

Aquatic Leisure Centre Parramatta – Torrens Title Subdivision

7A Park Parade, Parramatta

Statement of Environmental Effects

On behalf of
City of Parramatta
April 2022



Project Director

Georgia Sedgmen



Dated: 29 April 2022

Project Planners

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Appendix 2: Plan of Subdivision

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1 General Information

This Statement of Environmental Effects (SEE) report has been prepared on behalf of City of Parramatta Council to support a Development Application (DA) to City of Parramatta (Council) seeking consent for the Torrens title subdivision of Lot 1 DP1244328 into two lots at 7A Park Parade, Parramatta (the site).

There are no physical works proposed with the subject application. This application is preceded by the main DA (DA/277/2020) approved by the Sydney Central City Planning Panel on 10 December 2020 for the construction of a recreational facility, being Aquatic Leisure Centre Parramatta (ALCP) and associated works.

The proposed subdivision will enable the proposed ALCP to be contained in one lot separate from Parramatta Park and fulfill the terms within the long-term lease agreement for ALCP.

The Agreement for Lease (AFL) and Lease with City of Parramatta Council anticipates the subdivision of land to facilitate the operation of the ALCP. The AFL recommends approval of the subdivision of land of Lot 5077 DP 1074336 substantially in accordance with the draft plan of subdivision annexed to the Agreement for Lease between Parramatta Park Trust and City of Parramatta Council.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- Description of the site in its local and regional context;
- Identification of the proposed works;
- Assessment of the project against Council's controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

An environmental assessment of the proposal is provided in Section 4 of this report.

The following plans and reports are submitted with this application:

Appendix 1 Survey Plan

Appendix 2 Plan of Subdivision

Appendix 3 Heritage Impact Statement

1.1 Proponent and Project Team

The Development Application and SEE Report have been prepared on behalf of the applicant, City of Parramatta. The project team are detailed in Table 1.

Table 1 – Project Team	
Discipline	Consultant
Urban Planning	Mecone
Survey	LandData Surveys
Plan of Subdivision	LandData Surveys

2 Background

2.1 History

The approved aquatic centre design was the winner of a design excellence competition, with design excellence awarded on 26 November 2018. Prior to lodgement of the development application, the competition-winning architect presented updates to the Design Excellence Jury on 29 January 2020 and again on 11 March 2020.

Development application DA/277/2020 was approved by the Sydney Central City Planning Panel on 10 December 2020 for construction of the new Aquatic Leisure Centre Parramatta. The scope of works included early site works; tree removal; and a new leisure centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at-grade car parking spaces; bus drop off area; landscaping works and signage.

Following approval of DA/277/2020, three (3) modification applications have been submitted to Council for amendment to conditions of consent relating to remediation measures, ecologically sustainable development (ESD) measures and landscape design & alignment of Park Parade and vehicular access treatments.

The three modifications are summarised below.

Section 4.55(1A) modification DA/277/2020/A was approved by City of Parramatta Council on 10 June 2021 for “amendments Conditions 8, 9 and 10” related to remediation.

Section 4.55(1A) modification DA/277/2020/B was approved by City of Parramatta Council on 23 December 2021 for “amendments to condition 54 (design excellence) and condition 57 (public domain).

Section 4.55(1A) modification DA/277/2020/C was approved by City of Parramatta Council on 31 March 2022 to “amend condition 43 and delete condition 44 (works in Park Parade)”.

Section 4.55(1A) modification DA/277/2020/D was lodged with City of Parramatta Council on 16 March 2022 and is currently under assessment. The application proposes amendments to conditions 57 and 97 relating to ESD and landscaping requirements.

3 The Site

3.1 Site Location

The site is located at 7A Park Parade, Parramatta, in the local government area of City of Parramatta Council. The subject site is located within Parramatta Park and encompasses a total area of 19.73 hectares. The site exhibits a primary frontage to Park Parade, a secondary frontage to Pitt Street, as well as frontage to Great Western Highway to the south. The site sits at the western edge of the Parramatta CBD, while the western edge of the site borders Cumberland LGA.

The surrounding area is characterised by a mix of land uses, consisting of low- to high-density residential dwellings to the west and south, whilst commercial land uses being located to the east. Located to the north-west is the Westmead health precinct.

The site is serviced by public transport, including regular bus services along Pitt Street and Park Parade connecting Parramatta to nearby areas, including Westmead to the north-west and Merrylands to the south. The site is also located within proximity of Parramatta and Westmead train stations, approximately 770m and 300m from the site, respectively.



