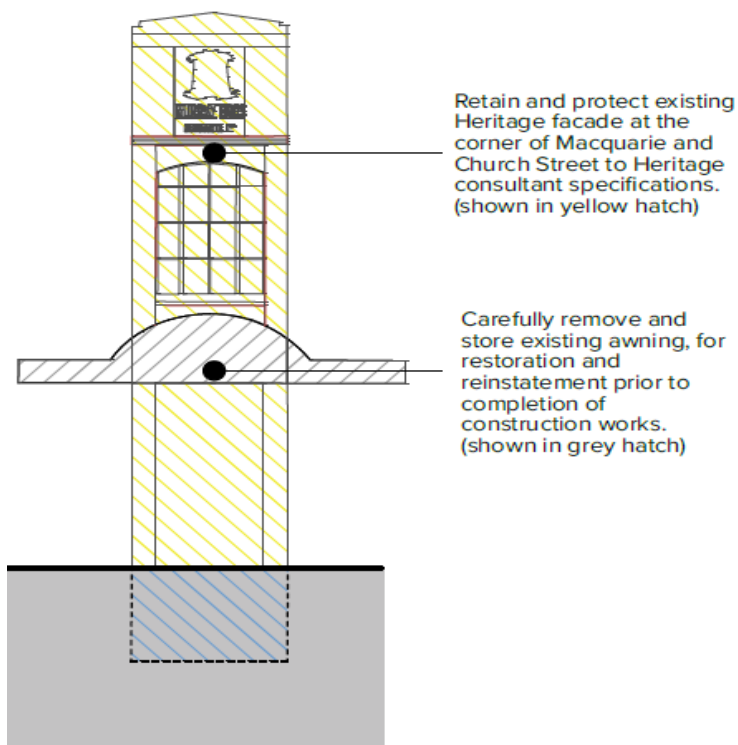
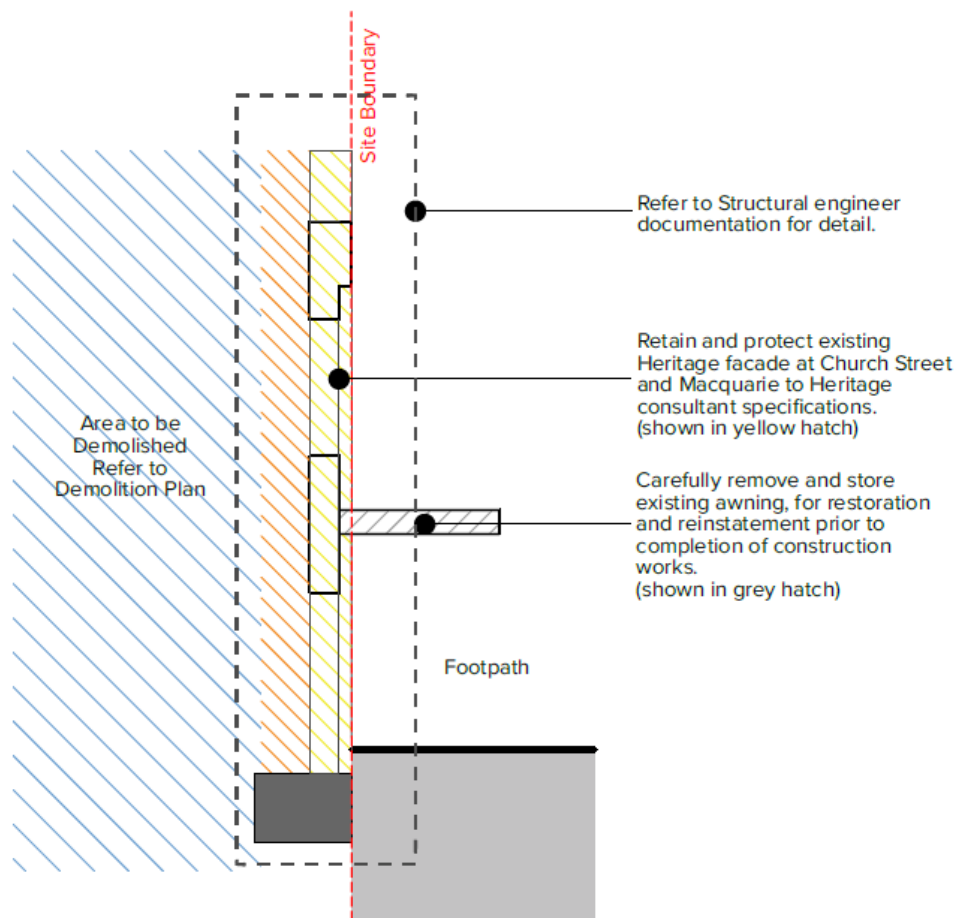


