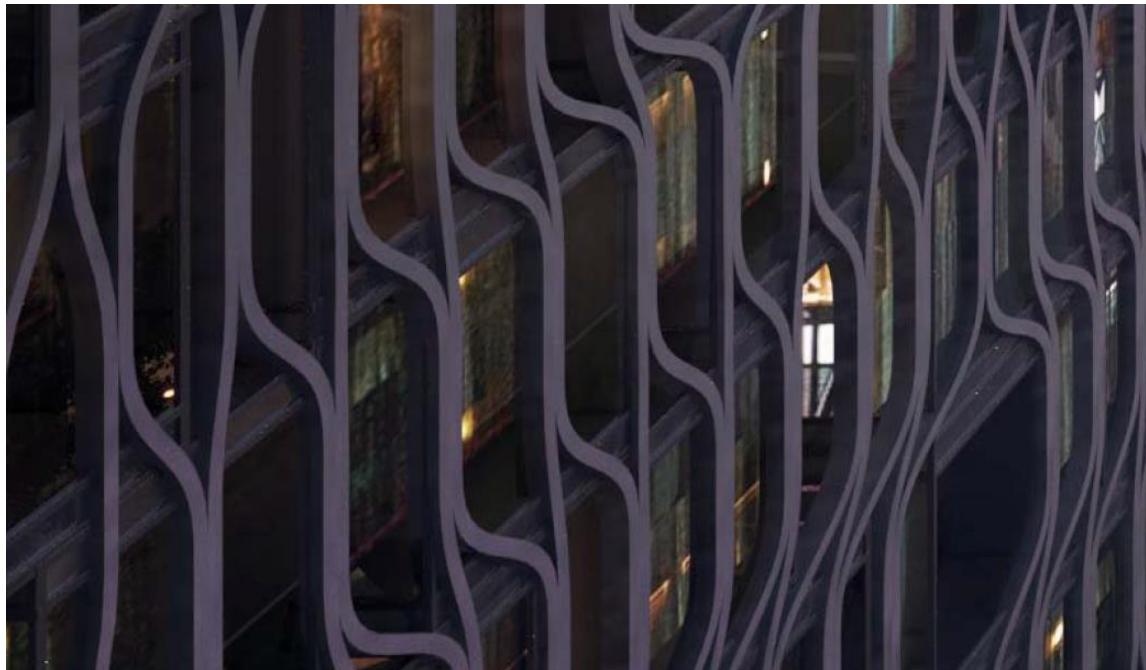


6 October 2017



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## Request for Secretary's Environmental Assessment Requirements –

### Hotel within Parramatta Leagues Club Carpark

**Person who prepared this report:** Jason Perica

**Date:** 22 August 2017

**Capacity:** Director  
Perica and Associates Urban Planning P/L

**Address/Contact:** 11 Bayview Street  
Bronte  
NSW  
2024  
j.perica1@bigpond.com

**Client:** Parramatta Leagues Club  
15-17 O'Connell Street  
Parramatta  
NSW  
2150

**Site:** Parramatta Leagues Club Carpark  
Aka 1 Eels Place  
Parramatta  
NSW  
2150

**Proposal:** Hotel and ancillary recreational and leisure uses

**Estimated Cost:** \$144M (ex GST)

**Statement:** I advise that I have, with the assistance of other experts and the client, prepared the content of this Request for Secretary's Environmental Assessment Requirements. To the best of my knowledge:

- (a) It is in accordance with the EPA Act 1979 and associated Regulation 2000; and
- (b) It is true and correct in its particulars and facts and does not seek to intentionally mislead or misrepresent or deceive others.

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**Signed:**



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## 1. Introduction and Overview

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This Request for Secretary's Environmental Assessment Requirements ("SEARs") was prepared by Perica and Associates Urban Planning Pty Ltd on behalf of Parramatta Leagues Club Ltd, and seeks assessment requirements for a proposed development application ("DA") for a new 15 storey hotel building, with approximately 210 rooms and ancillary recreational, leisure and function uses in the lower 4 levels (including ground level retailing/food and beverage). The site is to the immediate south of the existing Parramatta Leagues Club building, to the east of a 4-7 storey carpark currently under construction and to the north of the Parramatta Stadium development currently under construction.

Pursuant to Clause 13(2) of Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), development for the following purposes is State Significant Development (SSD):

*Development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that:*

- (a) has a capital investment value of more than \$100 million, or*
- (b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location.*

The proposed development has an estimated Capital Investment Value (CIV) of over \$100M (excluding GST), and is not located in an environmentally sensitive location. This \$100M threshold is exceeded whether or not the lower three levels of the building (containing ancillary indoor recreation uses such as a pool, gymnasium and wellness centre) are included in the proposed cost.

The proposed hotel development is targeted to a market segment which includes group and sporting team bookings, although not exclusively. Indoor recreational uses are integral to this, as are the uses found in the surrounding immediate area, including the large regional Parramatta Park and the Parramatta Stadium redevelopment. Both the proposed design and the surrounding context represent a significant opportunity to augment the social, cultural, recreational and economic fabric of Parramatta, while also representing a strategic asset for the Parramatta Leagues Club for long term financial sustainability, diversity and corporate responsibility.

The proposal for a hotel with integrated recreational and leisure uses has been planned by the Parramatta Leagues Club for many years, and follows a key Stage 1 involving a new multi-level carpark for 773 spaces, which is currently under

construction, having been approved by the Joint regional Planning Panel in February 2016.

This SEARs Request should be read in conjunction with the architectural concept diagrams by HASSELL, the survey plan by Brunskill McClenahan and Associates (including intended tree retention/removal), a CIV Cost Estimate Report by WT Partnership and breakdown, a Design Excellence Process report by HASSELL and a hotel market report by NEM (as attached).

This SEARs request outlines the site, context, proposal, statutory framework and likely planning issues associated with the proposed development and also addresses the justification for the proposal at a high level. This is to a form and detail intended to assist the Department of Planning and Environment (DPE) in issuing Secretary's Environmental Assessment Requirements for the proposed development.

## **2. Site and Surrounds**

---

The site is on the western side of O'Connell Street, approximately 90m south of Eels Place and opposite the western termination of Ross Street. The site is currently an open carparking area (for 94 cars) and lies to the south of the existing Parramatta Leagues Club, to the north of the Parramatta Stadium redevelopment (currently under construction) and to the east of a 4-7 level carpark for 773 cars also currently under construction. Part of the site includes a mature Eucalyptus tree and a former gatehouse single storey cottage fronting O'Connell Street.

The site is legally known as Lot 369 DP 752058, Lot 7054 DP 1074335, Residual Crown Plan 80-3000 (Sydney), and is variously known as 1 Parramatta Park Land, Parramatta, 1 Eels Place and 17-19 O'Connell Street, Parramatta.

The site is owned by Parramatta Park Trust and is mostly under an exclusive lease by Parramatta Leagues Club. The site has an area of approximately 3,500sqm (source: HASSELL).

The nearest residential uses are a residential (convent) component of Our Lady of Mercy College, to the east of the site across O'Connell Street and residential uses along Eels Place and Northcott Lane to the north. To the north-west, across Eels Place (being a western extension of Grose Street) is the Northcott site, a not-for-profit facility assisting elderly people. To the east of that facility is a carpark owned by the Leagues Club and buildings containing residential uses fronting Eels Place and Northcott Lane. Surrounding development is mixed, although is dominated by recreational, sporting and entertainment uses in and around Parramatta Park and the Leagues Club

## SEARS Request – Hotel on Parramatta Leagues Club Car Park

building itself. Old Government House is located further to the south, across Parramatta River, approximately 700m from the site.