Figure 1 Subject Site
Source: MetroMap

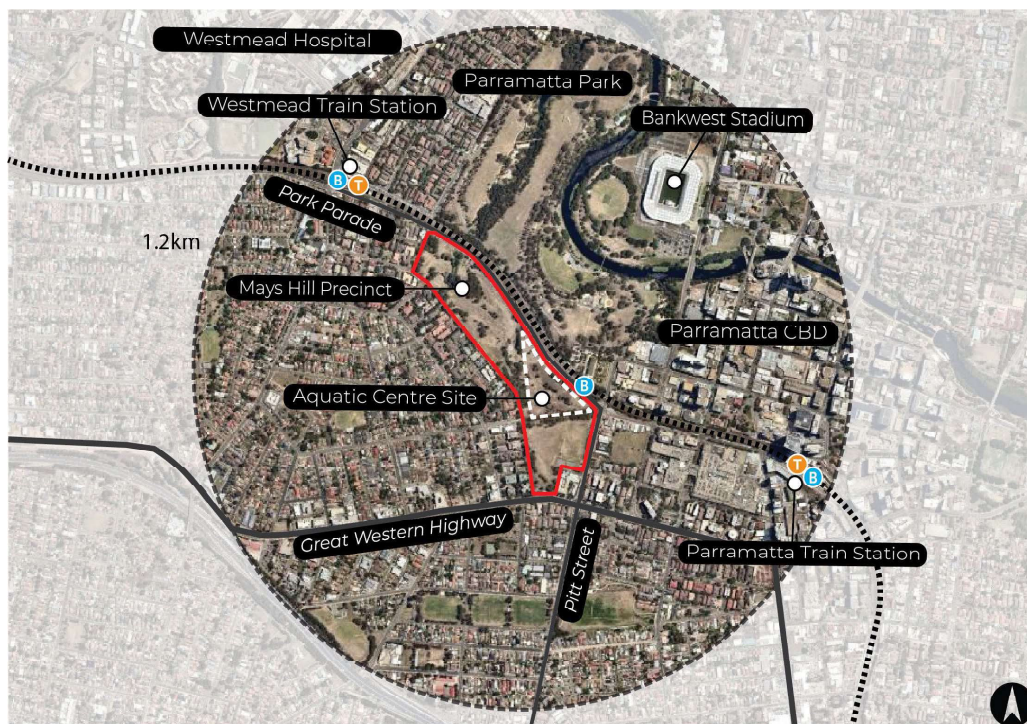


Figure 2 Context area map
Source: Nearmap, modified by Mecone

3.2 Site Description

Table 2 provides the legal description, and a brief summary of the site and surrounding context. In addition, a survey plan of the site is provided at **Appendix 2**.

Table 2 – Site Description	
Item	Description
Legal Description	Lot 1 Deposited Plan 1244328
Total Area	7A Park Parade: 19.73 hectares ALCP: 2.36 hectares
Location	The site is located on the western edge of the Parramatta Central Business District within proximity of nearby commercial, health and educational precincts in Parramatta and Westmead. The site adjoins Cumberland LGA to the west and south.
Site Description	The lot is irregular in shape with a gently undulating topography rising to the south-west, whilst falling to the north-west and east. The site is located at the boundary of Parramatta and Westmead to the north-west.

Table 2 – Site Description	
Item	Description
	<p>The site adjoins Park Parade to the north, Pitt Street to the east, Great Western Highway to the south, while also adjoining Parramatta High School to the south. The site is also located within Parramatta Park.</p> <p>Vegetation is interspersed across the site with a mix of vegetation types, including established native canopy trees.</p>
Previous uses	The site has previously been used for the purposes of a public golf course, while also containing a dwelling located at the north-western end of the site.
Surrounding Context	There is a mix of uses situated within the vicinity of the site. The site is situated adjacent to a predominately low-density residential setting to the west and south. Located beyond, to the east is the Parramatta CBD, whilst Parramatta Park is situated to the north.
Public Transport	<p>The site is located within proximity of public transport options, including Parramatta train station, located approximately 770m to the east, while also being located 300m from Westmead train station.</p> <p>The site is also serviced by regular bus services along Park Parade and Pitt Street.</p>

The site's surrounding development context is presented in the following figures.



Figure 3 Intersection of Pitt Street and Park Parade viewed looking north-west (prior to construction). Source: Mecone



Figure 4 Intersection of Pitt Street and Park Parade viewed looking north-west (construction) Source: Mecone



Figure 5 Jubilee Avenue looking south-west (prior to construction)
Source: Mecone