Figure 6: Extract from Demolition Plan- Heritage façade retention



## HERITAGE

The subject site is listed as an item of environmental heritage under Schedule 5 of the Parramatta Local Environmental Plan 2011. According to the Heritage Impact Assessment prepared by Heritage 21 and submitted with this application, the proposed demolition works would be guided by the Heritage Architect and Structural Engineer to ensure that the significant heritage façade would be retained while allowing for fabric of little significance to be removed.

Where demolition would be undertaken in the vicinity of the heritage significant facades, it would be undertaken by hand to limit the impact on significant fabric. Further, Heritage 21 recommends that a Heritage Architect is engaged to regularly inspect the proposed works and ensure no damage occurs to significant fabric.

## ARCHAEOLOGICAL FEATURES

Considering the current COVID-19 restrictions within NSW, the client has been unable to prepare an archaeological assessment for this site. This will be addressed when the restrictions are lifted. As a result, the proposal seeks consent for the demolition the structures as shown in the demolition plans but only to the level of the ground floor slab. As a result, an archaeological assessment will be prepared and addressed via a future application/modification.

## WASTE MANAGEMENT

A Waste Management Plan is attached as part of this application that details the handling of waste from the demolition component and site-specific operational measures. Notwithstanding, it is noted that waste is to be appropriately managed during the demolition stages of the development.

The proposed demolition works will consist of the following:

- Removal of the awning.
- Correct scaffolding will be erected where necessary.
- Removal of the remaining asbestos material from site.
- Obtain an asbestos clearance certificate.
- Internal stripping.
- Removal of the roof.
- Demolition of the walls.
- Float machine to site.
- Demolition of the building.
- Removal of footings.
- Clearing of the site.

## TRAFFIC MANAGEMENT

According to the report prepared by Road Delay Solutions Pty Ltd proposal will take the following measures

- *During the demolition, all loading and unloading of trucks and machinery will take place inside the site.*
- *A licensed traffic controller will direct all traffic in and out of the site, they will also look and help pedestrians crossing the roads.*
- *Traffic warning signs will be placed on the road in a proper location to advice oncoming traffic and pedestrians of the movement of the vehicle and work ahead.*

## EROSION AND SEDIMENT CONTROL

An Erosion and Sedimentation Control Plan has been prepared by Australian Consulting Engineers and is submitted with this application.

## HOURS OF OPERATION

The Construction Pedestrian and Traffic Management Plan Prepared by Road Delay Solutions states the following regarding the demolition, archaeological and associated activities taking place during the following hours:

- Monday to Friday: 7:00am till 5:00pm.
- Macquarie Street is closed by the PLR most weekends (Friday night – Monday morning). Approval is required from PLR contractor prior to undertaking any works during these weekend shut downs.
- No works to be undertaken on Sundays and all public holidays.
- Out of hours permits to be applied for, as required.

*Note The working hours may vary, dependent upon any change requested by PLR contractor. Council are to be notified and give acceptance prior to any variation to the working hours stated above.*



## SUPPORTING DOCUMENTATION

The relevant architectural plans for the proposal have been prepared by Turner Studio while supporting reports have been prepared by various sub consultants as detailed in the table below.