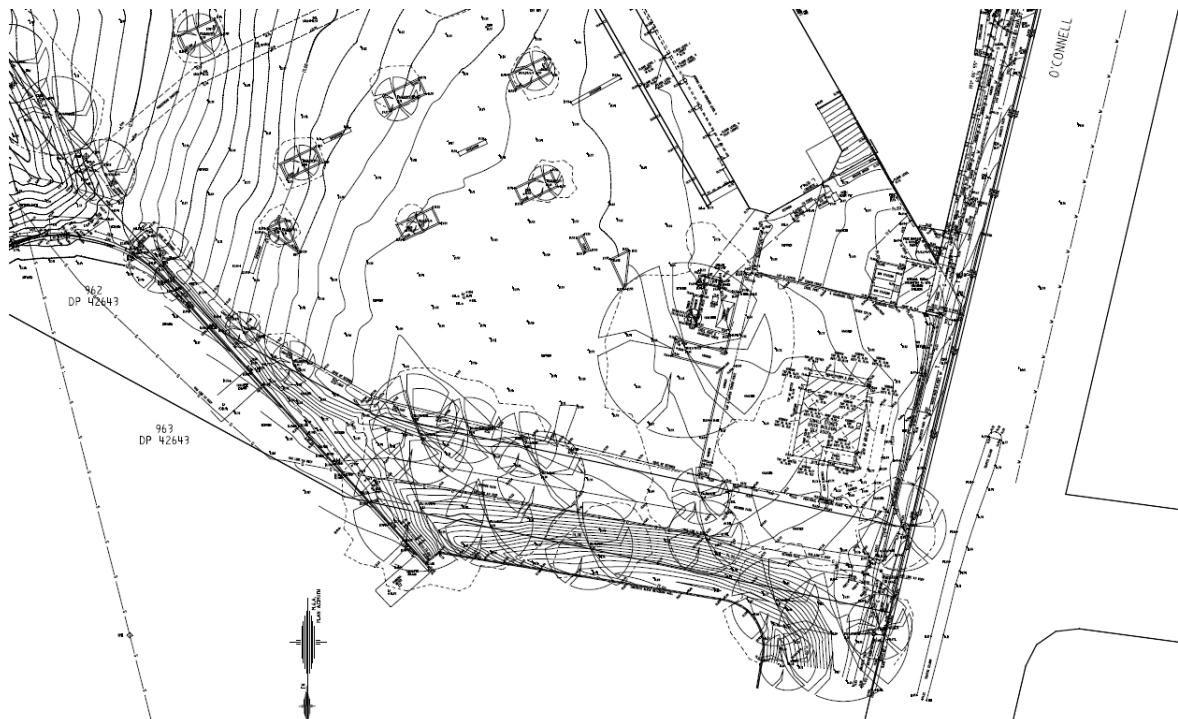


**Figure 1 and 2 – Site and surrounds**

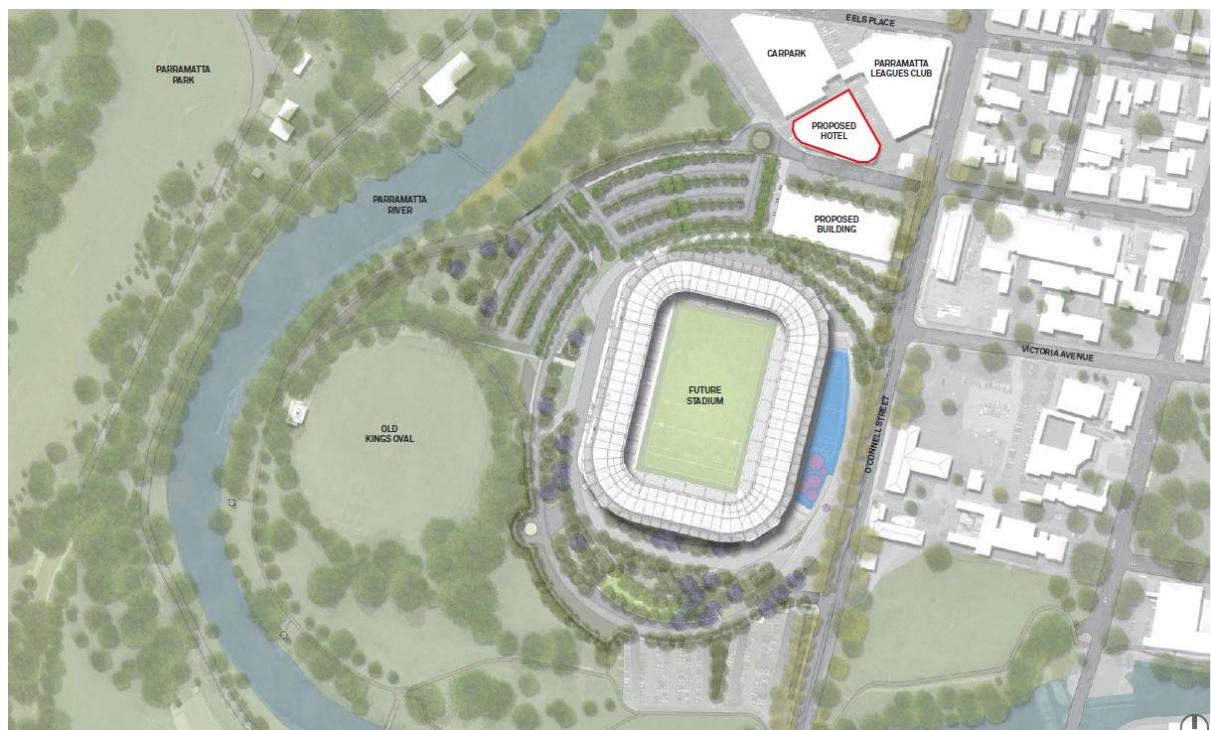
Source: Google Earth



SEARS Request – Hotel on Parramatta Leagues Club Car Park



**Figure 3** – Survey by Brunskill McClenahan and Associates



**Figure 4** – Site and Context (HASSELL)

The following photographs illustrate the site and surrounds:

