CITY OF PARRAMATTA

NOTICE OF COUNCIL MEETING

PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patricks Cathedral 1 Marist Place, Parramatta on Monday, 16 December 2019 at 6.30pm.

Brett Newman
CHIEF EXECUTIVE OFFICER

CITY OF PARRAMATTA

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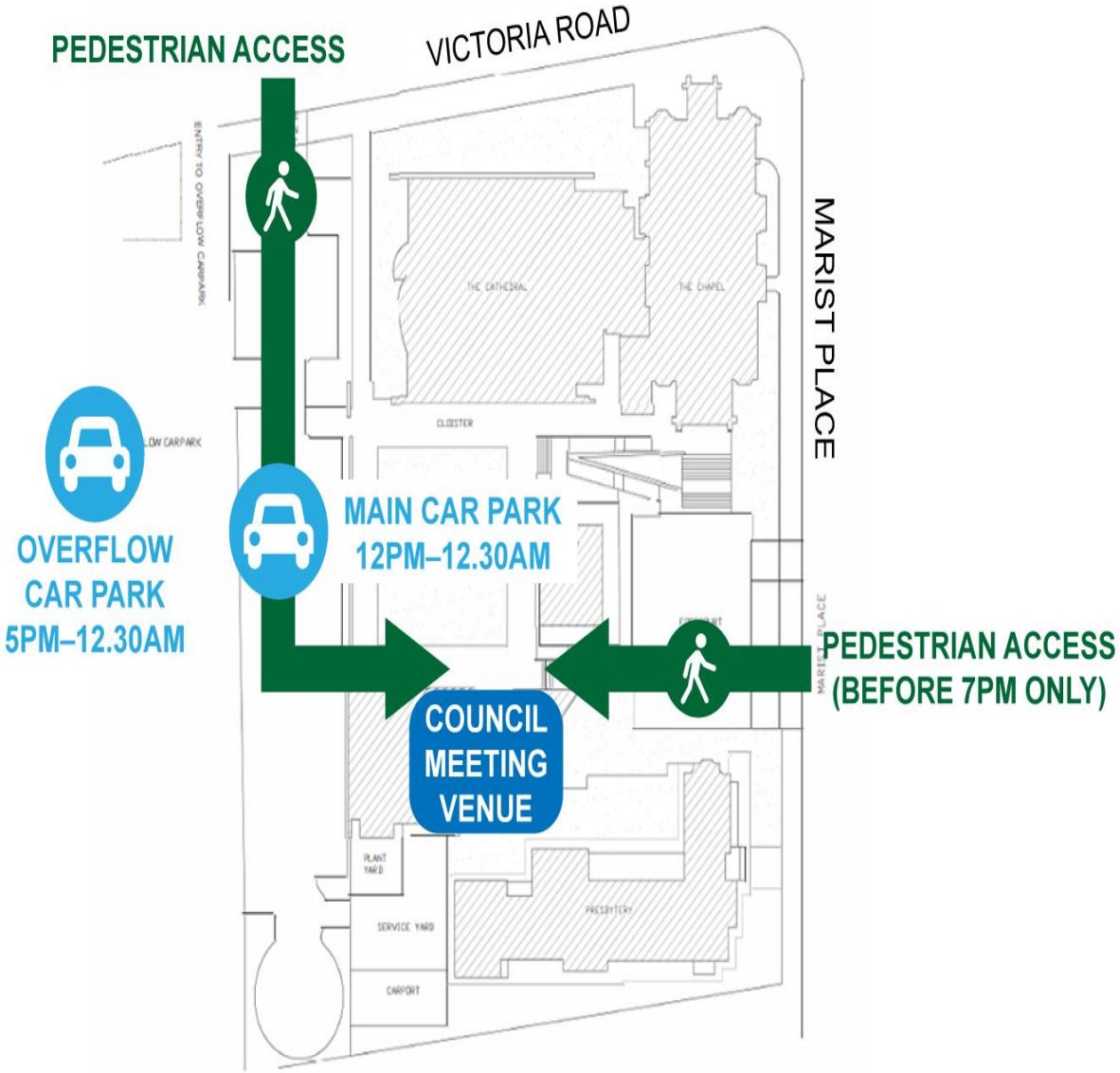
PEDESTRIAN ACCESS
VICTORIA ROAD
MARIST PLACE
OVERFLOW CAR PARK 5PM–12.30AM
MAIN CAR PARK 12PM–12.30AM
PEDESTRIAN ACCESS (BEFORE 7PM ONLY)
COUNCIL MEETING VENUE
THE CATHEDRAL
THE CHAPEL
CLOISTER
PLANT YARD
SERVICE YARD
CARPORT
PRESBYTERY

COUNCIL CHAMBERS

Group Manager Governance & Risk	**Lord Mayor Clr Bob Dwyer**	Chief Executive Officer

Minute Clerk	Minute Clerk

Clr Phil Bradley	Clr Lorraine Wearne	Sound
Clr Sameer Pandey	Clr Andrew Wilson	
Clr Paul Han	Clr Bill Tyrrell	
Clr Dr Patricia Prociv	Clr Andrew Jefferies	IT
Clr Pierre Esber	Clr Benjamin Barrak	
Clr Donna Davis	Clr Martin Zaiter	
Clr Michelle Garrard, Deputy Lord Mayor	Clr Steven Issa	

Executive Director City Engagement & Experience	Executive Director Community Services	Executive Director City Strategy & Development	Executive Director City Assets & Operations	Executive Director Corporate Services	Director Property Development Group

Press	Press

Public Gallery

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This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

21.2 FOR APPROVAL: Tender 02/2019 Service Desk: Managed Service for Procurement of ICT Hardware

This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret (Tender pricing).

21.3 FOR APPROVAL: Tender 28/2019 Park Road at Calder Road Rydalmere - Traffic Control Signal Upgrade and Associated Civil Work

This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

21.4 FOR APPROVAL: Tender 11/2019 Research and Insights Software - Evaluation Report and Recommended Supplier

This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret (Commerical in confidence submissions from vendors).

21.5 FOR APPROVAL: 10 Footbridge Boulevard, Wentworth Point - EOI Submission Review

This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

21.6 PLACEHOLDER REPORT: Receipt and Temporary Reserve of Museum of Applied Arts and Sciences (MAAS) Site Fixed Price Component of Proceeds of Sale

This report is confidential in accordance with section 10A (2) (d) (e) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret; AND the report contains information that would, if disclosed, prejudice the maintenance of law.

22 PUBLIC ANNOUNCEMENT OF RESOLUTIONS PASSED IN CLOSED SESSION

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16 DECEMBER 2019

13.1 FOR NOTATION: Aboriginal and Torres Strait Islander Advisory Committee Meeting - 24 September 2019 and 10 October 2019 (Special Meeting) 9

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FAIR

ITEM NUMBER	13.1
SUBJECT	FOR NOTATION: Aboriginal and Torres Strait Islander Advisory Committee Meeting - 24 September 2019 and 10 October 2019 (Special Meeting)
REFERENCE	F2017/00358 - D07106702
REPORT OF	Community Capacity Building Officer

PURPOSE:

To provide a precis of the Aboriginal and Torres Strait Islander Advisory Committee meetings held on 24 September 2019 and 10 October 2019 (special meeting).

RECOMMENDATION

(a) **That** the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meetings of 24 September 2019 and 10 October 2019 (special meeting) be received and noted.

(b) **That** Council note the Committee's endorsement of the 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations' report and recommendations.

(c) **Further, that** the 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations' report be presented to Councillors at a Councillor Workshop in February 2020.

BACKGROUND

1. Council's Aboriginal and Torres Strait Islander Advisory Committee meets monthly (except December and January) and comprises 12 members.
2. The Committee met on 24 September 2019 and 10 October 2019 (special meeting). The minutes of these meetings can be found at Attachments 1 and 2.

ISSUES/OPTIONS/CONSEQUENCES

3. The below section summarises some of the main issues discussed at these meetings.

Department of Communities and Justice – Aboriginal Services Unit

4. The Director for the Aboriginal Services Unit addressed the meeting on 24 September 2019, outlining the Department's role and current initiatives. The Department now incorporates two components, Corrective Services and Youth Justice. It was stated that the Departments' aims were to reduce the disproportionate rate of incarceration of Aboriginal and Torres Strait Islander peoples and improve community safety under the Better Pathways to Justice Program.

Recommended Replacement Member to fill Vacancy on Committee

5. Community Capacity Building Officer advised that Judith Joyce previously submitted an Expression of Interest to join the Committee, and was endorsed as an eligible candidate by Council at the time. It is confirmed that Judith remains interested in joining the Committee and had been invited to attend induction.

Local Government Aboriginal Network (LGAN) Conference

6. The Local Government Aboriginal Network (LGAN) will hold its annual conference in Sydney on the 9 -11 October 2019. It was agreed that two members attend on behalf of the Committee.

Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta Report – Community Needs and Aspirations (Background, Methodology and Recommendations) 10 October 2019 (Special meeting)

7. Council's Community Capacity Building Officer (First Peoples Engagement and Strategy) presented the 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta' Report for feedback and discussion of its recommendations.

8. The Committee unanimously resolved:

    a. That the Committee supports the process, the report on 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations', the eight Recommendations contained within the Report (on pages 33 & 34) and the two proposed models in Recommendation 2.

    b. That moving forward, the Committee seeks Council's endorsement in proceeding with the next step in exploring through a feasibility study and business case process, the two main First Peoples Cultural Infrastructure models.

    c. The Committee thank Council for its ongoing support.

9. This report will be presented to Councillors at a forthcoming Councillor Workshop to be scheduled in February 2020, prior to a Council report seeking endorsement of the next steps.

FINANCIAL IMPLICATION FOR COUNCIL

10. There are no financial implications from this report

Ellen Ross
Community Capacity Building Officer

Phillip Scott
Community Capacity Building Manager

David Moutou
Group Manager Social & Community Services

Jon Greig
Executive Director Community Services

ATTACHMENTS:

1⇩	Aboriginal & Torres Strait Islander Advisory Committee Meeting Minutes 24 September 2019	6 Pages
2⇩	Aboriginal & Torres Strait Islander Advisory Committee (special) Meeting Minutes 10 October 2019	5 Pages

REFERENCE MATERIAL

CITY OF PARRAMATTA

MINUTES

Meeting Name	Aboriginal & Torres Strait Islander Advisory Committee	F2017/00358
Date	Tuesday 24 September 2019 (DRAFT MINUTES)	**Time 6.10pm**
Venue	Level 12 Board Room 126 Church Street, Parramatta	
Attendees	John Robertson (Chairperson) Kody Boney Doug Desjardines Phil Russo OAM Michele Scarcella Kathleen Summers	
Present	COUNCILLORS (CITY OF PARRAMATTA) Councillor Phil Bradley STAFF (CITY OF PARRAMATTA) Jayde Kelly (ATSI Community Development Officer) David Moutou (Group Manager Social and Community Services) Stephen Pearson (Committee Clerk) Ellen Ross (Community Capacity Building Officer) Steven Ross (Community Capacity Building Officer – First Peoples Engagement and Strategy) OTHER Edwina Crawford (Director, Aboriginal Services Unit, Department of Communities and Justice)	
Chaired by	John Robertson (Chairperson)	

1. Acknowledgement of the Traditional Custodians – The Darug People

John Robertson (Chairperson) made an Acknowledgement of Country, recognising that the land upon which the meeting was being held is Burramattagal and he paid his respects to his ancestors, to any Darug Elders present and to Elders of all the Nations in the Local Government Area and young ones under instruction who will be our leaders in the future.

2. Welcome and Introductions

The Chairperson, John Robertson welcomed everyone to the meeting.

3. Apologies

Apologies were received and accepted from Committee Members, Bruce Gale (Deputy Chairperson) and Elizabeth Sheppard.

4. Conflict of Interest Declarations

There were no declarations of interest made at this meeting.

5. Guest Speaker: Edwina Crawford – Director, Aboriginal Services Unit, Department of Communities and Justice

Edwina Crawford, Director, Aboriginal Services Unit, Department of Communities and Justice, thanked the Committee for the invitation to attend the meeting to outline the work that the Aboriginal Services Unit is doing in the new Department of Communities and Justice. Edwina outlined that the Department now has two arms – one dealing with Corrective Services and the other with Youth Justice.

Edwina stated that the Unit aims to reduce the disproportionate rate of incarceration of Aboriginal and Torres Strait Islander peoples and improve community safety under the 'Better Pathways to Justice Program'.

Assistance is provided to Aboriginal and Torres Strait Islander people who are attending court, either as an offender, defender or victim. The assistance is given in a variety of ways, for example, regaining their licence, engagement around permanent placement of young people. The Unit is looking at increasing presence of people providing assistance in the Children's Courts to try and reduce some of the risk factors.

Edwina distributed to the Committee a booklet on 'Reducing Aboriginal Overrepresentation in the Criminal Justice System 2018-2020'.

The Unit has to work through a lot of legislation and it follows a very structured approach. The aim is to place Aboriginal and Torres Strait Islander people into programs and stop them from re-offending and to empower them when they leave the system. The Unit works closely with the Police on strategic issues. The Police have recently put in place a 'Protective Admissions Scheme'.

The Committee was provided with a snapshot of what offending looks like in the City of Parramatta LGA for the period from April 2018 to March 2019. The statistics, which are broken down into offence type, indicate that:

- 83 Indigenous juvenile persons of interest were proceeded against by NSW Police (Table 1)
- 315 Indigenous adult persons of interest were proceeded against by NSW Police (Table 2)

The Committee viewed statistics on Dashboard of Aboriginal over-representation in prison – July 2019 Monthly Summary – adult males and females and juvenile males and females.

Edwina said that the Government proposes to review the Young Offenders Act and it wants to make Youth Justice Conferencing more accessible to people.

The Committee then viewed a video put together by The Behavioural Insights Team on 'What's your Plan – Have a Yarn'. This approach is a trial rollout and it takes a different approach grounded on behavioural insights. It looks at the well-being of the person and how they can be a better person. It specifically looks at what's behind the person's behaviour and see how they can fix it. Edwina indicated that an outcome evaluation of the trial is currently being conducted.

The Committee expressed its concern that nothing can happen to place a young person into a Program until they have pleaded guilty to an offence.

ACTION

Committee members to raise any further questions with Steven Ross or Ellen Ross who will pass on to Edwina Crawford, Director, Aboriginal Services Unit, Department of Communities and Justice.

Note: Edwina Crawford then left the meeting at this stage, the time being 7.22pm.

6. Confirmation of Previous Minutes – Tuesday 27 August 2019

RESOLVED (Boney/Summers)

That the Minutes of the Aboriginal and Torres Strait Islander Advisory Committee Meeting held on Tuesday 27 August 2019 be received and noted as a true record of the meeting subject to the minute in respect to Item 8k – Committee Member – Elizabeth Sheppard – Associate Member of Australian Music Centre being amended to read as follows:

Committee Member - Elizabeth Sheppard – Elected as Associate Composer of Australian Music Centre

Committee member, Elizabeth Sheppard reported that the Australian Music Centre (AMC) Board has recently elected her as an Associate Composer, in recognition of her Noongar Yamatji indigenous composition and recording work with Ngarra-Burria, Mooghalin Arts, Eora Aboriginal College and ANU. Her composition scores and CDs will be marketed via the AMC website, and have been recorded by the ABC.

Councillor Phil Bradley left the meeting at this stage, the time being 7.26pm.

7. Business Arising from Previous Minutes – 27 August 2019

Item 8a – Bankwest Stadium

Ellen Ross, Community Capacity Building Officer, reported that Bankwest Stadium does not have a flagpole.

Item 8e – Sorry Day Garden, Lake Parramatta

Ellen Ross, Community Capacity Building Officer, reported that it is possible to re-name the 'Sorry Day Garden' at Lake Parramatta to the 'Marcia Donovan Memorial Garden' in accordance with Council's 'Commemorative Works and Memorials Policy'.

Item 3 – Recommended Replacement Member to Fill Vacancy on Committee

Ellen Ross, Community Capacity Building Officer, advised that Judith Joyce previously submitted an Expression of Interest (EOI) to join the ATSI Advisory Committee and that she is still interested in joining the Committee.

Ellen indicated that she will check the previous Council resolution to determine as to whether a recommendation for Judith Joyce's appointment to the Committee needs to go to Council.

Item 8h – Maori Land Claim

David Moutou, Group Manager Social and Community Services reported that the Maori Land Claim (in respect to a 112-acre parcel of land including James Ruse Reserve, Robin Thomas Reserve, the Rangihou Reserve) is currently being considered by the Court.

Item 8c – Local Government Aboriginal Network (LGAN) Conference

Steven Ross, Community Capacity Building Officer – First Peoples Engagement and Strategy, reported that the Local Government Aboriginal Network (LGAN) will hold its annual conference in Australia Hall, Elizabeth Street, Sydney from 9-11 October 2019.

RECOMMENDATION (Russo/Summers)

That two ATSI Advisory Committee members attend the 2019 LGAN Conference, one being the Committee Chairperson John Robertson and the other being either Donna-Lee Astill or Lynette Leerson OAM.

Note: Jayde Kelly, ATSI Community Development Officer, indicated that she will be attending one day of the Conference.

8. Report of the ATSI Community Capacity Building Officer – First Peoples Engagement and Strategy

Steven Ross, ATSI Community Capacity Building Officer - First Peoples Engagement and Strategy, reported on the following:

Reconciliation Action Plan (RAP)

Steven reported that this is the 2nd year of RAP implementation reporting, with a report having been submitted to Reconciliation Australia in September 2019. There were some clear outcomes for 2019 as follows:

- City of Parramatta Council is one of only 3 Councils in the Sydney basin with a RAP;
- Development of an online portal, The Burramatta Portal, to engage better with our First Peoples residents, Darug and the ATSIAC. It was noted that not everyone from the Committee has registered;
- 10,000 people attended Burramatta NAIDOC in 2019;
- Internal and external events were held for National Reconciliation Week, including a performance by Archie Roach;
- Cultural Awareness training sessions have trained another 102 staff bringing the total to just over 50% of the Council's workforce.
- Another 16 staff from NGOs have also been trained in the training Council offers for free;
- Procurement – Council has engaged Supply Nation registered companies which increased its Indigenous procurement by 5%;
- If large contractors engaged on capital projects are factored in, the increase of Council's spend was actually an astronomical 2630%;
- Relationships are continually being built with key Aboriginal and TSI organisations including Local Aboriginal Land Councils;
- Challenges have arisen, particularly in regard to Council's ATSI Employment Strategy, which will be addressed during the 3rd year of implementation.

9. General Business

a. Study of Aboriginal and TSI Cultural Infrastructure

Steven Ross, ATSI Community Capacity Building Officer - First Peoples Engagement and Strategy, reported that a major achievement of the RAP has been the conduct of a study into Aboriginal and TSI Cultural Infrastructure in the City of Parramatta. The Final Report is expected soon and will be circulated to Committee members as soon as it is available.

b. Maria Lock Park, Castle Street, North Parramatta

Attention was drawn to the poor condition of the park name sign at Maria Lock Park, Castle Street, North Parramatta, as the sign is very faded.

ACTION

That a maintenance request be lodged in respect to the park name sign at Maria Lock Park, Castle Street, North Parramatta.

c. 'Dark Emu' Book by Bruce Pascoe

Reference was made to an excellent book titled 'Dark Emu' which presents a view of Indigenous Australian history and culture. The book is written by Bruce Pascoe, who is an Aboriginal writer, researcher and educator.

A question was asked as to whether Council's library has this book within its collection.

David Moutou, Group Manager Social and Community Services confirmed that this book is stocked by the Library including a children's edition.

d. 2019 NSW Aboriginal Land Council Election

Reference was made to the 2019 NSW Aboriginal Land Council Election which is to be held on Saturday 30 November 2019.

ACTION

It was requested that the voting booth locations for the 2019 NSW Aboriginal Land Council Election **be advertised on the The Burramatta Portal as well as circulated by email.**

e. Memorial to Indigenous Service Personnel Steering Committee

It was reported that a meeting of the Memorial to Indigenous Service Personnel Steering Committee will take place at 12.30pm on 2 October 2019. The meeting will consider the installation of "Firesticks" by Jason Wing in Queens Wharf Reserve, Parramatta. The engineer and the artist will be present.

ACTION

David Moutou, Group Manager Social and Community Services will circulate details to Committee members.

f. Possible Sports Grants to Football Teams

A question was raised as to the availability of Sports Grants for football teams in the knockout. It was indicated that it was too late for this year, as application deadlines have passed.

ACTION

David Moutou, Group Manager Social and Community Services will consider this in next year's Sports Grants Program.

g. NSW Health

It was reported that Justice Health and The Children's Hospital Network does not currently have an Aboriginal Health Advisory Committee. However, such a Committee is about to be formed.

ACTION

Committee member, Michele Scarcella to send to Committee members an Expression of Interest (EOI) for membership of the Childrens' Hospital Westmead Aboriginal Community Advisory Committee.

h. Retirement of Security Officer, Clinton Wright

Clinton Wright, Security Officer advised that he will be retiring at the end of this year, having serviced the Committee for a period of 14 years. Clinton thanked the Committee and he said that he made some very good friendships over these years.

10. Next Meeting

6.00pm Tuesday 22 October 2019

The Meeting closed at 7.15pm.

CITY OF PARRAMATTA

MINUTES

Meeting Name	Aboriginal & Torres Strait Islander Advisory Committee	F2017/00358
Date	Thursday 10 October 2019 (DRAFT MINUTES)	**Time 6.10pm**
Venue	Level 12 Board Room 126 Church Street, Parramatta	
Attendees	John Robertson (Chairperson) Donna-Lee Astill Doug Desjardines Colin Kinchela Phil Russo OAM Michele Scarcella Kathleen Summers (Telephone Link)	
Present	COUNCILLORS (CITY OF PARRAMATTA) Councillor Phil Bradley Councillor Patricia Prociv STAFF (CITY OF PARRAMATTA) Jayde Kelly (ATSI Community Development Officer) David Moutou (Group Manager Social and Community Services) Stephen Pearson (Committee Clerk) Ellen Ross (Community Capacity Building Officer) Steven Ross (Community Capacity Building Officer – First Peoples Engagement and Strategy) Phillip Scott (Community Capacity Building Manager)	
Chaired by	John Robertson (Chairperson)	

1. Acknowledgement of the Traditional Custodians – The Darug People

John Robertson (Chairperson) made an Acknowledgement of Country, recognising that the land upon which the meeting was being held is Burramattagal and he paid his respects to his ancestors, to any Darug Elders present and to Elders of all the Nations in the Local Government Area and young ones under instruction who will be our leaders in the future.

2. Welcome and Introductions

The Chairperson, John Robertson welcomed everyone to the meeting.

3. Apologies (Russo OAM/Summers)

Apologies were received and accepted from Committee Members, Elizabeth Sheppard and Lynette Leerson OAM.

cityofparramatta.nsw.gov.au

4. Conflict of Interest Declarations

There were no declarations of interest made at this meeting.

5. Consultation on Aboriginal and TSI Cultural Infrastructure in Parramatta – Community Needs and Aspirations (Background, Methodology & Recommendations – Presentation of Report Speaker: Steven Ross, Community Capacity Building Officer – First Peoples Engagement and Strategy

David Moutou, Group Manager Social and Community Services, referred to the Report on 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community needs and aspirations' which has been distributed to Committee members. David said that the Report is an exciting piece of work.

David indicated that the ASTI Advisory Committee has been in operation for over 20 years and the report will be a valuable document to the Committee in the years ahead as a statement of what is meant by provision of cultural infrastructure and providing a sense of priorities. The report will also serve as a key piece of evidence when talking with Councillors and funding bodies.

A brief introduction of all attendees at the meeting was then held.

Steven Ross, Community Capacity Building Officer – First Peoples Engagement and Strategy, then gave a presentation on the Aboriginal and Torres Strait Islander Cultural Infrastructure of Parramatta.

The presentation covered:

1. Acknowledgement of Country
   - All approaches to Aboriginal politics happened here in Parramatta
   - There is significant recognition given to the Darug Peoples in the Cultural Plan and Cultural Infrastructure Report
   - There are differing acknowledgements given to Country – this is a good thing

2. Importance of Corporate Documents
   - The Stretch Reconciliation Action Plan and Cultural Plan are very important documents
   - They are linked to the Community Strategic Plan and a range of other documents

3. Where did this come from?
   - Stretch Reconciliation Action Plan 2017-2020 – Action Target
   - Culture and Our City – A Cultural Plan for Parramatta's CBD 2017-2022
   - Community Strategic Plan

4. Current First Peoples Infrastructure in Train or in Development
   - 5 Parramatta Square – Public Domain
   - Keeping Place
   - Memorial to Indigenous Service Personnel
   - *Yenama Madung* – Cityscape Walk
   - Aboriginal Science Centre
   - Events and Public Programming
   - Practice and development

5. The Consultant Brief

   Catherine Craigie and Anthony Duke were engaged to prepare the Report and the Brief was to determine and consider:

- What is missing?
- What is being delivered by others?
- Case-studies and literature review
- Meaningful conversations
- Report with Recommendations

Steven reported that 174 people were surveyed and over 250 people were engaged in the process.

6. Key Themes and Principles
   - Primacy of traditional owners
   - Broader First People's story
   - Support for Aboriginal cultural infrastructure
   - Compelling story of Parramatta
   - Social, cultural and economic foundation
   - Living Place

   Steven reported that the City of Parramatta is a leader in Aboriginal and TSI reconciliation in local government circles.

7. Report Recommendations (page 33-34)
   - Recommendations 1 & 2 – Affirmation
   - Recommendations 3 & 4 – Advice
   - Recommendation 5 – Next Stage
   - Recommendations 6 to 8 – Strategic Alliances and Relationships

8. Model 1

   "Cultural infrastructure that supports the aspirations of the Darug community including language, genealogy, history, contemporary connection and land and water management. The consultants suggest exploring the Koori Heritage Centre Model in Melbourne. It has diverse cultural functions, which are consistent with consultation feedback."

9. Model 2

   "Community arts spaces including an Aboriginal Arts Lab and/or a Parramatta Arts Hub or Centre that could include exhibition spaces and focus on the development of established emerging arts practices such as visual arts, textiles, digital art forms, music or film."

   Note: It was suggested that the word "or" appearing in the first line of Model 2 above be deleted and the word "or" in the third line be replaced with the word "and".

10. Where to from here?
    - Feedback on the process
    - Feedback on the report
    - Feedback on the recommendations
    - Feedback on the models
    - Advice to Council
    - Advice for the Feasibility Study
    - Positioning within Council

6. Feedback from Committee on Report and Recommendations

The Committee discussed the Report on 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community needs and aspirations' and made the following comments and suggestions:

- the Lord Mayor be invited to attend a future meeting of the ATSI Advisory Committee so that he can be briefed on the Report
- the use of the word "commits" in Recommendation 5 of the Report be reviewed
- there is nowhere in Parramatta where Aboriginal & TSI people can sit
- the Report be widely circulated to schools and libraries in the City of Parramatta LGA
- the Report be initially referred to a Councillor Briefing Session prior to being considered by Council
- what is the City of Parramatta doing to preserve what we have?
- where will the funding come from and will it take away from other areas of Council's operations?
- there needs to be reference given to the biography of the authors of the Report, namely, Catherine Craigie and Anthony Duke so as to give credibility to the Report
- look at the Melbourne Koori Centre and whether it makes a lot of money from tourism
- Parramatta Arts Society has several artists engaged in Aboriginal Art – the importance of Aboriginal art was stressed and opportunities should be given to emerging and young Aboriginal artists who can work on and develop their practice
- Parramatta Square – the artworks will be presented to Councillors before finalisation
- look at the financial viability of having a bigger celebration of the Eels Festival in March where Aboriginal people can celebrate and involve Gadigal women
- it is very important to have Aboriginal materials on display at an Aboriginal Cultural Centre as a means of explaining various Aboriginal cultural activities such as dance and weaving – such a Cultural Centre could be used for all different things such as a could place of learning and an opportunity for employment of ATSI young people
- consideration should be given, as part of the Feasibility Study, to the very large transient Aboriginal population coming to Parramatta due to the relocation of Government Departments to Parramatta
- look at doing something for International Women's Day in 2020
- the Council should be commended for its work on the long and difficult task of Aboriginal reconciliation
- Parramatta could be and should be considered as the Aboriginal Centre of Australia
- it is very clear from the recent Local Government Aboriginal Network Conference that the City of Parramatta is a leader in Aboriginal and TSI recognition and continues to be a leader in this area
- it is important to focus on the needs and aspirations of Aboriginal & TSI people of different ages
- it is important to recognise other clans as time goes on, in addition to the Darug People

RECOMMENDATIONS (UNANIMOUS) (Russo OAM/Summers)

1. **That the Committee supports the process, the Report on 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations', the eight Recommendations contained within the Report (on pages 33 & 34) and the two proposed models in Recommendation 2.**
2. **That in moving forward, the Committee seeks Council's endorsement in proceeding with the next step in exploring through a feasibility study and business case process, the two (2) main First Peoples cultural infrastructure models.**
3. **The Committee thank Council for its ongoing support.**

FURTHER ACTIONS

1. **Steven Ross to pass on the Committee's thanks to Catherine Craigie and Anthony Duke for their report on 'ATSI Cultural Infrastructure in Parramatta – Community Needs and Aspirations'**
2. **Steven Ross to report back to the Committee on the status of the works that might impact the in-ground walking trail artwork of Jamie Eastwood on the northern side of Parramatta River.**
3. **Steven Ross to report back to the Committee on what has happened to the plaque near Parramatta Town Hall that commemorated the Native Feast.**
4. **Steven Ross to report on the possibility of the proposed digital carpet in Parramatta Square incorporating an Aboriginal element.**
5. **Steven Ross to follow up on the progress of the City Signage Project, and in particular the proposed review of interpretative signs, and the Committee's previous request that it be again consulted on this at a future meeting of the Committee.**

6. **Steven Ross to report back to the Committee on the proposed signage at both ends of Parramatta Square and whether these signs will incorporate and Aboriginal element.**
7. **John Robertson (Chairperson) to report back to the Committee on the outcomes of the Local Government Aboriginal Network (LGAN) Annual Conference which he recently attended on 9-11 October 2019.**

David Moutou thanked the Committee for their attendance at this meeting outside of the normal meeting schedule and also for their valuable input.

Clr Prociv left the meeting at 7.20pm during discussion of Item 6.

8. Next Meeting

6.00pm Tuesday 22 October 2019

The Meeting closed at 7.45pm.

FAIR

ITEM NUMBER	13.2
SUBJECT	FOR APPROVAL: Provision of Joint Delegated Authority to the Lord Mayor and Chief Executive Officer over the Christmas / New Year Period
REFERENCE	F2004/07400 - D07114826
REPORT OF	Governance Manager

PURPOSE:

To provide joint delegated authority to the Lord Mayor and the Chief Executive Officer to exercise the powers, duties and functions of the governing body of the Council between the Christmas and New Year period.

RECOMMENDATION

(a) **That**, in accordance with Section 226(d) and Section 377(1) of the Local Government Act 1993, Council delegate joint authority to the Lord Mayor and the Chief Executive Officer to exercise the powers, duties and functions of the Council during the Recess Period, being Tuesday, 17 December 2019 to Monday, 10 February 2020.

(b) **Further, that** in the event that the Lord Mayor and Chief Executive Officer are required to deal with important or urgent business of the Council during the Recess Period:
   (1) notice of the important or urgent business of the Council be provided to all Councillors at least three (3) days prior to a Delegated Authority Meeting;
   (2) any referral, signed or emailed by two (2) Councillors, be permitted to refer such item to a full Council Meeting for consideration;
   (3) the minutes for all important or urgent business dealt with under this delegation during the Recess Period be submitted to the first available Council Meeting of the New Year.

BACKGROUND

1. Clause 3.1 of Council's Code of Meeting Practice states that ordinary meetings of the Council will be held on the second and fourth Monday of each month (except for January where no meetings are held).

2. Council will hold its final Council Meeting of 2019 on 16 December 2019 and the first Council Meeting of 2020 is proposed to be held on Monday, 10 February 2020. The period between the last 2019 Council Meeting and the first 2020 Council Meeting is known as the Recess Period.

3. Section 226(d) of the Local Government Act 1993 (the Act) states the role of the Lord Mayor as:

   "(d) to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council,"

4. In addition, Section 377 of the Act provides Council with the general power of the Council to delegate *… to the general manager [Chief Executive Officer] or any other body (not including another employee of the council) any of the functions of the council under this or any other Act….*

5. To ensure the smooth operation of the governing body during the Recess Period, it is proposed that Council delegate joint authority to the Lord Mayor and Chief Executive Officer all powers, duties and functions of the Council which cannot reasonably be deferred to the first ordinary Council Meeting following the Recess Period.