Technical report	Prepared by
Survey plan	Ramsay Surveyors
Existing Site Plan / Site Analysis Plan	Turner Studio
Demolition Plan	Turner Studio
Sediment and Erosion Control Plan	Australian Consulting Engineers
Noise and Vibration Management Plan	EI Australia
Pre-Dilapidation Report	Australian Consulting Engineers
Structural Report	Australian Consulting Engineers
Heritage Report	Heritage 21
Hazardous Materials Survey	EI Australia
Demolition Waste Management Plan	Elephants Foot
Traffic Management Plan	Road Delay Solutions
Temporary Drainage Plan	Australian Consulting Engineers
Project Management Plan	Nassif Civil

## CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

### STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Clause 7 of SEPP 55 provides:

*(1) A consent authority must not consent to the carrying out of any development on land unless:*

*(a) it has considered whether the land is contaminated, and*

*(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

*(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The requirement at clause 7 of SEPP 55 for Council to be satisfied that the site is suitable or can be made suitable for the proposed development is considered in the following table.

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?		X (demolition only)
Is the development going to be used for a sensitive land use (e.g., residential, educational, recreational, childcare or hospital)?		X
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site?		X
acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service		

stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation	
Is the site listed on Council's Contaminated land database?	X
Is the site subject to EPA clean-up order or other EPA restrictions?	X
Has the site been the subject of known pollution incidents or illegal dumping?	X
Does the site adjoin any contaminated land/previously contaminated land?	X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	N/A.

The proposal seeks consent for the demolition of existing buildings and structures at the site down to the slab only. As such, there is no further investigation needed to be conducted for the purpose of this application.

#### SYDNEY REGIONAL ENVIRONMENTAL PLAN- SYDNEY HARBOUR CATCHMENT (DEEMED SEPP)

The subject site is subject to the broad planning principles contained within the SREP. The Sydney Harbour Catchment Planning Principles must be considered and achieved, where possible, in the carrying out of development within the catchment. The relevant principles include:

- *Protect and improve hydrological, ecological and geomorphologic processes;*
- *Consider cumulative impacts of development within the catchment;*
- *Improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and*
- *Protect and rehabilitate riparian corridors and remnant vegetation.*

The proposed development does not detract from the above listed principles given the nature of the development and the environmental safeguards proposed, including the detailed drainage concept and erosion and sediment controls that will be in place throughout the construction phase of the development.

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

As evident via zoning map extract, the development site is zoned B4 Mixed Use under Parramatta Local Environmental Plan 2011.

Figure 7: Zoning Map Extract (Source: Parramatta LEP 2011)



Development Site

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions, noting there are limited controls of relevance, given the nature of the proposal.

Parramatta Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
Part 2 Permitted or Prohibited Development			
2.7	Demolition Requires Consent	Council consent is sought for the for the demolition of buildings and the retention of the heritage façade as described in this report and	Yes

accompanying documentation. The proposed demolition works will consist of the following:

- Removal of the awning.
- Correct scaffolding will be erected where necessary.
- Removal of the remaining asbestos material from site.
- Obtain an asbestos clearance certificate.
- Internal stripping.
- Removal of the roof.
- Demolition of the walls.
- Float machine to site.
- Demolition of the building.
- Removal of footings.
- Clearing of the site.

#### Part 4 Principal Development Standards

<b>4.3</b>	Height of Buildings	Not applicable to demolition proposal	<b>N/A</b>
<b>4.4</b>	Floor Space Ratio	Not applicable to demolition proposal	<b>N/A</b>

#### Part 5 Miscellaneous Provisions

<b>5.10</b>	Heritage Conservation	<p>The subject site is identified as a heritage item, as it is defined by Schedule 5 of the Parramatta Local Environmental Plan 2011.</p> <p>Please refer to additional discussion at the end of this table with further details of heritage and conservation considerations.</p>	<b>Yes</b>
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#### Part 6 Additional Local Provisions