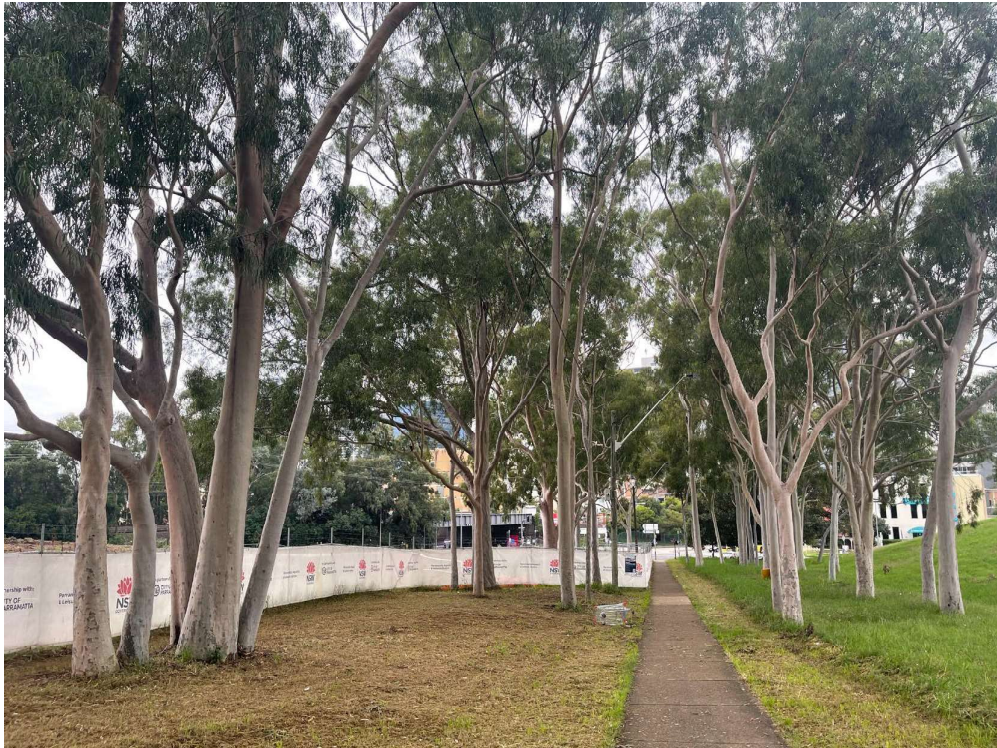


Figure 6 Jubilee Avenue looking north-east (construction)
Source: Mecone



Figure 7: View of adjacent sportsground looking north-east (prior to construction)
Source: Mecone



Figure 8 Park Parade streetscape looking east (prior to construction)
Source: Mecone



Figure 9 Pitt Street and Argyle Street intersection looking east towards Parramatta CBD
Source: Mecone

4 The Proposal

4.1 Development Summary

The proposal seeks development consent for the Torrens title subdivision of Lot 1 DP1244328 into two lots with one lot containing the approved ALCP. Refer to **Figures 8 and 9** for proposed plan of subdivision.

These plans can be found under **Appendix 2**.

There are no physical works proposed with the subject application with the construction of the recreational facility and associated works already approved by the Sydney Central City Planning Panel on 10 December 2020 under DA/277/2020.

Specifically, the proposal seeks consent for the following works:

- Proposed Torrens title subdivision of Lot 1 into two lots including proposed lot 11 & proposed lot 12.
 - Proposed lot 11 will contain the ALCP with a lot area of 2.36ha
 - Proposed lot 12 will contain the rest of the park with a lot area of 17.18ha.
- Proposed easements including:
 - Variable 13m – 84m wide easement to drain water
 - 3m wide easement for water supply