6. As a matter of process, it is proposed that all matters to be dealt with under joint delegation will be itemised on an agenda for consideration at a Delegated Authority Meeting to be held between the Lord Mayor and Chief Executive Officer.

7. Notice of any Delegated Authority Meeting will be provided to all Councillors at least three (3) days prior to a meeting being held. Councillors will also have the opportunity to refer any item listed for a Delegated Authority Meeting to Council for consideration. Referral of any item must be referred by two (2) or more Councillors.

8. Items of business determined at a Delegated Authority Meeting by the Lord Mayor and the Chief Executive Officer, will be minuted and included in the agenda for the first Council Meeting of 2020. Decisions made by the Lord Mayor and the Chief Executive Officer under joint delegated authority are provided to the Council and the public for transparency and accountability.

9. The above provisions do not preclude the calling of an Extraordinary Council Meeting in accordance with Council's adopted Code of Meeting Practice and the Act.

CONSULTATION & TIMING

10. Council's internal legal team has been consulted and support the process to provide joint delegated authority to the Lord Mayor and Chief Executive Officer during the Recess Period.

11. All Councillors will be provided notice of items to be considered at any Delegated Authority Meeting during the Recess Period, at least three (3) days period to any meeting being held.

12. The joint delegation will take effect on 17 December 2019 and conclude prior to the Council Meeting of 10 February 2020.

Patricia Krzeminski
Governance Manager, Corporate Strategy & Governance

Lisa Oldridge
Group Manager, Corporate Strategy & Governance

Michael Tzimoulas
Executive Director, Corporate Services

Brett Newman
Chief Executive Officer

ATTACHMENTS:
There are no attachments for this report.

REFERENCE MATERIAL

FAIR

ITEM NUMBER	13.3
SUBJECT	FOR APPROVAL: Alternate Locations for Council Meetings during 2020
REFERENCE	F2019/00279 - D07147926
REPORT OF	Governance Manager

PURPOSE:

The purpose of this report is to provide Council with options to hold Council Meetings in alternate venues during May to August 2020.

RECOMMENDATION

(a) **That** the Ordinary Council Meetings between May and August 2020 be held in the following community locations:

11-May	Dundas Community Centre	Dundas Ward
25-May	Dundas Community Centre	
9-Jun	Wentworth Point Library	Rosehill Ward
22-Jun	Wentworth Point Library	
13-Jul	Don Moore Community Centre	North Rocks Ward
27-Jul	Don Moore Community Centre	
10-Aug	Epping Community Centre	Epping Ward
24-Aug	Epping Community Centre	

(b) **That** Council confirm the location of the Ordinary Council Meetings between October and December 2020 to be held in the Cloister Function Rooms at St Patrick's Cathedral, 1 Marist Place, Parramatta.

(c) **That** any Extraordinary Council Meeting, unless otherwise resolved, be held in the Council Administration building, Level 12 Boardroom, 126 Church Street, Parramatta.

(d) **Further, that** notice be provided to the public of all Council Meetings, including Extraordinary Meetings, in accordance with Part B, Section 3.5 of Council's Code of Meeting Practice.

BACKGROUND

1. Council, at its meeting of 25 November 2019, confirmed its Council meeting dates for 2020. Additionally, Council resolved:

   "*(c) That a report come back to Council on the suitability to hold the Ordinary Council Meetings from 11 May 2020 to 24 August 2020 inclusive, in community locations within each Ward in the Parramatta Local Government Area."*

2. This report provides options to hold Council Meetings during May to August 2020 at alternate community locations within the Parramatta Local Government Area.

ISSUES/OPTIONS/CONSEQUENCES

3. A review of the various community facilities within the Parramatta Local Government Area was undertaken to determine the suitability to hold Council Meetings. Venue requirements were identified in order to accommodate Council Meetings, including:
    a. Size suitable for a Council Meeting, and public gallery area;
    b. Separate area available for dining;
    c. Heating / cooling facilities;
    d. Hearing loop facilities
    e. Off-street parking;
    f. Public transport opportunities;
    g. Disability access.
4. A tour was undertaken of suitable locations which had initially met the above criteria and availability for the venue was investigated. A table outlining venue suitability and availability is included as an attachment to this report.
5. Having regard to the above factors, Council may wish to consider the following venues for Council Meetings during May and August 2020:

11-May	Dundas Community Centre	Dundas Ward
25-May	Dundas Community Centre	
9-Jun	Wentworth Point Library	Rosehill Ward
22-Jun	Wentworth Point Library	
13-Jul	Don Moore Community Centre	North Rocks Ward
27-Jul	Don Moore Community Centre	
10-Aug	Epping Community Centre	Epping Ward
24-Aug	Epping Community Centre	

CONSULTATION & TIMING

6. Council's Governance and Community Services Directorate have consulted to find suitable community venues to hold Council Meetings in 2020.

FINANCIAL IMPLICATION FOR COUNCIL

7. There will be no costs to hire the community facility. All other costs associated with holding Council Meetings, including the provision of catering (excluding serving ware), security, audio/visual will be consistent with holding Council Meetings at St Patrick's Cathedral.
8. Should Council resolve to proceed with Council Meetings held in community facilities, additional costs associated with parking (at Wentworth Point Library and Epping Community Centre), catering costs of hiring crockery, glassware, etc and privacy partitions for use at the Dundas Community Centre will need to be funded from within the existing Council Meeting budget.

Patricia Krzeminski
Governance Manager

Lisa Oldridge
Group Manager, Corporate Services & Governance

Michael Tzimoulas
Executive Director, Corporate Services

ATTACHMENTS:

1⇩ Alternate Council Meeting: Venue Availability and Suitability 1 Page

REFERENCE MATERIAL

					Available							
									Annual hirers have not yet been confirmed			
Ward	**Venue**	**Address**	**Facilities**	**Comments**	**11-May**	**25-May**	**9-Jun**	**22-Jun**	**13-Jul**	**27-Jul**	**10-Aug**	**24-Aug**
North Rocks Ward	Don Moore Community Centre	Cnr North Roads Rd and Farnell Ave, North Rocks	Separate dining Parking available Separate Councillor entrance Hearing loop Heating / Cooling	Partitions required for Closed Council Limited public transport options	No	No	No	No	*Possible*	*Possible*		
	Roselea Community Centre	645-671 Pennant Hills Road, Beecroft	Separate dining Parking available Heating / Cooling	Limited public transport options Loud heating / cooling noise No hearing loop	No	No	No	No				
Epping Ward	Epping Community	9 Oxford Street, Epping	Separate dining Heating / Cooling Hearing loop	On street parking available	No	No	No	No			*Possible*	*Possible*
	Epping Leisure and Learning Centre	1 Chambers Court (off Pembroke Street), Epping	Heating / Cooling Hearing loop Parking available	No separate dining Limited disabled access Limited public transport options	Hall only (from 4pm)	Hall only (from 4pm)	No	Hall only (from 4pm)				
Dundas Ward	Ermington Community Centre	6 River Road, Ermington	Separate dining Parking available Separate Councillor entrance Heating / Cooling	No hearing loop Limited public transport options	Yes (both from 3pm)	No	Yes (both from 3pm)	Yes (both from 3pm)				
	Dundas Community Centre	21 Sturt Street, Telopea	Separate dining Parking available Separate Councillor entrance Heating / Cooling	No hearing loop Limited public transport options	Hall only (from 3pm) *Possible*	Hall only (from 3pm) *Possible*	No	No				
Rosehill Ward	Wentworth Point Library	10 Footbridge Blvd, Wentworth Point	Separate dining Heating / Cooling Hearing loop	3 hours free parking in adjacent supermarket (paid parking, 30min increments thereafter) Limited public transport options			*Possible*	*Possible*				

FAIR

ITEM NUMBER	13.4
SUBJECT	FOR APPROVAL: Homelessness Policy
REFERENCE	F2018/02701 - D07124211
REPORT OF	Community Capacity Building Officer

PURPOSE:

To present to Council the Homelessness Policy for endorsement.

RECOMMENDATION

(a) **That** Council endorse the Homelessness Policy as provided at Attachment 1.

(b) **Further, that** Council delegate authority to the Chief Executive Officer to review and approve a submission to the NSW Parliamentary Inquiry into the Protocol for Homeless People in Public Places, with the concurrence of the Lord Mayor.

BACKGROUND

1. Council's Delivery Plan and Operational plan 2018-2021 commits to building the capacity of Council and local services to reduce the incidence and impact of homelessness (Principal Activity 1.2.3).
2. Council's Homelessness Policy was developed in 2011, reviewed, and re-endorsed in 2017. The aim of the Homelessness Policy is to minimise homelessness in the Parramatta LGA, and in doing so:
    a. Improve the wellbeing of those at risk and those who are homeless, and;
    b. Support the continued prosperity of the City for the benefit of the wider business and residential community.
3. The Homelessness Policy was due to be reviewed in 2019 as part of its regular review timetable.

ISSUES/OPTIONS/CONSEQUENCES

4. Commonwealth and State governments hold the statutory responsibility, funding and policy levers for the provision of services to people experiencing homelessness. As custodian of the local area, there exists a community expectation that Council actively responds to the issue of homelessness with the dual goals of reducing impact/harm and maintaining public amenity.
5. Council's Homelessness Policy underpins Council's ability to respond and assist people experiencing homelessness and associated issues within the general community across the LGA. Through this policy, Council commits to working in partnership with the sector of government, non-government and voluntary organisations seeking to address homelessness.
6. The Policy has been reviewed and, with some updates to the associated documents section and a change of timeframe for review from 2 years to 4 years, the reviewed policy is recommended for endorsement (Attachment 1).

7. One of the nine principles on which the policy stands is the shared use of public space and, specifically, Council's recognition and adherence to the NSW State Government Protocol for Homeless People in Public Spaces. The Protocol was created to help ensure that homeless people are treated respectfully and appropriately and are not discriminated against on the basis of their homeless status. All State departments with an operational presence in public places or who provide a service to assist homeless people have endorsed the Protocol.
8. In recognising and adhering to the Protocol, Council is making a commitment that homeless persons in the public domain will not be approached unless certain criteria is met as detailed in Attachment 2. The protocol does not prevent Council from taking appropriate action where health or safety is at risk or a breach of the peace or unlawful behaviour has occurred.
9. Currently the Legislative Assembly Committee on Community Services of the NSW Parliament is conducting an inquiry into the Protocol for Homeless People in Public Places. The Terms of Reference for this inquiry can be found at Attachment 3. The closing date for submissions is Friday 28 February 2020. Given Council's experience in the operational implementation of the Protocol, it is proposed that Council make a submission to this inquiry.

CONSULTATION & TIMING

10. Council officers conducted a stakeholder engagement process in 2018-2019. This engagement process sought to provide input into Council's Homelessness Policy review and the creation of a Homelessness Action Plan to guide operational implementation of the Policy. This process began with a Councillor workshop on 26 July 2018 and proceeded onto interviews and workshops with key internal and external stakeholders.
11. Key feedback from the consultation related to the provision of outreach services and support services for those experiencing homelessness. The NSW Department of Communities and Justice have recently announced increased outreach services in Parramatta. Council's Homelessness Action Plan also contains actions for improved outreach and coordination of operation responses to people sleeping in the public domain, including the piloting of a Public Space Liaison Officer position modelled on the position employed by City of Sydney and Byron Shire Councils.
12. City of Parramatta Council's Leadership Team endorsed the Homelessness Policy review and Homelessness Action Plan 2018-2023 on 27 September 2019.
13. A Council submission to the inquiry into the Protocol for Homeless People in Public Places will contain a summary of the consultation process undertaken in 2018-2019 and detail Council's experience of applying the Protocol. The submission will cover the importance of accessible, assertive and available support services to the success of the Protocol's aims.
14. Given that submissions close on 28 February 2020, it is proposed that Council Chief Executive Officer be delegated to approve Council's submission to the inquiry, with the concurrence of the Lord Mayor.

FINANCIAL IMPLICATION FOR COUNCIL

15. There are no further financial implications to implement the policy beyond Council's current Delivery Program and Operation Plan.

Ellen Ross
Community Capacity Building Officer

Phillip Scott
Community Capacity Building Manager

David Moutou
Group Manager Social and Community Services

Jon Greig
Executive Director Community Services

ATTACHMENTS:

1⇩	Homelessness Policy - Reviewed 2019	5 Pages
2⇩	Protocol for Homeless People in Public Places - NSW Government	3 Pages
3⇩	Terms of Reference - Inquiry into the Protocol for Homeless People in Public Places	1 Page

REFERENCE MATERIAL

CITY OF PARRAMATTA

Homelessness Policy

Contents

- Scope
- Purpose
- Policy
- Procedure
- Definitions

Scope

City of Parramatta Council's Homelessness Policy recognises that the number of people who are homeless or at risk of homelessness in the local government area (LGA) is growing. This is a concern not only for those individuals affected, but also for the wider community including residents, workers, services, visitors and businesses.

Homelessness takes a range of forms. Some people may have become suddenly homeless requiring crisis accommodation, while others may be chronically homeless, sleeping rough in public places over a long period of time or 'couch surfing' between friends, family and acquaintances. Many are at risk struggling to maintain private tenancies.

This policy outlines the principles Council will apply to its services and activities which seek to minimise homelessness in the Parramatta LGA.

Purpose

The aim of the Homelessness Policy is to minimise homelessness in the Parramatta LGA, and in doing so:

- Improve the wellbeing of those at risk and those who are homeless, and;
- Support the continued prosperity of the City for the benefit of the wider business and residential community

The objectives of this policy focus on driving actions that together will:

- Contribute to preventing homelessness – Prevent those at risk from tipping over into homelessness
- Support and work with the local homelessness sector – Build the capacity locally to break the cycle for homeless people
- Maintain and promote use of public spaces and assets for the whole community including assisting people off the streets, and
- Champion regional planning and partnerships – Encourage collaborative evidence based actions to combat homelessness by government, businesses and service providers.

Homelessness Policy		
Owner: Group Manager Social and Community Services	Area: Social and Community Services	POL No:324
Date of Commencement: 2011	Approval Authority: Council	Date Approved:
Amendment 3	Date of Next Review: 2023	Review: 4

CITY OF PARRAMATTA

Policy

City of Parramatta Council recognises that access to secure, appropriate and affordable housing is not only a basic requirement for all people, but also an essential component of an inclusive, dynamic and sustainable city.

Diverse, multi-disciplinary strategies from multiple levels of Government and other stakeholders are required to address this growing and often complex issue.

Council's contribution to addressing homelessness will be guided by the nine policy principles outlined below.

1. Right to Housing
Council recognises that access to affordable, secure, appropriate and accessible housing is a basic requirement for all people and an essential ingredient of a socially, economically and environmentally sustainable community. Council is committed to formulating policy to address homelessness, housing needs and the provision of diverse housing options.

2. Support for Vulnerable and Disadvantaged Groups
Council recognises that people who are homeless are some of the most vulnerable and disadvantaged people in our community. Council further acknowledges that the population who are homeless have higher rates of trauma, mental and physical illnesses, substance dependence, gambling additions, intellectual disabilities and are likely to be victims of violence. Council has a statutory and moral obligation to address and advocate for the needs of vulnerable and disadvantaged people within the community.

3. Use of Public Spaces
Council recognises the NSW State Government Protocol for Homeless People in Public Spaces. Council acknowledges the rights of all members of the community to use public spaces, whilst also recognising their responsibility towards other members of the community who have the right to live in a safe and peaceful environment.

4. Right to Participate
Council recognises and encourages all members of the community to participate in cultural and community activities and events. Council also realises that some vulnerable and socially excluded people within its population may need special assistance to enable them to participate and experience greater social inclusion.

5. Supporting City Prosperity
Council acknowledges that the presence of visibly homeless people has the potential to impact on current and prospective resident, business, and visitor perceptions of the city. Council is committed to affecting change to improve the lives of homeless people themselves, and to also ensure the ongoing economic, environmental and social prosperity of the city and its various communities.

Homelessness Policy		
Owner: Group Manager Social and Community Services	Area: Social and Community Services	POL No:324
Date of Commencement: 2011	Approval Authority: Council	Date Approved:
Amendment 3	Date of Next Review: 2023	Review: 4

CITY OF PARRAMATTA

Council further acknowledges that 'managing or servicing' homelessness is very costly to local communities, and that planning to solve people's homelessness, through permanent supportive and affordable housing, is a significantly more cost effective strategy long term.

6. Taking a Regional Approach

Council recognises that Parramatta City is a large employment, shopping and services centre, and as a result is a significant drawcard location for the people of Western Sydney. Council is committed to working with a Western Sydney perspective and seeks regional partners to ensure homeless people are supported appropriately within their local communities. Further, Council seeks consistency and continuity between the policies and actions being taken regionally.

7. Advocacy

Council recognises its responsibility to advocate on behalf of all members of its community. Specifically, it recognises the need to advocate to other levels of government to reduce the incidence of homelessness within the community through the provision of appropriate State and Federal Government provided or funded services and effective housing, employment and social services policies.

8. Partnerships and Service Coordination

Council understands that the provision of services and the empowerment of the homeless and socially disadvantaged is best provided when people who are homeless, workers and agencies act cooperatively. Through stronger partnerships, and consultation with service consumers to encourage co-ordination of services and activities, Council seeks seamless services and effective exits from homelessness for people in the local government area. Importantly, Council acknowledges local private businesses and commercial enterprises as key partners in the fight against homelessness, and believes they have much to contribute and gain in creating local solutions to local homelessness.

9. Key Roles for other levels of Government

Council recognises the key roles of other levels of Government in addressing the needs of people who are homeless through:

- Social Housing
- Affordable Housing and Housing Relief Services
- Emergency, short and medium term accommodation
- Income support
- Employment and training assistance
- Health (including mental health) services
- Services for people with a substance or gambling dependency
- Services for people with a disability
- Children's, youth and other community services
- Justice system (including police, courts, corrective services)

Homelessness Policy		
Owner: Group Manager Social and Community Services	Area: Social and Community Services	POL No:324
Date of Commencement: 2011	Approval Authority: Council	Date Approved:
Amendment 3	Date of Next Review: 2023	Review: 4

CITY OF PARRAMATTA

Procedure

Refer to Homelessness Action Plan 2019-2023 (D06668033) and associated procedures document.

Definitions

Homelessness

(from Australian Bureau of Statistics and developed by Chamberlain and MacKenzie (2001))

Primary homelessness – applies when a person lives on the street, sleeps in parks, squats in derelict buildings, or uses cars or railway carriages for temporary shelter. (Rough sleepers fall into this category of homelessness).

Secondary homelessness – is used to describe people who move frequently from one form of temporary shelter to another. Secondary homelessness applies to people using emergency accommodation, youth refuges or women's refuges, people residing temporarily with relatives or with friends (because they have no accommodation of their own), and people using boarding houses on an occasional or intermittent basis (up to 12 weeks).

Tertiary homelessness – is used to describe people who live in premises where they don't have the security of a lease guaranteeing them accommodation, nor access to basic private facilities (such as a private bathroom, kitchen or living space). It can include people living in boarding houses on a medium to long term basis (more than 13 weeks) or in caravan parks. Increasingly, in Greater Sydney's unaffordable housing market, it also applies to people paying well above 30% of their income in rent who are at risk of homelessness.

Rough Sleepers

Rough sleepers are people who sleep or are bedded down in the open air. They may also be sleeping in buildings or other places not designed for habitation, such as sheds, carparks, derelict boats and so on.

Associated documents

- NSW Department of Family and Community Services, *Protocol for homeless people in public places*. Copy saved at D07017208. For implementation resources, visit: https://www.facs.nsw.gov.au/providers/funded/programs/homelessness/specialist-services/partnerships/safe-in-public/protocol
- Homelessness Action Plan 2019-2023 (D06668033)
- Homelessness Assistance Card (D06885560)

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Homelessness Policy		
Owner: Group Manager Social and Community Services	Area: Social and Community Services	POL No:324
Date of Commencement: 2011	Approval Authority: Council	Date Approved:
Amendment 3	Date of Next Review: 2023	Review: 4

History

Policy original endorsed in 2011 (Parramatta City Council) and revised in June 2017

REFERENCES	
POLICIES	
ATTACHMENTS	

Homelessness Policy		
Owner: Group Manager Social and Community Services	Area: Social and Community Services	POL No:324
Date of Commencement: 2011	Approval Authority: Council	Date Approved:
Amendment 3	Date of Next Review: 2023	Review: 4

Protocol for homeless people in public places

On this page:

- The protocol
- Principles of the protocol
- Where the protocol applies
- Review of the protocol

The NSW Government introduced the Protocol for homeless people in public places to help ensure that homeless people are treated respectfully and appropriately and are not discriminated against on the basis of their homeless status. The protocol also aims to assist homeless people to receive services if they need or request them. It is an important element in the government's strategy for responding effectively to homelessness.

The protocol

A homeless person is not to be approached unless:

- they request assistance
- they appear to be distressed or in need of assistance
- an official seeks to engage with the person for the purpose of information exchange or provision of a service
- their behaviour threatens their safety or the safety and security of people around them
- their behaviour is likely to result in damage to property or have a negative impact on natural and cultural conservation of environment, including cultural heritage, water pollution and fire risks
- they are sheltering in circumstances that place their or others' health and safety at risk (for example, staying in derelict buildings, high risk areas)
- they are a child who appears to be under the age of 16
- they are a young person who appears to be 16 to 17 years old who may be at risk of significant harm
- they are a child or young person who is in the care of the Secretary of the Department of Communities and Justice or the parental responsibility of the Minister for Families and Communities.

The protocol does not prevent organisations from taking appropriate action where health or safety is at risk or a breach of the peace or unlawful behaviour has occurred.

If homeless people require assistance, officials can involve appropriate services directly provide advice or information on available services provide a contact point that the homeless person can either call or go to for further advice or help.

Underlying principles of the protocol

The protocol is based on the following principles:

- Homeless people have the same entitlement as any member of the public to:
  - be in public places, at the same time respecting the right of local communities to live in a safe and peaceful environment
  - participate in public activities or events
  - carry with them and store their own belongings.
- Organisations that work in areas where their responsibilities are likely to bring them into contact with homeless people will receive sufficient information to enable them to assist homeless people if required, or help homeless people make contact with appropriate services.
- Homeless people have diverse backgrounds and needs, these should be considered in any response:
  - Cultural sensitivity and respect should be applied when engaging with Aboriginal homeless people and those from different cultural, linguistic or religious backgrounds. Officials should use interpreter services to assist with referring people to relevant services as required.
  - Many homeless people have complex needs such as mental health and/or drug and alcohol issues, or cognitive impairment. These issues may result in behaviour that is seen to be antisocial.
  - Homeless people may have experienced other issues that affect their needs. For example, they may have experienced domestic violence or left custody or statutory care, or they may be asylum seeking refugees with no contacts in the community.
  - The protocol does not override existing laws, statutory requirements or regulations. It does not reduce the powers of organisations or their authority to enforce specific laws and regulations.
- Homeless people have the same access to a right of reply and appeals/complaints mechanisms as all members of the public.

Where the protocol applies

The protocol applies only to public places such as parks and outdoor spaces ordinarily accessible to the public. It does not apply to private property, or property which is not generally accessible to the public.

The following government organisations with an operational presence in public places or who provide a service to assist homeless people have endorsed the protocol:

- Family and Community Services
- Department of Premier and Cabinet
- NSW Police Force
- Office of Environment and Heritage
- NSW Health
- RailCorp
- State Transit Authority of NSW
- Sydney Harbour Foreshore Authority
- Sydney Olympic Park Authority
- Aboriginal Affairs

- Ambulance Service of NSW

Each of the above organisations will implement the protocol within its own organisation and will determine how it should be used by all relevant staff, including contract staff such as security officers. Feedback/complaints about the application of the protocol will be managed through existing complaints mechanisms.

Local councils have been advised of the protocol to inform their responses.

Review of the protocol

This protocol will be reviewed every two years from the date of its publication, October 2012.

For further information visit the DCJ Housing or contact Homelessness Policy and Programs:

Manager, Homelessness Policy and Programs
DCJ
Locked Bag 4001
Ashfield BC 1800

See also

- Protocol resources kit

Last updated: 22 Oct 2019

LEGISLATIVE ASSEMBLY
COMMITTEE ON COMMUNITY SERVICES

Inquiry into the Protocol for Homeless People in Public Places

Terms of Reference

That the Committee inquires into and reports on:

a) Whether the Protocol continues to provide an effective framework for government organisations with an operational presence in public places and for services that support people who are experiencing homelessness.

b) The extent to which the Protocol is being implemented in practice by government organisations providing direct service delivery, and non-government organisations contracted on behalf of government.

c) The appropriateness of the Protocol to support joint responses between government organisations, non-government organisations and local governments working in partnership to respond to homelessness.

d) Whether the Protocol adequately protects the rights and interests of people who are experiencing homelessness who use public places, including indigenous people and minority groups.

e) Whether the Protocol appropriately balances the rights and interests of people who are experiencing homelessness with those of residents, businesses and other people and organisations using public places.

f) Any other related matters.

Committee Members:

- Ms Wendy Lindsay MP (LIB) - Chair
- Mr Dugald Saunders MP (NAT) - Deputy Chair
- Mr Justin Clancy MP (LIB)
- Ms Trish Doyle MP (ALP)
- Ms Melanie Gibbons MP (LIB)
- Mr David Harris MP (ALP)
- Ms Jenny Leong MP (Greens)

ACCESSIBLE

16 DECEMBER 2019

14.1 FOR APPROVAL: Submission to Sydney Metro on Strategic Station Options for Sydney Metro West – Rydalmere..... 43

ACCESSIBLE

ITEM NUMBER	14.1
SUBJECT	FOR APPROVAL: Submission to Sydney Metro on Strategic Station Options for Sydney Metro West – Rydalmere
REFERENCE	F2018/00684 - D07138426
REPORT OF	Transport Planning Manager

PURPOSE:

The purpose of this report is to allow Council to consider a draft Submission to Sydney Metro in response to the public consultation of a strategic station option at Rydalmere for Sydney Metro West.

RECOMMENDATION

That Council endorse and forward the submission at **Attachment 1** to Sydney Metro on the Strategic Station Options for Sydney Metro West.

BACKGROUND

1. The State Government announced Sydney Metro West on 21 October 2019. The approximately 24 kilometre long underground metro rail line will connect Westmead and Parramatta to Sydney Olympic Park and Sydney CBD (refer to Figure 1).

Figure 1: Metro West alignment Source: Sydney Metro

2. The State Government has announced that Sydney Metro West will more than double rail capacity between Parramatta and Sydney CBD and will cut travel times to approximately 20 minutes.

3. Sydney Metro has announced 8 confirmed station locations including:

   - Westmead, which is located just outside City of Parramatta's boundary but will serve the Westmead Health Innovation Precinct
   - Parramatta CBD, at Horwood Place

- Sydney Olympic Park, off Olympic Boulevard between Herb Elliot Avenue and Figtree Drive

4. Strategic station options are being investigated at Rydalmere and Pyrmont, and the exact location of the Sydney CBD station is still being considered by Sydney Metro. Sydney Metro is the NSW Government agency tasked with delivering the Metro network across Greater Sydney and is placed within the Transport Cluster.

5. Sydney Metro has also announced ancillary facilities to support operation of Metro West, including a stabling and maintenance facility at Clyde, and service facilities, for emergency access and ventilation, are proposed at the Clyde stabling yard and at Silverwater. More information about Sydney Metro West can be found in the *Sydney Metro West Project Overview Booklet* available at: https://www.sydneymetro.info/sites/default/files/document-library/Sydney_Metro_West_Project_Overview_Booklet_October_2019.pdf.

6. Sydney Metro submitted an application with the Department of Planning Industry and Environment for approval of Concept and Stage 1 of Sydney Metro West as State Significant Infrastructure under the *Environmental Planning and Assessment Act (1979)*. The State Government expects an Environmental Impact Statement will be placed on exhibition in 2020.

7. Sydney Metro West is expected to be operational by 2030.

8. On 6 November 2019, Sydney Metro opened public consultation to inform strategic investigations of station options at Rydalmere and Pyrmont. The public information used to announce the consultation can be found in the *Sydney Metro Rydalmere: Have your say* document, available online at: https://www.sydneymetro.info/sites/default/files/Rydalmere_Have_your_say_November_2019__4.pdf.

ISSUES/OPTIONS/CONSEQUENCES

9. In its submission to the Project Overview for Sydney Metro West in May 2018, Council advocated for an intermediate station at Camellia (in preference to Rydalmere) to facilitate the expected growth associated with the draft Camellia Town Centre Master Plan.

10. In the submission provided at **Attachment 1**, Council continues to advocate for an intermediate station on Sydney Metro West to serve growth in employment and dwellings between Parramatta and Olympic Park. The submission restates a preference that this station be located in Camellia rather than Rydalmere, and requests Council be invited to participate in an evaluation of these, and any other Metro or Council identified station locations.

CONSULTATION & TIMING

11. The Transport Planning Team undertook an internal consultation process as part of preparation of the submission provided at **Attachment 1**.

12. Public consultation of a strategic station option at Rydalmere commenced on 6 November 2019 and closes on 16 December 2019.

13. Sydney Metro has granted Council an extension of this deadline until 31 December 2019.

FINANCIAL IMPLICATION FOR COUNCIL

14. There are no direct financial implications for Council as a result of making this submission.

Michael Jollon
Transport Planning Manager

Geoff King
Group Manager City Strategy

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1⇩	Submission - Strategic Station Options for Sydney Metro - Rydalmere	10 Pages

In response to ***Strategic station options for Sydney Metro - Rydalmere***

Resolved by Council
XX XX XXXX

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1. INTRODUCTION

Council wishes to thank Transport for NSW for the opportunity to provide a submission to this public consultation on strategic station options for Sydney Metro West, and looks forward to continuing to work closely and proactively with Sydney Metro as the project is further refined and considered by the NSW Government.

In its submission to the Project Overview for Sydney Metro West in May 2018, Council considered that there is significant value in providing an intermediate Sydney Metro West stop at either Rydalmere or Camellia. Council noted that both precincts are important employment precincts, with part of Camellia being considered for residential growth. While acknowledging that future Metro stops within either of these precincts would have the effect of significantly improving access to and from these precincts and facilitate redevelopment opportunities. Council advocated for an intermediate station at Camellia (in preference to Rydalmere) to facilitate the expected growth associated with the draft Camellia Town Centre Master Plan. Council urged attention to the following considerations:

- effects of Sydney Metro West as a catalyst for urban renewal and to support future growth;
- relationship with strategic planning for these centres (i.e. draft Camellia Town Centre Master Plan, Parramatta Employment Lands Strategy);
- integration with Parramatta Light Rail (Stages 1 and 2) and the broader public and active transport network;
- Supporting existing and future employment opportunities and educational facilities.

In this submission to the current consultation regarding strategic station options for Sydney Metro West, Council's position is consistent with the previous submission. Council continues to advocate for an intermediate station on Sydney Metro West to serve additional employment and dwellings between Parramatta and Olympic Park. Council prefers that this station be located in Camellia rather than Rydalmere. Council acknowledges that benefits may accrue from the alternate locations identified by Sydney Metro West such as Rydalmere, Rosehill, Silverwater East and Silverwater West, or identified by Council at Newington, and requests to work with Sydney Metro to re-evaluate these alternatives and to ensure preservation and increased utilisation of employment lands.

2. NEED FOR AN INTERMEDIATE STATION

There are significant local and metropolitan benefits in city-shaping and transport accessibility which will accrue from locating an intermediate station between Parramatta and Sydney Olympic Park as part of Sydney Metro West, and these are outlined below. Specific impacts of each location are detailed separately in the sections following.

2.1. City-Shaping Benefits

The vision of the State Government is outlined in the Greater Sydney Regional Plan and Future Transport through the Three Cities is shared, and strongly supported by Council. This significant investment in Sydney Metro West is welcomed as critical to enabling this vision, however establishing a "Parramatta Intermediate" station between the CBD and Olympic Park would deliver greater benefits of this investment to the wider Greater Parramatta and Olympic Peninsula (GPOP) area and Central River City.

Sydney Metro West is a metropolitan scale investment that will establish the spatial framework for GPOP and the Central City District for future generations. While the impacts to any precinct can be clearly quantified, Council holds that there is a benefit to the Parramatta CBD and GPOP in more intensive land use within a short distance from the Parramatta CBD, while Parramatta itself is rapidly growing. Council sees the location of an intermediate station as an opportunity to establish a supporting suburb of Parramatta CBD of a scale to complement the Parramatta CBD and Westmead Innovation District, and catalyse significant employment opportunities that build on the opportunities and established character of existing employment lands.