<b>6.1</b>	Acid Sulfate Soils	<p>The subject site is identified as Class 4 Acid Sulfate Soils under Parramatta LEP 2011.</p> <p>The proposal seeks consent for the demolition of buildings and structures at the site down to the slab only and will not implement works which will lower the water table or will be below the natural ground surface.</p>	<b>N/A</b>
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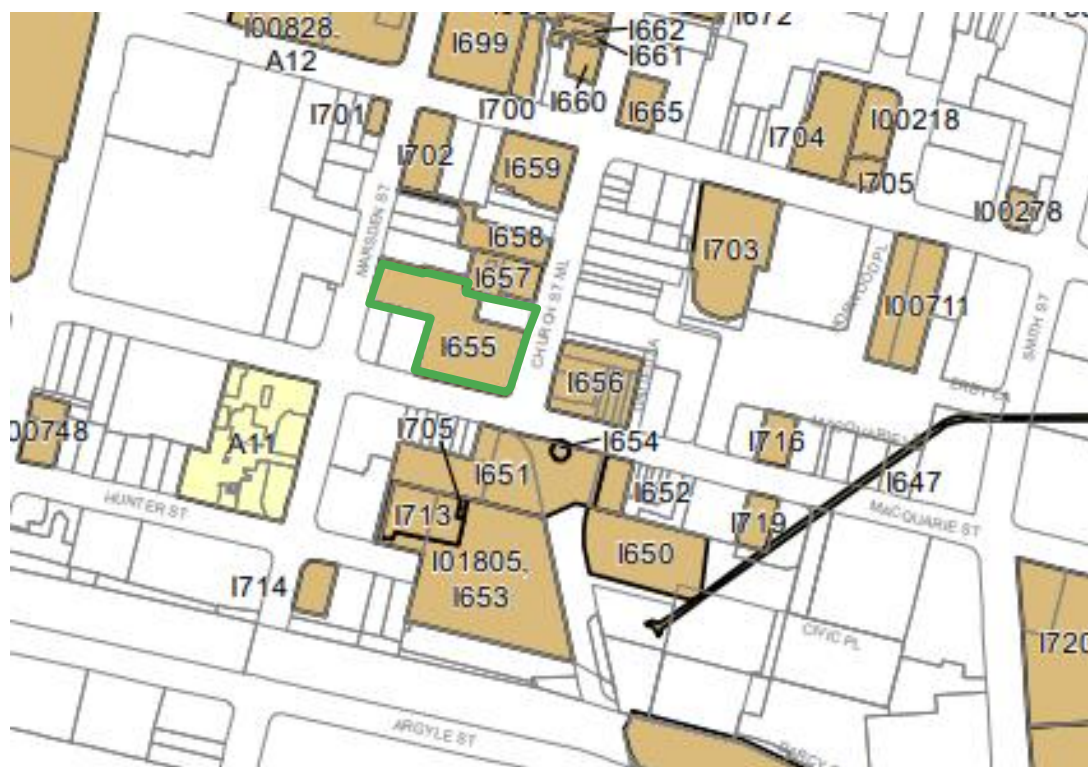
6.2	Earthworks	<p>The proposal seeks consent for the demolition of buildings and structures at the site down to the slab only. As such, no excavation is proposed.</p> <p>A Noise and Vibration Management Plan has been prepared by EI Australia.</p> <p>The Plan was prepared for the construction activities required to be undertaken as part of this application. The report concluded the following:</p> <ul style="list-style-type: none"> <li>- <i>An assessment of noise and vibration impacts from the required processes to be undertaken during the construction period of the project has been undertaken and suitable treatments, management controls, perioding measurements and community engagement has been detailed in this report.</i></li> <li>- <i>The assessment has been undertaken in conjunction with the requirements of the EPA's Interim Construction Noise Guideline.</i></li> <li>- <i>This report includes the recommended noise and vibration mitigations and management controls for the operation of ground works and construction activities on the site to ensure impacts to surrounding receivers are minimised as required by the EPA.</i></li> </ul>	N/A
6.3	Flood Planning	The subject site is identified as flood prone land. Considering, the proposal seeks consent for demolition to the ground floor slab only and there is no proposed new development this section of the LEP is not relevant to this application. As such, flooding is not applicable.	N/A
6.7	Foreshore Building Line	Not applicable to demolition proposal	N/A
Part 7 Additional Local Provisions – Parramatta City Centre			
7.2	Floor Space Ratio	Not applicable to demolition proposal	N/A
7.3	Car Parking	Not applicable to demolition proposal	N/A
7.4	Sun Access	Not applicable to demolition proposal	N/A

