

APPENDIX H TO RESPONSE TO SUBMISISSONS – UDATED MITIGATION MEASURES

The following outlines relating to mitigation measures utilised in the design/planning phase ("done"), and those mitigation measures able to be addressed by conditions of development consent arising from consideration of the design or from recommended measures within various reports or through matters ("to be implemented"). These have been grouped into categories of potential impacts and are also updated to align with the revised and current proposal submitted with the Response to Submissions "RtS").

Built Form, Design Excellence, Visual Impacts, Overshadowing

Done:

- Siting away from sensitive uses, O'Connell Street and Parramatta Park, being key public interfaces;
- Adopt siting to reflect the wider street grid form;
- Adopt a podium form, with building above setback from the sides to the west and south;
- Place higher building form to the north, further away from the Stadium, Park and key entrances to surrounding assets and attractions for pedestrians;
- Engagement of a high-quality architectural firm with a good history of engagement with the area and understanding of wider contextual issues;
- Prepare a Design Excellence Strategy and engage with an independent Design Review Panel;
- Refine the design prior to lodgement of DA;
- Engage the building with the public domain;
- Include the surrounding public domain and interface within the scope of the DA, so it is not just for a building;
- Adopt a tower floorplate which is not excessive (around 740sqm GFA);
- Break the tower into components to reduce apparent bulk;
- Use a façade system that provides light, shade and varying materials and textures;
- Visually anchor the ends of the building and balance solid and visually permeable elements;
- Consider key vistas from sensitive heritage areas;
- Consider the surrounding planning controls and height, and mediate between adjoining approved development under construction and anticipated higher building forms to the north;
- Provide an Integrated Landscape Plan;
- Avoiding signage in the rooftop zone;
- Reduce height after exhibition as part of RtS.

To be Implemented:

- Further review by the independent Design Review Panel, if necessary;
- Ongoing involvement of the architectural firm through the documentation and construction phase;
- Additional tree planting (as included in the Landscape Plan and recommended in the Wind assessment);

- Future DA for any signage, as needed.

Public Domain, Crime Prevention, Landscaping

Done:

- Include public domain around building in the scope of the DA (for improvements);
- Integrated Landscape Plan, paving, planting, furniture etc.;
- Active uses integrated with the building at the ground level;
- Ground floor and public domain levels facilitate equitable access;
- Desire lines with the adjoining Stadium and Parramatta Park have been considered;
- Appropriate tree species selection;
- Good lines of sight;
- Improve the current situation;
- Appropriate planning to activate the eastern edge of the site and shielding the adjoining the existing carpark.

To be Implemented:

- Prior to the issue of an Occupation Certificate, game day management will be settled upon redevelopment and review, post-construction of the Stadium, by Parramatta Leagues Club, in consultation with Venues NSW, Parramatta Park Trust, key sporting bodies using the Stadium venue, NSW Police Service, RMS, TfNSW and Council;
- Prior to the issue of an Occupation Certificate, a CCTV system shall be installed at the premises with coverage of public areas excluding the toilets, and in strategic locations;
- Lighting of the public domain around the proposed hotel and of the public domain areas associated with the proposal and site shall be directed to meet Australian Standards (as appropriate for the enjoyment of the public spaces), while being directed by an ecological specialist recommendation(s) to minimise impacts on the nearby Grey Headed Flying Fox colony;
- Prior to the issue of an Occupation Certificate, a wayfinding strategy shall be developed and implemented, with the approval of Parramatta Park Trust, and following consultation with the City of Parramatta Council and Venues NSW;
- The undercroft area to the north of the hotel and south of Parramatta Leagues Club (opposite the proposed loading area and within the land owned by Parramatta Leagues Club) shall, on game days or events at Parramatta Stadium when large crowds are expected, either be utilised for the sale of food and/or drink (to meet any requirements of the Food Act and Liquor Act), or be appropriately lit.