SEARS Request – Hotel on Parramatta Leagues Club Car Park



**Photo 1** – Existing Leagues Club to the north of the proposed hotel



**Photo 2** – Existing Leagues Club to the north (site to the right)

SEARS Request – Hotel on Parramatta Leagues Club Car Park



**Photo 3** – Existing Leagues Club (Corner Eels Place and O'Connell St)



**Photo 4** – Leagues Club (right) and existing Cottage – proposed hotel behind tree

SEARS Request – Hotel on Parramatta Leagues Club Car Park



**Photo 5** – View east to Ross Street (from proposed access south of hotel)

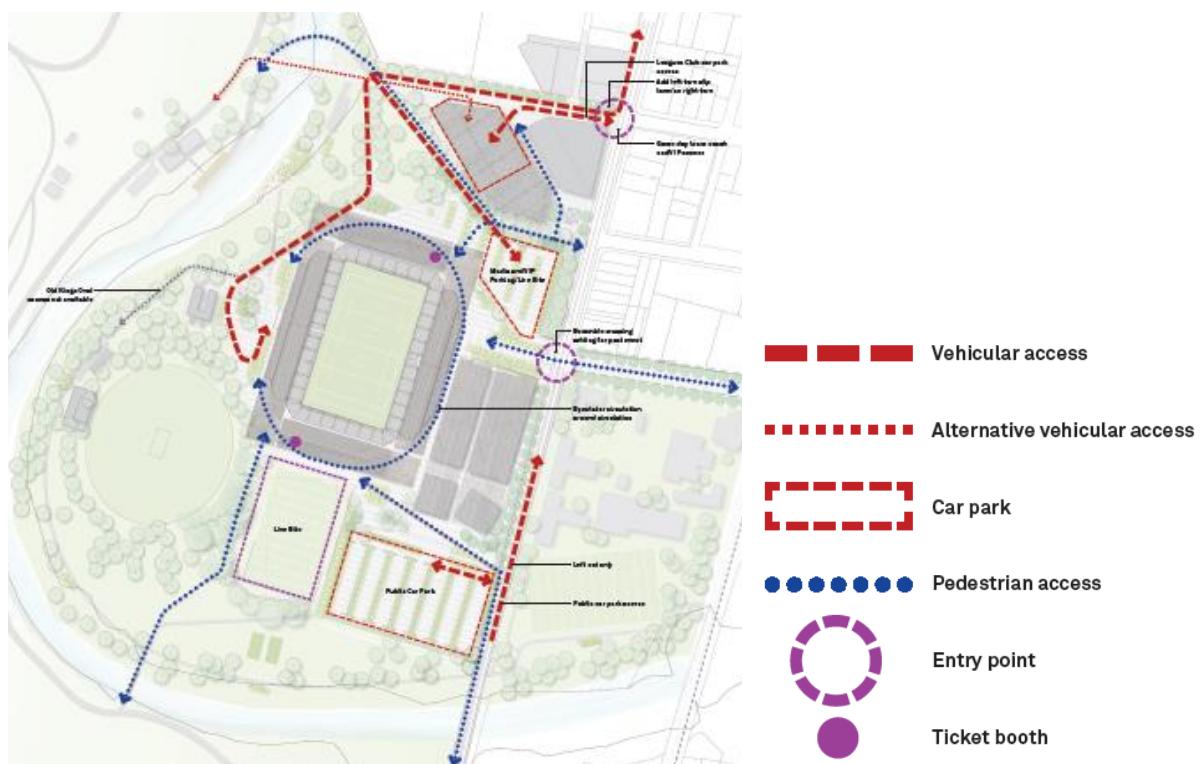


**Photo 6** – O'Connell Street and existing crossover (proposed access), view north

## 3 Background

The Parramatta Leagues Club Ltd has been carefully developing a plan for the carpark site for several years. HASSELL were appointed due to their expertise, but also due to their involvement in planning and designing for adjoining sites, including Pirtek Stadium. Specifically, HASSELL were commissioned by Parramatta Park Trust to produce a Stadium Masterplan in 2010. Further developments to this Masterplan were undertaken in 2013/2014 when Stage 1 of the Pirtek Stadium redevelopment commenced and DAs were prepared and approved for the Pirtek Stadium expansion (note the Masterplan was not approved by Council or as a DA and is not a statutory document, but a guiding one).

A 4-7 storey carpark for 773 car spaces (designed by HASSELL) was approved by the Joint Regional Planning Panel (JRPP) on 25 March 2016, DA 310/2015. That was as a deferred commencement consent, which was satisfied, and an operative consent was issued on 22 June 2016. The carpark originally had two basement levels, which were deleted, partly due to the perceived excess of parking by Parramatta Council.



**Figure 5** – Parramatta Park Concept Masterplan extract (by HASSELL)



**Figure 6** – Approved carpark (looking over subject site) – Club behind/right

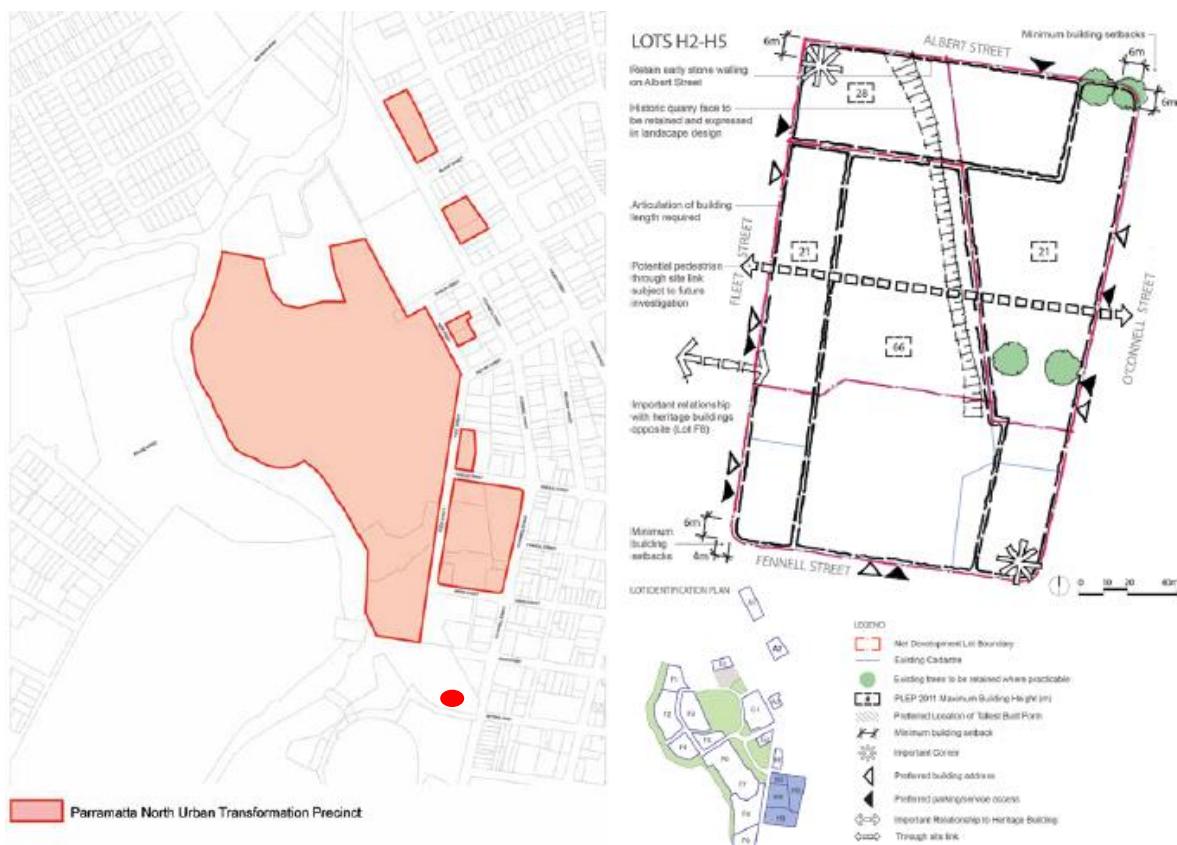
The likely impacts (environmental and during construction) are well known for the site due to the recent approval and current construction of the adjoining carpark (larger in footprint although not in overall height). This development is occurring with a lack of complaints and lack of issues.

The hotel will improve the overall surrounding public domain and interface with surrounding land by activating the eastern and southern edge of the carpark.

To the south of the site is Parramatta Stadium and former Parramatta Council outdoor swimming pool (recently demolished). This has received a Stage 1 State Significant Development approval on 7 December 2016 by the Minister for Planning. This was a Concept Proposal, including building envelopes, 500 surface car parking spaces and ancillary works and detailed works for remediation and staged demolition. These works are underway. This also included a conceptual envelope of a 20000sqm commercial building fronting O'Connell Street to the immediate south of the site, at a height generally equating to the existing Leagues Club Building.

A Stage 2 DA has recently been approved for the stadium design and ancillary works and uses to the Stadium. This DA approval did not include details of the building within the approved 20000sqm commercial building envelope to the immediate south of the site, which will be subject to a separate DA. Works on the new stadium have commenced.

To the north and north-west of the site, is the area known as the Parramatta North Urban Transformation Precinct (PNUT), which has included detailed work by UrbanGrowth NSW. This area has resulted in rezoning of land and new planning controls (increased height and FSR etc.) within Parramatta LEP 2011. More recently, on 10 July 2011, Parramatta Council endorsed a Development Control Plan for the Precinct.



**Figure 7** – PNUT Precinct (PDCP 2011 extract) and block two to the north

These revised and recent controls include heights up to 66m above ground level two blocks to the north of the site.

When the DA for the adjoining carpark to the west was approved, it was anticipated that the subject site would be developed as a recreational leisure centre, with an intended third stage to be a hotel, although the final site for the hotel had not been chosen. However, the recreational uses were not economically feasible. In the last 18 months, the Club has reviewed the market for hotels and identified a particular market demand for hotels with the ability to cater for Clubs and larger groups, including sporting teams. The preferred and most appropriate site for a hotel was also analysed, with the subject site chosen. The market focus on groups and sporting

teams is symbiotic with recreational and indoor sporting and leisure/wellness uses, with recreation and health-related uses demanded by the hotel and integral for teams/groups. These uses are part of the market attraction to teams and a market differentiation to other hotels. This underpins the argument that the lower 3 levels of recreational and leisure uses are ancillary to the hotel (although this may be academic as the hotel in itself, including the function uses and excluding the lower 3 levels of recreation/leisure uses, is above \$100M in value, at approximately \$111 million).

## 4 Proposal

---

The proposal involves the demolition of existing improvements (including the existing cottage) and erection of a 15 storey hotel building accommodating 213 beds and including the lower 3 levels containing some retail uses and wellness recreational uses ancillary to the hotel (e.g. gymnasium, pool, spa etc). One part-basement level is provided for plant/loading (not the full footprint of the building).

No additional parking is proposed, given the adjoining approved carpark.