7.6	Airspace Operations	Not applicable to demolition proposal	N/A
7.7	Development on land at Church and Early Streets, Parramatta	Not applicable to demolition proposal	N/A
7.8	Development on land at 160-182 Church Street, Parramatta	Not applicable to demolition proposal	N/A
7.9	Development on land at 189 Macquarie Street, Parramatta	Not applicable to demolition proposal	N/A
7.10	Design Excellence	Not applicable to demolition proposal	N/A
7.11-7.17	Site Specific Controls	Not applicable to demolition proposal	N/A

## HERITAGE

The subject site is listed as an item of environmental heritage under Schedule 5 of the Parramatta Local Environmental Plan 2011. This is demonstrated below via heritage map extract.

**Figure 8: Heritage Map Extract (Source: Parramatta LEP 2011)**



□ Development Site

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The Heritage Impact Assessment prepared by Heritage 21 is submitted for consideration with this development application. The key elements of the Heritage Impact Assessment are provided overleaf.

The proposal seeks consent for the demolition of buildings located within a site listed under Schedule 5 of the PLEP 2011.

In 2015 a Fabric Analysis was prepared by Heritage 21 which found that the site had undergone several modifications and significant fabric was largely limited to the primary facades and the cantilevered awning of the building along Church and Macquarie Streets. As such, the proposed demolition has been carefully considered under the guidance of Heritage 21 to retain the significant façades, limiting the demolition to highly modified or non-heritage significant fabric.

The proposed demolition would be undertaken under the guidance of Heritage 21 and the assigned Structural Engineer in accordance with the Temporary Protection Plan prepared by Heritage 21 in July 2021.

The proposed demolition would allow for the conservation of the heritage significant façades while facilitating the future reinstatement of lost elements and the interpretation of its heritage significance within the future development. As such, Heritage 21 believes that the proposed demolition, through retaining heritage-significant elements and the presentation of the building to the surrounding streetscape, would not generate a negative impact on the heritage significance of the site or those in the vicinity.

The following points summarise the Fabric Analysis:

- *The façade and awning of the building is of high significance, in good condition and generally the changes to the façade have been sympathetic;*
- *The interior of the building has been altered and changed extensively on several occasions and no original fittings and finishes remain. Some original columns remain in the interior, however the reading of the structure of the building is muddled by the extent of change and by the lack of consistent internal treatment. It is not possible to read the original architectural character of 'lofty ceilings, few columns, and plenty of natural light' described in newspaper accounts of the building at the time of its opening, or the use of the building as a luxury department store. In summary, the interior is considered to have little significance.*

- *Steel windows to light wells at the rear constitute original fabric. Salvage and reuse of these windows is suggested if future works include their removal. Windows could be used in presentation of interpretive media for the site.*
- *In our opinion the caretakers flat may have historical significance, but the extensive alterations detract from any aesthetic significance it may have possessed and make it difficult to interpret. The flat is not visible from the public realm, is not accessible or used within the building and does not contribute to the Macquarie Street streetscape.*

The Heritage Impact Statement by Heritage 21 has concluded the following:

- *The street facades and awning should be retained and enhanced by sensitive changes to reinstate lost features such as window displays, signage and original entrance points;*
- *The external façade should be painted in accordance with the Church Street Colour Scheme prepared by Parramatta City Council;*
- *Any proposed changes to or replacement of the interior of the building should seek to improve the character of internal spaces in line with the original character of the department store by establishing a two storey space with 'lofty ceilings, few columns, and plenty of natural light' in line with the original architectural character.*
- *It is recommended that any original steel windows salvaged from the interior and rear of the building be considered for use in future site interpretation.*
- *Prior to any changes taking place a Photographic Archival Record of the interior and exterior of the building is prepared in accordance with the guidelines of the Office of Environment and Heritage: <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infoarchivalrecords.pdf>.*

It is reiterated that Heritage 21 believes that the proposed demolition, through retaining heritage significant elements and the presentation of the building to the surrounding streetscape, would not generate a negative impact on the heritage significance of the site or those in the vicinity.