Ecological and Biodiversity Impacts and Tree Removal

Done:

- Limit tree removal;
- Retain large Lemon Scented Gum and make a feature of the tree/asset;
- Integrated Landscape Plan;
- Suitable tree species selection;

- New large native tree replacement (x 11);
- More trees introduced than being removed;
- Update BDAR in response to NSW OEH and Council comments

To be Implemented:

- Establish erosion and sediment controls as part of the construction management;
- All equipment is to meet Australian standards;
- Shield noise at its source where possible;
- Avoid construction at dawn and dusk when the GHFF colony is returning to roost or leaving to forage;
- Position equipment as far from the GHFF colony as possible;
- Do not shine construction lights towards GHFF colony;
- Install lights on the western side of the construction site so as to point them in the opposite direction to the GHFF colony;
- Minimise the time in which lighting is needed, use lowest possible brightness and turn off lighting at night which may assist in navigation;
- A suitably qualified ecologist is to undertake regular monitoring of the colony for the duration of the works in accordance with a monitoring plan developed by the ecologist;
- Retain Lemon Scented Gum (Tree 82) by utilising tree sensitive design, demolition and construction measures, and installing and maintaining tree protection throughout the works;
- Tree protection will need to be installed and maintained, and adjusted at different stages during the development;
- Trunk protection, ground protection and tree protection fencing will be required at different stages during the development, as shown on the Tree Protection Plan.
- Irrigation provided for Tree 82;
- All works within the TPZ of Tree 82 are to be installed above grade without excavation into existing soil, to avoid root disturbance;
- No underground services to be routed within the TPZ of Tree 82;
- Project Arborist to be on site during demolition of ground surfaces and other objects within the TPZ of Tree 82;
- Ongoing monitoring of the tree and any works within the TPZ of Tree 82 regularly (monthly) throughout works on site;
- Install eleven (11) medium to large replacement trees (8m-15m mature height) from minimum 200L containers, in suitably prepared and improved landscape soil within the property to offset the loss of tree canopy. Trees should be high quality nursery grown plant stock and planted by persons with horticultural qualifications. The trees should be maintained to maturity;
- Ongoing liaison with PPT about planting and treatment interface to the east during construction.

Contamination, Soil, Geotechnical Issues

Done:

- Review and augment previous testing;

- Establish additional groundwater monitoring holes;
- Prepare a Detailed Site Investigation and Remediation Action Plan;
- Minimise the size of the basement and the required depth;
- Include non-habitable spaces in the basement;

To be Implemented:

- Implement R.A.P.;
- Validation process to ensure Remediation works appropriately carried out;
- Classification of and stabilisation of soil (including addressing pH levels);
- Removal to accredited landfill sites as needed.

Aboriginal and Archaeological Issues

Done:

- Review all available data;
- Review prior detailed excavation testing and findings;
- Limit footprint and depth of excavation;
- Undertake further ground testing in response to comments from NSW OEH.

To be Implemented:

- Archaeological excavations should be undertaken in accordance with the methodology outlined in Section 11 of the Archaeological assessment;
- In the event that historical archaeological relics not assessed or anticipated are found during the works, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with Section 146 of the NSW Heritage Act 1977. A qualified archaeologist be contacted to assess the situation and consult with the Heritage Division regarding the most appropriate course of action;
- In the event that Aboriginal archaeological material or deposits are encountered during earthworks, all works affecting that material or deposits must cease immediately to allow an archaeologist to make an assessment of the find. The archaeologist may need to consult with the Office of Environment and Heritage and the relevant Aboriginal stakeholders regarding the find.

Heritage Impacts

Done:

- Review technical guides and surrounding Conservation Management Plans;
- Undertake accurate visual impact assessment;
- Consider International, Federal, State and Local heritage listings;
- Limit the height of the building;
- Appropriate site selection;
- Provide a large setback to the cottage (former Gatehouse) to the north;
- Omit the former gatehouse demolition from the scope;

- Have a considerable setback to O'Connell Street;
- Undertake further vistas analysis from OGH and Parramatta North Historic Sites;
- Reduce building by two storeys as part of RtS;
- Undertake Peer Review of SoHVI as recommended by NSW OEH;

To Be Implemented:

- Ongoing liaison with Parramatta Park Trust about public domain and integration/ideas for potential adaptive reuse of the former Gatehouse;
- Consider and comments and review by NSW OEH.