The proposal is depicted within the conceptual plans by HASSELL as attached (separate PDF document). The following summarises aspects of the proposal:

### **Demolition and Tree Management**

- Demolish existing improvements, including cottage/former gatehouse to O'Connell Street;
- Retain current large Eucalyptus Tree (part of a landscaped public space);

### **Excavation:**

- Excavation to one part-level below ground;
- Any associated or ancillary services relocation (no major relocation envisaged);

### **Building Works and use** (see conceptual architectural plans):

- Part-basement level for plant and loading;
- Perimeter landscaping, including new access and landscaped public space from O'Connell Street;
- Ground level – entrance, back of house, reception lobby, food and beverage, wellness uses, lifts/circulation etc.;
- Level 1 and 2 – wellness uses (e.g. gymnasium, spa etc. Final composition with the DA and a pool within levels 1-3);
- Level 3 – Hotel Function room and bar, including outdoor terrace;

- Level 4-15 Hotel rooms and intermediate plant (approximately 213 rooms);
- Rooftop plant and roof bar;

**Access, Car Parking Numbers:**

- Ground level perimeter pedestrian access (to activate site and area);
- Vehicular access from O'Connell Street, south of the site (on Venues NSW land, part of Parramatta Stadium), providing access to a porte-cochere and also access to the proposed neighbouring commercial buildings and Stadium carpark, with some associated potential tree removal;
- Retention of vehicular access to the Leagues Club carpark and loading area (immediately to the north of the hotel) and potential new access to O'Connell Street to the loading area;
- No additional parking (to be accommodated within the adjoining approved carpark of 773 spaces);
- Removal of existing 94 temporary spaces (not replaced and no temporary parking during construction as the adjoining carpark will be completed);

**Management/Operational:**

- Management of the whole building under one hotel manager, including the lower integral recreational uses, reporting directly to Parramatta Leagues Club;
- Land ownership remains with Parramatta Park Trust, with land under a long term lease;

**Gross Floor Area and Height (see Plans)**

- Overall height approximately 62m-63m (Ground approximately RL 13.7);
- Total Gross Floor Area approximately 21000sqm;

**Staging/Construction**

- No staged consent is sought and one construction phase is envisaged;

**Services**

- Services and Plant to meet operational requirements;
- Likely provision of a Trigeneration plant (with the scope being finalised and upon outcome of current policy review on natural gas) and likely within the intermediate plant area.

No Voluntary Planning Agreement is proposed.

## 5. Planning and Statutory Framework

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### 5.1 Federal Environment Protection and Biodiversity Conservation Act 1999

The site is in the vicinity of the Old Government House and Government Domain (OGHGD), which is listed as one of 11 former convict sites on the UNESCO World Heritage list and also listed in the National Heritage List (on 1 August 2007). Accordingly, the site is subject to the provisions of the EPBC Act. While the site is located outside the “buffer zone” as identified on the NSW State Heritage Register, any proposal which has a potential “significant impact” on an item within the National Heritage List requires an approval from the Federal Government under the EPBC Act. At the time of making this request, an opinion from the Federal Government has not been sought or received about whether the proposal would constitute a significant impact and require federal Government approval. It is therefore understood that if such an opinion is formed, a separate approval would be required. This is expected to be known prior to lodging the DA.

### 5.2 Environmental Planning and Assessment Act 1979 (EPA Act)

This is the overarching Act for development assessment in NSW. The Objects of the Act will be addressed in the Environmental Impact Statement (EIS).

The proposal is not anticipated to constitute an Integrated Development under Section 91A of the EPA Act 1979 (but for the SSD provisions). The site is outside the buffer zone for the Heritage Act 1977 listing of First Government House. The proposed part basement level is not likely to trigger the threshold for an approval for “de-watering” under the Water Management Act 2000. While there is the potential for the need for an Aboriginal Heritage Impact Permit under Section 90 of the National Parks and Wildlife Act 1974, such approval and existence of an Aboriginal object is not known (and also highly unlikely from previous analysis for the immediately adjoining carpark), and therefore the proposal is not Integrated Development for that aspect due to the provisions of Section 91(2) of the EPA Act 1979.

### 5.3 Environmental Planning and Assessment Regulation 2000

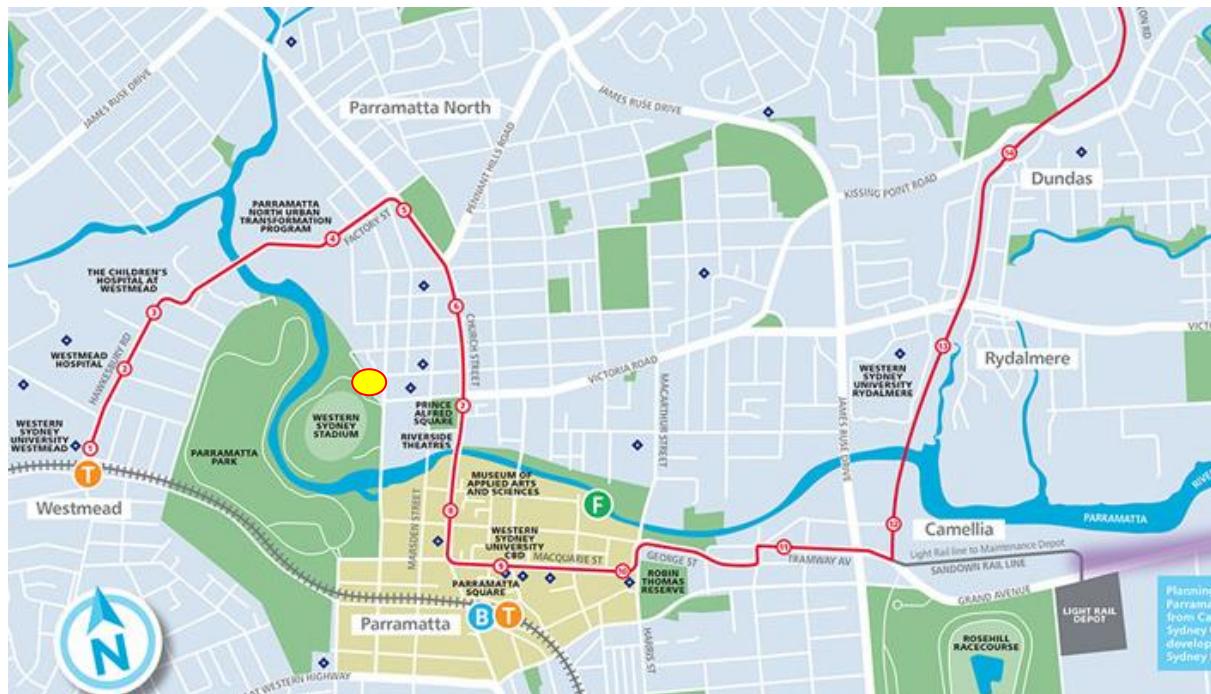
Relevant provisions of the Environmental Planning and Assessment Regulation 2000 will be addressed in the EIS. The site is not within a Coastal Zone, is not subject to a paper subdivision and is not subject to a Planning Agreement.

## 5.4 Governing State Strategic Planning Documents

The EIS will address the applicable relevant State Strategic planning documents, including:

- A Plan for Growing Sydney 2014;
- NSW Long Term Transport Plan;
- Draft West Central District Plan;
- Draft Parramatta Light Rail Study.

As shown below, the site is proximate to the current proposed draft Parramatta Light Rail link, is approximately 1km from Parramatta Station and has good bus accessibility.



**Figure 8** – Current draft Light Rail link relative to the site

## 5.5 State Environmental Planning Policies (SEPPs)

### (a) SEPP (State and Regional Development) 2011

Pursuant to Clause 13(2) of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD), development for the following purposes is State Significant Development (SSD):

Development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that:

- has a capital investment value of more than \$100 million, or

*(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location*

The proposed development has an estimated Capital Investment Value (CIV) more than \$100M (excluding GST), and is not located in an environmentally sensitive location. This \$100M threshold is exceeded whether or not the lower three levels of the building (containing ancillary indoor recreation uses such as a pool, gymnasium and wellness centre) are included in the proposed cost.

The proposed hotel development is targeted to a market segment which includes group hotel and sporting team bookings, although not exclusively. Indoor recreational uses are integral to this.