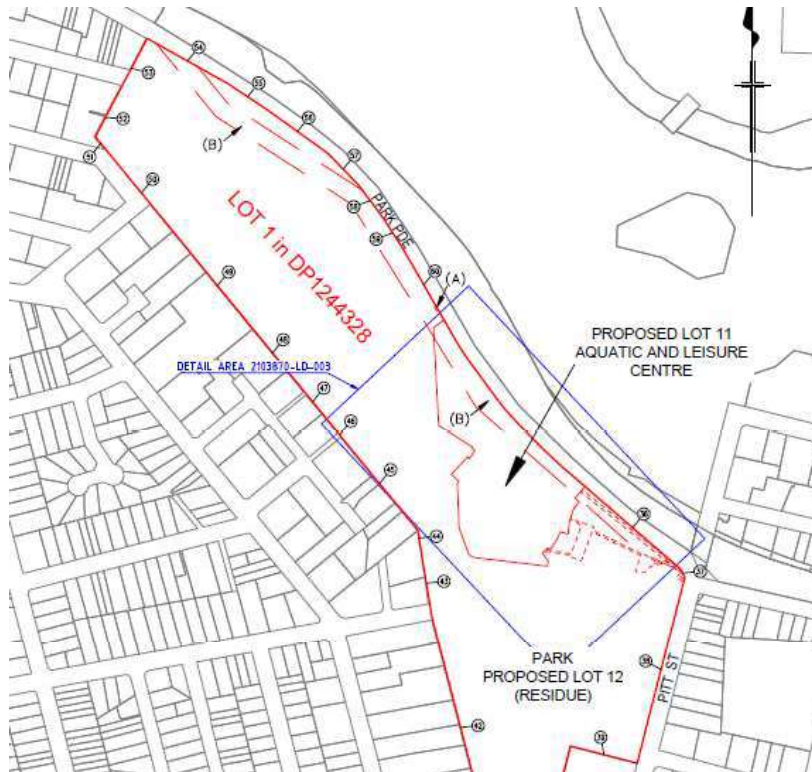


Figure 10 Proposed subdivision
Source: LandSurveys

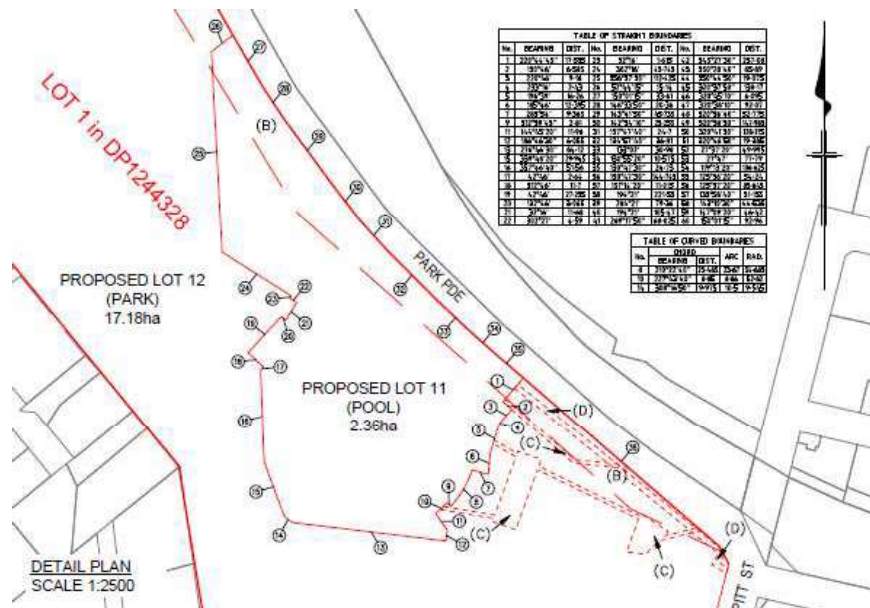


Figure 11 Proposed subdivision
Source: LandSurveys

5 Planning and Environmental Assessment

Mecone has undertaken an assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures. The potential environmental impacts and their mitigation measures are discussed below.

5.1 Planning Assessment

This SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Content.

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the Resilience and Hazards SEPP 2021 provides a Statewide planning approval to the remediation of contaminated land. This chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

In accordance with Clause 4.6(1) of the SEPP, a consent authority must not consent to the carrying out of 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 subject site has previously been used for the purposes of a recreation facility (outdoor), specifically a public golf course. Under approved consent DA/277/2020, the construction of a recreational facility (outdoor), specifically the ALCP, used for the purposes of an indoor and outdoor recreation facility will be constructed on site. It is anticipated that the approved use, which is consistent and aligns with previous uses, will satisfy the aims of the SEPP with respect to reducing any risk of harm to human health or any other aspect of the environment.

Noting the remediation of the land for the construction of the ALCP has been assessed under approved DA/277/2020 and no physical works are proposed under this application, the proposal is considered to satisfy the provisions of Resilience and Hazards SEPP 2021.

5.1.2 Local Environmental Plan (LEP)

Parramatta Local Environmental Plan 2011

The Parramatta LEP 2011 (PLEP 2011) is the primary local planning instrument applying to the site. The table below provides a summary of the key development controls that apply to the site under the Parramatta LEP 2011.

Table 3 – Parramatta LEP 2011		
Item	Provision	Compliance
Cl 2.6 Subdivision—consent requirements	(1) Land to which this Plan applies may be subdivided, but only with development consent.	Noted. Development consent is sought under this application for the subdivision of the site into two lots.
Land use objectives	<p>RE1 Public Recreation Objectives</p> <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park. <p>To create a riverfront recreational opportunity that enables a high-quality relationship between the built and natural environment.</p>	<p>Complies</p> <p>The development continues to facilitate the use of land for the purposes of public open space and recreational purposes in accordance with DA/277/2020. The proposal, which does not include physical works will continue to protect and enhance the natural environment for the purposes of the ALCP. The cultural heritage significance of Parramatta Park will not be affected by the subdivision.</p> <p>Overall, the subdivision is seen to be consistent with the zoning objectives and does not compromise the integrity and intent of the sites' overall ability to function as land for the purposes of public recreation.</p>
Land use permissibility	The site is zoned RE1 Public Recreation.	<p>Complies</p> <p>The proposal seeks consent for the subdivision of land to provide one into two lots.</p> <p>One lot will contain the proposed ALCP being a 'recreational facility (outdoor)' as approved under DA/277/2020.</p> <p>'Recreational facility' (outdoor) is defined by PLEP 2011 as follows:</p>


Table 3 – Parramatta LEP 2011		
Item	Provision	Compliance
	 <p>Figure 12 Land Zoning map Source: Parramatta LEP 2011</p>	<p>"a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major)."</p> <p>As such, pursuant to PLEP 2011, recreational facilities (outdoor), are permitted with consent in the RE1 Public Recreation zone as approved under DA/277/2020.</p> <p>The proposed subdivision will enable the construction of the ALCP and fulfill the lease agreement terms for the use of the land as a recreation facility (outdoor).</p>
Cl 4.1 Minimum subdivision lot size	PLEP 2011 does not specify a minimum lot size for the site.	<p>The proposed subdivision involves the creation of two lots from one lot.</p> <p>Proposed lot 11 has a lot size area of 2.36ha and will contain the approved ALCP.</p> <p>Proposed lot 12 has a lot size area of 17.18ha and will compromise the rest of the site.</p>
Cl 4.3 Height of buildings	PLEP 2011 does not specify a building height restriction for the subject site.	Not applicable.