Access, Transport, Traffic and Parking

Done:

- Change access road to Eels Place, as preferred by TfNSW and then RMS, as part of the RtS;
- Consultation with road authorities
- Retain access to the carpark from Eels Place (and in any emergencies);
- Provide turning circles to meet Australian Standards;
- Provide no additional parking, but use existing carpark and utilise benefits of the capacity of that carpark and counter-cyclical demand between the Club, hotel and Stadium;
- Align Event Operational Modes with the adjoining Stadium after reviewing adjoining Operational Plan;
- Update Traffic analysis to consider all feedback and consider future impacts from Parramatta Light Rail

To Be Implemented:

- Prepare a final Construction and Traffic Management Plan prior to the commencement of works;
- Provide a Green Travel Plan prior to issue of the first Occupation Certificate;
- Information regarding public transport and taxi services will be available to customers by the hotel operator;
- Booking of taxis or a ride-share facility will occur by staff on request and when it is necessary for management of patrons or those denied entry;
- Staffing of the port-cochere to oversee and direct traffic as needed.

External amenity Impact: Acoustic, Vibration, Air Quality, Odour, Wind, Reflectivity, Views, Privacy

Done:

- Avoid a sensitive use and chose a use compatible with the nature of uses in the precinct;
- Set back the building from O'Connell Street to increase setbacks from surrounding private uses and buildings;
- Plant additional trees (more than to be removed);

- Break the massing of the building both vertically and horizontally, so it is not one contiguous shape;
- Locate the building to be well removed from other taller buildings;
- Provide a podium to limit wind-shear from a vertical surface;
- Limit excavation footprint and depth;
- Provide screening to glazed elements and end walls;
- Reduce height by two storeys as part of the RfS.

To Be Implemented:

- The maximum normal specular reflectance of visible light for any glazing used on the 105° aspect on Levels 6 and above should be 11%;
- The maximum normal specular reflectance of visible light for any glazing used on the 285° aspect on Levels 11 and above should be 15%;
- All other glazing to have a maximum normal specular reflectance of visible light of 20%;
- No amplified music will be played in any outdoor area, able to be audible at any residential premises;
- Compliance with conditions of development consent relating to use of the premises (relating to both plant/equipment and patrons);
- Additional planting as nominated in the Wind Assessment.

Economic and Social Impacts

Done:

- Provide additional permanent and construction jobs;
- Provide a use which supports expenditure in the wider area;
- Provide fitness and wellness uses to support healthy living and mental health;
- Provide a Plan of Management with the DA to guide operational impacts;
- Provide an attraction and anchor use to support potential adaptive reuse of the adjoining vacant former gatehouse;
- Help tourism, especially to the Parramatta and Western Sydney region to support infrastructure investment;
- Provide for a market segment (teams, groups etc.), that will assist in the wider tourism destination attraction of Sydney and the region;
- Engage with hotel experts in the design and conceptualisation;
- Improve the ground level and public domain, including increased opportunities for social interaction both within a café and pool, and within the public domain;
- Additional trees for pedestrian enjoyment;

To Be Implemented:

- Management and staff will regularly monitor inside and outside the premises (particularly the immediate surrounds) with an aim to prevent patrons loitering in the area as well as taking action to minimise noise and anti-social behaviour;
- It will be the responsibility of the managers and staff to manage patron behaviour whilst leaving the venue;

- The porte-cochere will be managed by hotel staff and will monitor people in the public domain in the vicinity of the hotel. These staff will also monitor the safe movement of larger vehicles and pedestrian use of the porte-cochere at the same time;
- Provision of at least one staff member outside of the premises during busy periods and particularly around closing time to ensure that patrons do not congregate outside of the premises and that they move in an orderly and quiet manner;
- Management and staff will take all reasonable steps to ensure that the behaviour of patrons entering and leaving the premises and whilst at the premises, does not detrimentally affect the amenity of the neighbourhood;
- Patrons who are being overly noisy will be asked by staff to quieten down, or advised that they may be asked to leave;
- Security provision on game days will be discussed and negotiated with NSW Police and Venues NSW;
- Management will implement practices relating to the management of large groups attending the premises to minimise the potential for adverse impacts;
- At closing time staff will ensure that patrons who are not hotel guests leave the premises quickly and quietly and do not congregate in the immediate vicinity of the premises.
- A CCTV system will be installed on the building with coverage of public areas excluding the toilets, and in strategic locations.
- All staff serving alcohol and frontline staff will be trained on the responsible service of alcohol and will all be responsible for monitoring patrons to ensure there is no unruly or drunken behaviour. Such staff will hold current relevant licenses from Liquor & Gaming NSW (or successor in title).