Council considers that a Metro Station could catalyse opportunities for diverse businesses such as technology, smart manufacturing, back office services, events and recreation, which are not able to be located in the Parramatta CBD, but are enabled and activated through high quality connectivity. Attracting these business to a revitalised precinct in proximity and well-connected to Parramatta CBD would deliver agglomeration benefits that would benefit not just the new precinct, but also GPOP and on a District scale.

In short, Council considers that this is an opportunity to move toward the reality of a Metropolitan scale Central City as per the shared vision of Council and the State Government.

2.2. Transport Benefits

Locating an intermediate station will result in tangible transport benefits for residents, workers and visitors in the chosen precinct and regionally within GPOP and the District. A station will generate network benefits which will affect users of adjacent services, reduce the number of customers transferring in Parramatta, and improve the operation and resilience of the broader transport network. The current Metro West proposal identifies new Metro Stations only is close proximity to existing heavy rail stations, and merely amplifies existing public transport catchments. An intermediate station would be transformative in establishing new accessible areas within the Central City.

A station in Rydalmere or Camellia would clearly magnify the benefits of Parramatta Light Rail Stage 1 and the proposed Stage 2. Workers, visitors, students and residents along the current Carlingford line heading east toward Sydney Olympic Park or the Eastern Harbour City would benefit greatly from being able to transfer directly to Metro West.

This proposal would also provide distributed interchange benefits. Rather than requiring all customers to transfer at one large interchange that is already under pressure, multiple nodes are established to encourage efficient use of the network. The Eastern Harbour City, with multiple train lines and stations benefits from distributed interchange. Parramatta CBD will benefit similarly to its west, as the Westmead Metro Station will provide easy transfer to the adjacent to the Westmead Train Station and the Northwest T-way. Providing an interchange point with Parramatta Light Rail (PLR) or future bus services at a Parramatta Intermediate station will improve access to Metro for all suburbs in GPOP's eastern precincts, and reduce congestion at Parramatta train and Metro stations, and help facilitate the vision outlined in Future Transport.

2.3. Travel Time

Council supports the objective of Sydney Metro West to provide a fast connection between Parramatta and Sydney CBDs, and it is understood that additional stations may compromise the travel time between the two. However, the benefits of an intermediate station for the Central City and GPOP need to be carefully weighed in relation to slightly increased travel times, if any.

Council notes that the Sydney Metro West Scoping Report reports that an alignment including "about 9 to ten stations from Greater Parramatta to the Sydney CBD" was the preferred strategic alignment due to its ability to deliver a balance between travel times and servicing precincts along the line. Given that eight short listed stations have been announced for Sydney Metro West, and two, Rydalmere and Pyrmont are subject to further analysis; Council considers that travel time should not be a disqualifying consideration to an intermediate station between Parramatta and Sydney Olympic Park. If an optional station is pursued, Council contends a Parramatta Intermediate station would better address the regional jobs imbalance over one at Pyrmont.

Council has reviewed the shortlisted stations for Sydney Metro West announced by the State Government, and notes station spacing is very wide in the western section of the line, very close in the middle, and fairly close in the east. Given the close station spacing between Sydney Olympic Park and Five Dock (four stations in less than 7 km,) Council queries whether trains can be expected to travel at top speed in the 7km section between Parramatta and Sydney Olympic Park. This in turn may affect whether trains travelling along the line will need to adjust their speed to maintain consistent headways and not "catch-up" to the preceding train. Council would welcome the opportunity to work with the Sydney Metro West to understand how a Parramatta Intermediate station would impact overall travel time objectives.

3. CAMELLIA

In its submission to the Project Overview for Sydney Metro West in May 2018, Council advocated for a station at Camellia, in preference to Rydalmere, to facilitate expected growth associated with the draft Camellia Town Centre Master Plan (draft Master Plan).

Council noted that the draft Master Plan sought to provide for up to 10,000 dwellings across the Town Centre with 25,000m2 of retail/commercial space located in proximity to one light rail stop. Council referred to its previous submission to the draft Master Plan, in which it also called for a Metro station, and reiterated that a Metro station will be needed to meet the transport needs of future population and land uses.

Council now reiterates its position that an intermediate stop should be located in Camellia.

Council considers that without a Metro station, Camellia has little to no chance of developing into a town centre with good connectivity. Should the DPIE proceed with Camellia as a Town Centre of 10,000 dwellings plus supporting commercial and retail uses, PLR will be inadequate to meet the public transport demand generated in the precinct. Furthermore, the introduction of a Metro station at Camellia may be the catalyst to significantly impact mode shift towards public transport within the new Camellia Town Centre. Depending on the thresholds, a commitment to a metro station at Camellia would not only address the key transport constraints relating to the development of the Camellia Town Centre but may also reduce the need for other significant road upgrades previously required under the draft Masterplan to facilitate redevelopment and remove some of the precinct's dependence on James Ruse Drive.

Both the City of Parramatta's Economic Development Plan (2017) and Destination Management Plan (2018) identify the Camellia/Rosehill area as an important precinct for the economic, social and recreational social services they currently provide and their future potential to provide expanded opportunities. Both plans identify the Rydalmere-Rosehill-Silverwater area as priority economic precincts. They note that the Rosehill Gardens Racecourse and Events Centre and the Valvoline Speedway should be "promoted and leveraged as national and international leisure and business events destinations". Council sees Rosehill Gardens and the raceway as key visitor assets and destination partners in helping to realise the overall vision and objectives for the City's visitor economy.

Additionally, Council resolved on 28 October 2019, to write to the Premier and her Ministers to advise Council's complete support for Valvoline Raceway, Parramatta to remain in its historic and present location due to the land being recreational land.

Council considers that location of a Metro station in Camellia is vital for the continued success and future redevelopment of the precinct as employment lands, and looks forward to the precinct realising its potential to contribute new employment, events and recreational opportunities for the Central River City.

Council is aware of the constraints on the Camellia Precinct, including transport access, flooding and contaminated land. It is also acknowledged that the recently released draft Place-based Infrastructure Compact by the Greater Sydney Commission emphasises these constraints in its recommendation that Camellia not proceed as a development precinct at this time. Nevertheless, Council notes that location of a Metro stop within easy access of re-development sites would be a stimulus to address the constraints in the precinct.

The Scoping Report for Sydney Metro, exhibited by the Department of Planning, Industry and Environment (DPIE) to support the State Significant Infrastructure application for the project discusses the evaluation of potential intermediate stations. A summary of the assessment was provided (see

Figure 1). Other than the scores and outcomes, very little detail is provided. There are no definitions of criteria, nor indication of how they were scored, nor explanation of how the various criteria were weighted against each other.

	Evaluation criteria						
Shortlisted station location option	Strategic alignment	Productivity & jobs	Housing supply	Urban renewal & place-making	Customer benefits	Transport integration	Deliverability & value
Rydalmere	🟢	🟢	🟢	🟢	🟢	🟡	🟡
Camellia	🟡	🟡	🟡	🟡	🟢	🟡	🔴
Rosehill	🟡	🟡	🟢	🟡	🟢	🟡	🔴
Silverwater East	🟡	🟢	🔴	🔴	🟡	🟡	🟢
Silverwater West	🟡	🟢	🟡	🟡	🟡	🟡	🟡

Figure 1: Excerpt Table 3-7 from Sydney Metro West Scoping Report (Nov. 2019) Source: Sydney Metro

Council is interested in better understanding this analysis. It is not clear, for example, why Camellia scored poorly in 'Strategic alignment' compared to Rydalmere, as Camellia is the subject of a State-led master planning process. Likewise, it is not clear why Rydalmere scores higher for 'Productivity & jobs,' 'Housing supply' and 'Urban renewal and placemaking' than Camellia, as Table 1 outlines below.

Location	Additional dwellings	Additional commercial and retail employment space
Camellia	10,000	200,000m2
Planning Proposal at 266 Victoria Road, Rydalmere	2,544	18,807m2
Planning Proposal at WSU North Campus, Rydalmere	1,110	6,160m2

Table 1: Additional dwelling and employment numbers, Camellia and Rydalmere

Camellia currently has proposals for residential intensification, and greater opportunity for commercial redevelopment and urban renewal than Rydalmere. Regarding the scoring for 'Transport integration' Council notes that options in Rydalmere, Camellia and Rosehill that would connect to Parramatta Light Rail Stage 1, should have higher scores than locations in Silverwater that would connect only to buses. Council would welcome the opportunity to work with State agencies to understand and provide local knowledge into this assessment.

A station in Camellia would have similar benefits for residents along the current T-6 Carlingford train line as detailed in the previous sections; additionally it would improve transport access for residents of Rosehill, and if properly connected with active travel facilities, could provide additional public transport options for residents of North Granville and Clyde. A Metro station in Camellia would also greatly improve accessibility for visitors and racegoers attending Rosehill Gardens.

Council also notes that a station at Camellia rather than Rydalmere reduces the amount of diversion for Metro West, thereby reducing track and tunnel length, eliminating introduced curves, and reduces assumed risks associated with tunnelling under the Parramatta River.

4. RYDALMERE

In its submission to the Project Overview for Sydney Metro West in May 2018, Council recommended that planning for a station in Rydalmere should include consideration of the context of the existing land use form and the capacity for the precinct to remain a Key Employment Precinct supporting primarily light industrial development uses.

The Rydalmere precinct is vitally important to the City of Parramatta, contributing significantly to the local, regional and the state economies, supporting a large and diverse workforce of over 10,000 in the education and manufacturing sectors. As detailed in Parramatta Employment Lands Strategy (2016), Council is committed to the retention of the area's industrial lands, and the expansion of key industries to support local jobs growth. Transformative transport infrastructure, such as Sydney Metro West would enable Rydalmere to further develop its capacity to accommodate an expanded and transformed workforce, and better connect Western Sydney University's campus to the broader region. It would also support the identified role of the WSU North Campus and site at 266 Victoria Road, Rydalmere in providing growth in dwellings and employment.

However, a Metro station in Rydalmere may increase residential development pressure in the areas of the precinct that are currently zoned industrial, which would compete with the goals of the Employment Lands Strategy.

A station in Rydalmere would magnify the benefits of Parramatta Light Rail Stage 1 for residents along the current T-6 Carlingford train line as detailed in the previous section. A Metro stop in Rydalmere would be beneficial for the T6 corridor, could help drive high quality development and urban design outcomes in the corridor.

Rydalmere is about 1.5 km north of a straight alignment between Parramatta and Sydney Olympic Park, a station in Rydalmere would represent a significant diversion for travellers moving between Parramatta and the Eastern Harbour City. In addition to a time penalty, diverting the route to Rydalmere would add curves to the track, decreasing passenger comfort for all trips. Council also notes that locating a station in Rydalmere may increase costs and risks for the project associated with additional tunnelling and excavation near the Parramatta River.

Council notes that known constraints in the precinct include protection and encouragement of employment lands, detailed above, existing constraints on surface roads and potential flooding in the precinct.

In response to Parramatta Light Rail Stage 1, Council is currently preparing a corridor Structure Plan from Harris Park to Carlingford that will be released in the new year. Should a station be confirmed in Rydalmere, a Structure Plan for the entire precinct should be prepared that aligns with current Council planning, and with a focus on the issues outlined below:

- guide development to support a range of employment uses with a focus on increasing employment densities as detailed in the Employment Lands Strategy,
- manage residential development,
- consider the interface of the station and any new development with the Western Sydney University campus,
- mitigate existing deficiencies and constraints, and
- constraints on the road network.

5. OTHER LOCATIONS

Council notes that in the event that both Camellia and Rydalmere are not selected for stations, there are other precincts between Parramatta and Sydney Olympic Park where inclusion of a Metro station would yield obvious benefits. Council considers that alternative station locations may be preferential to no station at all in the long distance between Parramatta and Sydney Olympic Park.

In its submission to the Project Overview for Sydney Metro West in May 2018, Council advocated for a station and/or comprehensive and significant increases to public transport to be considered within the Newington/Silverwater/North Lidcombe Precinct in order to provide a direct connection of these precincts with Westmead, Parramatta CBD and Sydney CBD.

Locations such as Rosehill and Silverwater present real opportunities to catalyse redevelopment of employment lands and to increase public transport connectivity for new and existing land uses.

6. NEXT STEPS

Council invites Sydney Metro to work with Council and relevant State agencies to reconsider the location of an intermediate station between Parramatta CBD and Sydney Olympic Park. Council asks to participate in a transparent and rigorous evaluation of both the constraints and opportunities in Rydalmere, Camellia and any other precincts.

To summarise and suggest next steps,

- Council continues to advocate for a Parramatta Intermediate as part of Sydney Metro West to serve growth in employment and dwellings between Parramatta and Olympic Park.
- Council prefers that this station be located in Camellia rather than Rydalmere and notes that a conclusive rationale for not locating in Camellia has not been established by Sydney Metro.
- In the event that neither Camellia nor Rydalmere are selected for a station, Council acknowledges that benefits may accrue from alternate locations such as Rosehill, Silverwater and Newington, and requests to work with Sydney Metro to evaluate these alternatives

Council calls on Sydney Metro and relevant agencies of the State Government to work with Council and the community in an open and transparent process to evaluate the need for a possible location of a Parramatta Intermediate station as part of Sydney Metro West.

Council looks forward to continuing to work closely and proactively with Sydney Metro as the project is further refined and considered by the NSW Government.

GREEN

16 DECEMBER 2019

15.1 FOR APPROVAL: Submission to the Parramatta Park Trust on "Your Parramatta Park 2030" Conservation Management Plan and Plan of Management 57

15.2 FOR APPROVAL: North Granville Community Facilities Masterplan 68

GREEN

ITEM NUMBER	15.1
SUBJECT	FOR APPROVAL: Submission to the Parramatta Park Trust on "Your Parramatta Park 2030" Conservation Management Plan and Plan of Management
REFERENCE	F2004/10255 - D07149390
REPORT OF	Senior Project Officer – Parramatta Ways Program Manager

PURPOSE:

To seek Council's endorsement of a submission to the Parramatta Park Trust on the draft ***Your Parramatta Park 2030*** Conservation Management Plan and Plan of Management.

RECOMMENDATION

That Council endorse and forward the submission at **Attachment 1** to the Parramatta Park Trust on the draft ***Your Parramatta Park 2030*** *Conservation Management Plan and Plan of Management.*

BACKGROUND

1. The Parramatta Park Trust (The Trust) has prepared a draft Conservation Management Plan (CM) and Plan of Management (POM) for Parramatta Park to 2030 - *Your Parramatta Park 2030,* https://www.parrapark.com.au/assets/Park-Projects/POM-2030/PP-2030-Management-Plan-Draft-.pdf , in accordance with the *Parramatta Park Trust Act 2011*, and the *Environmental Protection and Biodiversity Conservation (EPBC) Act 1999*.

2. The objective of the draft *Your Parramatta Park 2030* (draft Plan) is to set the vision, objectives, heritage policies and management priorities for the Park over the next 10 years.

3. The Trust's aim is to make sure the draft Plan ensures all aspects of the Park's heritage and environmental values are considered in the Park's on-going management, operations and activation.

4. The draft Plan was publicly released by the Trust on 6 November with a 3-week public consultation period. Submissions were requested by 27 November.

5. Due to the short timeframe a draft Council officer submission was prepared and submitted to the Trust, noting the submission would be subject to Council review and endorsement at its meeting on 16 December. The submission is provided at **Attachment 1**.

STRATEGIC VALUE

6. The City of Parramatta has had a strong and valuable partnership with the Trust through a Memorandum of Understanding (MOU) since 2016. The park plays a pivotal role in the strategic planning of the city and through our

partnership continues to foster cultural, heritage and leisure opportunities that encourage visitors to Parramatta.

SUBMISSION SUMMARY

7. The submission (at **Attachment 1**) recognises the value of having a framework in place to help guide Parramatta Park in reaching its full potential. The vision and structure of the draft Plan clearly demonstrates the Trust's intent to manage cultural heritage in the context of significant use and change.

8. The submission recommends the following key areas for consideration:

   a. **Partnership Principles** - the principles for maintaining and building a strong partnership between City of Parramatta and the Trust are further embedded in the Plan. This should acknowledge the contribution of events and partnership projects to the public nature of the park.

      Key points include:
      i. The need to go further in the Plan to discuss frameworks or principles for future partnership, including groups such as the Parramatta River Catchment Group, or Darug and other Aboriginal organisations, communities and groups; and
      ii. Council looks forward to working with the Trust to resolve current event cost issues associated with the newly introduced heritage framework to the satisfaction of all and the benefit of the City.

   b. **Recognising the past the present and the future** - better encompass present day heritage values through the inclusion of "Intangible Cultural Heritage" values, for example; living traditions, practices and knowledge that are not represented through monuments and objects;

      Key points include:
      i. Some sections of the document when reference Darug and Aboriginal communities is written in the past tense. The document should refer to these communities as contemporary and having an ongoing connection to Country.

   c. **Promoting Accessibility** - universal accessibility and inclusion be more explicitly integrated as part of the objectives of the park;

      Key points include:
      i. A key strategy of the POM should be to support the principles of universal accessibility; and
      ii. There is significant opportunity to increase accessibility by making the Park safe and inviting at night-time.

   d. **Interface and partnership opportunities** - important interface and partnership project opportunities be explicitly identified to better guide future partnership priorities.

Important priority project areas include:

i. Wisteria Gardens and the Cumberland hospital sites;
ii. Parramatta Pool as a partnership project;
iii. The connection between the City River Strategy and the Parramatta Park River precinct; and
iv. Small scale activation and events for the night-time economy.

CONSULTATION & TIMING

9. A series of workshops have been held with Council staff and other stakeholders on the Plan vision and principles since 11 June 2019.

10. On the 5 November 2019, the Trust contacted the Lord Mayor with a notification regarding the 3 week public exhibition period ending 27 November 2019.

FINANCIAL IMPLICATIONS

11. There are no direct financial implications for Council as a result of making this submission.

Luke Wolstencroft
Senior Project Officer

Helen Papathanasiou
Environmental Outcomes Manager

Jennifer Concato
Executive Director City Strategy & Development

ATTACHMENTS:
1⇩ Council Submission on Your Parramatta Park 2030 8 Pages

CITY OF PARRAMATTA

Submission

To the Parramatta Park Trust
In response to *Your Parramatta Park 2030*
Conservation Management Plan
and Plan of Management

Resolved by Council

xx.xx.xxx

cityofparramatta.nsw.gov.au

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4. Interface and partnership opportunities 5
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1. Partnership Principles

It is important to consider and identify Parramatta Park as a place interconnected with the daily life, cultural heritage, environment, access, recreation and cultural activities of the broader city. The future of Parramatta Park is linked with its context and therefore ongoing and future partnerships are critical to the success of "***Your Parramatta Park 2030***" and the realisation of the Park's role within the Central City.

The City of Parramatta's relationship with the Parramatta Park Trust is one of our most strategically significant partnerships. Parramatta Park is an extension of the life of our city, its relationship to our Parramatta CBD, the generosity of green space and the heritage value are all unique.

The City of Parramatta could not continue to provide many of the events, services and activities for our communities without a strong relationship with the Trust. The Park, with its location and size, also inevitably plays a role in the supporting the recreational and open space needs of our communities.

The City of Parramatta has had a strong and valuable partnership with Parramatta Park through a Memorandum of Understanding (MOU) since 2016. The park plays a pivotal role in the strategic planning of the city and through our partnership continues to foster cultural, heritage and leisure opportunities that encourage visitors to Parramatta.

Through partnership, we also hope to add value and supporting the vision of Parramatta Park Trust and contributing to the ongoing sustainable activation of the Park.

Given the importance of this relationship the City of Parramatta would like to ensure the principles for maintaining a strong partnership and delivering on the objectives of the plans are embedded into the ongoing operation and management of the park.

Comments and suggestions

a) The Plan of Management (PoM) could go further to discuss frameworks or principles for future partnership as well as the importance of existing partnership activities.
b) The Plan intersects with several of the City of Parramatta's plans and strategies. Identifying the alignments between Council's plans and strategies and the objectives of Parramatta Park Trust, will strengthen the document, and identify areas where agencies can work together.
c) Balancing the development and use of the park amongst the differing needs of the local, district and regional communities it serves is a challenge for the future. This challenge is best addressed through a strongly networked approach, recognising the role of the park in the wider systems of open space and recreation resources. Identifying performance measures in the Plan of Management can help to guide balanced outcomes.
d) The Parks newly introduced heritage framework has imposed significant cost increases through venue management and operational costs that make hosting events in the park more challenging for Council. We look forward to working with the Trust to resolve this issue to the satisfaction of all and the benefit of the City.

e) Parramatta Park not only benefits from strong partnerships but with key regional environmental assets has role to play in contributing to broader partnerships and outcomes such as the Parramatta River Catchment Group.

f) As part of moving towards reconciliation and increased recognition the Trust could seek to establish greater partnership and engagement with Darug and other Aboriginal organisations, communities and groups.

2. Recognising the past, the present and the future

The heritage significance of Parramatta Park is more than historical. UNESCO guidelines state

"Cultural heritage does not end at monuments and collections of objects. It also includes traditions or living expressions inherited from our ancestors and passed on to our descendants, such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills to produce traditional crafts."

UNESCO guidelines refer to these broader cultural heritage contributions as Intangible Cultural Heritage. Both recent and ongoing civic events, festivals, community gatherings, tours, education and environmental programs are important for maintaining and growing the heritage value of Parramatta Park. In particular, local cultural heritage, community engagement and other associations with the park need to be recognised or identified as a priority focus area in the future of Parramatta Park.

Comments and suggestions

a) Intangible Cultural Heritage Values could be better recognised and supported in-line with contemporary heritage practices – particularly with respect to the cultural values of Aboriginal organisations, communities and groups. More specifically, the Plan of Management, could consider contemporary cultural values and ongoing cultural associations with place that exist already and will remain a part of the Parks cultural heritage.

b) Greater recognition could be given for contemporary events run and managed by the City of Parramatta that make a significant contribution to the role of Parramatta Park as the 'People's Park'. These are often free events provided for the benefit and enjoyment of the local and broader Sydney community, generating contemporary heritage value and engagement with the Park

c) There is strong support for Parramatta Park trust's commitment to developing a Reconciliation Action Plan

d) When referring to Darug the document is largely written in past tense and also largely within a heritage framework. To be more accurate the document needs to refer to Darug as a contemporary community with ongoing connection to Country within both sections of the document. In particular, we would note that the section Aboriginal People from 1788 ends on a historical note rather than recognising contemporary and ongoing connections.

3. Promoting accessibility

Universal access and inclusion are critical considerations in supporting the establishment of Parramatta Park as the 'People's Park'. The provision of universally accessible facilities are crucial in ensuring inclusive and liveable communities. As the primary open space supporting the role of Parramatta CBD and Westmead in the Central City, ensuring the park is accessible and inclusive for the whole community should be a key priority. This should be reflected across all aspects of the park's operation and management.

Comments and suggestions

a) Balancing the use of the park amongst the competing financial imperatives, community interests and range of events is a complex challenge. To ensure transparency around achieving this balance and meeting the vision and objectives of '***Your Parramatta Park 2030*** the City of Parramatta recommends performance measures are identified for ongoing evaluation and reporting.

b) Consideration should be given to developing and implementing a Disability Inclusion Action Plan.

c) A key strategy of the POM should be the supporting the principles of universal accessibility of park facilities. The park has great passive and active spaces which could benefit from some strategic accessibility improvements.

d) Given the Parramatta CBD and Westmead's reliance on the Parks playgrounds, open space and passive recreation space there is significant opportunity to increase accessibility by making the Park safe and inviting at night-time. Whilst balancing the needs of habitat and heritage, ensuring components of the Park lit enough to encourage passive recreation and dwelling should be encouraged.

e) Further, night-time wayfinding to promote permeability between Westmead and Parramatta through the Park as part of park-wide projects such as the People's Loop would also be significant steps towards improving accessibility and are strongly supported.

4. Interface and partnership opportunities

Your Parramatta Park 2030 identifies a number of Park-wide priority projects. There could be significant value in identifying a number of other project target areas requiring partnership with other stakeholders. While specific projects might not be always recommended general principles or areas of focus would be useful for helping guide stakeholder relationships and priorities. The City of Parramatta looks forward to working with the Trust on existing partnership projects and would welcome discussion on other areas of opportunity.

Comments and suggestions

a) Wisteria Gardens and the shared history/heritage with Cumberland site are important considerations for the future of Parramatta Park. While the status of some projects may be unclear it may be useful to identify broad actions and objectives relating to these connections, such as; identifying the importance of 'working with stakeholders to ensure the long-term management and heritage value of Wisteria Gardens is protected'

b) The City of Parramatta considers working with Parramatta Park Trust and State Government on the delivery and planning of the new Parramatta Aquatic and Leisure a key priority for our community.

c) The City River Strategy is Councils plan to revitalise the Parramatta CBD foreshore of the Parramatta River. Discussion on the partnership opportunities with both City of Parramatta and Health NSW as part of the Parramatta Park river precinct arguably gives much greater value to the role of the precinct within the park as well as the integration of the Park with its city context.

d) The broader ecological opportunities associated with the river could receive greater attention for example issues such as fish passage, migration and river health could be specifically identified as priorities.

e) City of Parramatta is planning to develop a curated First Nations walk that will include a number of sites significant for Darug communities and Aboriginal people with an association with Parramatta. The City looks forward to working with Parramatta Park Trust to identify any partnership opportunities.

f) From a night-time economy perspective Parramatta Park is incredibly important as it has the capacity to host large scale outdoor events and festivals. With significant pressure on other public spaces, either due to their capacity limitations or being in transition, Parramatta Park takes on an even more important role as an entertainment and events venue – particularly at night. It is currently difficult to access Parramatta Park at night and Council would support opportunities to work together in the park to achieve smaller scale activation and events.

5. Document structure and evaluation

Council supports Parramatta Park Trust in its objective to create a strong rationale between conservation and future planning by joining their Conservation Management Plan and Plan of Management. The comments provide below are not exhaustive and are intended to assist improving clarity only. We understand that it is Parramatta Park Trust's objective to ensure the document suits its purpose and meets all requirements under relevant legislation.

Comments and suggestions

a) It would be valuable to summarise and incorporate the Community Engagement and Consultation undertaken for the Plan as part of the report.

b) It would useful to have a diagram incorporated into the document explaining the Plans relationship to other legislation as well as the parks various operational plans.

c) Council would note that it is not clear whether the statements of significance provided reflect the statements of significance in the heritage listings; that is in the State Heritage Register listings and World Heritage listing.

d) It appears unclear on what the role of the Conservation Management Plan is with respect to archaeology and how it can consider or address requirements under the NPWS Act (ie given an Archaeological Management Plan is a next step)

e) The City of Parramatta would recommend further steps be taken to ensure that the document provides greater clarity around what success looks like. With a strong vision and a set of objectives we believe the document could benefit from a commitment to monitoring and evaluation, how that is to be carried out, and the associated time frames.

f) Section 15 of the Parramatta Park Trust Act 2001 requires that the POM contain a detailed scheme of operations. It is also our understanding that the Parramatta Park Trust Act 2001 requires transparency around the assessment criteria for leases, licences and easements. We would suggest that as a minimum the PoM should make reference to these criteria and the framework or principles that guide them.

GREEN

ITEM NUMBER	15.2
SUBJECT	FOR APPROVAL: North Granville Community Facilities Masterplan
REFERENCE	F2019/03719 - D07108104
REPORT OF	Place Manager

PURPOSE:

To seek Council's endorsement to adopt Stage 1 of the North Granville Community Facilities Master Plan following public exhibition.

RECOMMENDATION

(a) **That** Council note the feedback provided by the community during public exhibition and adopt the amended Stage 1 of the North Granville Community Facilities Masterplan as provided in **Attachment 1.**

(b) **That** all those who made submissions be advised of Council's decision and thanked for their contribution to the development of the Master Plan.

(c) **That** Council conduct further analysis and community consultation to inform Stage 2 of the Master Plan, including review of alternative locations for the community building and its use.

(d) **Further, that** a report be submitted to Council upon completion of the Stage 2 analysis and community consultation.

BACKGROUND

1. A Master Plan that identifies future community facilities has been prepared for the North Granville Precinct (**Attachment 1**).

2. The Master Plan includes improvements to F.S. Garside Park and the Alfred Street streetscape at Granville, as specified by the Parramatta Road Corridor Urban Amenity Improvement Program (PRUAIP) (**Reference 1, pg. 14-17**).

3. FS Garside Park, at 1.5Ha, is the only open space in North Granville able to accommodate a variety of recreational and community amenities.

4. Alfred Street, Granville provides an alternative route to the Parramatta CBD. The Consultation Outcomes Report - Draft Parramatta Urban Transformation Strategy May 2016 identified an active transport link from the end of Albert Street (corner of Parramatta Road) to the regional cycleway M4 (**Reference 2, pg. 22**).

5. The scope and key deliverables of these projects are identified by the Parramatta Road Corridor Urban Amenity Improvement Plan - implementation tool kit November 2016 (**Reference 1, pg. 14-17**).

6. The funding and timeframe requirements that accompany the PRUAIP are non-negotiable and carry the statutory weight of the *Section 117 Ministerial Direction Environmental Planning and Assessment Act 1979* (**Attachment 2**)*.*

7. **Reference 2, pg. 18-27**, identifies the key issues and opportunities for the Granville Precinct collected during the 2015 consultation. This consultation was considered sufficient to commence the works associated with the PRUAIP at F.S. Garside Park and Alfred Street.

8. The development of a Master Plan to inform recreational and community amenity planning for North Granville was considered necessary to plan and identify funding requirements beyond the scope of the PRUAIP.

9. The North Granville Community Facilities Master Plan aligns with City of Parramatta's Community Infrastructure Strategy, Parramatta Ways Walking Strategy, and Parramatta Bike Plan.

CONSULTATION & TIMING

10. The majority of the community feedback was supportive of the Master Plan. **Attachment 1**, **pg. 88-93** provides overview of engagement results.

11. **Attachment 3** summarises Council's amendments to the Master Plan in response to key issues raised during public exhibition.

MASTER PLAN OBJECTIVES AND SITE IMPROVEMENTS

12. North Granville's predicted population growth for 2041 is 24,799, a 346% increase from 2019 figures of 5,555 (Reference: https://profile.id.com.au/parramatta/about?WebID=190).

13. The Master Plan aligns with Council's draft Community Infrastructure Strategy (CIS) which identifies future requirements for high growth areas including Granville. (**Reference 3 pg. 51-62**).

14. Stage 1 of the Master Plan provides an additional 2220m^2 of consolidated open space as a result of removing the car parking on the southern end of Onslow Street.

15. The Master Plan will also enable public access to the playing field area (outside of formal game times), effectively providing a further 14,600m^2 of public open space for daily use that is not currently available.

16. The revised Stage 1 implementation of the Master Plan recommended for adoption includes:

    a. Provision of play spaces and facilities for different ages and abilities.

    b. Southern half of Onslow Street converted to open space.

c. Improving access and functionality to the playing field via retractable gates

d. New synthetic turf for playing field to provide year round usage and withstand high endurance activities.

e. Provision of a range of outdoor gathering spaces including picnic shelters BBQs, tables and seating.

f. Reduction in concrete play surfaces and planting of mature trees to reduce urban heat and provide nature-based play.

g. Reduction of car spaces with new 90º parking arrangement for Gray Street and northern section of Onslow Street.

h. Creating a separated cycle way along Alfred St to connect to the regional cycle way beneath the M4 viaduct.

17. The three issues of most concern raised by residents regarding the draft Master Plan during public exhibition were:

    a. The scale and location of the new community building

    b. The additional parking configuration

    c. The request to extend community consultation

    These issues are addressed in **Attachment 3,** specifically, these elements will form part of an extended Stage 2 Master Plan site analysis and consultation.

18. The PRUAIP funding and *Section 117 Ministerial Direction EP&A Act 1979* does not apply to the new community building and extending the timeframe for Stage 2 to enable additional analysis and community consultation will not affect PRUAIP project obligations and timeframes.

ISSUES/OPTIONS/CONSEQUENCES

Remediation requirements

19. F.S. Garside was officially deemed James Hardie legacy site number 49 by the EPA following soil investigative works in May 2019. As a precautionary safety measure, the dog park, reserve at Duck Creek and sections of the soccer field were fenced and closed to public access. These areas will remain closed until the Stage 1-Master Plan is adopted and construction begins in 2020, or until a feasible interim treatment measure is identified and implemented

20. Council has an obligation to remediate F.S. Garside Park regardless of Master Plan adoption. Developing a Remediation Action Plan (RAP) that complements the Master Plan will ensure that the remediation is based on the future needs of the park.