The whole building is to be run by one hotel entity, reporting directly to the Parramatta Leagues Club. The design, layout, management and market target is such that it is reasonable to consider the entire development as a hotel. Despite this, the lower levels would be also available to the public, although with priority to hotel patrons who may book areas out to meet their needs. Accordingly, it may be reasonable to allocate 50% of the cost of the lower 3 levels to the hotel component. In any event, the hotel value excluding the lower 3 levels not directly linked to the hotel would exceed \$100M (excluding GST), at \$111.2 million. The costs of components of the development are outlined in the attached Cost Opinion by WT Partnership. The costs can be summarised as follows:

- (a) Cost of Hotel, hotel plant, function uses, hotel bar, access, landscaping, servicing + related costs using the definition of CIV: \$111.2 million;
- (b) As for (a) + pool: \$115.4 million;
- (c) Whole development using the definition of CIV: \$140.3 million;

### **(b) SEPP 55 – Remediation of Land (SEPP 55)**

The proposal will be accompanied by a Site Assessment guided by the provisions of the SEPP and associated Guidelines. Thorough and recent information is held due to the work undertaken for the adjoining carpark DA.

### **(c) SEPP (Infrastructure) 2007 (“ISEPP”)**

In terms of Clause 101 of the ISEPP, the proposal includes direct access to O'Connell Street, which is a classified Regional Road. The traffic volumes are below a daily volume of 40,000 vehicles, known from the traffic study for the adjoining carpark. No additional parking is proposed, and the referral provisions of Schedule 3 would not be

triggered for RMS, although it is understood the proposed access arrangements would.

The access arrangements proposed have the potential to benefit the adjoining Stadium and the adjoining Parramatta Park, both owned and managed by the State. Close consultation with RMS, Parramatta Park Trust, Venues NSW and Council would be required so that an appropriate outcome can be realised, with acceptable impacts.

#### **(d) SEPP 19 (Bushland in Urban Areas)**

A small part of the site adjoins land zoned for public recreation. In accordance with Clause 9(2) of the SEPP, regard needs to be given to impacts on adjoining bushland (which is expected to be negligible).

### **5.6 Parramatta Local Environmental Plan 2011 (PLEP 2011)**

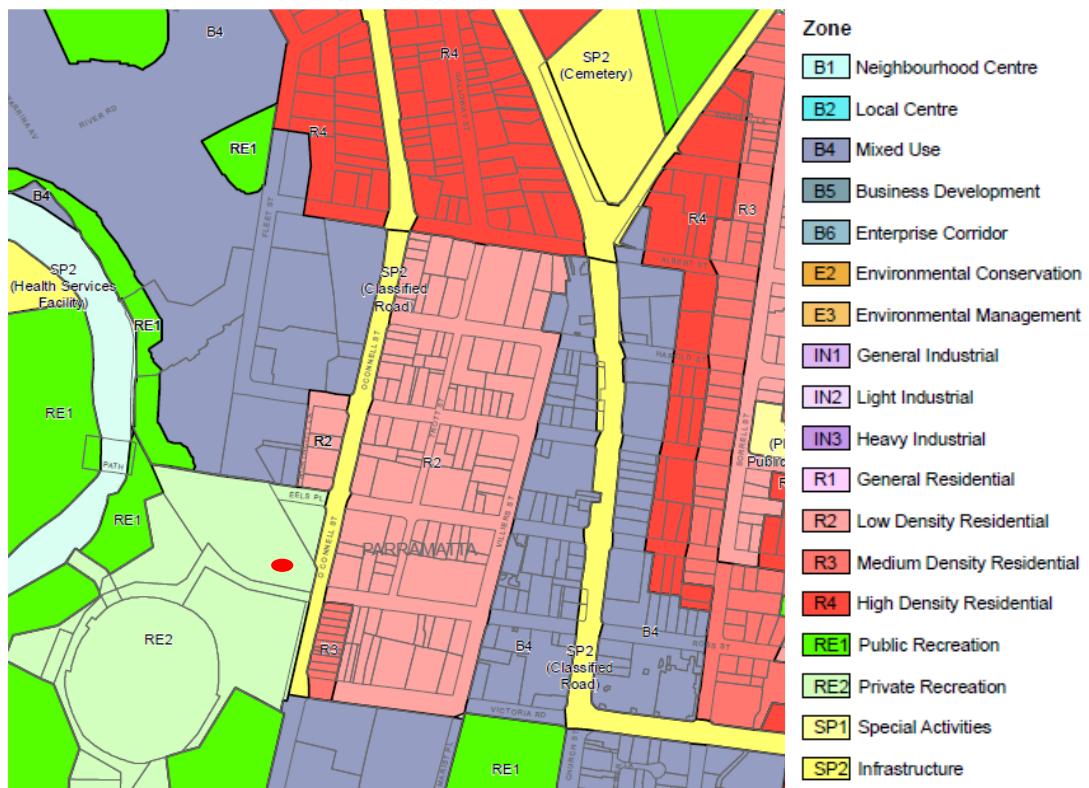
The following table summarises the provisions of PLEP 2011 as it applies to the site:

<b>Matter (PLEP 2011)</b>	<b>Control</b>
Zoning	Private Recreation RE2
Land Reservation	NA
Floor Space Ratio (FSR)	NA
Height Limit	NA
Heritage	No – vicinity First Government House
Acid Sulphate Soils	Class 5
Additional Permitted uses	NA
Natural Resources	NA
Riparian Land/Waterways	NA
Key Sites/Additional uses	NA
City Centre Controls	No

**Table 1** – Parramatta LEP 2011 Key controls for the site

In terms of zoning, the site is zoned RE2 Private Recreation under Parramatta Local Environmental Plan 2011 (LEP) and is not subject to any land reservations.

SEARS Request – Hotel on Parramatta Leagues Club Car Park



**Figure 9** – Zoning Extract PLEP 2011

The following objectives apply to the zone:

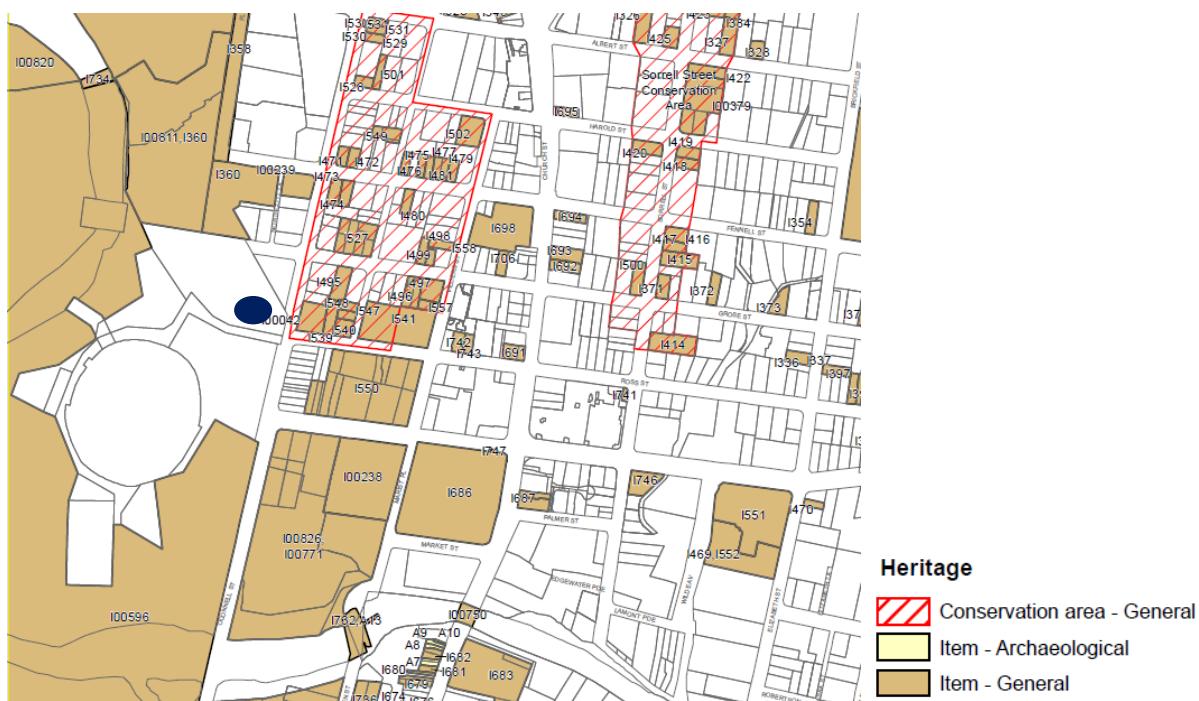
- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.