Flooding, Water Management, Sea Level Rise and Climate Change

Done:

- Limit excavation footprint and depth;
- Locate “non-habitable” uses in the basement;
- Locate ground level and entries to meet Council's flooding specifications;
- Provide more trees than being removed;
- Provide on-site detention and accommodate water reuse;
- Locate hotel ground floor uses well above sea level (approximately 13m);
- Locate in an area not sensitive to bushfire threat;
- Provide several points of entry/exit;
- Provide planting areas on the podium and roof, as well as the public domain.

To Be Implemented:

- The recommended flood evacuation route during PMF conditions is to have a marshalling area on Eels Place which sits above the PMF level, with final evacuation north along O'Connell Street, consistent with Parramatta Local Disaster Plan (2010).

Building Sustainability, Safety, Operation, Services, Utilities and Waste

Done:

- Sustainability engineers involved in design;
- Services Engineers checked services and utility availability;
- Provide a Plan of Management and Operational Waste Management reports;
- Appropriate expert engagement;
- Updated ESD report in response to Council and DPIE comments from exhibition.

To Be Implemented:

- Recommendations within the ESD report by JHA to be implemented;
- LED lighting should be used throughout assisted by occupancy, daylight, time and zone controls.
- Management will deal with any complaints received in a sympathetic manner and fully address any reasonable concerns of persons in the area or other third parties without the involvement of the Council or the New South Police, where possible;
- The following plans will be put in place in case of any emergency of evacuation required:
 - a. Procedures of any governing authorised authority(s) will be followed in times of extreme emergency;
 - b. All staff will be aware of emergency exists and safe refuge areas for gathering near the premises;
 - c. Procedures for responding to bomb threats or other emergencies will be placed in a prominent area used by staff;
 - d. All required Fire Safety Certificates and emergency equipment will be held and maintained on site;
 - e. A first aid kit and fire-fighting equipment will be provided in an accessible place(s) for staff;
 - f. The most senior manager will take responsibility for communication with other staff and customers regarding safe evacuation.
- Waste management to be in accordance with the recommendations and controls within the submitted Waste Management Plan by TTM.

Construction Impacts

Done:

- Revise access to delete access from O'Connell Street;
- Draft Construction Management Plan (by TTPP);
- Impacts to the north shielded by the Club building;
- Impacts to the west shielded by carpark building;
- Preparation and submission of an Environmental, Construction and Waste Management Plan;
- Minimise the footprint and depth of excavation;
- Ability to use pre-cast building elements (also assisting with quality control);

- It is noted there is some self-interest in that the Club must reduce impacts to avoid impacts on its own use and adjoining Club building, uses and income.
- Room on site for machinery, storage and cranes with unlikely need for use of roads for loading/cranes etc.;

To Be Implemented:

- Prepare a final Construction and Traffic Management Plan prior to the commencement of works;
- If, during construction, an item of equipment exceeds either the noise criteria at any location or the equipment noise level limits, the following noise control measures, together with construction best practices, shall be considered to minimise the noise impacts on the neighbourhood.
 - Schedule noisy activities to occur outside of the most sensitive times of the day for each nominated receiver.
 - Consider implementing equipment-specific screening or other noise control measures recommended in Appendix C of AS 2436-2010.
 - Limit the number of trucks on site at the commencement of site activities to the minimum required by the loading facilities on site.
 - When loading trucks, adopt best practice noise management strategies to avoid materials being dropped from height into dump trucks.
 - Avoid unnecessary idling of trucks and equipment.
 - Ensure that any miscellaneous equipment (extraction fans, hand tools, etc.) not specifically identified in this plan incorporates silencing/shielding equipment as required to meet the noise criteria.
- Construction works to be carried out in accordance with the "Blue Book" erosion and sediment control requirements.

END