21. Further site investigations, flood modelling and community consultation for each component of the Master Plan is required to inform detailed design and development of a relevant RAP to limit public exposure to potential contaminants before construction can progress.

1-3 Onslow Street Building

22. Council resolved to demolish the 1-3 Onslow Street Building at its meeting of 13 August 2018, prior to commencement of the Master Plan. Demolition of this vacant building is congruent with the Master Plan objectives to increase the

open space footprint of FS Garside Park and reduce anti-social behavior. (**Reference 4)**

FINANCIAL IMPLICATION FOR COUNCIL

23. The PRUAIP has allocated ($13 million) funding for infrastructure works relating to:
    a. the upgrade of FS Garside Park and surrounding reserve at Duck Creek
    b. design and construction of the Alfred Street cycleway
    c. upgrade to Good and Bridge Street, Granville Town Centre

24. At the Ordinary Council Meeting of 23 July 2018, Council resolved to commit to the PRUAIP infrastructure projects (**Reference 5**).

25. In February 2019, City of Parramatta entered a deed of arrangement with DPIE to implement the PRUAIP projects in Granville. This funding arrangement stipulates that all projects must be completed by 30 June 2021.

26. Existing PRUAIP funding did not include site remediation. James Hardie legacy site designation by the NSW EPA was a result of investigations after the PRUIAP was initiated.

27. City of Parramatta will submit a variation to DPIE to seek additional funds for remediation of FS Garside Park and adjoining reserve following endorsement of the Master Plan.

28. Additionally, a remediation fund has been set aside for works relating to rehabilitation of James Hardie legacy sites in the Parramatta LGA.

29. The site constraints, flood modelling, remediation requirements, community consultation and resulting capital works may lengthen construction timeframes. City of Parramatta will also seek a variation from DPIE to extend the grant funding timeframe.

NEXT STEPS

30. Subject to Council endorsement of the Stage 1 Master Plan (**Attachment 1**), the following actions are proposed as next steps:

    a. Preparation of a delivery plan for Master Plan items based on requirements relating to *Section 117 Ministerial Direction EP&A Act 1979* and PRUAIP funding commitment including:

        i. Scoping the cost and recommended delivery timeframes of any additional project/upgrade requirements identified under the Master Plan during the detailed design process

ii. Preparation of a REF, RAP and management plan.

b. Council to continue to work with the local community, DPIE, EPA and Sydney Water on the detailed design development of the North Granville Community Facilities Master Plan.

c. Council to negotiate a variation with DPIE to seek additional funds for remediation and extension in project delivery timeframes to provide the best outcome for the community.

31. A further report will be provided to Council for consideration relating to Stage 2 of Master Plan following completion of the additional investigative and community consultation. This will include:

a. Identifying an alternative location for the new 1500m^2 community building, future parking requirements, and building design that provides the best outcome for the community.

b. Incorporating crime prevention through environmental design (CPTED) to mitigate anti-social behaviour and sustainable design elements to reduce its environmental footprint

c. Amendments to address urban heat concerns include the reduction of hard surfaces.

Myly Truong
Place Manager

Bruce Mills
Group Manager Place Services

Wayne Carter
Executive Director City Assets and Operations

ATTACHMENTS:

1⇩	North Granville Masterplan Report	123 Pages
2⇩	Parramatta Road - Section 117 Directions	38 Pages
3⇩	Masterplan Public Exhibition and Community Consultation Overview	4 Pages

REFERENCE MATERIAL

The below documents are publicly available at the provided links:

1. Reference 1 - Parramatta Road Corridor Urban Transformation Urban Amenity Improvement Plan (https://www.landcom.com.au/assets/Uploads/5ae1d8536a/parramatta-road-implementation-tool-kit-planning-and-design-guidelines-november-2016.pdf.).

2. Reference 2 - Consultation Outcome Report- Draft Parramatta Road Urban Transformation Strategy (https://www.landcom.com.au/assets/Uploads/9d3d989b93/parramatta-road-outcomes-report-050516.pdf)

3. Reference 3 - Draft Community Infrastructure Strategy-section three-high growth areas

   https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/cis/14._draft_cis_-_section_three_-_high_growth_areas.pdf

4. Reference 4 -Resolution 1537 Minutes of Council-13 August 2018 pg. 27 https://businesspapers.parracity.nsw.gov.au/Open/2018/OC_13082018_MIN_468.PDF

5. Reference 5 - Resolution 1498 Minutes of Council 23 July 2018 pg. 17 https://businesspapers.parracity.nsw.gov.au/Open/2018/OC_23072018_MIN_467.PDF

6. Reference 6 - Draft Community Infrastructure Strategy- community space network pg.134

   https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/cis/3._draft_cis_-_community_space_network.pdf

CITY OF PARRAMATTA

North Granville Community Facilities Masterplan

November 2019

OCULUS

North Granville Community Facilities Masterplan
Masterplan Report

This document has been prepared by OCULUS for City of Parramatta Council

OCULUS
Landscape Architecture
Urban Design
Environmental Planning
Level 1, 5 Wilson Street, Newtown, NSW, 2042
PO BOX 307
p. 02 9557 5533
e. australia@oculus.info

In collaboration with:

PEOPLE
PLACE &
PARTNERSHIP

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1.0 Introduction

1.1 Project Overview

Introduction

The Parramatta Road Urban Amenities Improvement Program (PRUAIP) developed in 2013 identified the North Granville Masterplan Site and its community facilities as key projects to improve North Granville's residents liveability.

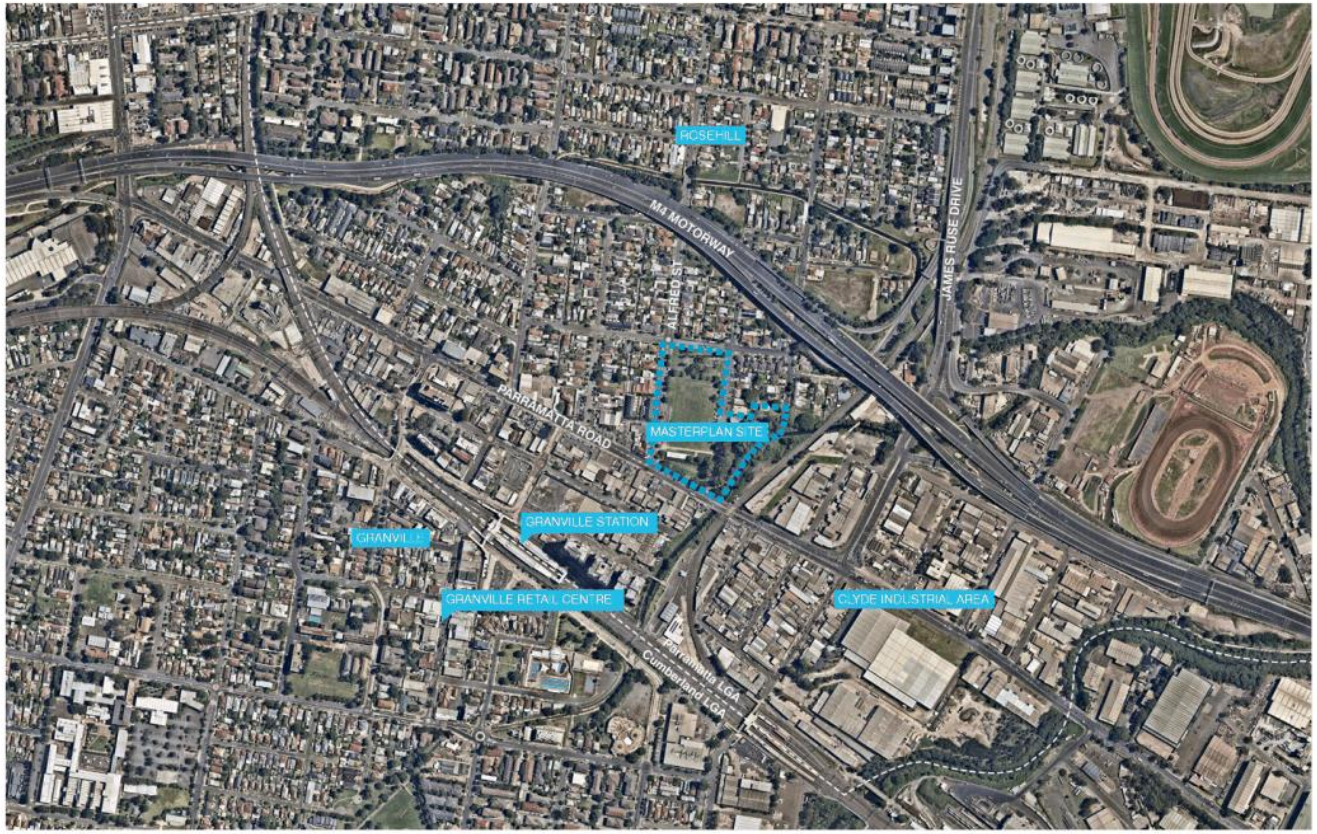
The Masterplan is a strategic document that provides a long term vision to plan for community facilities that support North Granville resident's well being and livability.

The Site

The Granville North Masterplan Area comprises of FS Garside Park and is bounded by Alfred Street to the west, Gray Street to the north, Parramatta Road to the south and by Duck Creek on the east.

The current uses and facilities of the precinct include a sportsfield, an informal dog park, a scout hall and a playground for children under 12 years old.

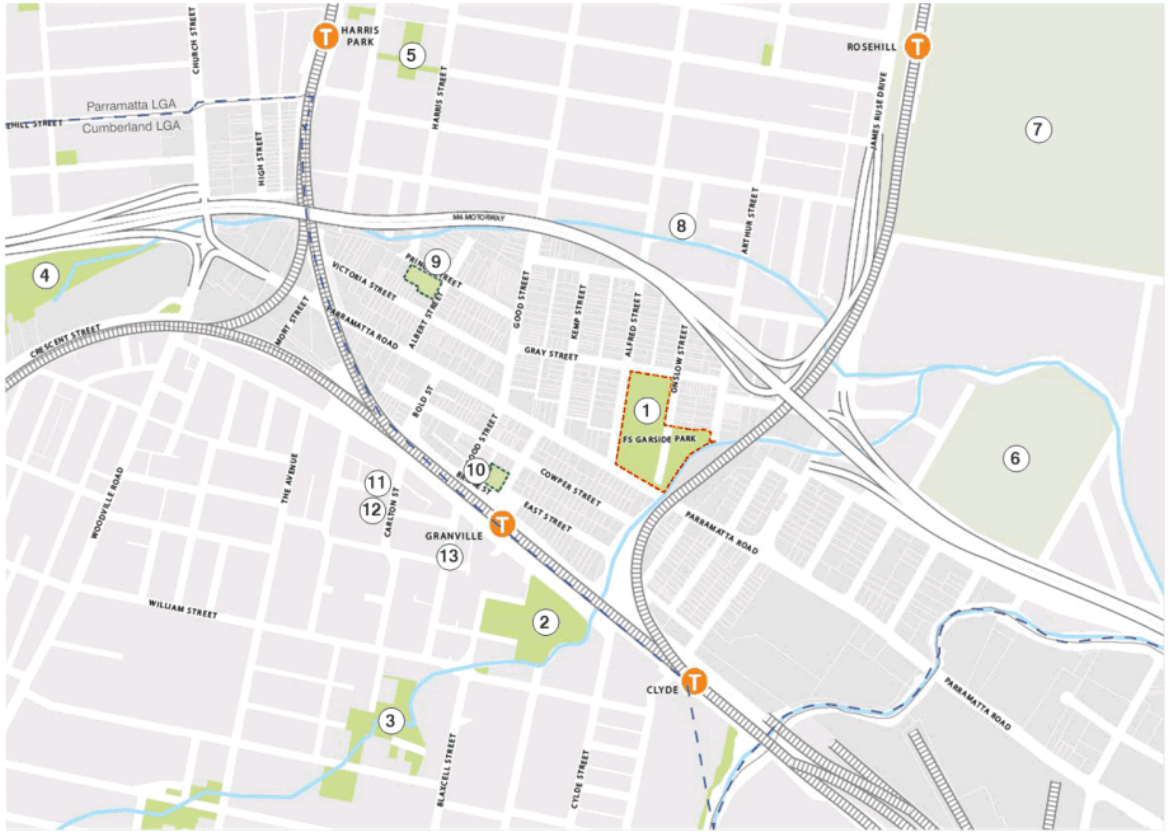
A thorough understanding and analysis of the existing site conditions and community needs has driven the outcomes of the Masterplanning process.



2.0 Existing Conditions

2.1 Site Context

Open Space and Attractions



There is a general shortage of accessible open space across the local area. A new local park and local plaza are proposed within Granville as part of the Parramatta Road Urban Amenity Improvement Plan (PRUAIP), however the smaller scale of these in comparison to FS Garside Park reinforces the need for the site to function as a District level park servicing the recreational needs of the wider community.

Legend

- Site Boundary
- LGA Boundary
- Waterway
- Accessible Open Space
- Private Open Space
- Proposed Open Space

Existing Open Space

1. FS Garside Park
2. Granville Memorial Park
3. Scout Memorial Park
4. Holroyd Sportsfield
5. Rosella Park
6. Sydney Speedway
7. Rosehill Gardens
8. John Irving Community Garden

Proposed Open Space

9. Proposed Local Park (PRUAIP)
10. Proposed Local Plaza (PRUAIP)

Other Attractions

11. Granville Library
12. Granville Town Hall

Open Space

FS Garside Park

- Sports field
- Playground
- Scout hall
- Amenities building
- Open lawn
- Flood lighting

Granville Memorial Park

- Fenced playground
- Open lawn
- Picnic areas and BBQs
- Granville Youth and Recreation Centre
- Basketball court

Scout Memorial Park

- Playgrounds
- Picnic tables
- Open lawn

Holroyd Sportsground

- Athletics field
- Football field
- Grandstand
- Amenities building
- Toilets
- Storage

Rosella Park

- Playground
- Bike path
- BBQs and shelters
- Open lawn

John Irving Community Garden

- Community garden beds

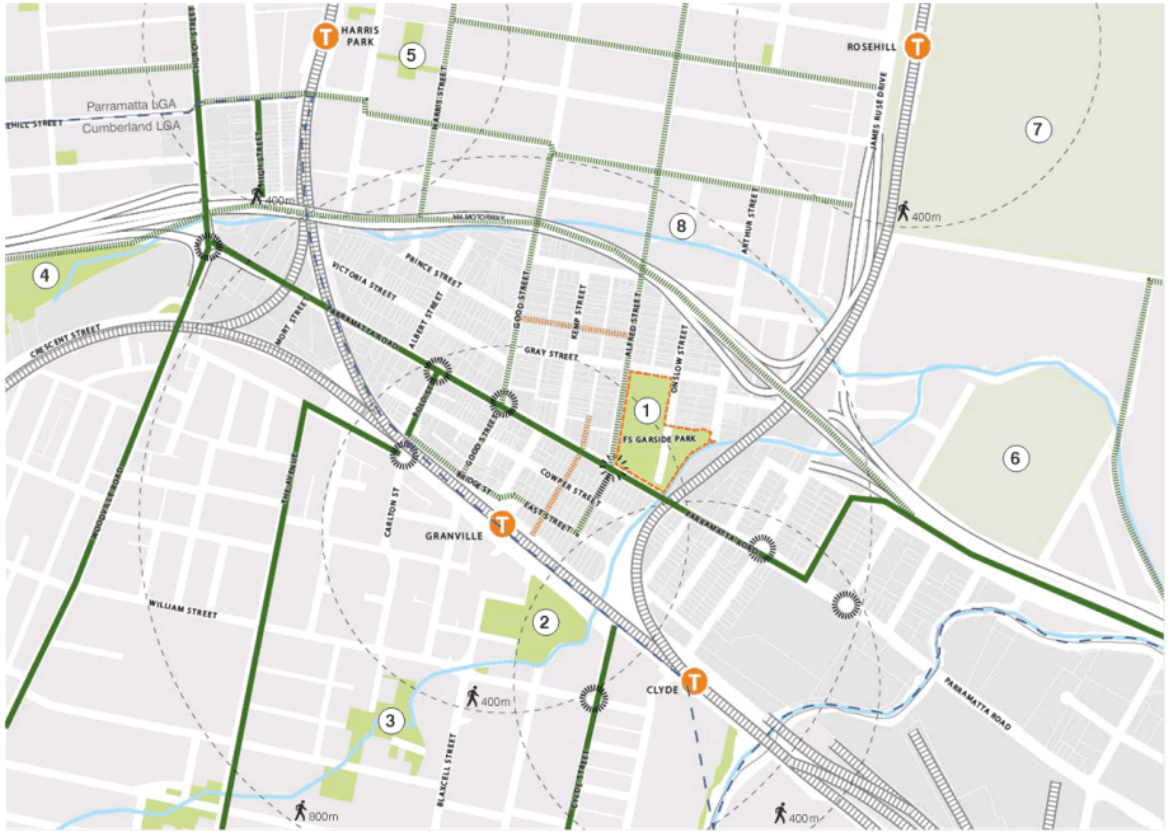
Proposed Local Park

- Identified in PRUAIP

Proposed Local Plaza

- Identified in PRUAIP

Connections



Pedestrian and cycle access to the site will be improved by the implementation of the Parramatta Bike Plan and in particular the Alfred Street dedicated cycleway which will run adjacent to the site. At the moment, Parramatta Road provides the biggest constraint to access and would be greatly improved by a signalised intersection at Alfred Street and a new street connection continuing Alfred Street further south, as proposed in the Parramatta Road Corridor Planning and Design Guidelines (PRCPDG).

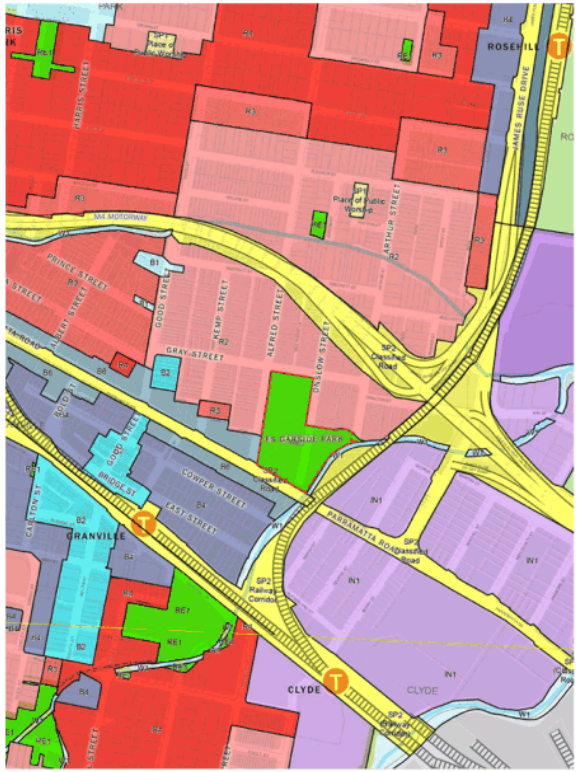
Legend

- Site Boundary
- LGA Boundary
- Waterway
- Existing cycle link
- Proposed cycle link (Parramatta Bike Plan)
- Desired through site link (PRCPDG)
- Proposed Vehicle Connection (PRCPDG)
- Signalised intersection
- Potential intersection upgrade (PRCPDG)
- Train Station

Existing Open Space

1. FS Garside Park
2. Granville Memorial Park
3. Scout Memorial Park
4. Holroyd Sportsfield
5. Rosella Park
6. Sydney Speedway
7. Rosehill Gardens

Planning Controls - Parramatta LEP 2011

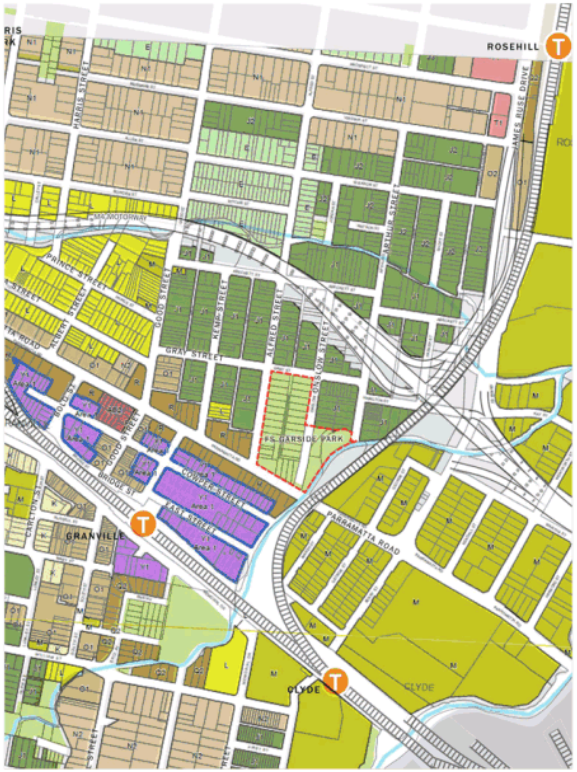


Land Use

- Site Boundary

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E2 Environmental Conservation
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways



Height of Buildings

- Site Boundary

Maximum Building Height (RL)

Heights shown on map in RL (m)

- RL 11
- RL 14

Maximum Building Height (m)

E	6	Y1	52
G	7	Y2	54
J1	9	AA1	60
J2	9.2	AA2	66
J3	9.5	AA3	72
K	10	AB1	80
L	11	AB2	90
M	12	AC1	118
N1	13	AC2	120
N2	14	AD	130
O1	15	AE	150
O2	16	AG	200
P1	17	Area 1	Refer to table in Clause 4
P2	18	Area 2	Refer to Clause 7.4
Q1	19		
Q2	20		
R	21		
S	24		
T1	25		
T2	28		
U1	31		
U2	34		
V1	36		
V2	37		
W	40		
X1	48		
X2	49		

2.2 Existing Conditions

Existing Conditions

Existing facilities include a playground, sports field and facilities, scout hall and informal lawn areas with mature trees. The condition of facilities and level of public access to them differs throughout the park as outlined in the following pages. The site interfaces include the surrounding low/ medium density residential neighbourhood, the Rosehill Hotel and Childcare Centre, Parramatta Road and Duck Creek.

Legend

- Site Boundary
- Retail / Commercial Interface
- Residential Interface
- Signalised Crossing
- Existing Tree
- (1) Informal lawn area with existing trees
- (2) Playground
- (3) Sports Field
- (4) Former amenities building and outdoor seating
- (5) Amenities building
- (6) Informal dog park / warm up
- (7) Onslow street parking - 77 marked parking spaces
- (8) 1-3 Onslow Street building
- (9) Informal lawn area with existing trees
- (10) Scout Hall
- (11) Duck creek - concrete channel (sydney water)

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North Granville Community Facilities Masterplan City of Parramatta September 2019 OCULUS 11

Existing Facilities

Playground

Facility Level	+ Local + Children under 12 yrs
Size	+ ~ 250m
Strengths	+ Access to open space + Close to public transport + Family focused
Weaknesses	+ May require updates due to increasing population + Does not meet district park requirements + Shade level varies + No bubbler, fencing or access to toilets

Sports Field

Facility Level	+ Regional + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ 0.94ha
Strengths	+ Enclosed sports field that is able to accommodate ticketed sporting events
Weaknesses	+ Not easily accessible by public

Former amenities building & covered seating

Facility Level	+ Local + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ ~ 170m
Strengths	+ Shade and seating provision + Storage space
Weaknesses	+ Limited seating + Former Amenities building under-utilised

Amenities building

Facility Level	+ Local + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ ~ 300m
Strengths	+ Provides good ancillary club needs (toilets, change rooms, kiosk)
Weaknesses	+ Poor visual prominence + No universal access

1-3 Onslow Street

Facility Level	+ Local + Owned by Council - Operational Land
Size	+ ~ 600m
Strengths	+ Access to open space
Weaknesses	+ Currently closed + Poor perception of safety, non-enclosed reserve + Poor visual prominence + No signage + No universal access + Lack of flexible, multipurpose spaces + No integration with other services

Scout Hall

Facility Level	+ Local + Owned by Council - Operational Land + Leased by NSW Scouts
Size	+ ~ 140m
Strengths	+ Access to open space + Access via Arthur Street
Weaknesses	+ Non-enclosed reserve + Poor visual prominence + Limited signage + Lack of flexible, multipurpose spaces + No integration with other services

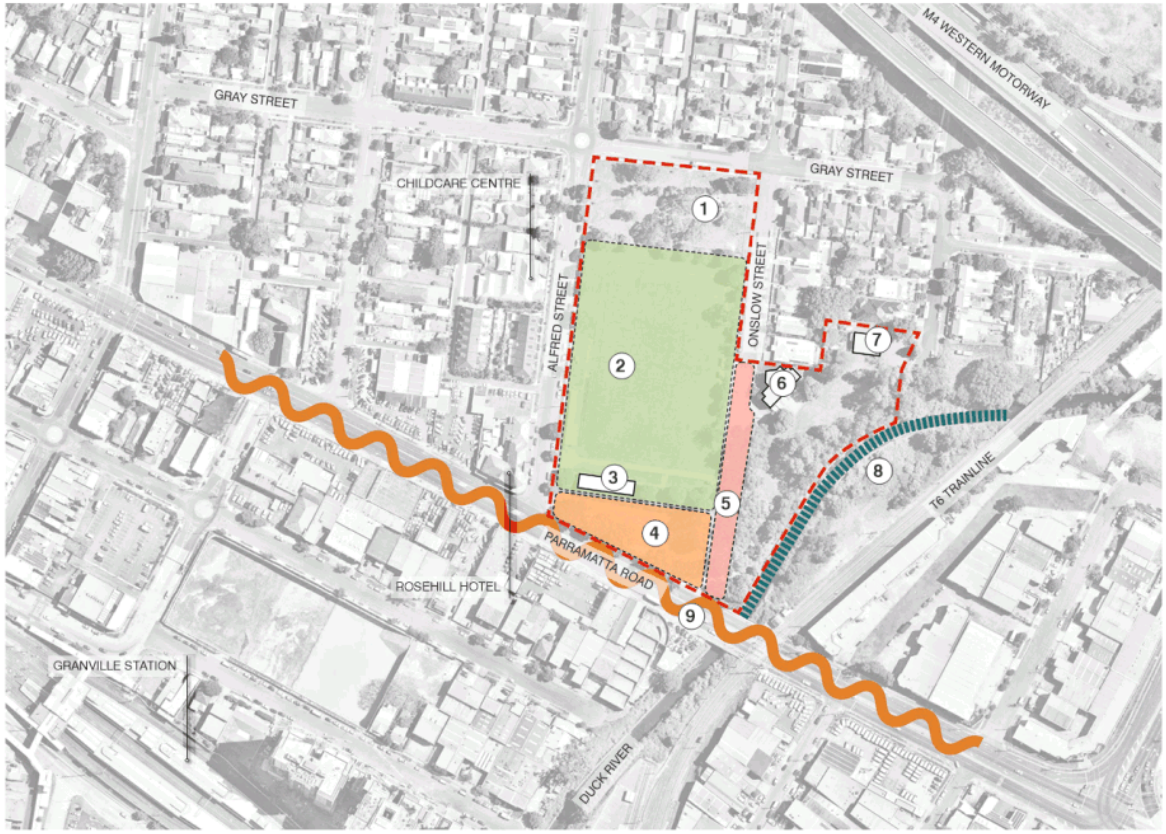
Informal dog park/ warm up area

Facility Level	+ Local
Size	+ ~ 1000m
Strengths	+ Fenced + Informally used for off-leash dog exercise
Weaknesses	+ Limited access and use + Not officially a designated dog off-leash area

Duck Creek

Facility Level	+ Local + Owned by Sydney Water
Size	+ NA
Strengths	+ Potential to provide visual amenity to park + Fenced for safety
Weaknesses	+ Overgrown and not visible from park + Not within Council's ownership + Concrete channel not visually appealing, limited room for future naturalisation + Safety issues associated with any increased access to the public

Constraints



Legend

Site Boundary

1. Playground is small (not in keeping with a district park) with limited play opportunities and deteriorating ground surface
2. Sports field is fenced, greatly reducing the access and availability of open space to the wider public
3. Amenities building is inaccessible to the public
4. Fenced lawn limits site connectivity. The informal use as an off-leash dog exercise area has increased its public value.
5. Onslow Street parking separates areas of the site - if amended, parking provision will need to be considered
6. 1-3 Onslow Street building requires renovating or rebuilding and does not meet community needs
7. Scout Hall provides single use only
8. Duck Creek is fenced and provides limited to no visual amenity to the park while creating an inactive edge
9. Parramatta Road provides a significant barrier to pedestrians and restricts pedestrian access to and from the south. This is particularly important given the increasing residential densities to the south.

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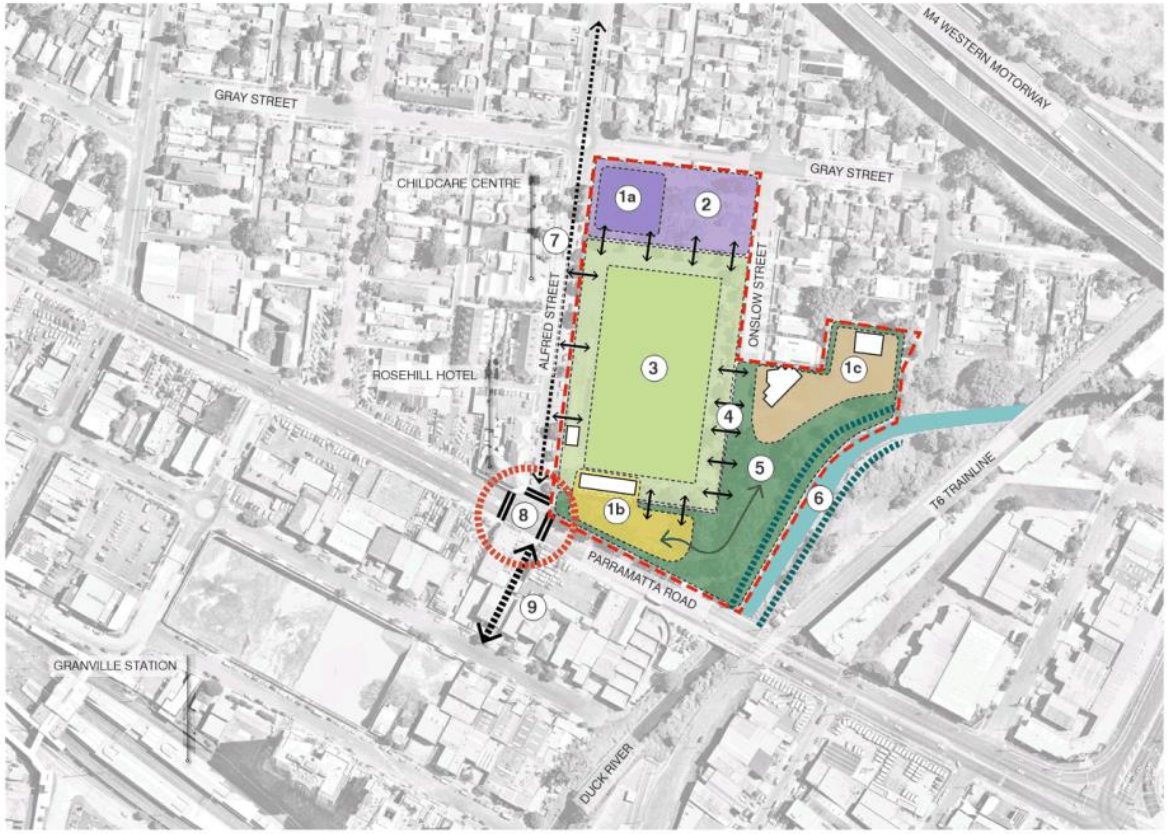
Opportunities



Legend

- Site Boundary
- Waterway
- (1) Potential new building zones for consolidated and improved community facilities
- (2) Expand the play space in size and offer in line with a playground. Potential location for additional recreational facilities such as courts, fitness equipment and gathering spaces
- (3) Provide open public space access to the sportsfield when not booked for use
- (4) Onslow Street closure is an opportunity to improve connectivity between the two main areas of the park
- (5) Consolidate open space areas. Potential location for additional recreational facilities such as courts, fitness equipment and gathering spaces.
- (6) Improve amenity and ecological value of Duck Creek
- (7) Alfred Street separated cycleway
- (8) Signalised intersection providing pedestrian access to the south
- (9) New street with pedestrian and cycle connections to southern residential area and station

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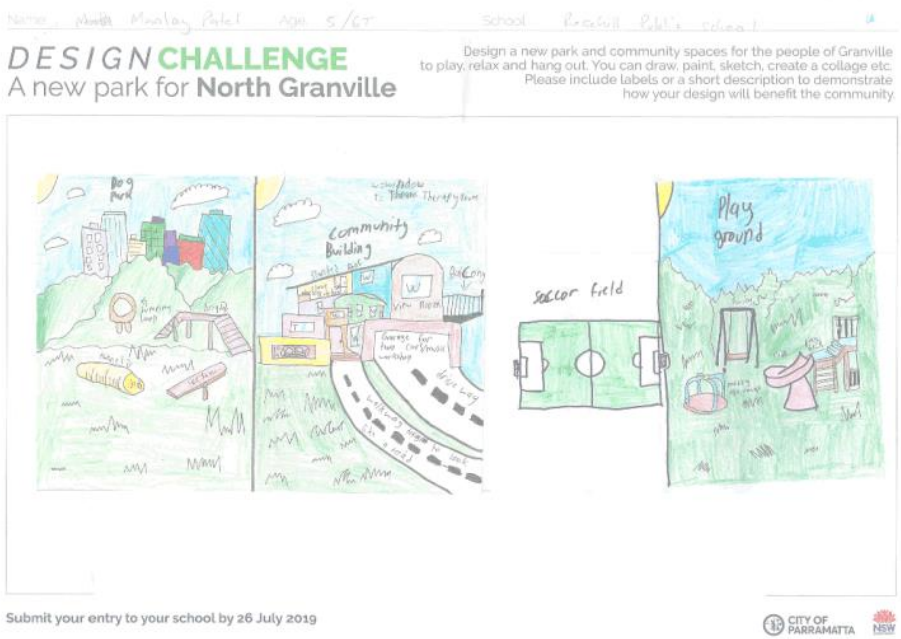


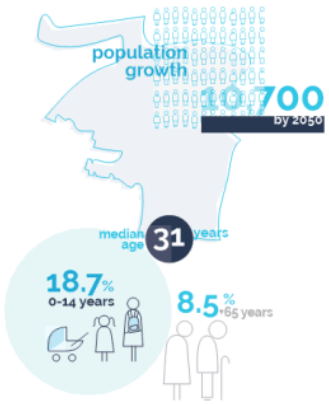
3.0 Community and Engagement

3.1 Engagement Strategy

Community Profile

Population

The section of Granville under the jurisdiction of City of Parramatta Council - North Granville - had a 14% population increase between 2011-2016 and it is predicted that the population in the Granville precinct will reach 10 700 by 2050.
The median age of people in North Granville was 31 years. Children aged 0 - 14 years comprised of 18.7% and people aged 65 years comprised of 8.5% of the North Granville population respectively.