## **DRAFT PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2020**

The Draft Parramatta Local Environmental Plan 2020 was exhibited until 12 October 2020 and seeks to provide a single planning framework for the future planning of the City of Parramatta. The changes proposed seek to harmonise and repeal the five

existing LEPs currently applicable to the City of Parramatta local government area, those being:

- Holroyd Local Environmental Plan 2013,
- Parramatta Local Environmental Plan 2011;
- Parramatta (former The Hills) Local Environmental Plan 2012;
- Hornsby Local Environmental Plan 2013, and
- Auburn Local Environmental Plan 2010.

The relevant planning controls for the subject site, as contained within the Parramatta Local Environment Plan 2011 are not proposed to change under the Draft PLEP. Accordingly, no further assessment of the DLEP controls is warranted.

## PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

All relevant Council controls have been considered in the following compliance table.

Parramatta Development Control Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
<b>2. Site Planning</b>			
<b>2.1</b>	Design in Context in the Parramatta City	Not applicable to demolition proposal	<b>N/A</b>
<b>2.3</b>	Site Analysis	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.1</b>	Views and Vistas	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.2.1</b>	Site Considerations – Water Management – Flooding	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.2.2</b>	Site Considerations – Water Management – Protection of Waterways	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.2.3</b>	Site Considerations – Water Management – Protection of Groundwater	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.3.1</b>	Site Considerations – Soil Management – Sedimentation	Not applicable to demolition proposal	<b>N/A</b>
<b>2.4.3.2</b>	Soil Management – Acid Sulfate Soils	<p>The subject site is identified as Class 4 Acid Sulfate Soils under Parramatta LEP 2011.</p> <p>The proposal seeks consent for the demolition of buildings and structures at the site down to the slab only and will not</p>	<b>N/A</b>



		implement works which will lower the water table or will be below the natural ground surface.	
2.4.3.3	Soil Management – Salinity	Not applicable to demolition proposal	N/A
2.4.4	Land Contamination	Not applicable to demolition proposal	N/A
2.4.5	Air Quality	Not applicable to demolition proposal	N/A
2.4.6	Development on Sloping Land	Not applicable to demolition proposal	N/A
2.4.7	Biodiversity	Not applicable to demolition proposal	N/A
2.4.8	Public Domain	Not applicable to demolition proposal	N/A
<b>3. Development Principles</b>			
3.1.1	Preliminary Building Envelope Table: Height	Not applicable to demolition proposal	N/A
3.1.3	Preliminary Building Envelope Table: FSR	Not applicable to demolition proposal	N/A
3.2.1	Building Elements – Building Form and Massing	Not applicable to demolition proposal	N/A
3.2.2	Building Elements – Building Facades and Articulation	Not applicable to demolition proposal	N/A
3.2.3	Building Elements – Roof Design	Not applicable to demolition proposal	N/A
3.2.5	Building Elements – Streetscape	Not applicable to demolition proposal	N/A
3.3.7	Environmental Amenity- Waste Management	<p>The demolition phase will be appropriately managed to mitigate the environmental impact of the development.</p> <p>A Demolition Waste Management Plan has been prepared by Elephants Foot and is attached as part of this application that details the handling of waste.</p> <p>The plan details the waste generation estimate for the proposed demolition stage, a respective waste management strategy and the proposed waste management strategy.</p>	Yes
3.4.4	Social Amenity- Safety and Security	Not applicable to demolition proposal	N/A