The following uses are permitted with development consent in the zone:

Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water, recycling facilities.

As seen, Tourist and visitor accommodation (which includes hotels) is permitted. Even if a view was taken that the uses on the lower levels was not ancillary to the hotel (which it is contended they are), indoor recreation facilities are permissible in the zone.

The site of the proposed development does not contain a heritage item and is not located in a Heritage Conservation Area. However, the site does adjoin and/or is in the vicinity of heritage items of international, national, State and local significance. The site is also opposite a Heritage Conservation Area to the east.



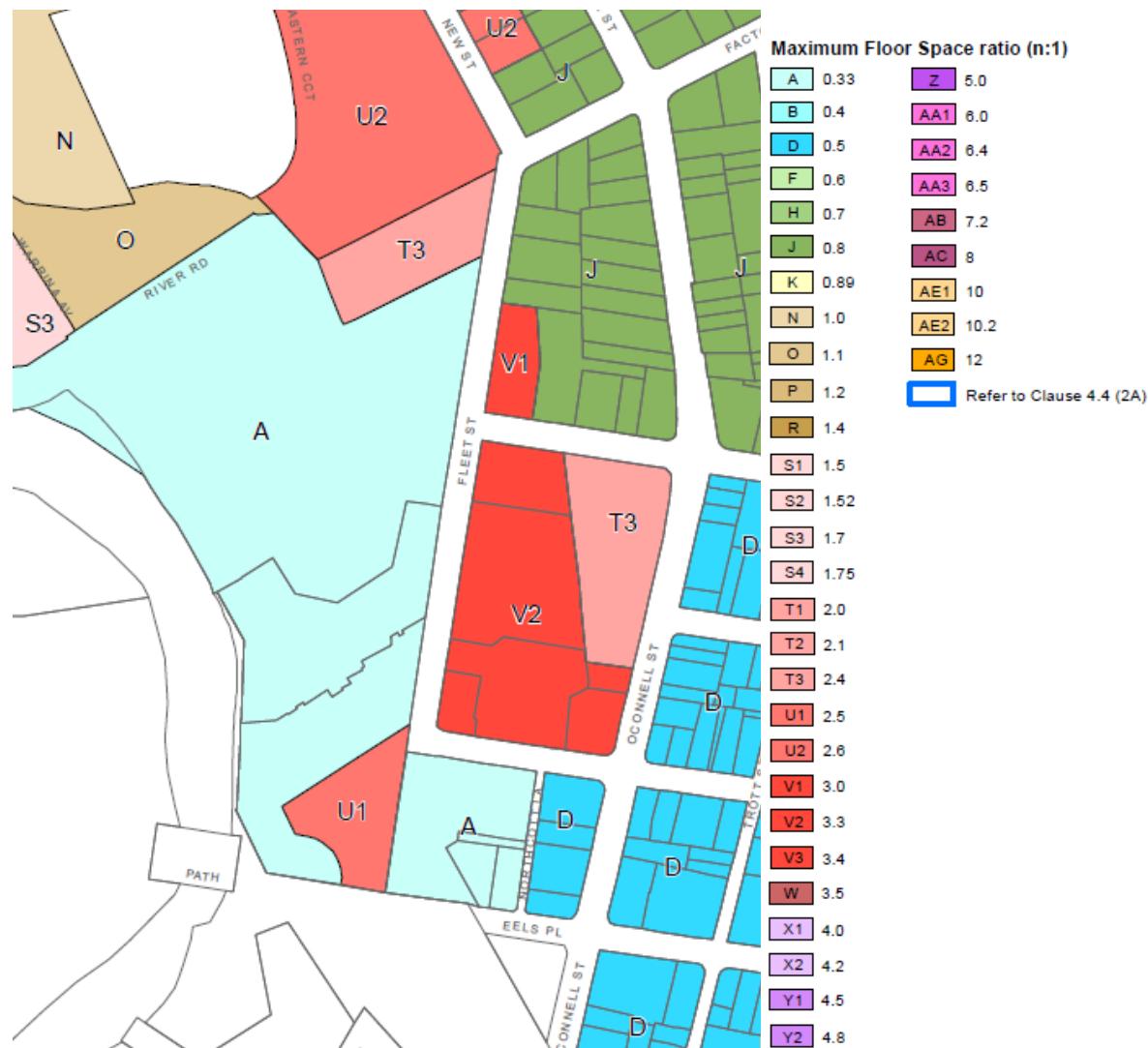
**Figure 10** – Heritage Extract PLEP 2011

The existing cottage on the site is not a heritage item, although is understood to be on a "Section 170 Register" by the State entity owning the site. This will be addressed in the EIS and by a comprehensive Statement of Heritage Impact.

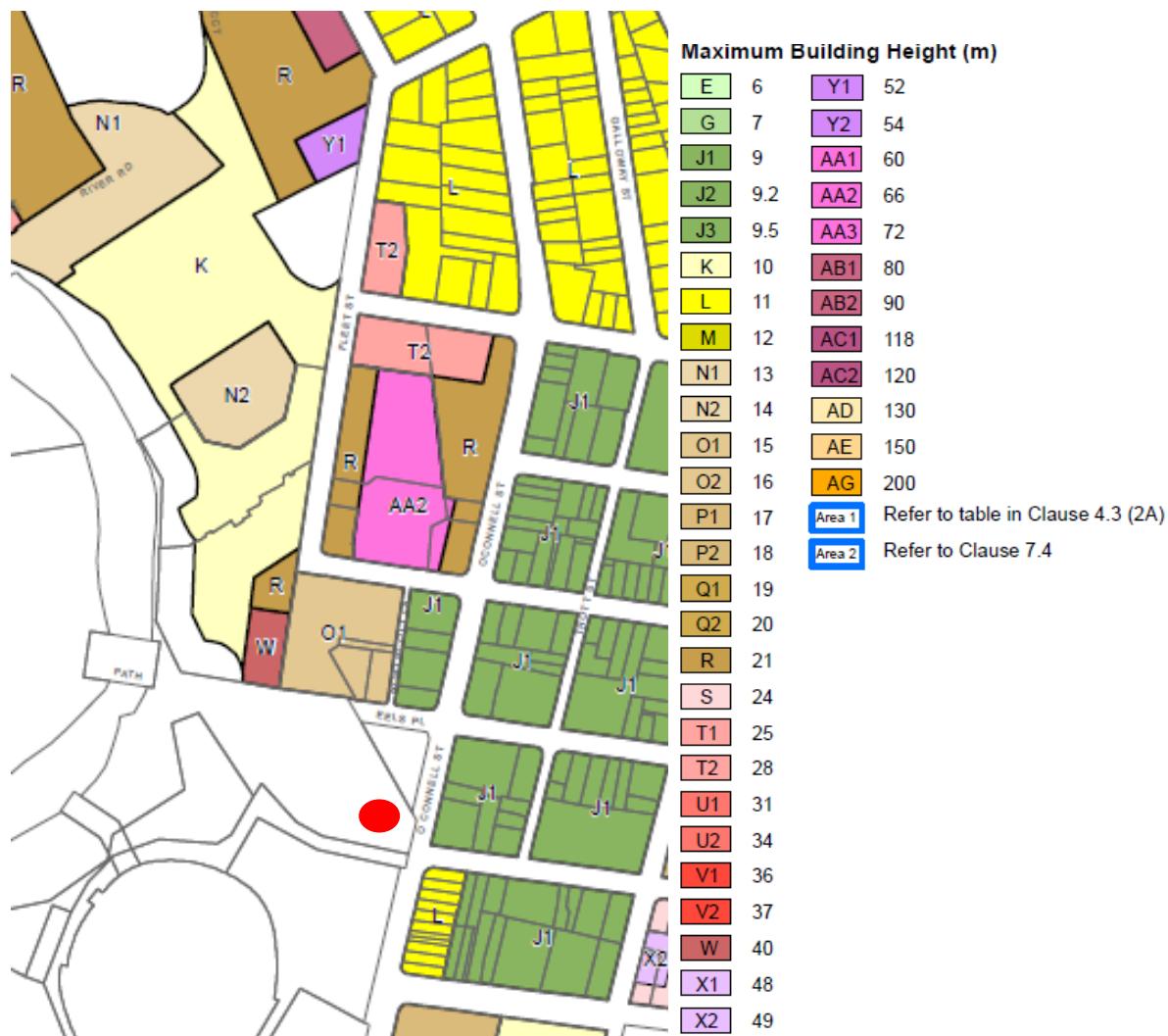
The site is not subject to a height or FSR standard in the LEP. This does not mean that any height is acceptable. The draft proposal has arisen from careful consideration of the surrounding context, including with the recently approved Stadium development and heights within the PNUT Area. The height of the proposal in the attached preliminary scheme (approximately 15 storeys) mediates between the heights of the Stadium and the heights permitted to the north of the site (up to 66m).