Employment

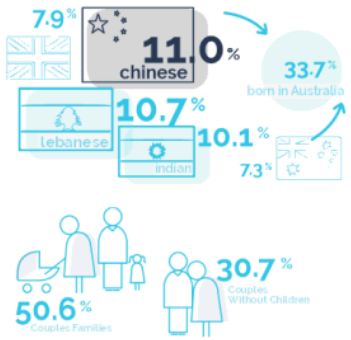
53.5% were employed full time, 31.0% were employed part-time and 10.7% were unemployed.

Ancestry and Language

The most popular ancestries in North Granville are: Chinese 11.0%, Lebanese 10.7%, Indian 10.1%,English 7.9% and Australian 7.3%.

33.7% of people were born in Australia. The most common countries of birth were India 10.4%, China (excludes South East Asia and Taiwan) 7.6%, Nepal 5.9%, Lebanon 5.1% and Philippines 3.4%.

Only 21.9% of people only spoke English at home. Other languages spoken at home included Arabic 14.9%, Nepali 6.6%, Mandarin 6.1%, Cantonese 5.1% and Hindi 3.9%.



Household

50.6% were couple families with children, 30.7% were couple families without children and 15.3% were one parent families. 39.6% were separate houses, 10.2% were semidetached, row or terrace houses, townhouses etc., 49.2% were flat or apartments and 0.3% were other dwellings.

Reference: http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED10032

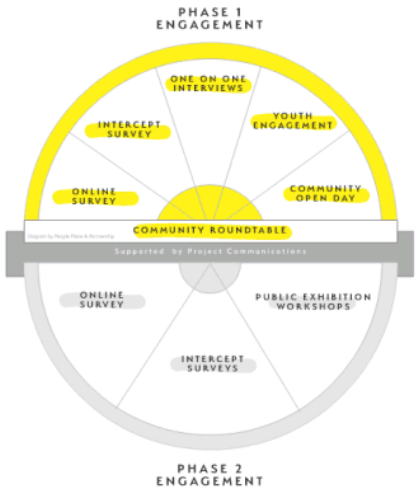
Engagement Strategy

Community and stakeholder engagement is a crucial element of the master planning process for North Granville. An Engagement Plan has been established to collect community data to develop an integrated vision for the North Granville Community Facilities Masterplan by understanding concerns of the community and stakeholders, and delivering engagement actions and public exhibition.

The community engagement approach is based on understanding the physical, environmental, economic and social elements of the North Granville Masterplan Area to identify and clarify key issues, ideas and needs for the future of the site.

Phase 1 Engagement aims to develop a vision for the Masterplan through community-focused, interpretative learning activities.

Phase 2 Engagement is based on gaining ideas and feedback on draft outcomes for the Masterplan and building on the understanding gathered in Phase 1.



3.2 Phase 1 Engagement

Introduction

Community engagement for the North Granville Community Facilities Masterplan aimed to identify and understand the physical, environmental, economic and social elements of the masterplan site and to identify and clarify key opportunities and needs for the future.

The online and intercept surveys included in Phase 1 Engagement were designed to provide an understanding of the current usage of recreation and community facilities within F.S. Garside Park and the broader Granville area. The surveys also looked to explore the needs of the community, while raising awareness of the masterplan project and the potential of the site. As approximately one fifth of North Granville population is composed by children under 14 years old, youth engagement was also key to identifying future preferences for recreation and community uses.

Online Survey

The purpose of the online survey was to raise awareness of the North Granville Community Facilities Masterplan while understanding current usage, priorities and opportunities for the site among the local community.

The online survey was hosted through SurveyMonkey and distributed through the City of Parramatta's (CoP) engagement website, social media promotion and email campaigns circulated through key stakeholder member databases. The survey was also promoted through social media with an incentive prize to encourage completion.

Printed copies of the survey were provided to a number of key community organisations including the:

+ Granville Community Hub;
+ Granville Multiculturalism Centre;
+ Granville World of Learning Daycare;
+ Twinklestars Childcare Early Learning;
+ Rosehill Montessori Kindergarten;
+ Rainbow Village Daycare; and
+ NSW Scouts.

A total of 165 surveys were completed between the 11th of June and the 12th of July 2019, 30 of which were completed in hard copy format.

The survey included a range of response types to gain feedback across multiple topics:

+ Questions 1-6 of the survey aimed to understanding the participant's demographic profile, in line with CoP's engagement policies.
+ Usage of local parks and community facilities was raised in questions 7-11. Questions 7-8 asked respondents to assess the current provision of parks and community facilities in the area, while questions 9-10 asked respondents to reflect on their usage of these local facilities. Question 11 inquired specifically about visitation times to parks and open spaces in the area.
+ Questions 12-13 asked participants to rate their agreement or disagreement with a series of statements relating to the kinds of recreational and community facilities needed in the area, while also providing an open ended opportunity for respondents to comment on any specific facilities they feel are needed.
+ Questions 14-15 addressed the masterplan site and aimed to understand the current usage of the site as well as any issues preventing respondents from using the park. Question 16 allowed participants to provide open ended feedback and ideas they have to improve the site area.
+ Questions 17-19 sought to gather contact information for further engagement, as well as assessing the efficiency of the survey's distribution.

Intercept Survey

An intercept survey was undertaken to target place users in the North Granville area as well as to understand the role and potential of F.S. Garside Park.

The intercept survey was conducted across two days (14th and 15th of June 2019) and implemented through four questions that reflected on the needs of the community and their usage behaviour regarding parks and facilities in North Granville. The intercept survey also included specific questions about current uses and potential issues for the masterplan site.

A total of 48 surveys were undertaken in person at local stakeholder facilities and in public areas.

Ideas for improvement at FS Garside Park

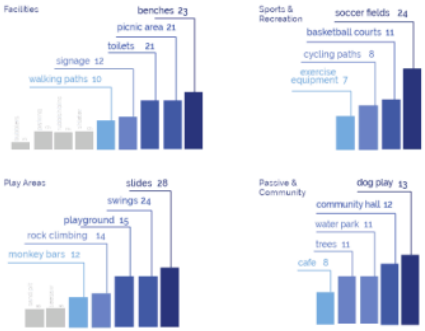
Parks and community facilities needs for North Granville

Schools Engagement

A design competition was undertaken in three local schools (St. Oliver's Primary School, Rosehill Primary School and Granville Primary School) during July 2019, in which students were asked to design a new park for the Granville community. A total of 64 responses were received.

Students were given a worksheet on which to record their design, and as part of the competition, were also asked to complete a questionnaire about F.S Garside Park, asking what they would change, how they could make it more welcoming and easier to travel to the site.

The competition looked to explore the ideas and preferences of young people in the area, while promoting awareness of the masterplan project among their families and allowing students to respond creatively to what they would like to see and do on the site.



What students want to do

Conclusions

During Phase 1 Engagement, both the online and the intercept survey were designed to understand the role of the North Granville Community Facilities Masterplan site, as well as the broader issues and needs of the community with regards to recreational and community facilities in the North Granville area.

Engagement with local students also aimed to increase the profile of the masterplan project and understand the needs of children for the site.

During the intercept survey, 16 people were intercepted who could not complete the survey due to language barriers. This trend needs to be considered in further engagement and throughout Phase 2.

A number of key themes emerged throughout Phase 1 Engagement, relating to the site and the wider needs of the community, as outlined below.

Updated & Varied Facilities

Issues
From walking paths to lighting and toilets, community feedback has indicated that there is a need of a varied range of facilities in the area, due to a limited number of options for local recreation and limited amenities. Many respondents reflected that they travelled outside the immediate area to spend their free time, while school students reflected that facilities at F.S. Garside were dated. The safety of both facilities and the general area was also proposed as a reason not to spend time in and around the site.

Opportunities
Well designed facilities which appeal to all ages and demographics, and includes facilities and amenities for universal usage, can help to ensure that the site is used to its potential in the future.

Awareness of the Site

Issues
The key trend across both surveys was the lack of awareness of the existence of F.S. Garside Park. Most respondents did not know about the site or had never been there. This was mostly due to the lack of facilities and special events in the park, as well as the use of higher profile parks in the vicinity including Parramatta Park and Western Sydney Parklands.

Opportunities
Enhancing the identity of the site, as well as programming activities, events and initiatives on the site can assist in improving the profile of the park as a recreation facility.

Passive Uses

Issues
A lack of facilities for passive use of the park was identified across surveys and schools engagement.

Opportunities
When considering future changes to the site, the provision of green spaces with passive or relaxing uses, such as water features, trees and nature play, were proposed. Seating areas and green areas were particularly prioritised among needs not based around organised sport or recreation.

Play Spaces & Youth Facilities

Issues
The provision of play spaces and areas for youth activities were commonly proposed and reflect a need for the site to cater to families and younger people. Activities for teenagers and older kids were also particularly raised, as well as the need to change the perception of the site from 'unsafe' to 'family-friendly'.

Opportunities
Alongside providing play spaces and facilities for young people of all ages, students also reflected that adding vibrancy and colour would help to improve the park.

3.3 Phase 2 Engagement

Overview

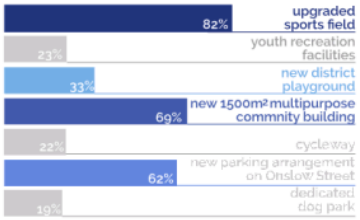
Phase 2 Engagement was aimed at informing the community about the Draft North Granville Community Facilities Masterplan and gathering feedback. For that, three drop-in sessions were undertaken, plus an onsite additional drop-in session for residents. The drop-in sessions provided information on the Draft Masterplan through display boards and hard copies of the Draft Masterplan, and asked community members that attended the sessions to complete a paper based survey. This survey was also available online from the 14th October to 14th November 2019.

A full summary of Phase 2 Engagement is provided in the Engagement Report in the Appendix.

Online Survey

The online survey was conducted between the October 14th and November 14th and has had a total of 100 responses.

+ The favourite elements of the Masterplan for online survey participants are the sports field, the recreation facilities and playground as well as the new community building:



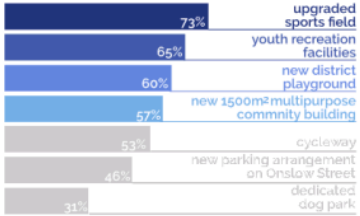
Ideas and other comments:

+ Many participants suggested sports facilities including the improvement of stand, shade for spectators, as well as a warm up area
+ Some participants feel the grounds should be fully enclosed cricket nets are highly valued by the community and tennis and badminton courts
+ Parking for residents
+ Concerns were raised around the probability of increased anti-social behaviour and CCTV was suggested
+ A cafe in the park or close by would attract more visitors
+ The community building could have community services and a cafe
+ Some participants do not agree with the demolition of the exisiting buildings

Drop in Sessions

62 surveys were collected across the three drop in sessions.

+ Sports and facilities for the youth are the favourite elements for participants:



Ideas and other comments:

+ Cricket and basketball were sports suggested for the site, as well as water sports and a swimming pool
+ Community facilities and the new community building were valued by participants
+ A cafe on site was consistently suggested
+ It was also suggested to include the railway connection and repurpose it for a cycleway
+ Recreation facilities highlighted include toilets, barbecues, shade, skateparks, rock climbing and water taps
+ Participants have suggested further engagement and community consultation was needed
+ Some participants have also suggested carpark arrangements to stay at their current state

Residents Drop in Session

An additional drop in for residents was undertaken at the Masterplan site, F.S. Garside Park for residents to express their opinions around the North Granville Community Facilities Masterplan. 16 local residents from adjoining streets (Gray, Onslow, Arthur and Alfred Street)attended this session.

Key concerns of the residents with regard to the draft masterplan included:

+ Carparks on Onslow and Arthur St
+ Demolishing the existing community building
+ Consultation Process and Masterplan's Timeline
+ Contamination on the site
+ Trees & Urban Heat
+ Increased traffic through Arthur St

These issues were also raised in submissions to council from adjoining residents of Arthur, Alfred and Onslow Street.

Submissions received by Council

During the public exhibition of the North Granville Community Facilities Draft Masterplan, the following was received by City of Parramatta:

+ A submission from a state agency, Sydney Water, particularly regarding their assets in F.S. Garside Park
+ A submission from a local sporting operator - Granville Rage Football Club
+ A submission from a sports organisation - Football NSW
+ Submissions from adjoining residents of Arthur, Alfred and Onslow Street
+ A petition signed by 73 residents

Conclusions

Phase 2 Engagement raised several key issues across the drop in sessions, online feedback and submissions to council. A response to these comments and concerns is provided below and has resulted in changes to the masterplan.

The key change to the masterplan arising from submissions as part of Phase 2 Consultation was the decision to move the parking and community building into Stage 2, which will be subject to further consultation and site analysis and no longer form part of the endorsed masterplan.

Other changes include the reduction of hard surfaces and the addition of more tree canopy cover. A number of other issues may be picked up in the design development and detailed design of the park in later stages.

New Community Building:

+ The new community building's staging and funding caused uncertainty with some residents
+ Demolition of the existing buildings - the Scouts Hall and the Community Building has raised concerns
+ Scale and location of the new community building is not supported
+ The proposed building and its location may attract anti-social behaviour
+ Risk for public safety due to high flood risk
+ The construction of the new building was suggested to be moved to Stage2 of the Masterplan

How does the masterplan address this?

+ The demolition of the existing 1-3 Onslow Street building was endorsed by Council at meeting 13 August 2018, separate to this masterplan process and is likely to proceed regardless.
+ A new building allows for increased flexibility of spaces, new uses, and will incorporate best practice sustainable design.

Following public exhibition:

+ The design for the community building within Stage 2 is will require further site analysis and community consultation. Council is seeking to endorse Stage 1 of the Masterplan which fulfils the intent of the Parramatta Road Urban Amenity Improvement Program.

Recommended Next Steps

+ Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design.

Parking:

+ Parking arrangements proposed in the Draft Masterplan were questioned
+ The development of the new carpark was perceived as too early in the Masterplan process for residents
+ Carpark arrangements are considered to encourage anti-social behaviour in the neighbourhood
+ Carparks proposed may increase urban heat in the neighbourhood
+ Adjoining neighbours criticised the size of the carpark and close vicinity to their properties

How does the masterplan address this?

Following public exhibition:

+ Parking between Onslow and Arthur Street will be incorporated to Stage 2 and subject to further site analysis and community consultation
+ Stage 1 of the masterplan will have less parking spaces overall, reducing hard surfaces and potentially reducing anti-social behaviour. Overall, the amended Stage 1 Master Plan provides 33 less car spaces than what is currently provided, due to the removal of car spaces on Onslow Street.

Recommended Next Steps

+ Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design.

Dog Park:

+ The dog park was considered of low priority for the community by some participants
+ The dog park's location was perceived as too far from the carpark and questions were raised about the need to cross the youth area to access the dog park
+ The dog park should have its own formal area in the Masterplan

How does the masterplan address this?

+ A dedicated fenced area for the dog park is provided within the masterplan site.
+ The dog park location was chosen for an area otherwise unsuited to a community building or play given its proximity to Parramatta Road.

Recommended Next Steps

+ Any further issues with the dog park may be addressed through design development and detail design including identifying an alternative location within the masterplan site.

Urban Heat:

+ Residents have suggested water play features to ease the effects of heat in the area
+ Removal of existing mature trees during the construction period
+ Rejection of astro turfing the soccer field due to worse effects on urban heat
+ Propose youth facilities are considered to worsen urban heat on the site and its surroundings

How does the masterplan address this?

Following public exhibition

+ Water play features were not included in the Master Plan due to the close vicinity of water play available at Robin Thomas Reserve, Harris Street Parramatta (5 min drive) and Granville Pool, Enid Avenue, Granville (6 min drive)
+ The masterplan was amended to show additional trees and less concrete surfaced activities at the youth recreational area.
+ Synthetic turf was selected as the only surface durable enough to provide extended public use of the sports field. Additional tree planting was added to provide increased shade to the field.

Recommended Next Steps

+ Canopy cover, urban heat and natural characteristics are key considerations within the detailed design of the park, in accordance with the project principles outlined in the masterplan.
+ Upon demolition of the 1-3 Onslow Street building, the site will be restored to open space for the interim and reduce the overall hard surface footprint.

Consultation Process:

+ Some participants feel the consultation process undertaken in June 2019 was not thorough, particularly regarding the neighbourhood where F.S. Garside Park is located
+ Further six months period of community consultation was requested

How does the masterplan address this?

Following public exhibition

+ The community building and additional parking were considered key issues. Both these components are part of Stage 2 which is now subject to further site analysis and community consultation.

Recommended Next Steps

+ Additional community input to be allowed for during Stage 2 overall design.
+ The detailed design process for Stage 1 will also include further opportunities for the community to provide feedback.

Contamination:

+ Participants showed concerns around the contamination on site and how it affects its users, requesting more transparency
+ The site is currently fenced off

How does the masterplan address this?

+ Site and soil investigations were conducted in May 2019 to inform the design of the masterplan, to assist in budget forecasting for remediation works, and to ensure the ongoing safety of the community who use this recreational space.
+ The site is currently fenced off as a precautionary measure until a remediation action plan is developed. The remediation action plan will be informed by the masterplan.

Recommended Next Steps

+ All contamination issues are to be addressed in detailed design and dealt with in a cost-effective manner that ensures there is no risk to the public.

On Site Facilities:

Future on site facilities to consider:

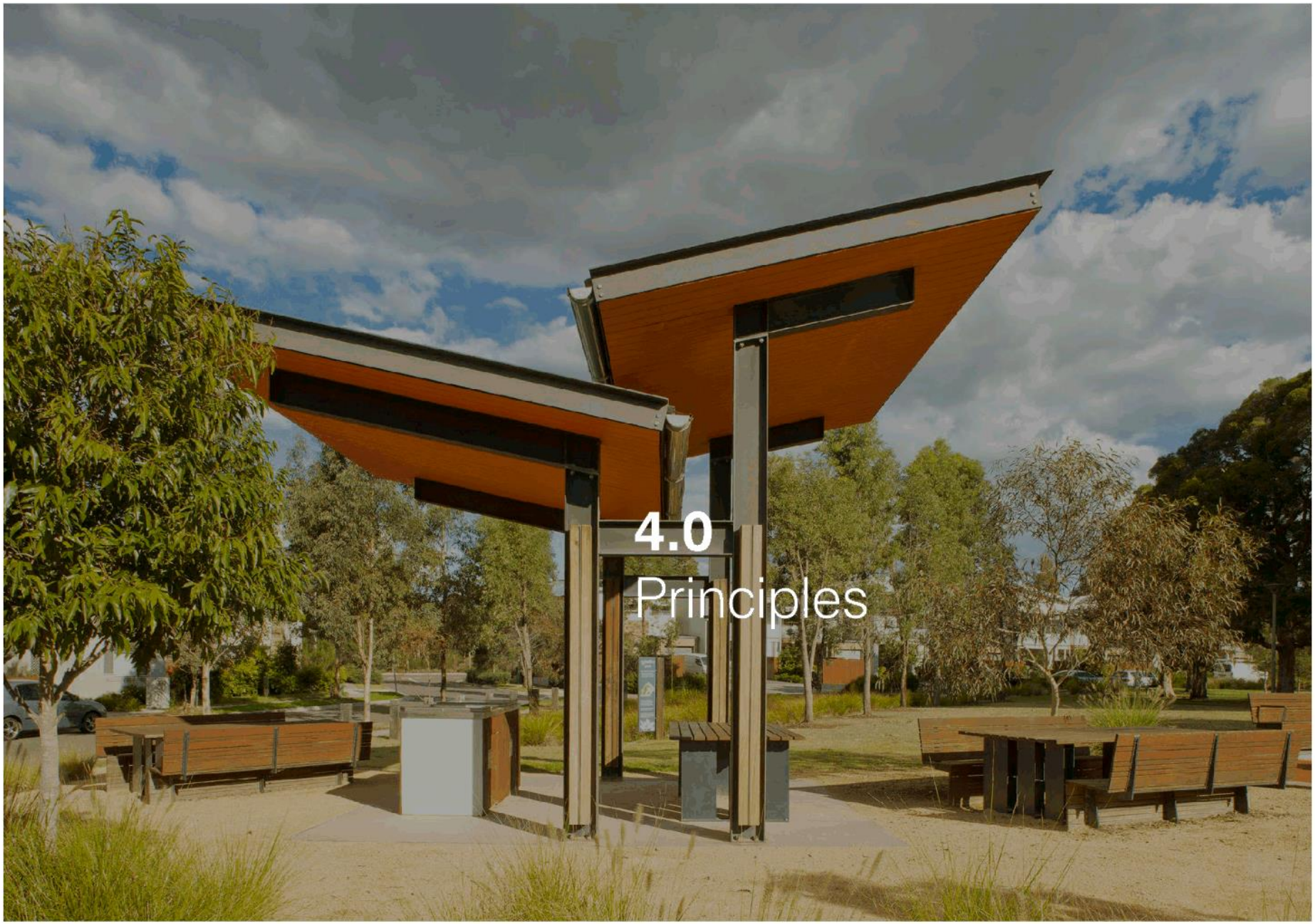
+ an onsite cafe
+ toilets that are opened all year round
+ improved shade
+ less concrete play areas

How does the masterplan address this?

+ The masterplan provides facilities that appeal to all ages and demographics and in response to community and stakeholder engagement. This is how we established a brief for what has been included in the park and the community building.

Recommended Next Steps

+ Additional facilities that are in line with the overall masterplan, such as cricket nets and toilet facilities, may be considered as part of the detailed design of the site.


4.0
Principles

4.1 Public Domain Principles

The following principles define the concept approach to North Granville Community Facilities. These principles are reflected in the proposed structure of the development and form the basis for future design development across the public domain, ensuring a green, local, active and sustainable public space.

Provide well designed and flexible facilities

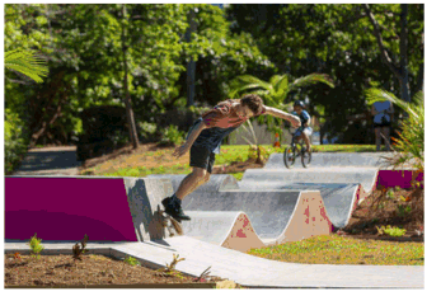
+ Provide facilities that appeal to all ages and demographics and in response to community and stakeholder engagement.
+ Consider the provision of facilities in relation to other open space and recreation facilities in the local area.
+ Provide flexible indoor community space.
+ Provide for a mix of passive and active recreation.
+ Increase the functionality of the playing field by providing public access outside of leased use and upgrading the quality/durability of the playing surface.
+ Design parking on site in a manner that doesn't compromise the use and character of the park.

Improve accessibility and connectivity

+ Encourage activities, events and initiatives on the site through programming and the provision of flexible event spaces.
+ Improve pedestrian and cycle access to the site from surrounding residential areas, including connecting the site to the regional cycle network.
+ Maintain adequate parking provision in line with anticipated use of the site.
+ Provide drop-off and servicing provision to new buildings.
+ Provide visually inviting interfaces to adjacent streets and key approaches (both pedestrian and vehicle).
+ Include accessible design (universal design principles) in the planning of infrastructure and buildings.

Create a safe and family friendly environment

+ Provide play spaces and facilities for people of all ages and abilities.
+ Provide lighting at night to increase use and safety.
+ Provide barriers to Parramatta Road.
+ Provide a range of gathering spaces with facilities such as picnic shelters, barbecues, tables and seating.
+ Provide public toilets with baby-change facilities.
+ Consider the relationships between elements to promote a safe and comfortable environment, such as locating play for younger children adjacent seating and picnic areas and away from roads.
+ Ensure there are clear sight lines into and across the park.
+ Address contamination issues, ensuring there is no risk to the public.



Reinforce green and natural characteristics

+ Use planting to define spaces and provide separation to Parramatta Road and Duck Creek.
+ Retain significant existing trees on site where possible.
+ Maximise planting and tree canopy cover.
+ Provide areas for nature play and relaxation amongst trees and native vegetation.

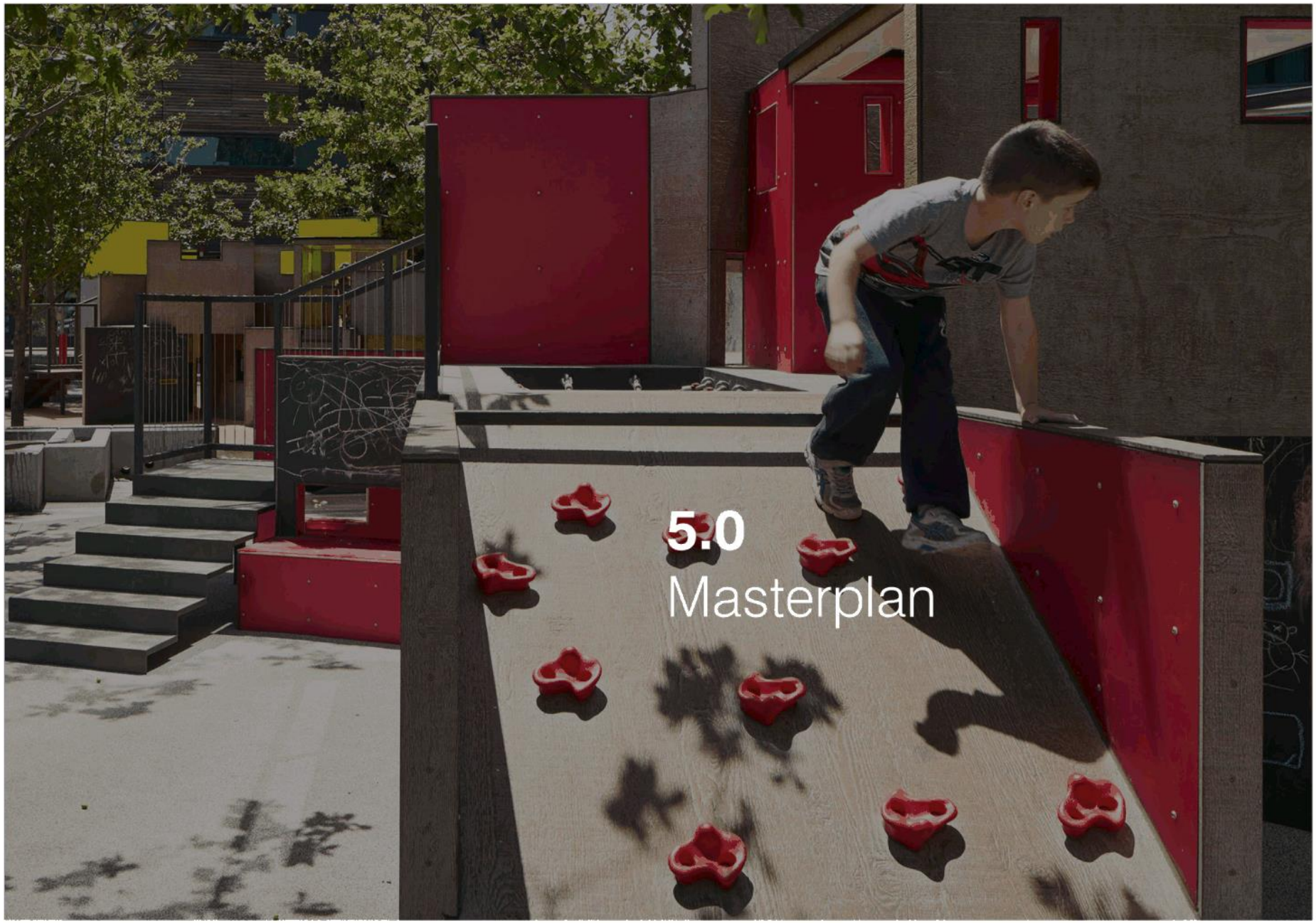
Embed best practice sustainability and climate change resilience

+ Consider the reuse of existing buildings on site where possible.
+ Design new buildings and facilities to minimise water use, energy use and waste production, considering the whole of life impacts.
+ Integrate water sensitive urban design into the park.
+ Promote biodiversity and habitat through planting and tree cover.
+ Provide shade and tree canopy cover and improve microclimate.

4.2 Built Form Principles

- Ensure accessibility and inclusiveness for all users through an integrated movement network.
- Accentuate the different elements/ volumes of the structure to highlight the entry and promote passive wayfinding.
- Use the necessity for ventilation and light to create visual interest in the built form.
- Provide community transparency through the use of a permeable frontage to allow passive surveillance, safety, promotion of the facilities and inclusivity.
- Spaces should be flexible in use.
- Utilise balconies to provide an interim zone that is used by users of both the community building and the adjacent youth recreation.
- Provide opportunities for natural cross ventilation through building design and orientation, reducing the need for mechanical cooling.
- Encourage the collection of rainwater and re-use of grey water for irrigating the park and toilet flushing.
- Encourage the use of solar collectors and orientate roofs to allow for maximal gain from solar collectors.
- Safeguard the building against flood risk.
- Minimise negative impacts on neighbouring properties.

Note: The Community Building will form part of the Stage 2 scope and is subject to further site analysis and community consultation.



5.0 Masterplan

5.1 Master Plan

The concept for North Granville provides a diverse range of recreational and social opportunities based on local needs.

The sports field is upgraded and reconfigured to improve access to the public, offering valuable space for organised sports, informal recreation, play, community events and social gatherings.

The northern portion of the park contains new picnic facilities and an upgraded playground space catering to a wide range of ages and abilities in a safe and family-friendly environment.

To the east of the sportsfield is a new youth recreation area with bike tracks, basketball hoop and a rock climbing wall for older children and teens.

Parking will be reconfigured and realigned to the bordering streets to provide more usable park space and improve connection between facilities.

A new cycle path along Alfred Street between Parramatta Road and the M4 also forms part of the masterplan and will connect the park to its context and the regional cycle network.