Table 3 – Parramatta LEP 2011		
Item	Provision	Compliance
CI 4.4 Floor Space Ratio	PLEP 2011 does not specify a maximum floor space ratio for the subject site.	No maximum height of buildings control is specified for the subject lot.
CI 5.10 Heritage conservation	<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> a) To conserve the environmental heritage of Parramatta b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views; c) To conserve archaeological sites; and d) To conserve Aboriginal objects and Aboriginal places of significance 	<p>Not applicable.</p> <p>No FSR control is specified for the subject lot.</p> <p>Complies</p> <p>The subject site is identified as being a heritage item of State significance under Schedule 5 of PLEP 2011. The item (100596) is known as 'Parramatta Park and Old Government House'. Refer to Figure 11.</p> <p>The proposal is located nearby to other local heritage listed items, including:</p> <ul style="list-style-type: none"> • 1145 – "Allengreen", Federation bungalow • 1166 – Inter-war (Mediterranean influences) apartment block <p>The approved ALCP is supported by a Heritage Impact Statement prepared by Urbis.</p> <p>The proposed subdivision is anticipated to have no adverse impacts to the heritage significance of the site and nearby items.</p> <p>The proposed subdivision will not result in any further development of the land as it aims to create a separate lot within the subject site for the approved ALCP. This is required to fulfill the long-term terms of the lease agreement. Noting this, the proposed subdivision is</p>

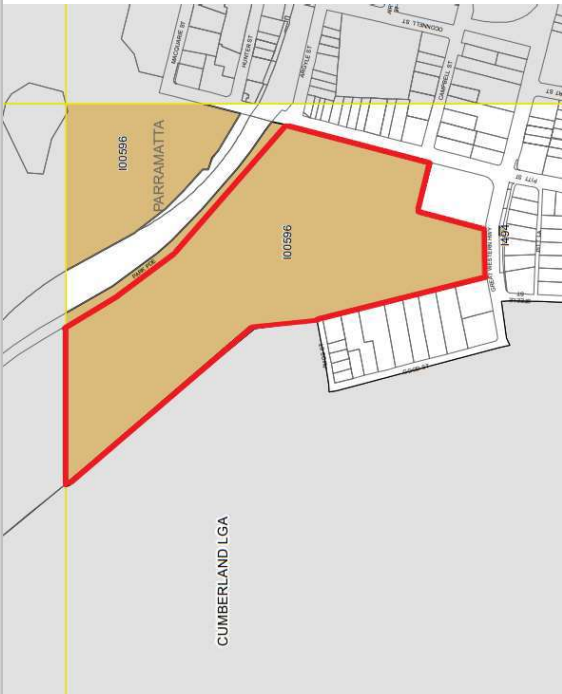
Table 3 – Parramatta LEP 2011			
Item	Provision	Compliance	
Cl 6.1 Acid sulfate soils	<p>Figure 13 Heritage map Source: Parramatta LEP 2011</p> <p>To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p>	<p>aligned to the objectives of cl 5.10 and will not result in any adverse impact to heritage conservation.</p> <p>Complies.</p> <p>The subject site is identified as being subject to Acid Sulfate Soil Class 5 as shown on the Acid Sulfate Soils Map under PLEP 2011.</p> <p>As the proposal does not include physical works, it is not anticipated the proposal will disturb, expose or drain acid sulfate soils and adversely affect the environment.</p>	

Figure 13 Heritage map
Source: Parramatta LEP 2011

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The subject site is identified as being subject to Acid Sulfate Soil Class 5 as shown on the Acid Sulfate Soils Map under PLEP 2011.

As the proposal does not include physical works, it is not anticipated the proposal will disturb, expose or drain acid sulfate soils and adversely affect the environment.

Table 3 – Parramatta LEP 2011		
Item	Provision	Compliance
Cl 6.2 Earthworks	To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land	<p>Not applicable.</p> <p>No earthworks are proposed under this application with all works approved under DA/277/2020 for the construction of the ALCP.</p>

5.1.3 Development Control Plan (DCP)

The Parramatta DCP 2011 (PDCP 2011) is the primary Development Control Plan that applies to the site and sets out the core controls for the site.