The EIS will analyse and carefully assess the context of the area, visual/heritage impacts and overshadowing. Sites to the north within the PNUT area have varied

heights and FSRs, shown below. The height limits of nearby blocks include to 40m north-west of the site and up to 66m two blocks to the north.



**Figure 11 – FSR Map Extract PLEP 2011**



**Figure 12** – Height Map Extract PLEP 2011

## 5.7 Parramatta Development Control Plan 2011 (“PDCP 2011”)

As a SSD, DCPs are not legally applicable to the proposal.

However, it is intended to consider and respond to provisions of the DCP as relevant to the proposal.

The following Parts of the DCP are considered relevant to the proposal:

- PART 1: Introduction
- PART 2: Site Planning
- PART 3: Development Principles
- PART 5: Other Provisions (5.4 Preservation of Trees)

It is noted that Part 4 of the DCP applies to Special Areas and Precincts.

The site is outside the area of applicability for both the PNUT Area (to the north and north-west of the site) and the City Centre provisions, to the south. However, there are provisions in the City Centre Section of the DCP (Part 4.3) which seek to directly or indirectly apply to the site. These relate to heritage, with a views and vistas diagram and a provision seeking to limit height on the site such that 80% of the height of buildings are below the tree line (although this relates to an apparent agreement with the Commonwealth to avoid a “significant impact” under the EPBC Act). The views and vistas from First Government House identified in the DCP are shown below, directed away from the site.



**Figure 13 – City Centre Precinct PDCP 2011**

An important consideration is and will be the visual screening of the site from the recently-approved Parramatta Stadium development, which has been considered in the siting and proposed height. This will be modelled and analysed with the EIS.

## 5.8 Draft Environmental Planning Instruments

There are no known draft EPIs of direct relevance to the proposal. This will be reviewed at the time of the EIS preparation and lodgement.

## **6 Likely Impacts of the Development**

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The likely impacts (environmental and during construction) are well known for the site due to the recent approval and current construction of the adjoining carpark (larger in footprint although not in height). This development is occurring with a lack of complaints and lack of issues.

The hotel will improve the overall surrounding public domain and interface with surrounding land by activating the eastern and southern edge of the carpark.

The following responds briefly to the key envisaged environmental impacts and considerations for the proposed development.

### **6.1 Traffic, Access and Parking**

The proposal does not involve any additional parking, and the use benefits from counter-cyclical demand in relation to the adjoining Club (and any sporting events at the Stadium). Modelling of traffic impacts from increased demand will be undertaken, and close consultation with the RMS will be sought, particularly given the proposed access from O'Connell Street, a Regional Road. A traffic and parking report will be submitted with the DA.

### **6.2 Heritage and Archaeology**

The heritage impacts of the proposal will be thoroughly analysed and addressed. This includes the significance of the existing cottage and former gatehouse (notwithstanding it is not a heritage item) and the impacts of the proposed height and scale upon First Government House (also in the context of surrounding approved development and planning controls).

The archaeological aspects are well known due to prior recent analysis associated with the adjoining carpark development. Broadly, there are less archaeological constraints on the subject site than the adjoining carpark development site (having an overall moderate potential significance).

### **6.3 Bulk, Height, Urban Design and Context**

The contextual “fit” of the proposal is very important. This includes with existing buildings, heritage items and area in the vicinity, and likely future form given the planning controls, including the PNUT area to the north and north-west.

As previously mentioned, the draft proposal has arisen from careful consideration of the surrounding context, including with the recently approved Stadium development

and heights within the PNUT Area. The height of the proposal in the attached preliminary scheme (approximately 15 storeys) mediates between the heights of the Stadium to the south and the heights permitted within the adjoining PNUT area (ranging from 40m to the west and 66m to the north).

#### 6.4 Design Excellence

The Club and consultant team have carefully listened to, and considered, the Government's ideas and intentions regarding design excellence.

The Club is open to engage with DPE and the Government Architects Office and is committed to achieving design excellence, although noting the site is beyond the design excellence and competitive processes within PLEP 2011. The process should be iterative and reasonable and serious concern would be held if an architect was imposed upon the applicant, as this cannot be justified.

HASSELL are an award winning international design practice appointed by the Parramatta Leagues Club to undertake the initial stage of project definition for this site, they have a long and deep understanding of the site and precinct and are engaged to undertake the design for the DA. HASSELL have led the master planning for the Parramatta Park precinct and have also been responsible for the Parramatta Leagues Club carpark DA and remain involved through construction.

HASSELL have prepared a Design Excellence Process Document, as attached, tailored for this project and considering the Office of the Government Architect "Better Placed" guideline.

It is understood the Department of Planning and Environment (DPE) is reviewing and preparing guidelines for design excellence, with the assistance from the Office of the Government Architect (OGA). At a pre-lodgement meeting with DPE and the OGA, it was suggested the proponent put forward a process suggestion for achieving design excellence, which has given rise to the attached document.

Given the statutory context and intent to appoint HASSELL as the architect through design and construction, a Design Review Panel should not be necessary.

There are four (4) important principles to guide any design excellence process:

1. The applicant has the right to appoint an architect and the process should be fair and not onerous or restrictive, particularly as a highly reputable architect has been chosen (also given there is no statutory provision for mandating any competitive process);

2. The process of design review should occur at a practical time and to maximise benefit; and
3. If required, any Design Review Panel should be constituted with appropriate representatives.

With these principles in mind, the following process is suggested:

1. Appoint HASSELL;
2. If considered necessary, establish a project-specific design review panel (DRP) after the issuing of SEARS;
3. Any DRP shall include a senior representative of OGA, Parramatta Council's City Architect, a senior representative of Parramatta Park Trust (as land owner and overall precinct manager) and a principal from the applicant's architectural practice, being serviced by DPE officers and with presentations from the applicant's team as appropriate;
4. HASSELL will undertake consultation with the DRP to demonstrate the previous schemes considered in arriving at the proposed design;
5. A report from the DRP be prepared on the proposal (as may be amended through the process, if applicable) within 2 weeks of receiving the design from HASSELL; and
6. The report of the DRP be considered and addressed with the DA to be lodged.

The proposed process exceeds the current statutory context for design excellence and meets the intended achievement of design excellence.

## 6.5 Sustainability

Parramatta Leagues Club is committed to designing for and achieving leading sustainable measures. The planning and design will be aiming to achieve a GBCA four star equivalency. The proposal is also intended to include tri-generation, with the scope being finalised and upon outcome of current government policy review on natural gas, and likely located within the intermediate plant area. This is with an aim to achieve electricity self-sustainability and reduced greenhouse gas emissions

The Club is committed to pursuing and utilising design and methods to improve amenity, create a lasting legacy, while reducing ongoing running costs, and improve self-sustainability. The sustainability aspects of the proposal will be detailed in the EIS.

## 6.6 Social and Economic Impacts

The proposal has a number of potential positive social and economic impacts and benefits. In economic terms, the proposal is estimated to create approximately 150 FTE operational jobs and approximately 200-250 construction jobs.

Socially and economically, the increased visitation has flow-on benefits to the adjoining State assets including the Parramatta Stadium (also noting the intended marketing and facilitation of sporting groups who may utilise what will be an underutilised asset) and Parramatta Park.