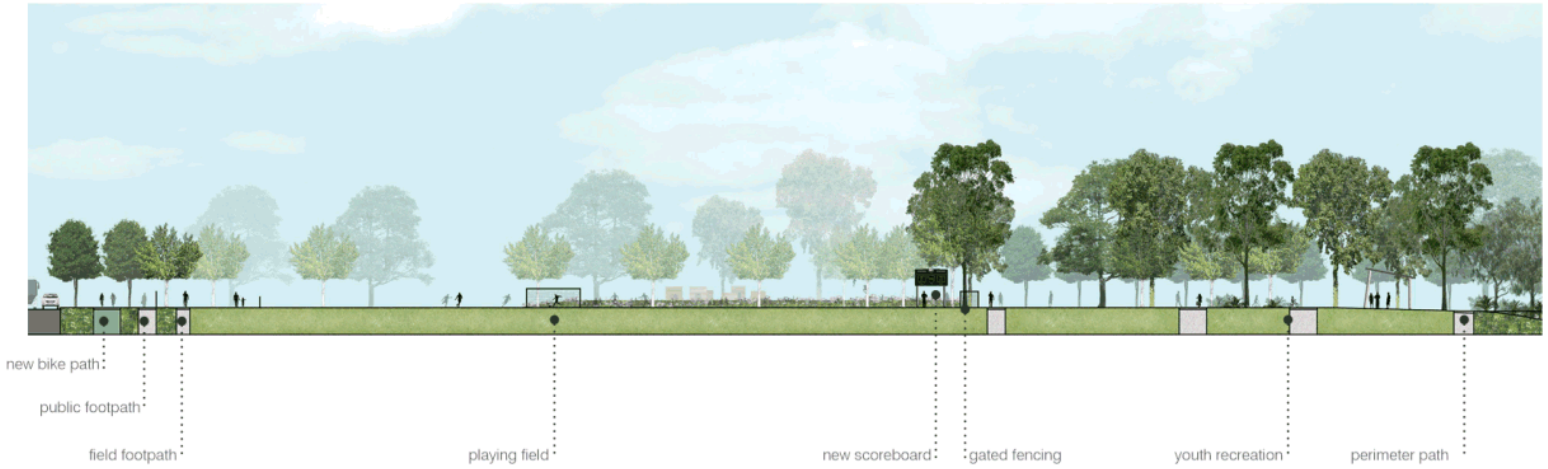
Stage 2 of the master plan is subject to further site analysis and community consultation and may include a new community building that will provide a flexible hall space, community rooms and amenities, in close proximity to new parking.

Legend

1. Alfred Street cycleway
2. Lawn area
3. Play space and picnic area
4. Sports field
5. Amenities building
6. Youth recreation area
7. Dog park
8. Car Parking
9. Stage 2 (design subject to further site analysis and consultation)

5.2 Site Sections

W-E Section



S-N Section

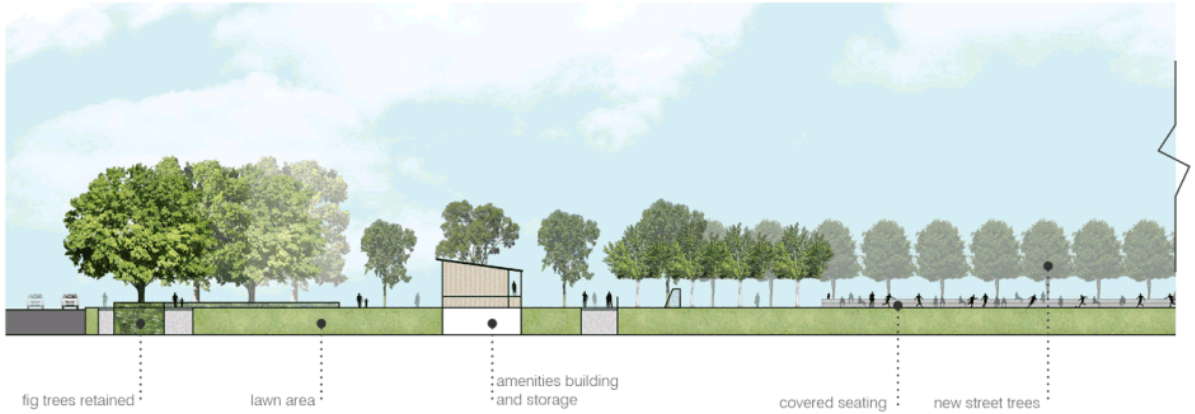
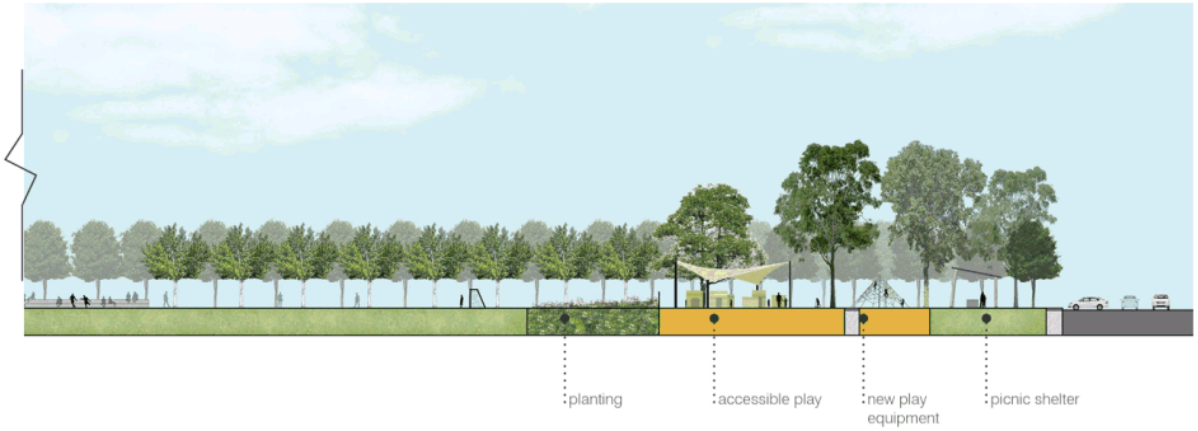


fig trees retained
lawn area
amenities building
and storage
covered seating
new street trees


planting
accessible play
new play
equipment
picnic shelter

5.3 Northern Play Space and Picnic Area

Legend

1. Alfred Street cycleway
2. Lawn area for passive recreation
3. Existing mature trees to be retained
4. New perimeter tree planting to provide enclosure to the park
5. Picnic shelters with barbecue facilities
6. Existing play equipment retained with new playground surfacing
7. New play equipment to include accessible elements for equal access play
8. Play area for very young and toddlers with shade sails and seating for parents
9. Nature play area including cut down trees from site (where tree removal is necessary)
10. Gated access to sports field to remain open when field is not being used for organised sport
11. New perimeter car parking

Note: areas and uses are indicative only and subject to further analysis

Northern Play Space

5.4 Youth Recreation Area

Legend

1. Gated access to sports field to remain open when field is not being used for organised sport
2. Bike loop
3. Seating steps to multipurpose court
4. Hang out space with shelter and seating amongst the existing trees
5. Rock climbing wall / Nature-based play
6. Half multi purpose court
7. Exercise equipment
8. Fenced dog park
9. Lawn area
10. Stage 2 design subject to further site analysis and community consultation

Note: areas and uses are indicative only and subject to further analysis

Youth Recreation Area

5.5 Playing Field

Legend

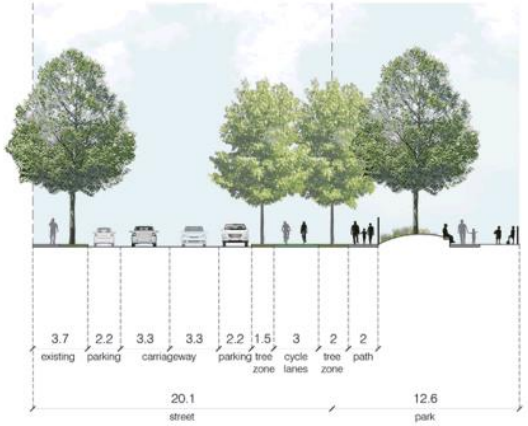
1. Gated access to sports field to remain open when field is not being used for organised sport
2. Perimeter fence
3. Covered seating
4. New synthetic turf playing surface
5. New perimeter tree planting
6. Existing amenities building retained
7. New storage room - existing storage container and old amenities building to be removed
8. Scoreboard
9. Alfred Street Cycleway

Note: areas and uses are indicative only and subject to further analysis

5.6 Alfred Street Upgrade

Alfred Street Cycleway - South

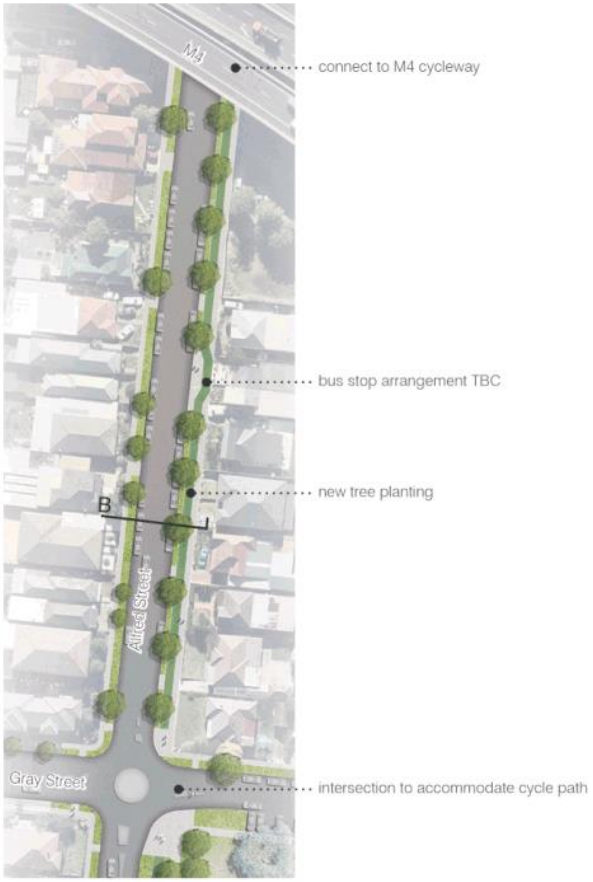
The southern portion of the Alfred Street Cycleway provides a strong green connection with a triple row of trees providing shade and amenity to the new bidirectional cycle path and widened pedestrian footpath. This is enabled by reducing the overall road carriageway width which will also promote a slower and safer street environment adjacent to the park without losing any of the existing on-street parking spaces.

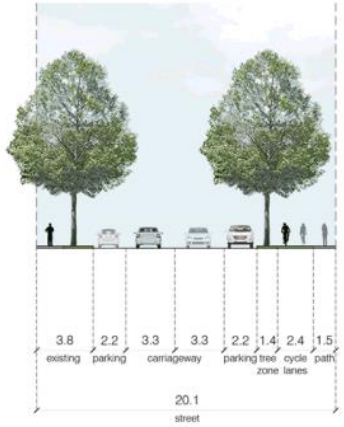


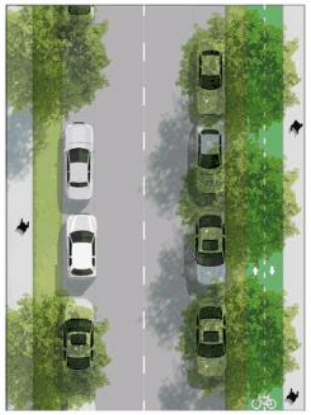
Section A

Alfred Street Cycleway- North

The northern portion of the Alfred Street cycleway connects the park to the regional cycleway underneath the M4. This segment maintains the existing 20.1m road reserve and accommodates the cycleway on the eastern side by reducing lane and parking widths. While more constrained than the southern portion, additional street trees can still be provided in this segment to provide pedestrian shade and amenity.





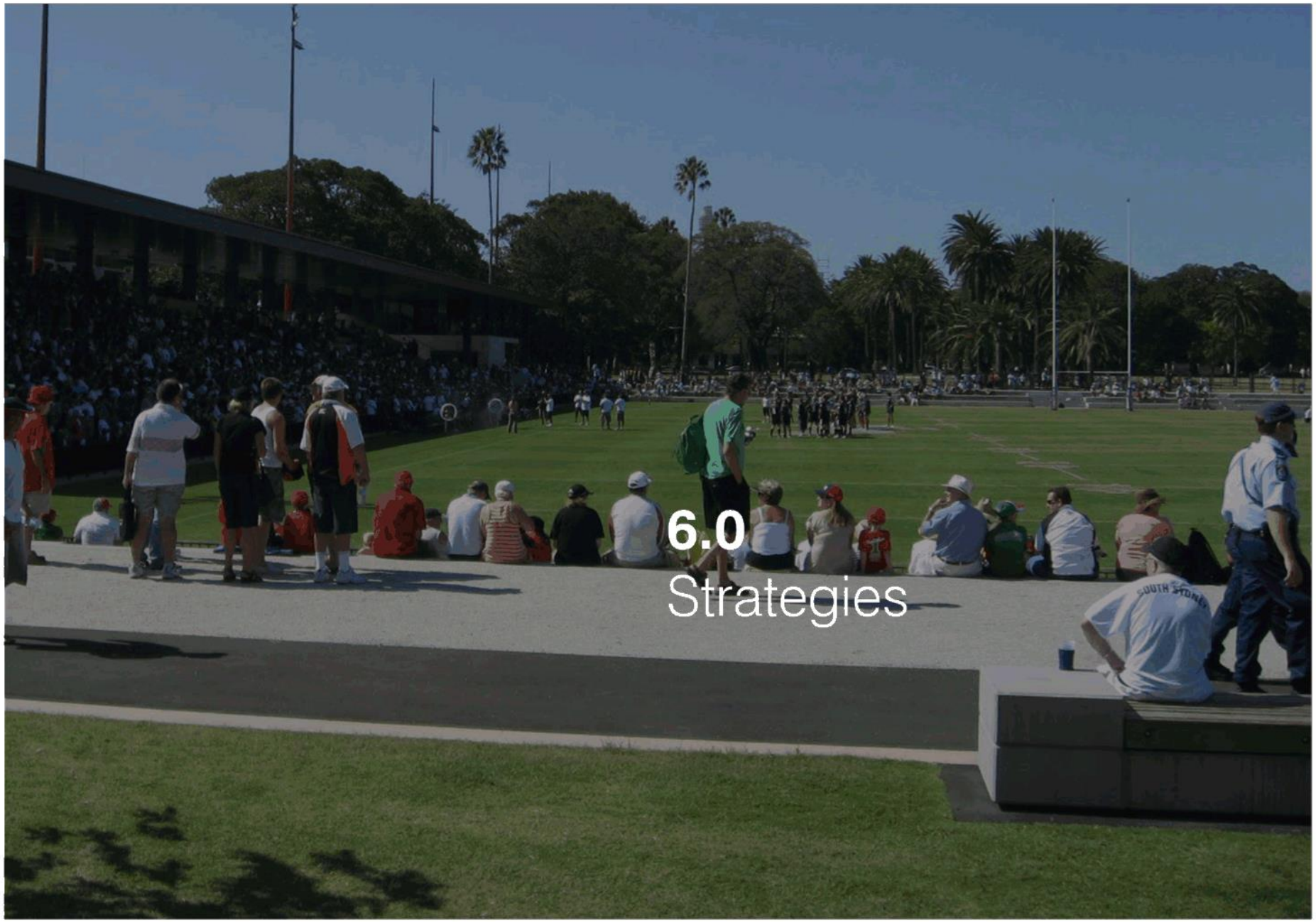


Section B

5.7 Indicative Aerial Views

View looking north

View looking south



6.0 Strategies

6.1 Materials and Elements

Paving and Pathways

Alfred Street Cycleway

The Alfred Street bi-directional cycleway provides access between Parramatta Road and the M4 regional cycleway:

+ Cycleway to be between 2.4-3m in width as per the indicative street sections and layout.
+ Provide a smooth asphalt surface flush with the pedestrian path level.
+ Separated from pedestrian footpaths by a grassed verge or flush kerb.
+ Separated from 'in situ' parking bays by a grassed verge.

Park Pathways

A network of insitu concrete footpaths will provide access to all areas of the park:

+ Provide pathways along all streets and to connect existing and planned facilities.
+ Minimum 1.8m path width.

Community Centre

The community centre is to include a larger area of paving acting as a forecourt to the building:

+ Consider stone or concrete unit paving for paved areas around the building entry.
+ Provide elevated decking around the community building as a spill-out area for the community facilities.

Insitu concrete footpaths

Community centre feature paving

Park Furniture

Seating

+ Provide a range of seating opportunities across the park and in locations adjacent key activity areas including play areas and dog park.
+ Use a combination of off-the-shelf park seating combined with informal seating such as low walls and concrete, timber or stone blocks.
+ Use robust and site-responsive materials.
+ Provide covered spectator seating to the sports field - consider robust seating terraces / walls in preference to or in combination with aluminium bench seating.

Picnic Areas

+ Provide covered picnic areas in the north and south of the site.
+ Use large robust bespoke picnic shelters that provide visual character to the site and complimentary off-the-shelf picnic tables and barbecue facilities.
+ Provide bins and bubblers in proximity to picnic areas.

Park Furniture

+ Provide bins to adjacent picnic areas. Consider 'smart bins' to improve maintenance and rubbish collection.
+ Provide bubblers at the northern play / picnic area and at the youth recreation area.
+ Provide bike racks to service the community centre, sports field, play areas and youth recreation area.
+ Use high quality and robust park furniture that appears as a collective suite of elements.

Informal seating opportunities

Bike racks

Picnic shelters and barbecue facilities

Spectator seating steps

Play and Fitness Areas

Northern Play Space

+ Consider reusing / refurbishing existing play equipment.
+ Provide a range of new custom and proprietary play items
+ Use robust materials and elements.
+ Include nature play elements such as cut down trees and logs, timber planks, rope, stone blocks.
+ Provide play opportunities for all ages and abilities.
+ Provide shade and seating to play areas.
+ Install appropriate playground surfacing including softfall.
+ Use a restrained colour palette with natural tones for the majority of surfaces.

Youth Recreation

+ Use robust materials including steel and concrete.
+ Consider coloured and patterned surface finishes.
+ Provide a range of elements for different biking abilities.
+ Install a half court basketball hoop.
+ Integrate all elements into a unified design for the area.
+ Maximise planting and permeable surfaces (with the exception of the hard court and bike loop)

Exercise Equipment

+ Provide an area with exercise equipment and rubber surfacing.
+ Provide a range of elements with instructional signage on how to use.
+ Locate the equipment adjacent open lawn areas and path loops that can be incorporated into exercise routines.

Play area with a mixture of play elements for all abilities

Youth recreation area with a range of elements and hang out spaces

Exercise equipment

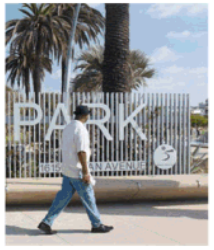
Wayfinding, Art and Interpretation

Wayfinding

+ Provide entry signage at all entry points to the park and facilities.
+ Encourage passive wayfinding through clear site lines and direct access between areas.
+ Provide signage for the community building, recreation areas and public amenities.

Public Art and Interpretation

+ Incorporate public art that will contribute to the identity of the park and the Granville Area.
+ Consider larger artworks in prominent locations such as park entries and in conjunction with the community building
+ Use local artists and focus artworks around local cultural and/or environmental themes.
+ Use robust materials that respond to the characteristics of the park.
+ Incorporate smaller artworks that offer intimate engagement with park users, such as sculptural play elements, paving inlays and seating elements.
+ Combine the artworks and wayfinding with interpretive signage.
+ Consider temporary artworks and community installations that could be combined with events or festivals on the site.



Wayfinding signage

Large scale public art

Small scale art and interpretation

6.2 Planting

Planting Strategy

The planting strategy for the site reinforces the existing landscape character of large native parkland trees through a predominantly native planting palette combined with selected feature exotics. Additional planting and selected removal of existing trees will help to define the different areas of the park and create a green and native environment.

The selection of species for North Granville is to take into account a number of factors including:

+ Existing trees and local native vegetation;
+ Climate/microclimate;
+ Size requirements/constraints;
+ Form;
+ Density of foliage;
+ Growth rate;
+ Availability;
+ Maintenance (i.e. leaf fall, fruit drop) and safety (branch drop); and
+ Other considerations such as interpretation.

Street trees are in line with council's Public Domain Guidelines for Granville Town Centre and include native Brush Box, Ivory Curl Flower and Weeping Lilly Pilly species as well as exotic Chinese Pistache trees along Gray Street. The mix of Brush Box and Lilly Pilly along Alfred Street will define this as a green connection along the western edge of the park.

The park contains existing mature tree groupings that provide a large amount of ecological value and amenity. Trees include Brush Box and Eucalyptus trees throughout the park, large Fig trees providing a buffer to Parramatta Road, and Eucalyptus and Sheoak species lining Duck Creek.

These trees are to be largely retained where possible, with any tree removals to be assessed against requirements to address contaminated soils, arboricultural assessment (to be carried out in any design development), and their contribution to the masterplan for the park.

Proposed tree species within the park include a mix of large native trees for scale and shade including Eucalypt and Ficus species, smaller native evergreen shade trees such as Water Gums and Weeping Lillypillys, and exotic deciduous trees including Jacaranda and Ash for accent and autumn colour.

Low level plant species used throughout the park will enhance the vibrancy and amenity of the public domain through their flowers and foliage. These shrub and ground cover planting also provide habitat for local birds and insects that contribute to the ecology of the precinct.

Planting around Duck Creek should involve the removal of the weed species overgrowing the existing trees and replanting with appropriate native species.

Indicative Tree Species

Natives:

Angophora costata

Corymbia maculata

Eucalyptus pilularis

Eucalyptus punctata

Eucalyptus resinifera

Ficus macrocarpa 'Hillii'

Lophostemon confertus

Melaleuca quinquenervia

Tristaniopsis laurina

Waterhousia floribunda

Buckinghamia celsissima

Exotics:

Fraxinus pensylvanica 'Urdbell'

Jacaranda mimosifolia

Liquidambar styaciflua

Pistacha chinensis

Planting Strategy

- Existing trees to be retained*
- Buckinghamia celsissima (Ivory Curl Flower)
- Lophostemon confertus (Brush Box)
- Pistacia chinensis (Chinese pistache)
- Waterhousia floribunda 'Green Avenue' (Weeping Lilly Pilly)
- Park tree species
- Understorey planting

* pending design development, arboricultural assessment and soil remediation requirements

Indicative Plant Species

Parks and Gardens:

Callistemon 'Better John'

Grevillea 'Honey Gem'

Grevillea 'Royal Mantle'

Hardenbergia violoacea

Hibbertia scandens

Liriope 'Just Right'

Myoporum parvifolium

Nandina 'Obsession'

Pennisetum 'Nafray'

Raphiolepis indica

Lomandra tanika

Trachelospermum jasminoides

Viburnum odoratissimum

Westringia 'Aussie Box'

Streets:

Dianella caerulea

Callistemon 'Better John'

Ficinea nodosa

Liriope muscari

Hibbertia scandens

6.3 Lighting

Lighting Strategy

A combination of different lighting will enable the park to be a safe and inviting place at night and help to accentuate park features and facilities. The following elements are to be implemented as part of an overall lighting strategy.

All fittings are to be LED and designed to reduce glare and light pollution.

Street lighting

Existing street pole lighting should be reviewed to ensure streets and associated pathways are well lit at night. Additional street lighting should be added to the new car park adjacent the community building.

Path lighting

Path lighting within the park should provide a low level of lighting that lights key pathways and aids in wayfinding. Bollard lighting would allow for pathways to be lit without excessive glare, allowing pedestrians to take in the wider park area while maintaining safety and character.

Sportsfield lighting

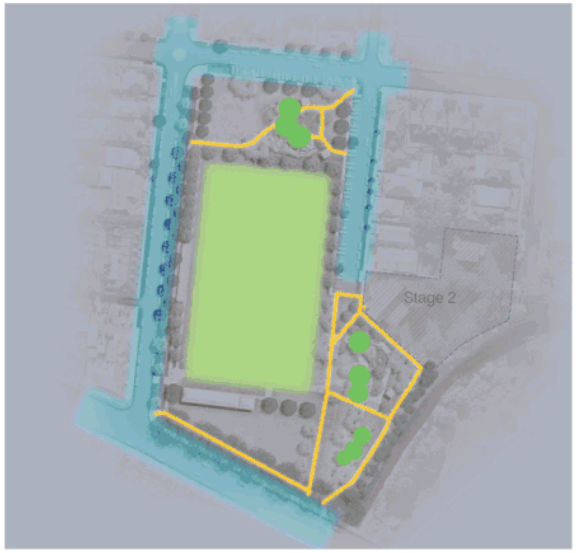
Existing sportsfield lighting is to be retained where possible to provide lighting for night time organised sports.

Feature tree lighting

Selectively lighting existing mature trees within the park will add to the night time character of the space and provide a better sense of the park layout at night.

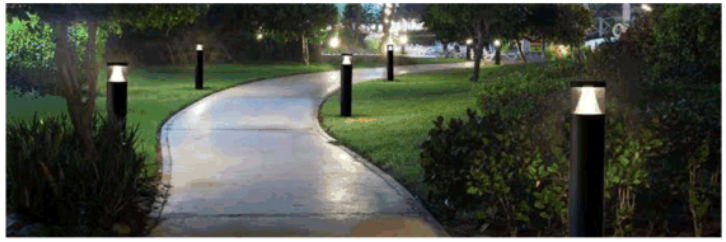
Building lighting

The community building should be well lit to cater to night time functions, as well as having low level external feature lighting to highlight the built form.



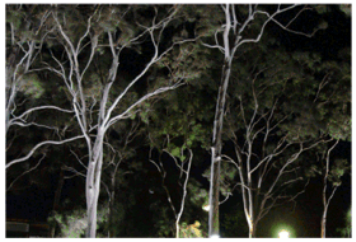
Lighting Strategy

- Street lighting
- Path lighting
- Sportsfield lighting
- Feature tree lighting



Low level path lighting

Sportsfield lighting



Feature tree lighting

Building lighting

6.4 Movement and Access

Movement and Access

Cycle Movement

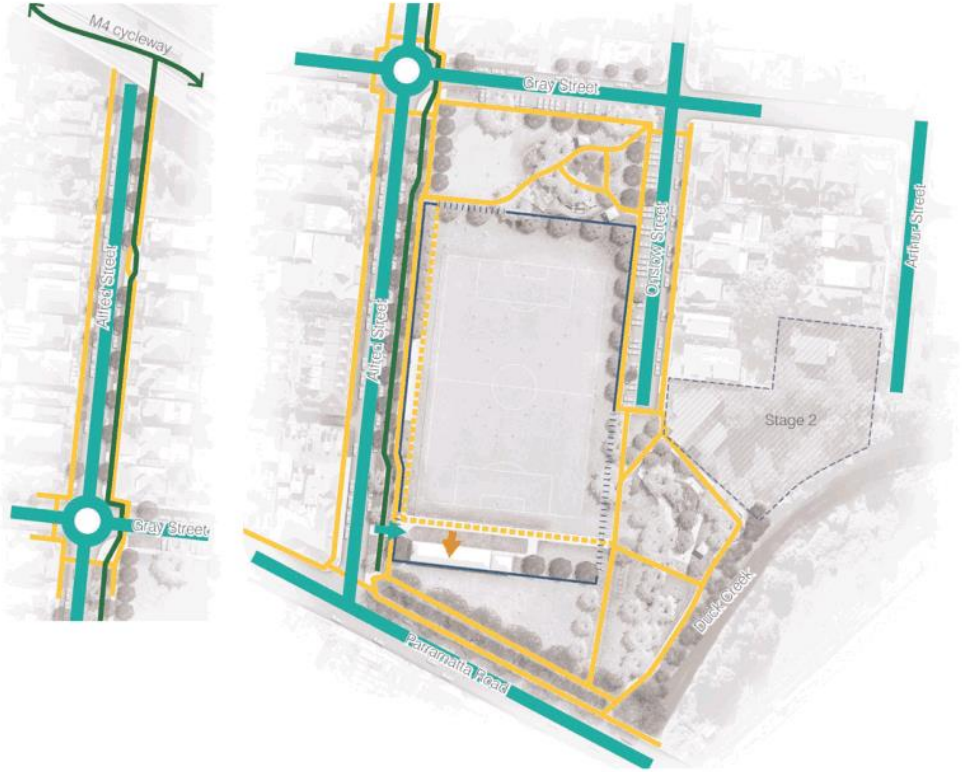
Alfred Street is upgraded as part of the new cycle connection, with reduced carriageway widths promoting a slower speed environment adjacent the park.

Pedestrian circulation

A new path network provides direct access around and through the park, linking key spaces and facilities. The pathway network also provides several walking / running loops for recreation.

Sportsfield access

A key component of the masterplan is to increase public access to the sportsfield. This is achieved through lengths of perimeter fencing being gated and remaining open outside of formal use of the sportsfield for organised sporting events. This will allow easy pedestrian flow between the sportsfield and the northern portion of the site, and the community building and youth recreation area.



Parking

Parking for the site has been reconfigured to allow for the removal of the Onslow street parking bays that currently bisect the site.

Additional parking is proposed along the park perimeter on Gray Street and Onslow Street. No change in on-street parking numbers is anticipated for Alfred Street.

Overall, the Stage 1 masterplan provides 33 less car spaces than is currently provided, due to the removal of car spaces on Onslow Street. The overall reduction in parking will encourage public and active transport to and from the site, increase usable open space, and reduce instances of anti-social behaviour that may currently occur in the existing Onslow Street car park.

Cycle parking is also to be provided throughout the park at key locations and, in conjunction with the new Alfred Street cycleway, promote active transport to and from the park.

Staging

Stage 1

Stage 1 works to include:
+ Site remediation;
+ Northern play space;
+ Sportsfield upgrade;
+ Youth recreation area;
+ Dog park;
+ New car parking at Onslow St and Gray St;
+ New footpaths; and
+ Alfred Street upgrade and cycleway.

Stage 2

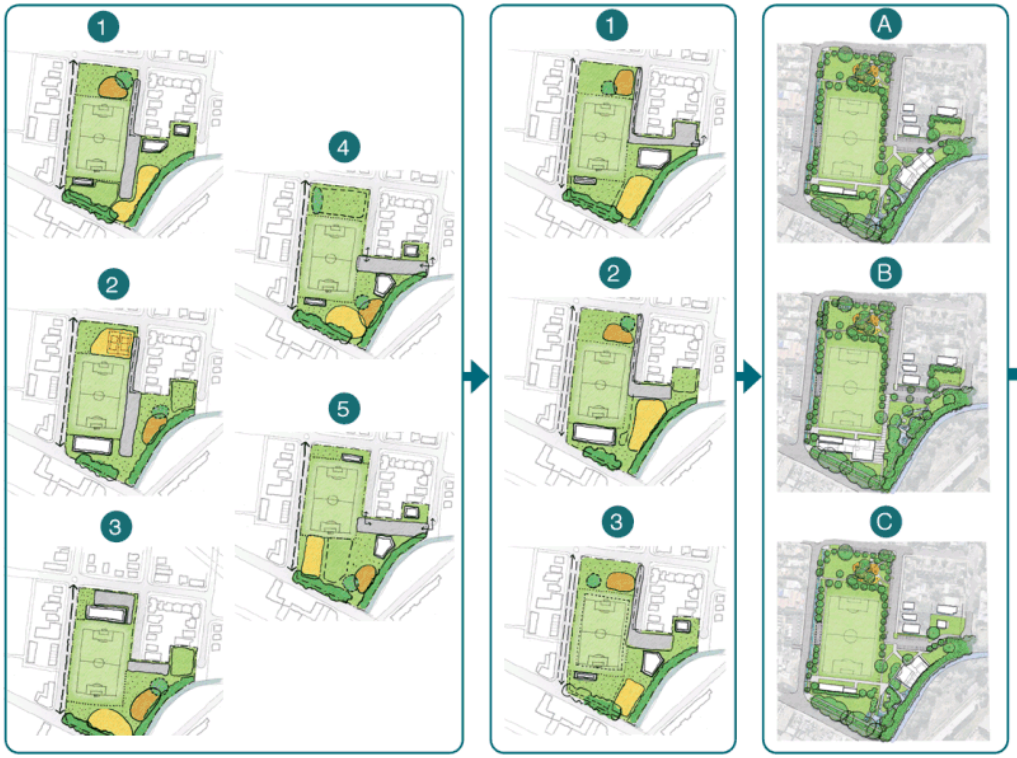
In response to community and stakeholder feedback on the draft master plan, Stage 2 design will be subject to futher site analysis and community consultation. This does not exclude site remediation. Council has an obligation to return the site to open usable space until completion of Stage 2 analysis and community consultation.