<b>3.5.1</b>	Heritage- General	The subject site is identified as a heritage item, as it is defined by Schedule 5 of the Parramatta Local Environmental Plan 2011.	<b>Yes</b>
<b>3.6.2</b>	Movement and Circulation – Parking and Vehicular Access	A Construction Pedestrian and Traffic Management Plan Prepared by Road Delay Solutions. The official traffic management plan will be followed. See attached for detail.	<b>N/A</b>
<b>3.6.3</b>	Movement and Circulation – Accessibility and Connectivity	Not applicable to demolition proposal	<b>N/A</b>
<b>3.7.2</b>	Residential Subdivision – Site Consolidation and Development on Isolated Sites	Not applicable to demolition proposal	<b>N/A</b>
<b>Part 4 Special Precincts – Section 2 – City Centre</b>			
<b>4.3.3.1</b>	Building Form	Not applicable to demolition proposal	<b>N/A</b>
<b>4.3.3.2</b>	Mixed Use Buildings	Not applicable to demolition proposal	<b>N/A</b>
<b>4.3.3.4</b>	Views and View Corridors	Not applicable to demolition proposal	<b>N/A</b>
<b>4.3.3.5</b>	Access and Parking	<p>A Construction Pedestrian and Traffic Management Plan Prepared by Road Delay Solutions.</p> <p>The Traffic management plan stipulates the following:</p> <ul style="list-style-type: none"> <li>- <i>During the demolition, all loading and unloading of trucks and machinery will take place inside the site.</i></li> <li>- <i>A licensed traffic controller will direct all traffic in and out of the site, they will also look and help pedestrians crossing the roads.</i></li> <li>- <i>Traffic warning signs will be placed on the road in a proper location to advice oncoming traffic and pedestrians of the movement of the vehicle and work ahead.</i></li> </ul> <p>The recommendations of the traffic management plan will be followed. See attached for detail.</p>	<b>Yes</b>
<b>4.3.3.7</b>	City Centre Special Areas	Not applicable to demolition proposal	<b>N/A</b>

(t) 197 and 207 Church Street and 89 Marsden Street Parramatta

**Built Form**

<b>Objectives</b> <b>O. 4</b>	The existing facade of the Murray Bros building along Church Street and Macquarie Street (including the awning) is to be retained. Access arrangements are to respect the heritage values of the facade.	The proposed demolition work contained in this proposal seeks to retain the Murray Brothers façade along Church and Macquarie Streets to ensure this objective is maintained. The awning is fragile and in order to protect the integrity of the awning the heritage advisor has recommended the awning be removed and stored so that it can be replaced on site in accordance with the heritage impact assessment.	<b>Yes</b>
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**Heritage**

<b>O.1</b>	The existing facade of the Murray Bros building along Church Street and Macquarie Street (including the awning) is to be retained.	This proposal ensures the existing façade of the Murray Brothers building is retained and this includes the awning.	<b>Yes</b>
<b>O.2</b>	Opportunities to incorporate existing heritage fabric is to be considered.	The heritage impact assessment provides further details relating to the internal fabric of the building. In short, the heritage impact assessment has found the internal features of the building to be highly altered as such removal is warranted.	<b>Yes</b>
<b>O.3</b>	Creation of new access arrangements will seek to minimise impacts on the heritage facade.	At this stage there is to be a temporary access from Macquarie Street which is to be restored when the demolition work is complete. A new accessway to the site is to be determined with a future development application for construction on this site.	<b>Yes</b>
<b>O.4</b>	Acknowledge heritage items to the north of the site and across Church Street, the heritage view corridor along Church Street, and the broader context of Centenary Square.	These items of environmental heritage are detailed and assessed in the heritage impact assessment provided with this submission.	<b>Yes</b>
<b>O.5</b>	Opportunities to conserve local and State significant archaeological items are to be considered.	The application is only for demolition work down to the ground floor slab as such there are no works that will impact on the potential archaeological items on the site.	<b>N/A</b>

<b>C.1</b>	The recommendations detailed in the Rappoport Heritage Consultants Statement of Heritage Impact dated March 2015 are to be incorporated during the detailed design.	These recommendations are considered in the heritage impact assessment, and it should also be noted the same heritage consultant has been retained to continue to provide consistent heritage advice.	<b>Yes</b>
<b>C.2</b>	An archaeological assessment will be prepared for the site and the recommendations of the assessment incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological research design and excavation methodology is to occur.	The application is only for demolition work down to the ground floor slab as such there are no works that will impact on the potential archaeological items on the site.	<b>N/A</b>

## CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social, or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant, and appropriate conditions of consent.