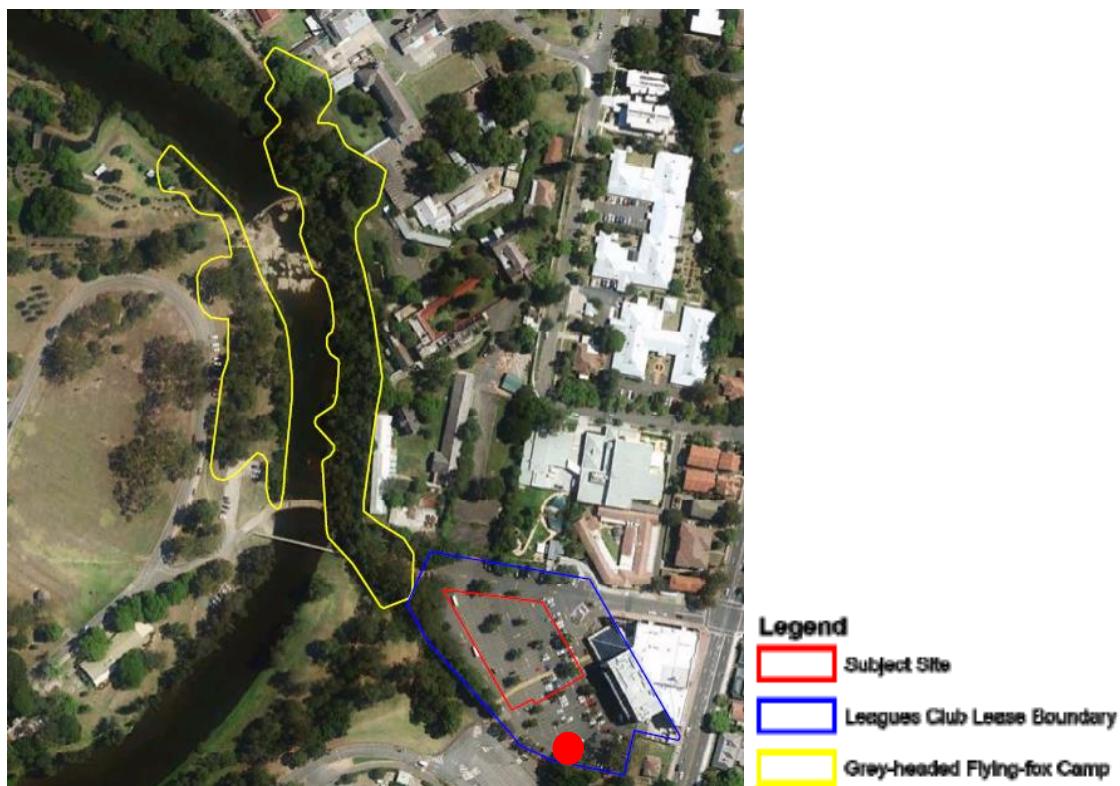
While there is a planning concentration on jobs and housing growth, supporting cultural and visitation infrastructure is crucially important for the success, longevity and attractiveness of Parramatta. The potential negative social impacts are related to potential built and natural environmental impacts.

## 6.7 Trees and Landscaping

The significance of existing trees and landscaping will be fully addressed. The main tree on site is sought to be retained, made a feature of and incorporated into a public space. Other trees within the current carpark are approved for removal with the DA for the adjoining carpark. Landscaping of public areas will be important for the integration and success of the public domain network and connections to and around the site.

## 6.8 Threatened Species

There are no identified threatened species on site. There is a colony of Grey-Headed Flying Foxes (GDFFs) in the adjoining Parramatta Park area, known from the recent analysis associated with the adjoining carpark development (which is closer to the adjoining carpark than proposed hotel). This colony remains thriving with the carpark under construction, which is closer to the colony than the proposed hotel. Impacts will be addressed related to the building, construction and operational aspects.



**Figure 14 – GHFF Colony (Cumberland Ecology)**

## 6.9 Contamination and Geological

Again, the thorough recent analysis of the adjoining carpark will assist. Contamination will be manageable, although will need justification and analysis in accordance with the provisions of SEPP 55 and associated guidelines. The groundwater level is not expected to be intercepted, depending on the final basement RL. The threshold for an approval for water extraction under the Water Management Act is not anticipated to be reached. The subsurface contamination and geological aspects will be addressed in the EIS.

## 6.10 Flooding and Stormwater

The 1/100 year flood level has been previously ascertained as RL 8.36 (source TTW Engineers). The design will be guided by Council's technical requirements regarding flooding and stormwater management.

## 6.11 Acoustic Impacts

The acoustic impacts both to and from the development will be addressed and analysed by qualified experts in the field. The use as hotel is less sensitive than a

permanent residential building and it is envisaged noise impacts will be able to be mitigated through design and construction.

### **6.12 Overshadowing**

The overshadowing impacts upon the adjoining Stadium grounds, public domain and park will be analysed, at times of the worst impact (mid-winter), through times of the day having regard to likely use. It is not anticipated this will be a significant impact.

### **6.13 Wind**

The provision of a podium which will assist in mitigating down-drafts from southerly directions, and possible awnings, it is anticipated wind impacts will be manageable.

### **6.14 Utilities and Services**

The site is currently serviced by existing key infrastructure and utilities. The proposal will outline the availability and need or otherwise to augment services for the development.

### **6.15 Building Code of Australia/National Construction Code**

The proposal will be accompanied by a BCA assessment report and an Access report.

### **6.16 Waste Management**

An operational Waste Management Plan will be provided.

### **6.17 Construction Management**

Anticipated construction impacts will be addressed, to a degree appropriate to consider impacts with a DA, and cognisant of usual avenues to address construction management through conditions, if approved.

## **7 Suitability of the Site and Justification**

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The site is suitable for the development, with a number of potential benefits:

- A use permitted in the zone and strategically ideally suited to the precinct, offering opportunities to add to the sport and leisure precinct which already exists;
- A lack of interface with any sensitive land in the vicinity of the site;
- An opportunity for adjoining State assets to be better utilised and their value realised (Stadium, Park and heritage precinct);

- Improved accessibility with the adjoining Stadium and park, both for pedestrians and vehicles;
- Sustainable transport encouragement, with no additional parking and good access to public transport options;
- Improved public interface and engagement with O'Connell Street and surrounding public domain;
- Improved accessibility, including for the adjoining Stadium land;
- Economic benefits in terms of jobs and expenditure from increased visitation;
- Improved infrastructure and supporting uses for Parramatta City and place planned to accommodate growth in jobs and housing; and
- A building of high quality design by well-regarded architects.

## 8 Consultation

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The Parramatta Park Trust, NSW Minister for Sport and representatives from Venues NSW, Infrastructure NSW, NSW Police Service, Parramatta Council planning staff and Parramatta Chamber of Commerce have already been notified and briefed of the proposal by the Club and/or its representatives, at differing preliminary stages.

In preparing the EIS, it is expected that the proponent team will undertake consultation with the following government agencies, organisations, entities and stakeholders:

- Commonwealth Department of Environment (EPBC Act);
- Parramatta Park Trust;
- Venues NSW;
- Transport for NSW;
- Roads and Maritime Services;
- Infrastructure NSW;
- Office of Heritage and Environment;
- Destination NSW;
- Local MP;
- City of Parramatta Council;
- NSW Police (Local Area Command);
- Local Chamber of Commerce;
- Surrounding residents and businesses

## Appendices

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Concept Plans and Survey Plan	A
Design Excellence Process by HASSELL	B
Cost Estimate Summary and Report	C
Report on the Hotel Market	D

SEARS Request – Hotel on Parramatta Leagues Club Car Park

**ATTACHMENT A –**

**PLANS BY HASSELL AND SURVEY**

SEARS Request – Hotel on Parramatta Leagues Club Car Park

## **ATTACHMENT B –**

### **DESIGN EXCELLENCE PROCESS BY HASSELL**

SEARS Request – Hotel on Parramatta Leagues Club Car Park

**ATTACHMENT C –**

**COST ESTIMATE REPORT BY W.T. PARTNERSHIP**

SEARS Request – Hotel on Parramatta Leagues Club Car Park

## **ATTACHMENT D –**

### **HOTEL MARKET REVIEW BY NEM**