7.0
Appendix

7.1 Concept Development

A number of concepts were developed for the precinct to ensure that multiple approaches to the layout and design of the site were explored.

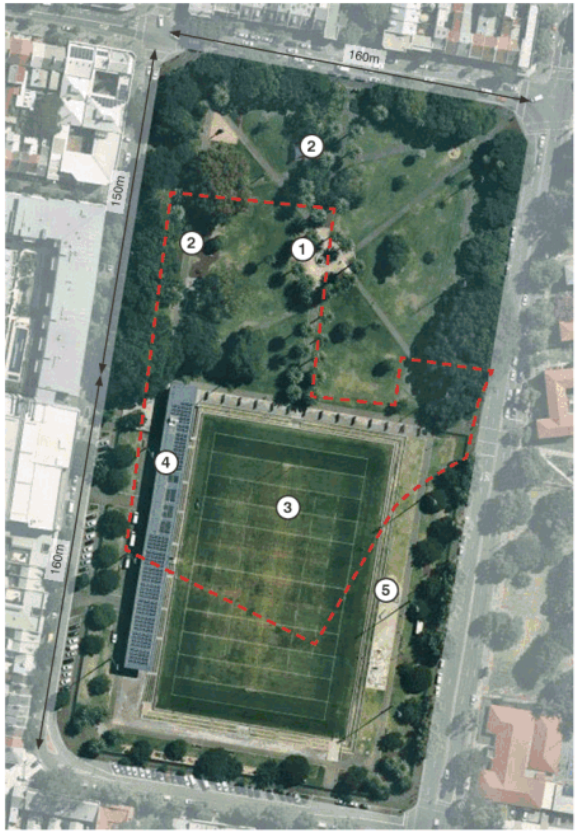
Through a process of review and design testing, the options were refined into the draft masterplan layout outlined in this report.



Draft masterplan presented during Phase 2 engagement:

7.2 Park Precedents

Redfern Park, Redfern



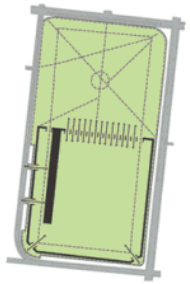
Features

+ 4.8ha
+ 1880s formal park area with trees, lawn, planting, pathways, seating and playground spaces
+ Fenced high quality sportsfield providing training facilities for the South Sydney Rabbitohs. Flexible fencing arrangement allows the oval to be secured for ticketed or private events and activities, with open public access outside of these times for recreational use. Terraced seating steps surround the oval.
+ Grandstand and amenities building providing facilities for the oval.
+ Redfern Oval Community Room available for hire 7 days a week - 110m².

North Granville site comparison

1 Redfern Park
2 Playground
3 Redfern Oval
4 Grandstand / Club rooms
5 Skate / basketball court

Public access to sportsfield (can be secured on game days):



Paperbark Park, Parramatta

1 Merry-go-round
2 Climbing dome
3 Sand/water play
4 Swing set

Features

- 1652m² GFA
- Inclusive play space (wheelchairs)
- Ideal for children and toddlers
- Large amount of shade
- Seating for parents
- Scooter and bike track
- Water play
- Sand play
- Climbing dome
- Merry-go-round
- Slides & swings
- Large grassed area
- Convict history incorporated
- Annual Burramatta Festival

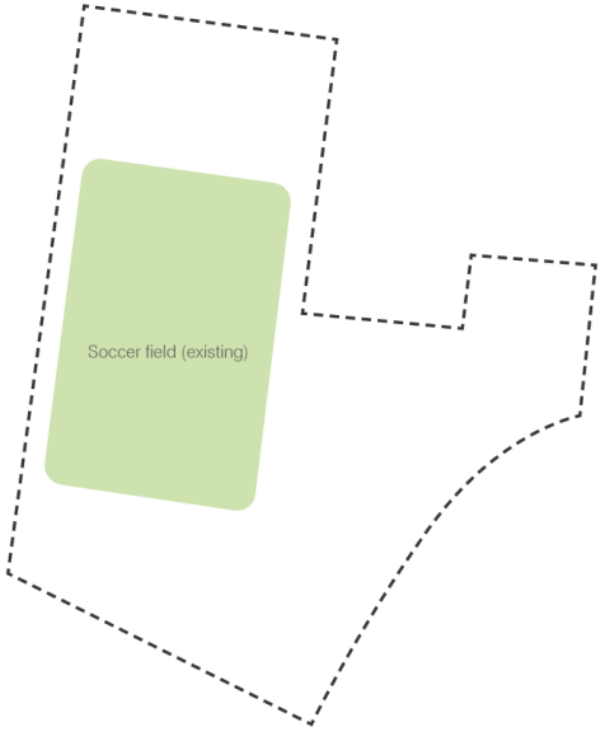
Trinity Beach Youth Space, Trinity Beach

Features

- 950m² GFA
- Community skate spark
- Colourful vibrant murals
- 4 key skate zones varying from beginner to intermediate
- Multi functional youth space
- Half court
- Ping pong
- Bouldering wall
- Informal soccer
- Seating for parents

1 Mini skate bowl
2 Rails and jumps
3 Ping pong and play equipment
4 Pump track
5 Half-court

7.3 Park Ingredients



Site area to scale with recommended minimum sizes

	Recommended minimum size	Potential features
Local play for very young*		
Locally accessible walk-to space for parents and very young children (up to 5yo) to play outdoors	50m²	+ Nature-based play + Small play area + Children's garden + Sculpture play + Pram-friendly, quiet and visible location + Fenced if adjacent to busy roads
Local children's play*		
Locally accessible walk-to, ride-to play opportunities for children of primary school age (5-12yo)	100m²	+ Nature play + Part of one large multi-features play area + Adventure play + Fenced or landscape barriers if adjacent to busy roads
Older children's activity space*		
Locally accessible ride-to or walk-to play and active recreation space for older children (10-15yo)	1000m²	+ Large multi-age play space + Nature play / exploration + Adventure play and structure play equipment + Bike tracks, skate plazas, outdoor courts
Youth recreation space*		
Neighbourhood level, larger, youth-focused area suitable for youth (13-20yo) and providing both active recreation and space to gather and interact	2000m²	+ Small bike / BMX track + Skate elements + Rock climbing + Parkour elements, exercise and fitness equipment + sports courts / half courts + youth 'plaza' with wifi and versatile group spaces + Visible location separated from play for very young
Dog exercise area*		
Neighbourhood-level access to an off-leash exercise opportunity for dogs	50m²	+ May be fenced or open off-leash area + Provide water and shaded seating
Multi-purpose community centre		
	1000-1500m² (1500m² shown)	+ Hall space + Flexible spaces + Amenities + Combine with scout hall and / or clubrooms

* Criteria based on GANSW Open Space for Recreation Guide (DRAFT)

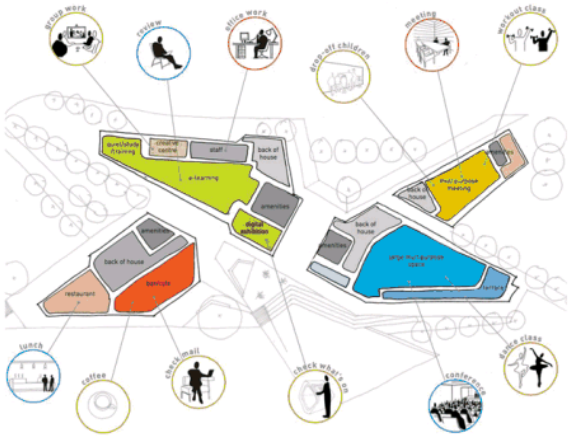
7.4 Community Facilities Precedents

The Connection, Rhodes

North Granville site comparison
1 Learning Space
2 Meeting Space
3 Event Space
4 Restaurant and cafe

Features

+ 3027m² GFA
+ Series of buildings separated into restaurant/cafe, the Meeting Space, the Event Space and the Learning Space
+ Learning Space - 1 studio with tables for quiet study, 1 studio for instruction and collaboration, 1 Digital Classroom and 1 Digital Gallery exhibition space
+ Meeting Space - multipurpose space for meetings, workshops and exercise classes
+ Event Space - multipurpose hall for conferences and performances
+ Restaurant and cafe overlooking the water
+ well connected, visible and accessible to surrounding community



Juanita Nielsen Community Centre, Wooloomooloo

North Granville site comparison

Features

- 1276m² GFA
- Historical 1888 building repurposed as a community centre
- community gymnasium
- after school care with fenced outdoor play area
- community hall
- 2x community rooms, including mobile cooking facilities and paint traps.
- meeting rooms
- internet access
- internal visibility is maximised through design

Granville Multipurpose Centre (Proposed)

North Granville site comparison

Features

+ 4029m² GFA
+ recently approved multipurpose centre builds upon the existing elements of Granville pool, park lands and outdoor recreation facilities
+ 2 multipurpose courts
+ large library with computer facilities and generous reading areas
+ many break out lounge areas and kitchenettes
+ multipurpose workshops
+ large flexible gallery space
+ audio visual facilities
+ proximity to neighbouring pool
+ artist in residency studio
+ recording studio and production facilities

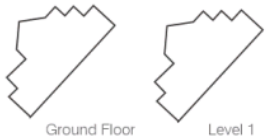
First

Ground

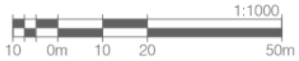
Community Facilities Areas Summary

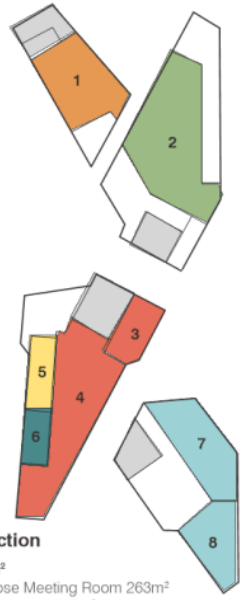
Legend

- Halls
- Computer / Audio Visual / Production
- Multi-purpose / Workshops/ Creative
- Meeting Rooms / Consultation
- Foyer / Admin
- Lounge
- Gym
- Library
- Amenities
- Back of house / thoroughfares



Existing Community Building





The Connection

GFA = 3027m²

1. Multi-purpose Meeting Room 263m²
2. Multi-purpose Hall 315m²
3. Digital Exhibition Room 80m²
4. E-learning Room 336m²
5. Admin Office 94m²
6. Creative Centre 68m²
7. Bar/Cafe 182m²
8. Restaurant 128m²

Granville Multi-purpose Centre - GFA: 4029m²

GFA = 4029m²

1. Library 574m²
2. Gallery 360m²
3. Community Kitchen and Cafe 34m²
4. Reception / Foyer 327m²
5. Hall 315m²
6. Multi-purpose studios 79m²
7. Video/ Recording/ Production 68m²
8. Youth Lounge 100m²
9. Kitchen 60m²
10. Reading Area 125m²
11. Meeting Rooms 10m² x2
12. Consultation Rooms 9/11/16m²
13. Lounge 58m²
14. Training Rooms 81m²
15. Workshops 40m² x3
16. Artist in Residency 39m²

Juanita Nielsen Community Centre

1. GFA = 1276m2
2. Out of School Care 148m2
3. Meeting Room 31m²
4. Reception / Foyer 97m²
5. Gym 145m²
6. Kitchen 15m²
7. Office 15m²
8. Community Rooms 37m² x2
9. Wifi Lounge 90m²
10. Kitchen 27m²
11. Elders Consult 17m²
12. Hall 150m²

7.5 Community Building

A concept for a new community building was included as part of the draft masterplan presented to the community and stakeholders as part of Phase 2 community consultation.

The new 1500m² community building would provide a valuable asset to the community with a number of flexible spaces and accompanying amenities and facilities.

The building was proposed in close proximity to the new parking areas and elevated to mitigate flooding issues.

Legend

1. Hall: 450m²
2. Hall storage: 2 x 25m²
3. Flexible spaces: 2 x 150m²
4. Flexible / meeting rooms: 2 x 100m²
5. Storage: 2 x 50m²
6. Amenities: 40m²
7. Change / shower rooms including universal design and access: 40m²
8. Kitchen: 40m²
9. Foyer / Lounge area: 200m²
10. Entry ramp / stair
11. Raised deck area

In response to feedback received during Phase 2 community consultation, the design of Stage 2, including the community building, will now be subject to further site analysis and community consultation and not part of the endorsed master plan design.

7.6 Parking Survey

Parking Survey

SCT Consulting was engaged by OCULUS on behalf of City of Parramatta Council to understand the parking demand on a typical match day / evening at FS Garside Park.

SCT undertook parking occupancy and duration surveys of the surrounding streets to capture parking conditions on surrounding local streets, as shown in the adjacent map.

A parking survey was undertaken on 18 May 2019 during a game evening with the following results:

+ The survey indicated that during the match on 18 May 2019, there was minimum 10% vacancy, i.e. 11 parking spaces available on Onslow Street south of Gray St, which provides the best access entering the oval. Hence, there should be minimal visitor parking demand overspill to other streets.
+ The survey concluded that there were 30-40 parked cars that could be related to the match based on an observed crowd of approximately 40-50 people (excluding players), which implies there could be multiple occupancy in vehicles or other mode choices such as walk or public transport.
+ This equates to approximately a parking demand of 0.8 vehicles per visitor.
+ Parking demand may vary depending on other factors including the game size and attractiveness, weather, time etc.

Parking survey extents

7.7 Engagement Report

CITY OF PARRAMATTA

North Granville Community Facilities Masterplan

Engagement Report

WORKING DRAFT

November 2019

Prepared by People, Place and Partnership Pty Ltd
for City of Parramatta

OCULUS

PEOPLE PLACE & PARTNERSHIP

Project: North Granville Community Facilities Masterplan Client City of Parramatta Council

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Community Engagement | Place Training | Place Management | Strategic Facilitation | Place Planning | Place Activation

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CITY OF PARRAMATTA

Phase 1
Engagement Results

Introduction

Community engagement for the North Granville Community Facilities Masterplan aimed to identify and understand the physical, environmental, economic and social elements of the masterplan site and to identify and clarify key opportunities and needs for the future.

The online and intercept surveys included in Phase 1 Engagement were designed to provide an understanding of the current usage of recreation and community facilities within F.S. Garside Park and the broader Granville area. The surveys also looked to explore the needs of the community, while raising awareness of the masterplan project and the potential of the site. As approximately one fifth of North Granville population is composed by children under 14 years old, youth engagement was also key to identifying future preferences for recreation and community uses.

Online Survey

The purpose of the online survey was to raise awareness of the North Granville Community Facilities Masterplan while understanding current usage, priorities and opportunities for the site among the local community.

The online survey was hosted through SurveyMonkey and distributed through the City of Parramatta's (CoP) engagement website, social media promotion and email campaigns circulated through key stakeholder member databases. The survey was also promoted through social media with an incentive prize to encourage completion. Printed copies of the survey were provided to a number of key community organisations including the Granville Community Hub and Granville Word of Learning Childcare Centre. A total of 165 surveys were completed between the 11th of June and the 12th of July 2019, 30 of which were completed in hard copy format.

The survey included a range of response types to gain feedback across multiple topics:

- Questions 1-6 of the survey aimed to understanding the participant's demographic profile, in line with CoP's engagement policies.
- Usage of local parks and community facilities was raised in questions 7-11. Questions 7-8 asked respondents to assess the current provision of parks and community facilities in the area, while questions 9-10 asked respondents to reflect on their usage of these local facilities. Question 11 inquired specifically about visitation times to parks and open spaces in the area.
- Questions 12-13 asked participants to rate their agreement or disagreement with a series of statements relating to the kinds of recreational and community facilities needed in the area, while also providing an open ended opportunity for respondents to comment on any specific facilities they feel are needed.
- Questions 14-15 addressed the masterplan site and aimed to understand the current usage of the site as well as any issues preventing respondents from using the park. Question 16 allowed participants to provide open ended feedback and ideas they have to improve the site area.
- Questions 17-19 sought to gather contact information for further engagement, as well as assessing the efficiency of the survey's distribution.

Intercept Survey

An intercept survey was undertaken to target place users in the North Granville area as well as to understand the role and potential of F.S. Garside Park.

The intercept survey was conducted across two days (14th and 15th of June 2019) and implemented through four questions that reflected on the needs of the community and their usage behaviour regarding parks and facilities in North Granville. The intercept survey also included specific questions about current uses and potential issues for the masterplan site.

A total of 48 surveys were undertaken in person at local stakeholder facilities and in public areas. Of those asked to participate in person, 16 people who were intercepted onsite did not speak English and were unable to submit feedback.

Schools Engagement

A design competition was undertaken in three local schools (St. Oliver's Primary School, Rosehill Primary School and Granville Primary School) during July 2019, in which students were asked to design a new park for the Granville community. A total of 64 responses were received.

Students were given a worksheet on which to record their design, and as part of the competition, were also asked to complete a questionnaire about F.S Garside Park, asking what they would change, how they could make it more welcoming and easier to travel to the site.

The competition looked to explore the ideas and preferences of young people in the area, while promoting awareness of the masterplan project among their families and allowing students to respond creatively to what they would like to see and do on the site.

PHASE 1 : KEY FINDINGS

Online Survey

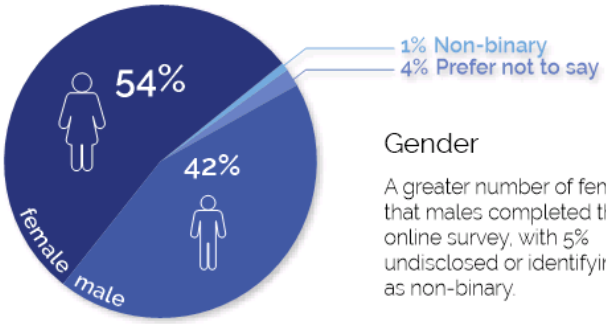
Demographic Profile

Suburb of Residence

From the overall pool of respondents, almost half (45%) reside in Granville, while18% live in Parramatta and others live in the surrounding suburbs of Merrylands and Rosehill. 3% of respondents stated they were Aboriginal and/or Torres Stair Islander, and 5% of online survey respondents live with a disability.

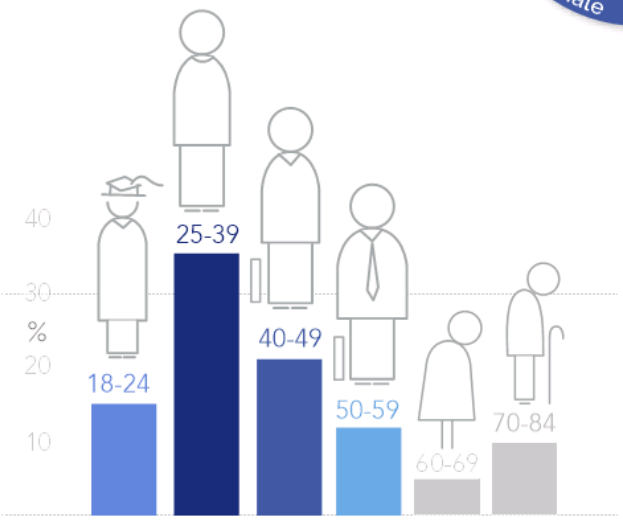
Age

The graphics below outline the demographic profile of the online survey respondents. 34% of respondents were aged between 25 and 39 years old, and approximately 70% of respondents were younger than 50 years old.



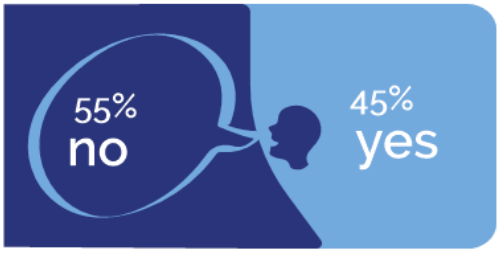
Gender

A greater number of females that males completed the online survey, with 5% undisclosed or identifying as non-binary.



English Spoken at Home

The majority of respondents - 55% - speak English at home. The most common alternative languages spoken at home were Arabic, Lebanese and Indian languages.



PHASE 1 : KEY FINDINGS

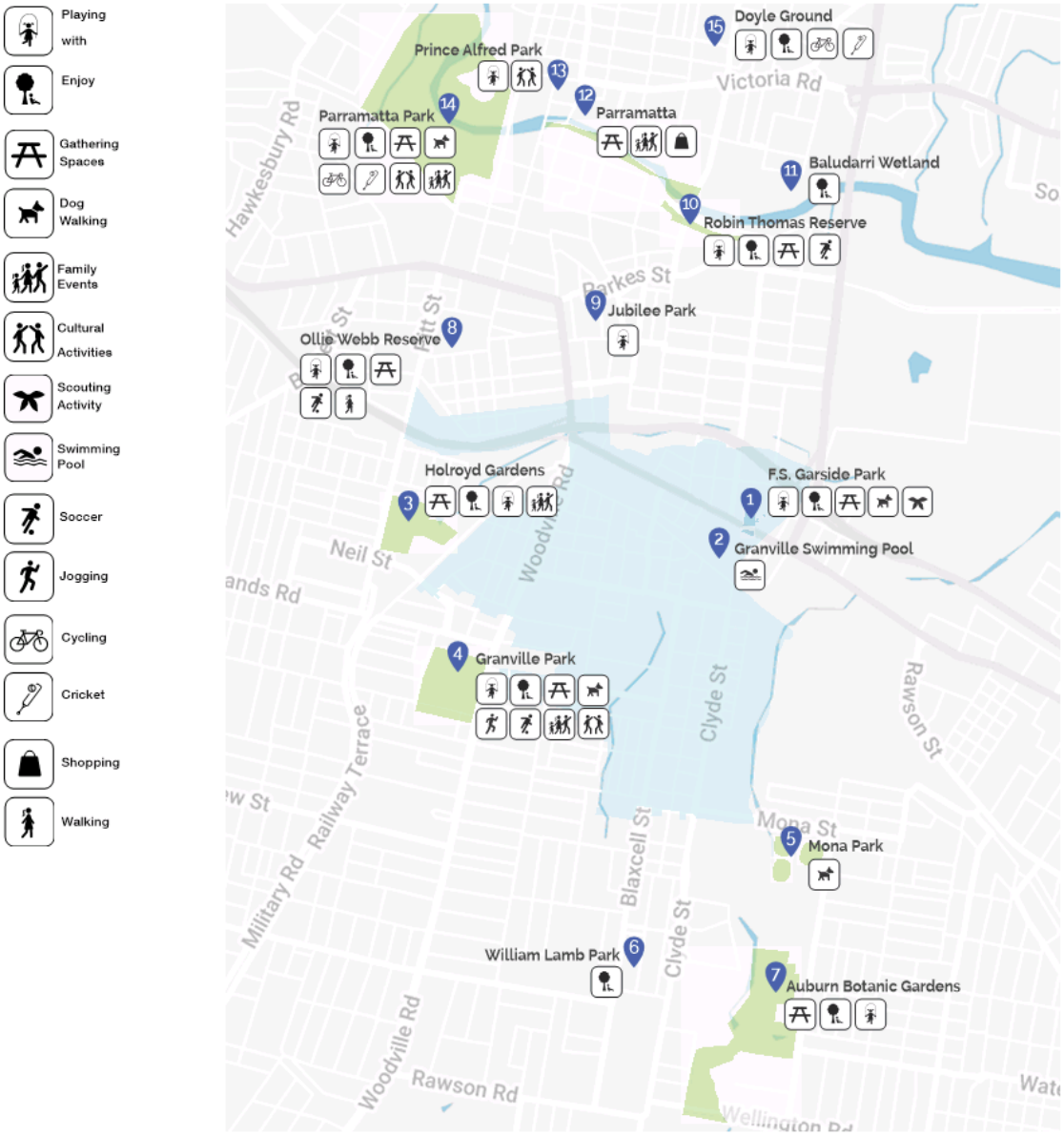
Online Survey

Popular Local Residential Facilities

The map below represents responses to where respondents go locally to use parks and community facilities. The different activities undertaken by respondents in each location are represented using icons.

The most popular locations for respondents include Parramatta Park, particularly to enjoy the nature or outdoor gatherings, as well as Granville Park for its child play areas. Outside of the immediate masterplan area, Sydney Olympic Park was also consistently referred to by respondents.

A total of 25 respondents stated that they go out of the area to use parks and community facilities. Several respondents also stated that they used cultural facilities at Granville Library, Granville Town Hall and St. Marks Anglican Church.



PHASE 1 : KEY FINDINGS

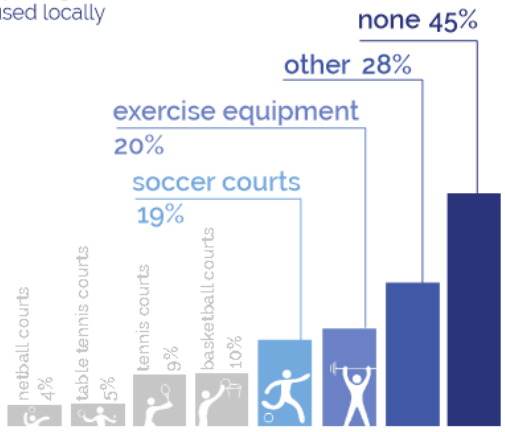
Online Survey

Sporting and Community Facilities Usage

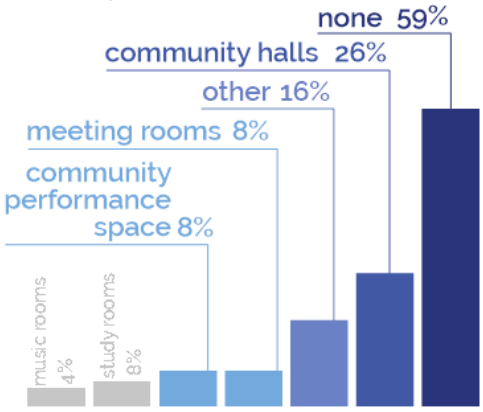
The charts below represent the kinds of sporting and community facilities that are most commonly used by survey respondents.

The majority of respondents stated that they didn't use any of the facility options in the survey. For those who selected 'other', many respondents specified badminton and basketball courts as sporting facilities they regularly used, as well as walking and cycling paths. The vast majority - approximately 60% of respondents - did not use any of the community facility examples given in the survey. Although only 15% of respondents selected 'other', when specifying which other community facilities were used regularly, libraries were the most common facility type included by survey respondents.

Sporting facilities used locally



Community facilities used locally

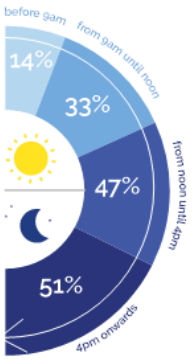


Visitation Drivers

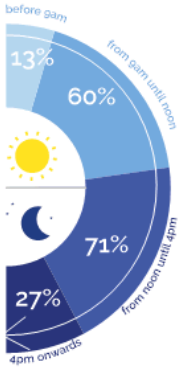
The following charts represent the times of the day that respondents are more likely to visit parks and open spaces in the local area.

On weekdays, many respondents visit parks or open space from 4pm onwards, which is likely due to professional commitments or children's school and activities. During weekends, school holidays or special events, respondents are more likely to visit parks and open spaces during the day, particularly from noon to 4pm (71% of respondents). 60% of those respondents also visit parks during the morning period, between 9 am to noon.

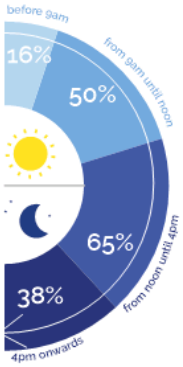
Weekdays



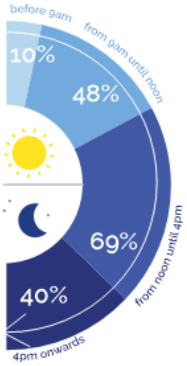
Weekends



In school holidays



For special events



PHASE 1 : KEY FINDINGS

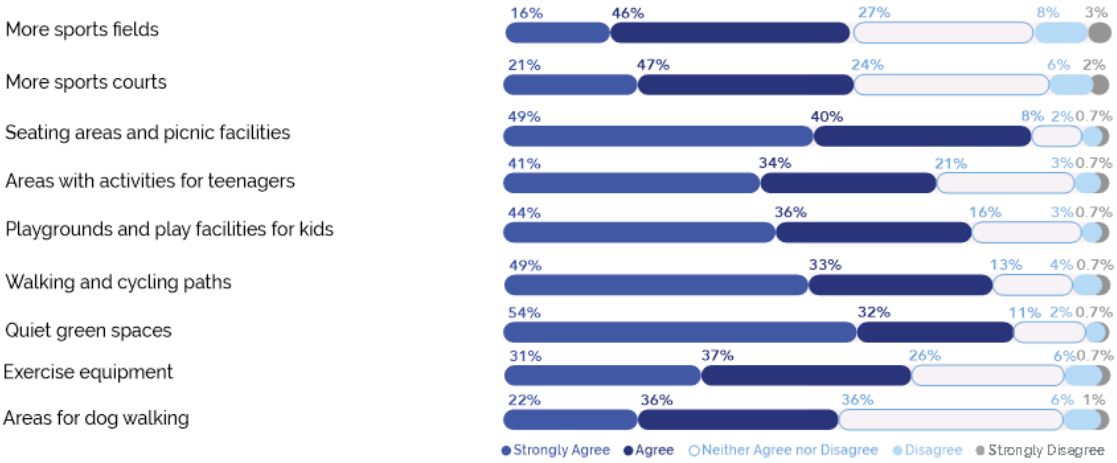
Online Survey

Local Needs: Recreation Facilities

When asked about local needs for recreational facilities, most respondents strongly agreed with the need for quiet green spaces (54%), seating areas with picnic facilities, walking and cycling paths, playgrounds and activities for teenagers.

The percentage of respondents that disagreed with the need for any of the proposed recreational facilities was consistently low in every option, varying between 3% and 8%, which suggests an overall need for the different types of recreational facilities included in the survey.

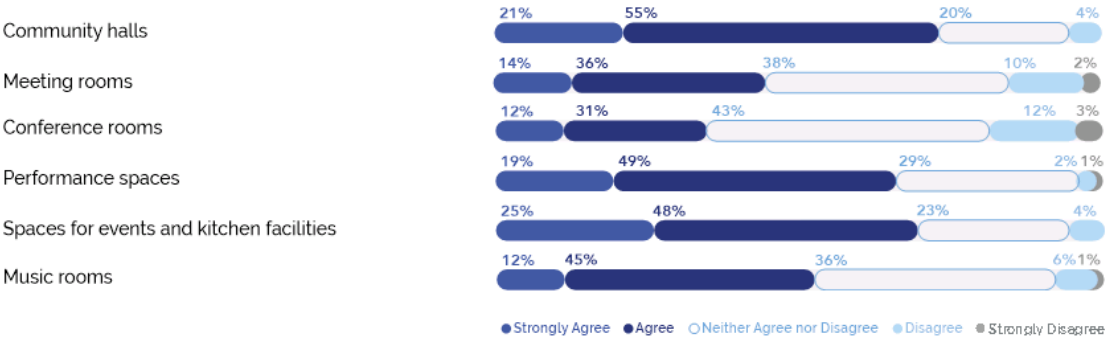
The highest number of neutral responses were received in response to areas for dog walking (36%), more sports fields (27%), exercise equipment (26%) and more sports courts (24%), potentially due to the existing provision of sports facilities and an informal dog walking area.



Local Needs: Community Facilities

Regarding the need for community facilities, the most popular options were community halls, with a total of 76% agreeing to the need for this facility type, and spaces for events with kitchen facilities, with a total of 73% in agreement.

The neutral option was highly consistent across all proposed types of community facilities, reaching 43% when referring to conference rooms and 38% regarding meeting rooms - which may suggest these facilities are not strong priorities for this area.