Parramatta DCP 2011 outlines the following aims regarding proposed developments within the Parramatta LGA:

- *Ensure that development contributes to the quality of the natural and built environments;*
- *Encourage development that contributes to the quality of the public domain*
- *Ensure that development is economically, environmentally and socially sustainable;*
- *Ensure future development has consideration for the needs of all members of the community;*
- *Ensure development positively responds to the qualities of the site and its context; and*
- *Ensure development positively responds to the character of the surrounding area.*

As considered under the approved DA (DA/277/2020), the ALCP will not detract from the purpose and aim of PDCP 2011. The ALCP will provide for a much-needed, high-quality recreational facility to replace the recently demolished Parramatta Memorial Pool that will service the need of all members of the community. As such, the ALCP will be delivered as an economically and socially sustainable development, which will respond to the site context and character of the surrounding area.

The proposed subdivision will enable the ALCP to fulfill the lease agreement terms, as per the recommendations outlined under the cover page, which recommends the subdivision of the subject land substantially in accordance with the draft plan of subdivision annexed to the AFL between Parramatta Park Trust and City of Parramatta.

Overall, the proposal will ensure a positive contribution to the quality of the public domain by appropriately considering the sensitivities of the site with regard to character and heritage values.

The relevant DCP controls that apply to the site have been addressed in the table below.

Table 4 – Parramatta DCP 2011		
Provision	Control	Compliance
2.4.3.1 Sedimentation	<p>Development is to be designed and constructed to integrate with the natural topography of the site so as to minimise the need for cut and fill.</p> <p>Soil loss from development is to be minimised through effective site management practices that reduce the impact of sedimentation on downstream waterways and drainage systems and that minimise wind-blown soil loss.</p> <p>Development is to minimise site disturbance, including impact on vegetation and significant trees.</p> <p>Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) Managing Urban Stormwater: Soils and Construction and Council's Design and Development Guidelines.</p>	<p>Not applicable.</p> <p>All early works are approved and considered under approved DA/277/2020. No further works are proposed under this application.</p> <p>The overall disturbance to soils will be appropriately managed through suitable site management processes for the construction of the ALCP under the conditions for the main DA.</p>
2.4.3.2 Acid Sulfate Soils	<p>Development is to ensure that sites with potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in the Parramatta LEP 2011.</p>	<p>Not applicable.</p> <p>The proposal has been assessed against the objectives and requirements of Clause 6.1 of PLEP 2011 and Clause 2.4.3.2 of DCP. The proposed is mapped as Acid Sulfate Soil Class 5. With no physical works proposed, it is not anticipated that the proposed subdivision will disturb, expose or drain acid sulfate soils and cause undue environmental damage.</p>
2.4.4 Land Contamination	<p>Prior to the submission of a development application an assessment is to be made by the applicant under Clause 7 of SEPP No. 55 as to whether the subject land is contaminated.</p>	<p>Complies</p> <p>The proposal has been assessed against the provisions of the Resilience and Hazards SEPP (refer to Section 5.1.1).</p>

Table 4 – Parramatta DCP 2011

Provision	Control	Compliance
	<p>Note: The following guidelines prepared by NSW Environmental Protection Authority, where relevant, must be used in preparing preliminary assessments and all levels of contaminated site reports:</p> <ul style="list-style-type: none"> Contaminated Sites: Sampling Design Guidelines, 1995b Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 1997a Contaminated Sites: Guidelines for Assessing Service Station Sites, 1994 Contaminated Sites: Guidelines for the NSW Site Auditor Scheme, 1998 <p>Council under Clause 7 (1) of SEPP No. 55 must not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation.</p>	<p>The suitability of the proposed ALCP on the site and remediation of the land has been considered and approved under DA/277/2020.</p> <p>The proposed use will remain consistent with historical land uses, and therefore, not increase the risk to public health or the environment. The redevelopment of the site has duly considered the potential contamination of the land.</p> <p>The subdivision proposes no further works and is considered to be satisfactory with respect to land contamination under Resilience and Hazards SEPP and clause 2.4.4 of Parramatta DCP.</p>

Table 4 – Parramatta DCP 2011		
Provision	Control	Compliance
2.4.6 Development on Sloping Land	Buildings are to be sited and designed to take into account the slope of the land to: <ul style="list-style-type: none"> • minimise the visual bulk of the development, particularly when viewed from down slope • minimise the need for cut and fill by designs which minimise the building footprint and allow the building mass to step down the slope • minimise the impact of development on the privacy of adjoining land. 	Not applicable. The visual bulk and impact of sloping land for proposed ALCP on the site has been considered and approved under DA/277/2020. No further assessment under this control is required for this application.
3.3.6.1 Stormwater Drainage	WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge. Development is to be sited and built to minimise disturbance of the natural drainage system. Impervious surfaces are to be minimised and soft landscaping used to promote infiltration and reduce stormwater run-off.	Not applicable. The approved ALCP was designed with consideration made to the requirements of relevant policies and guidelines as approved under DA/277/2020. No further assessment under this control is required for this application.
3.5.1 General (Heritage)	Objectives O.1 Appropriate management of heritage in the Parramatta LGA. O.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.	Complies The proposed subdivision supports the assessment provided under the HIS prepared by Urbis. The proposed subdivision and resulting lots will not detract from the significance of the heritage values of the site while retaining residential amenity to adjoining and nearby residential development and open space areas.

Table 4 – Parramatta DCP 2011		
Provision	Control	Compliance
	<p>O.3 Maintenance and improvement to residential amenity and open space areas.</p> <p>O.4 Development that is compatible with the significance and character of the area.</p> <p>Subdivision Pattern</p> <p>C.2 Maintain the historical pattern of subdivision.</p> <p>C.3 Where development is proposed that adjoins a heritage item identified in the Parramatta LEP 2011, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.</p>	<p>The subdivision is required to fulfill the lease agreement terms for the ALCP to create a separate lot for the ALCP from the entire site. The subdivision will not result in any further development of the land.</p> <p>No physical works are proposed under this application and easements have been proposed to adequately maintain the use of the land.</p>
Part 4 Strategic Precincts – Parramatta City Centre		
4.3.3.4 Views and View Corridors	<p>Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development.</p> <p>Align buildings to maximise and frame view corridors between buildings.</p> <p>Carefully consider tree selection to provide views along streets and keep under storey planting low where possible.</p> <p>Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.</p> <p>View from Mays Hill across Parramatta's City Centre to distant hills.</p>	<p>Complies</p> <p>The impact of the proposed ALCP within the Mays Hill Precinct of Parramatta Park with sweeping views west to Old Government House, and southwest across the evolving Parramatta CBD has been considered as part of the approval of DA/277/2020. All key heritage vistas are to be conserved.</p> <p>No further assessment under this control is required for this application.</p>

Table 4 – Parramatta DCP 2011		
Provision	Control	Compliance
	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.	

5.1.4 Mays Hill Precinct

The subject site is located within the Mays Hill Precinct and is subject to the Mays Hill Precinct Masterplan (refer below for outline of precinct).



Figure 14 Mays Hill Precinct

Source: Tyrrell Studio

Assessment of compliance with the May Hills Precinct controls have been addressed under the approved DA/277/2020, which concludes satisfactorily addresses heritage, views and environmental considerations outlined within the master plan.

The proposed subdivision will result in not compromise the intent of masterplan for the May Hills Precinct.

5.1.5 Old Government House and Domain (Parramatta Park) Management Plan

The ALCP has met the objectives of the Plan by considering the Local, State, National and World heritage values of the place, as well as the history and physical description of the place, as assessed under approved DA/277/2020. For further detail, please refer to accompanying Heritage Impact Statement, prepared by Urbis, previously submitted under the approved DA/277/2020.

5.1.6 Parramatta Park Conservation and Management Plan

The Parramatta Park Conservation and Management Plan outlines the following vision for Parramatta Park:

A Park conserved as a cultural and historical icon to all Australians and others, integrated with the surrounding environment and the community, harmoniously co-existent with recreational and sporting facilities

It is considered that the ALCP upon completion will provide a blend of recreation and sporting facilities amongst a cultural and historical icon to all Australians that will ultimately become integrated with the surrounding environment. It is anticipated that the design and vision set out for the ALCP will align with those values and vision of the Parramatta Park Conservation and Management Plan.

5.1.7 Your Parramatta 2030

The approved development has been designed to consider the conservation management plan and plan of management, while also achieving the following objectives outlined in the document:

1. *Identify, Conserve and Celebrate Natural and Cultural Heritage Values;*
2. *Increase Community Participation, Activation and Engagement;*
3. *Create Linkages and Connections; and*
4. *Manage the Park in a sustainable way.*

It is envisaged that the proposed subdivision DA will not deviate from the approved DA with respect to the above objectives. The proposal does not include physical works that would detrimentally impact upon the natural and cultural heritage values of the site and wider area.

5.2 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP & A Act. The potential environmental impacts and their mitigation measures are discussed below.

5.2.1 Heritage

The subject site is identified as being a heritage listed item under Schedule 5 of PLEP 2011. The item, known as 'Parramatta Park and Old Government House' (I00596) is of State significance. Under the State Heritage Register:

Parramatta Park demonstrates continuous cultivation and land-use from the management of the Cumberland Plain grasslands by the Burramatta clan of the Dharug Aboriginal people and later through the processes of colonisation, from exploration to occupation, including land clearing and building. The first farm to produce sufficient food to feed the penal colony was established here beside the river in 1788, saving the settlement from starvation.

The site represents a unique and rare representation of the evolution of New South Wales and Australian society since 1788. In addition to being one of the earliest and

most successful agricultural sites of the colony, including being a seat for colonial government, the site continues to be one of the most significant and earliest open spaces dedicated for public use having continuously operated as a public park since 1857. Above all, Parramatta Park retains strong links with the local Aboriginal community.

The approved ALCP has been assessed under merit for impacts to heritage conservation in the area and is supported by a Heritage Impact Statement, prepared by Urbis under DA/2777/2020. The assessment concludes that the proposal has been sympathetically designed to consider the contribution and relationship of the subject site to Parramatta Park and Old Government House including proximate heritage items. Furthermore, the proposal continues to demonstrate consideration of the relevant controls and objectives of the Parramatta LEP 2011, Parramatta DCP and the conservation policies outlined in the Parramatta Park and Conservation and Management Plan 2008 (CMP).

The proposed subdivision is anticipated to have no adverse impacts to the heritage significance of the site and nearby items.

The proposed subdivision will not result in any further development of the land as it aims to create a separate lot within the subject site for the approved ALCP. This is required to fulfill the long-term terms of the lease agreement.

5.2.2 Site Suitability

The existing site, which is zoned for the purpose of public recreational space, is underutilised as discussed in detail under the approved DA/277/2020. The construction of the ALCP and proposed subdivision, as required by the Agreement for Lease, will provide for a high-quality facility for the benefit of the public and the proposed subdivision will enable the lease agreement to be fulfilled.

5.2.3 Public Interest

Based on the above assessment, the proposed development is found to be within the public interest for the following reasons:

- The proposal is consistent with the zone objectives and controls within the LEP;
- The proposal is consistent with the DCP provisions;
- The proposal will not create any significant amenity impacts with regard to overshadowing, privacy and view loss;
- The proposal will not result in a significant and unreasonable impact on the environment;
- The proposal will be sympathetic to the heritage item and the streetscape; and
- The proposal will assist in providing a high-quality community facility in the form of the Aquatic Leisure Centre Parramatta for the benefit of the public.

6 Planning and Environmental Assessment

The table below provides an assessment of the matters referred to in S.4.15 (1) of the EP&A Act 1979.

Table 5 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	<p>Matters for consideration—general</p> <p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p>	
(a)(i)	<p>The provision of:</p> <p>Any environmental planning instrument, and</p>	The proposed subdivision has been considered against the provisions of the relevant environmental planning instruments and is found to be consistent with the relevant controls.
(ii)	<p>Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</p>	There are no known draft planning instruments that apply to the site.
(iii)	<p>Any development control plan, and</p>	An assessment against the provisions of the Parramatta Development Control Plan 2011 has been undertaken as part of this application. It has been shown that the application meets the key controls and the relevant objectives.
(iiia)	<p>Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and</p>	Not applicable.

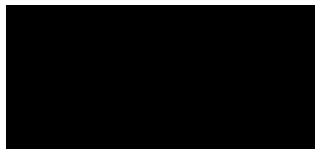
Table 5 – Section 4.15 Assessment Summary

Clause No.	Clause	Assessment
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposed development application is consistent with the regulations applying to the application.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not applicable.
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	A number of potential impacts have been considered within this assessment, including heritage, landscaping and amenity.
(c)	The suitability of the site for the development,	The application is found to be consistent with the relevant environmental planning instruments and DCP controls. As such, there will be no unacceptable adverse environmental impacts; therefore, the site is considered suitable for the development.
(d)	Any submissions made in accordance with this Act or the regulations,	This is a matter to be addressed following the notification of the application.
(e)	The public interest.	<p>The proposal is in the public interest:</p> <ul style="list-style-type: none"> • It is consistent with the relevant environmental planning instruments; and • The environmental impacts have been considered and have been found to be negligible.

7 Conclusion

This SEE report has been prepared on behalf of City of Parramatta Council to support a DA for the procedural Torrens title subdivision of Lot 1 DP1244328 into two lots at 7A Park Parade, Parramatta (the site).

The proposed subdivision is a requirement of the terms under the Agreement for Lease, which anticipates a subdivision of the subject site to provide for two allotments to accommodate the facility. There are no physical works proposed with the subject application and the proposed subdivision will enable the proposed ALCP to be contained in one lot separate from Parramatta Park and fulfill the terms within the



long-term lease agreement for ALCP.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed subdivision will not have any significant environmental impacts, nor will the proposal substantially change the character, environmental or heritage values of the area, retaining the integrity of the State listed heritage item. The proposal is supported by well-documented assessments undertaken in relation to the heritage and archaeological significance of the subject site. Detailed environmental assessment has been undertaken for the construction of the ALCP under approved DA/277/2020, which conclude that any impact, including traffic, acoustic, and social arising from the ALCP will be minimal and be managed appropriately through suitable mitigation measures.

The proposal is able to achieve the following outcomes:

- Enables the long-term lease agreement for the ALCP to be fulfilled;
- Suitable development for the subject site;
- Responds appropriately to the character of the area, taking into account the heritage values of the site and wider area;
- Provides adequate visual and acoustic amenity to nearby residential properties;
- Generates no adverse overshadowing to adjoining properties; and
- Provides sufficient landscaping to continue to enhance the visual character and amenity of the site.

Therefore, we request that Council recommend that the proposed development be granted development approval.



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