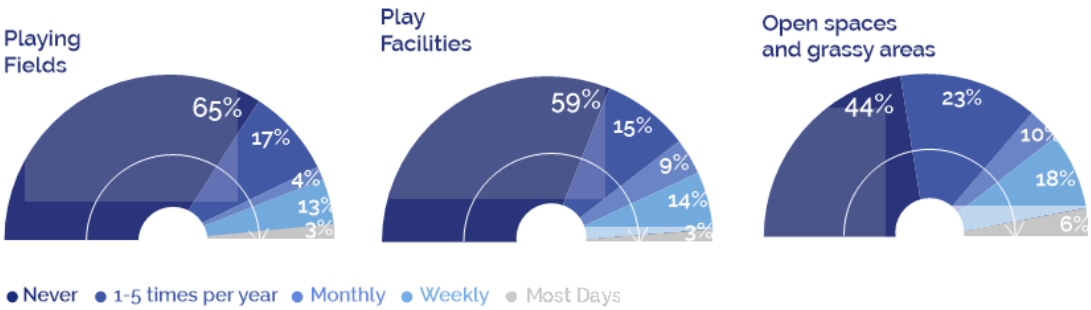
PHASE 1 : KEY FINDINGS

Online Survey

F.S. Garside Park Usage

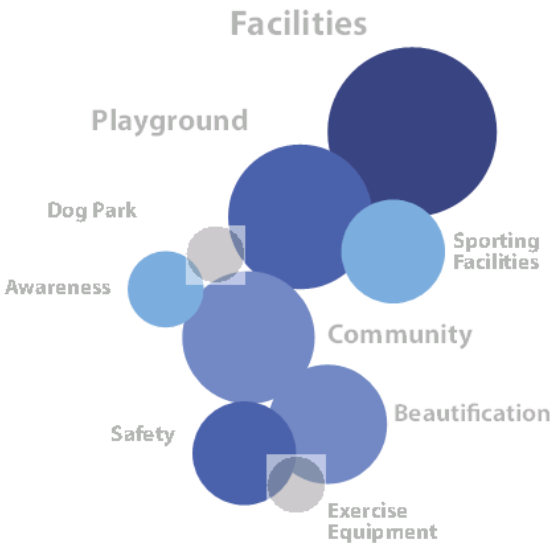
The graphics below outline the frequency of respondents' visits to F.S. Garside Park. For each of the uses outlined below, the majority of respondents (between 44-65%) never use or visit F.S.Garside Park.

Nearly a quarter of respondents reflected that the site is too far away from their area (24%). The unsuitability of facilities was also selected as a reason preventing respondents from using the park (21%), as well as a perception of poor quality or a lack of safety (17%). Lack of awareness of the facilities at F.S. Garside Park was also raised as a barrier preventing usage of the site.



Ideas for Improvement

Survey respondents were asked to provide ideas for improvement for the facilities at F.S. Garside Park. A summary of their direct responses is provided below.



Facilities

- Could have shelter and electric bbq
- Recycling bins
- Toilets, water

Playground

- Nature play area for kids - like 5 senses garden at Concord, landscaped green space, community garden
- Small water park feature like in James Ruse Reserve could be a nice addition, especially for the locals during summer

Community

- Keep the Scout hall and encourage community use
- A better sense of community and local culture
- A Food Forest area

Sporting facilities

- Tennis courts, basketball courts, netball courts - Anything to encourage greater take up of sports in the area
- Creating more sport class and variety of activities plus events

Beautification

- More focus on an enjoyable cooler space to be able to be out doors in Summer
- Beautify it - currently rather sad appearance and not conducive as a picnic or green space area
- Lack of trees and greenery

Awareness

- More public awareness of the park itself

Safety

- Main Road is not safe

Dog park

- Dog Park with double entry gates and a side section for anxious dogs

Exercise equipment

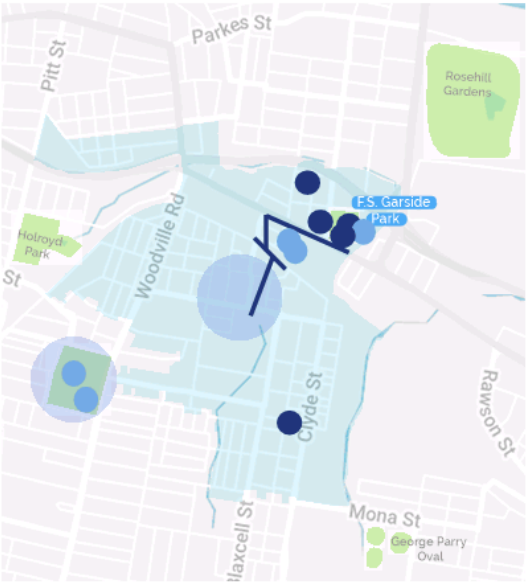
- A cycleway around the perimeter, i.e. a small version of Parramatta Park, so to be able to do laps .. safely

PHASE 1 : KEY FINDINGS

Intercept Survey

An intercept survey was conducted on the 14th and 15th of July in key areas in and around F.S. Garside Park site, as well as within the Granville area. The survey consisted of a slip with four open-ended questions that reflected on the uses and needs for parks and community facilities in the masterplan area.

The map below represents the areas where the intercept was undertaken across the two days, as well as outlining the busiest areas in footfall for the intercept survey periods.



Key Onsite Observation

In speaking with site users and sending time within the precinct, a number of place-specific observations were made:

- Local people who were aware of the site appreciate its greenery and quiet spaces
- A high number of people did not know about the park, especially those on the Cumberland side
- A number of people working in the precinct do not spend time there before or after work
- There were few people in the precinct on Saturday due to businesses being closed
- Those watching soccer at F.S. Garside on Saturday were observed to be visiting the precinct and were not intercepted

Friday
Saturday
Busiest areas

Local Recreation Activities

When asked about local places suitable for recreational activities, most respondents indicated Granville Park as one of the most popular local parks. Granville Park was one of the key locations targeted during the intercept survey on the 15th July, when it was busy with visitors playing sports, using the playground with their families, walking dogs and using barbecue facilities.

Other parks in the surrounding neighbourhoods were also raised as key areas for recreation, such as Parramatta Park and Parramatta River, Auburn Progress Park and Botanic Gardens, Lizard Log and Holroyd Gardens.

Some respondents stated that a lack of safety and unsuitable facilities were the main reasons that they don't use recreational and community facilities in the North Granville area.

PHASE 1 : KEY FINDINGS

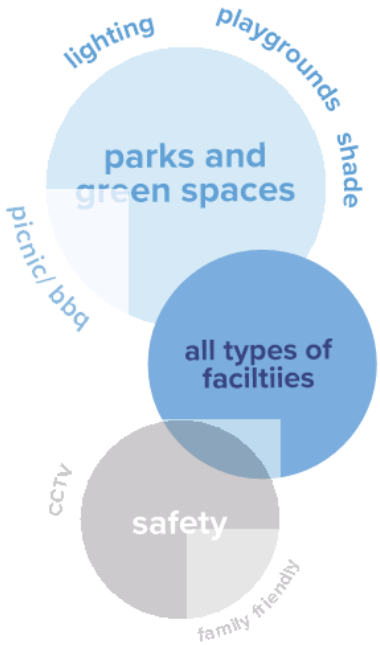
Intercept Survey

Parks & Community Facilities needs for North Granville

Regarding needs for parks and community facilities in the North Granville area, respondents were consistent in prioritising parks and green spaces.

Most respondents suggested improved lighting, picnic facilities, playgrounds and shaded areas that are family friendly. Some respondents suggested there is a need for all types of facilities, since there are not many recreational opportunities in the North Granville area.

Safety was also mentioned by some intercepted respondents, who feel the area needs to be more child friendly, with safe playing equipment for children and CCTV surveillance.



What was liked about the masterplan site

The final questions of the intercept survey were specifically about F.S. Garside Park Masterplan area and its currents uses and potential issues. The vast majority of people that were intercepted in the area had no awareness of the park's existence or had never visited the site. Respondents that were intercepted on F.S. Garside Park like the children friendly features of the playground as well as the quiet and greenery.

Perceived Opportunities

- Children friendly
- Quiet
- Greenery

Barriers to Site Visitation

The most recurrent reasons given by respondents for not visiting F.S. Garside Park were the lack of activities and recreational opportunities, along with the lack of awareness of its existence.

Many respondents perceive the site as unsafe because of the proximity to Parramatta Road and past violence in the area.

Perceived Issues

- Lack of recreational activities
- Lack of awareness of FS Garside Park existence
- Unsafe

PHASE 1 : KEY FINDINGS

Schools Engagement

School students were provided a worksheet asking them to consider changes and opportunities for F.S. Garside Park. They were also asked to design a park for North Granville where visitors could play, relax and hang out, using the visual medium of their choice, and labelling key features that they wanted to include.

What students want to see

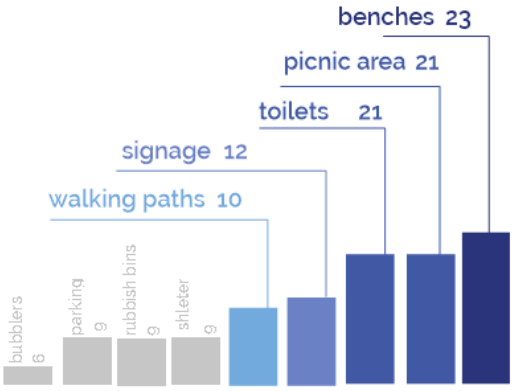
Students were asked to reflect on what they liked or disliked the about the existing F.S. Garside Park site, as well as what they wanted to see there in the future. Many reflected that the look of some the facilities was worn down, and suggested that the whole site could be beautified by using colourful elements and modernising the facilities.

Making the playground more exciting and the community building as a place for people to gather was also a common theme, as well as adding a welcome sign to the park to attract more users. Students also wanted to see fun play equipment and colours in the site.

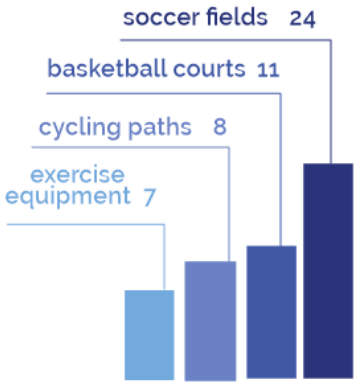
What students want to do

In the design component of the worksheet, many students outlined the types of activities and facilities that a new park should include. General amenities and play facilities were popular responses. The results are summarised below in order of how frequently they were raised.

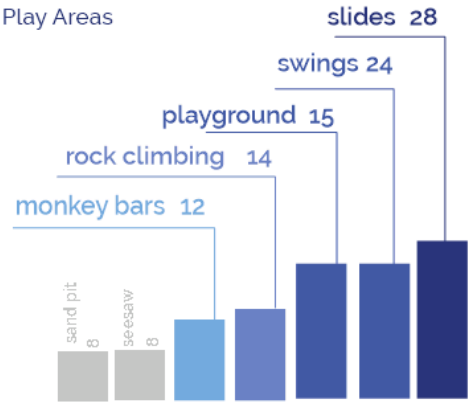
Facilities



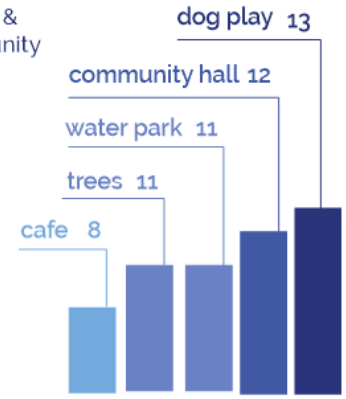
Sports & Recreation



Play Areas



Passive & Community



PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

The design challenge got students across Granville to design their own park for the North Granville Community Facilities Masterplan area. The following pages display the top 15 of the best designs.

PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

Name: Maalay Patel Age: 5/6T School: Rosehill Public School

DESIGN CHALLENGE
A new park for **North Granville**

Design a new park and community spaces for the people of Granville to play, relax and hang out. You can draw, paint, sketch, create a collage etc. Please include labels or a short description to demonstrate how your design will benefit the community.

Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

Name: Tahim Mulla Age: 10 School: Rosehill Public School, RPS

DESIGN CHALLENGE
A new park for **North Granville**

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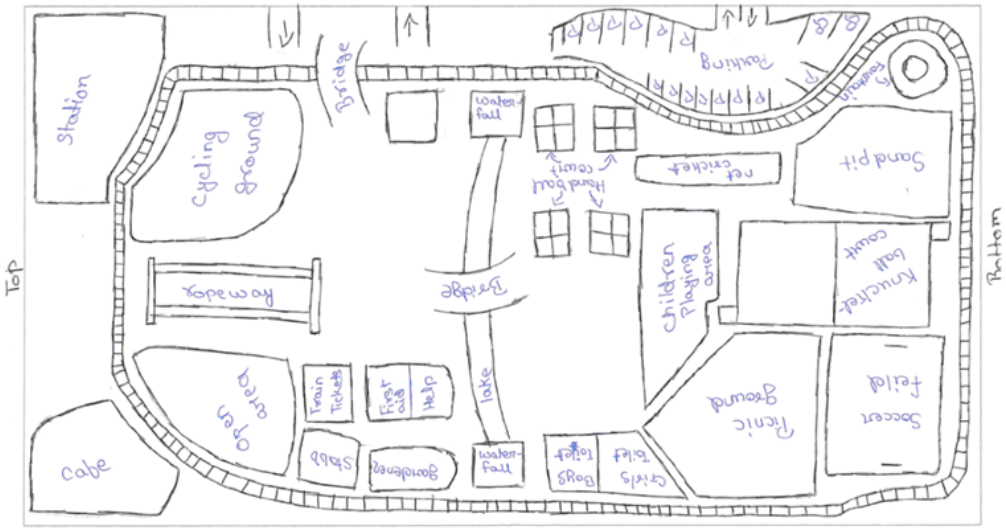

Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

Name: Sabin Age: 9 School: Granville Public School

DESIGN CHALLENGE
A new park for **North Granville**

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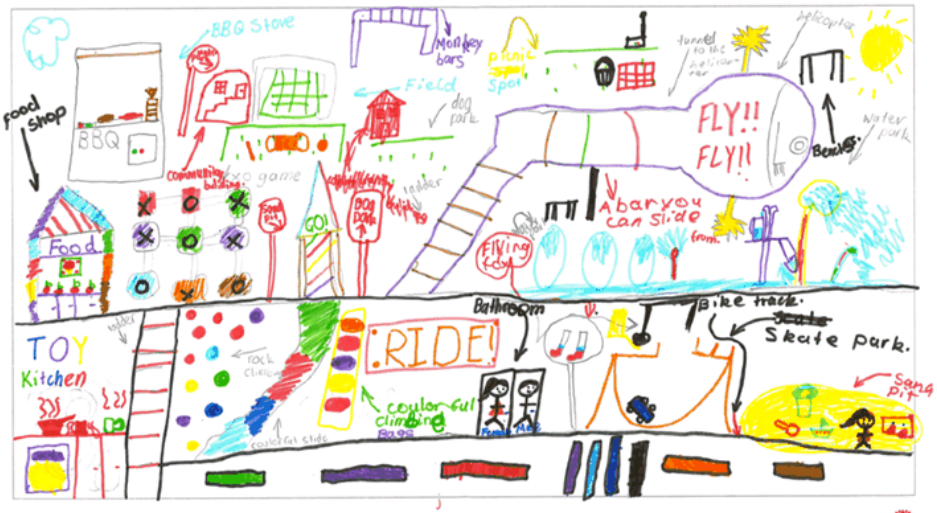

Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

Name: Fatma Ekdawy Age: 10 School: Granville Publick School

DESIGN CHALLENGE
A new park for **North Granville**

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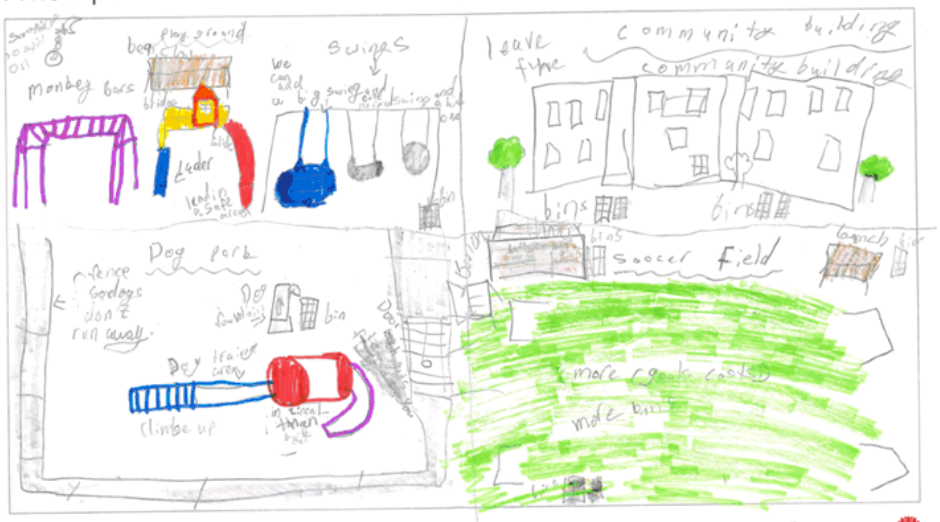


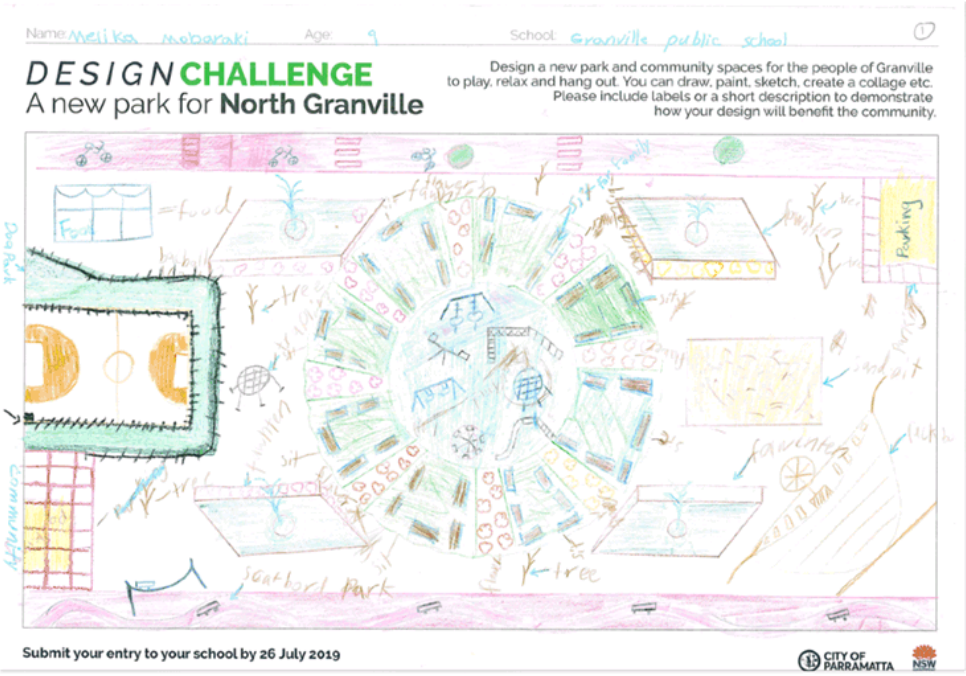
Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs



PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

Name: Huimiao Age: 9 School: Granville Public School

DESIGN CHALLENGE
A new park for **North Granville**

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Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

Name: Aysha Kassem Age: 8 School: Granville Public School

DESIGN CHALLENGE
A new park for **North Granville**

Design a new park and community spaces for the people of Granville to play, relax and hang out. You can draw, paint, sketch, create a collage etc. Please include labels or a short description to demonstrate how your design will benefit the community.

Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

PHASE 1 : KEY FINDINGS

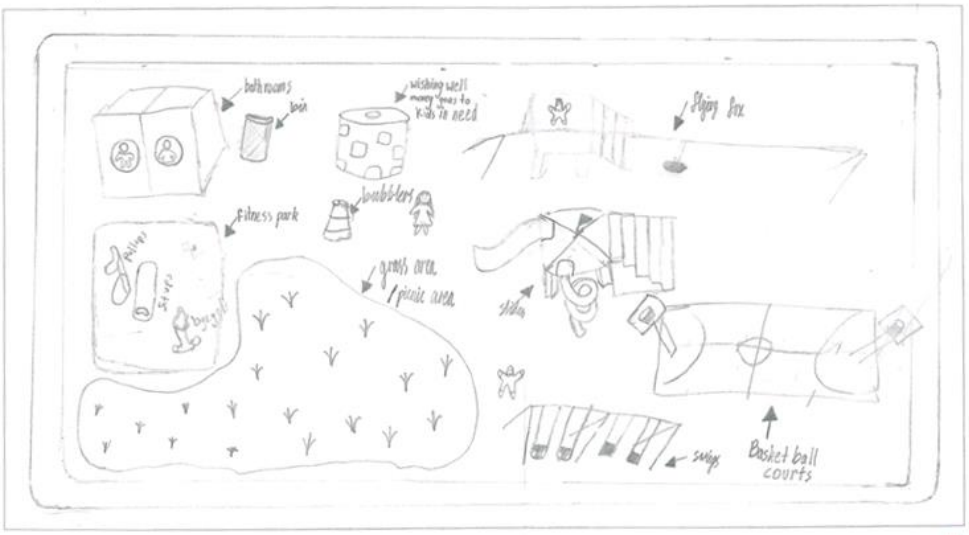
Schools Engagement

Top 15 Designs

Name: Acelya Pakel Age: 5H School: Granville Public School

DESIGN CHALLENGE
A new park for **North Granville**

Design a new park and community spaces for the people of Granville to play, relax and hang out. You can draw, paint, sketch, create a collage etc. Please include labels or a short description to demonstrate how your design will benefit the community.



Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

Name: Aryaan Singh Age: 3/4 P School: Rosehill Public School

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CITY OF PARRAMATTA NSW

PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

Name: Melika Mobaraki Age: 9 School: Granville public

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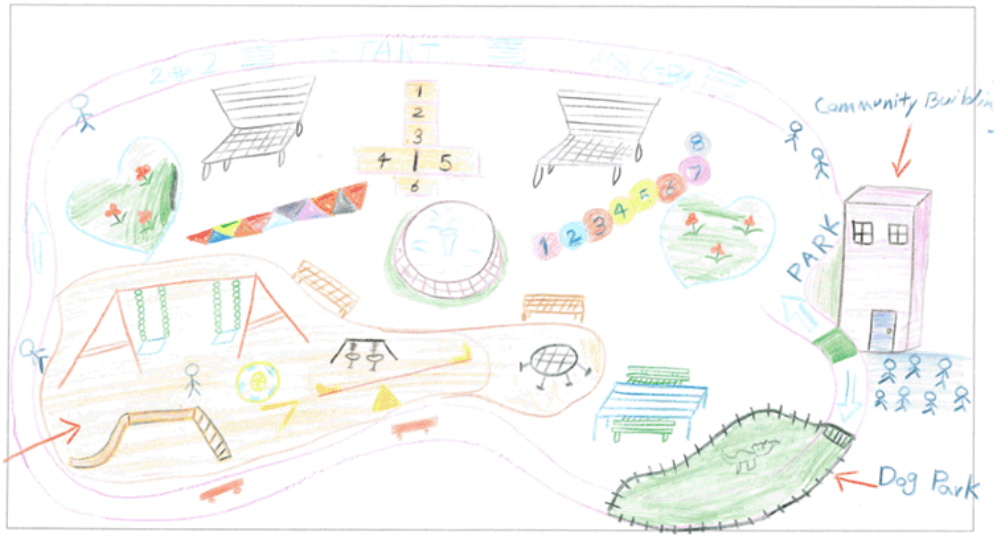

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CITY OF PARRAMATTA NSW

Name: ELIJAH WENG Age 8 School: Granville Public School

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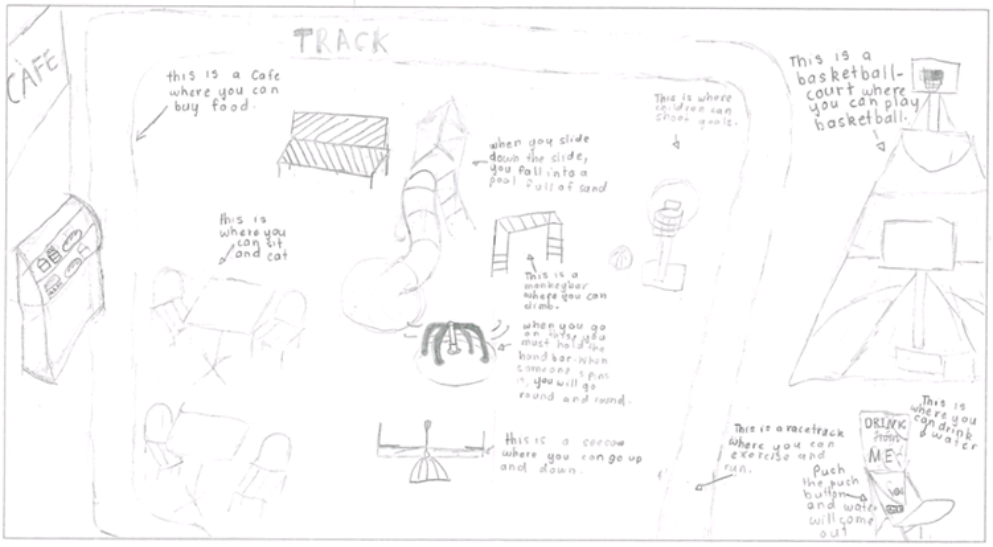

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CITY OF PARRAMATTA NSW

PHASE 1 : KEY FINDINGS

Schools Engagement

Top 15 Designs

Name: Oscar Age: 9 School: Granville public school

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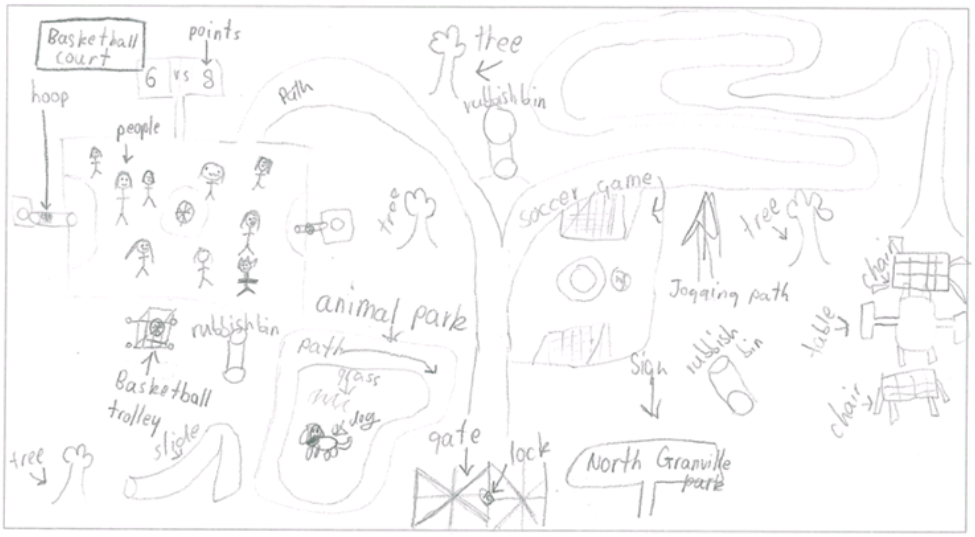


Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

CITY OF PARRAMATTA

Phase 1
Key Conclusions

PHASE 1 : KEY CONCLUSIONS

Conclusions

During Phase 1 Engagement, both the online and the intercept survey were designed to understand the role of the North Granville Community Facilities Masterplan site, as well as the broader issues and needs of the community with regards to recreational and community facilities in the North Granville area. Engagement with local students also aimed to increase the profile of the masterplan project and understand the needs of children for the site.

During the intercept survey, 16 people were intercepted who could not complete the survey due to language barriers. This trend needs to be considered in further engagement and throughout Phase 2.

A number of key themes emerged throughout Phase 1 Engagement, relating to the site and the wider needs of the community, as outlined below.

Updated & Varied Facilities

Issues

From walking paths to lighting and toilets, community feedback has indicated that there is a need of a varied range of facilities in the area, due to a limited number of options for local recreation and limited amenities. Many respondents reflected that they travel outside the immediate area to spend their free time, while school students reflected that facilities at F.S. Garside were dated. The safety of both facilities and the general area was also proposed as a reason not to spend time in and around the site.

Opportunities

Well designed facilities which appeal to all ages and demographics, and includes facilities and amenities for universal usage, can help to ensure that the site is used to its potential in the future.

Passive Uses

Issues

A lack of facilities for passive use of the park was identified across surveys and schools engagement.

Opportunities

When considering future changes to the site, the provision of green spaces with passive or relaxing uses, such as water features, trees and nature play, were proposed. Seating areas and green areas were particularly prioritised among needs not based around organised sport or recreation.

Awareness of the Site

Issues

The key trend across both surveys was the lack of awareness of the existence of F.S. Garside Park. Most respondents did not know about the site or had never been there. This was mostly due to the lack of facilities and special events in the park, as well as the use of higher profile parks in the vicinity including Parramatta Park and Western Sydney Parklands.

Opportunities

Enhancing the identity of the site, as well as programming activities, events and initiatives on the site can assist in improving the profile of the park as a recreation facility.

Play Spaces & Youth Facilities

Issues

The provision of play spaces and areas for youth activities were commonly proposed and reflect a need for the site to cater to families and younger people. Activities for teenagers and older kids were also particularly raised, as well as the need to change the perception of the site from 'unsafe' to 'family-friendly'.

Opportunities

Alongside providing play spaces and facilities for young people of all ages, students also reflected that adding vibrancy and colour would help to improve the park.

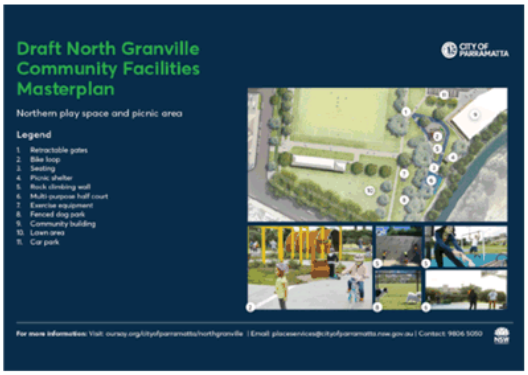
CITY OF PARRAMATTA

Phase 2
Engagement Results

PHASE 2 : KEY FINDINGS

Introduction

Phase 2 Engagement aimed at gathering feedback from the community about the Draft North Granville Community Facilities Masterplan , building on the understanding gathered during Phase 1 Engagement



A survey was developed to understand what the community felt with the draft outcomes from the Masterplan. This survey was undertaken both online and during drop in sessions for data to be relevant and comparable. Display boards were as the example above were displayed during drop in sessions to inform the community about the different elements of the Masterplan.

The online survey was undertaken between October 14th and November 14th with a total of 100 responses. The same survey was available in different languages during drop in sessions and was completed by 62 people. An additional residents sessions was held on site for feedback on the Masterplan specific to adjoining residents.

During the public exhibition period, a total of 19 submissions were received, including a petition from residents. Suggestions made to the Masterplan, as well as key issues and concerns, are explored on the following pages.

PHASE 2 : KEY FINDINGS

Online Survey

The online survey was conducted between the October 14th and November 14th and has had a total of 100 responses.

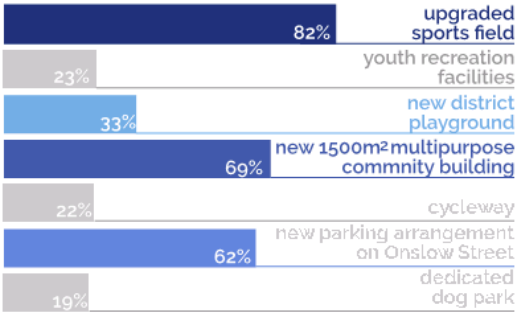
Key issues & concerns

- Some participants feel the grounds should be fully enclosed
- Concerns were raised around the probability of increased anti social behaviour and CCTV was suggested
- Some participants do not agree with the demolition of the exisiting buildings
- Concerns related to existing contamination and the site being currently fenced off
- The dog park's considered a low priority and its locations is deemed as to far from the carpark
- Participants feel the parking arrangements are not suitable for the area's needs

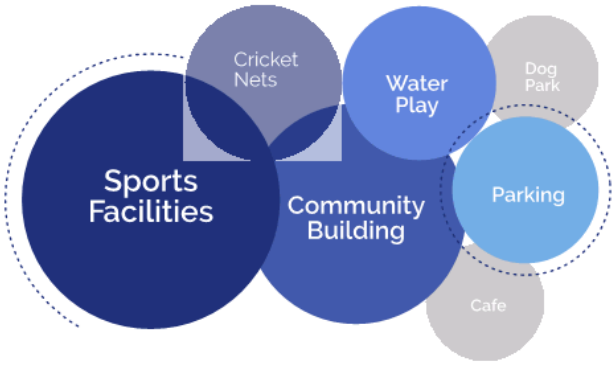
Ideas & other comments

- Many participants suggested sports facilities including the improvement of stand, shade for spectators, as well as a warm up area
- Cricket nets are highly valued by the community and tennis and badminton courts
- Parking for residents was suggested
- A cafe in the park or close by would attract more visitors
- The community building could have community services and a cafe

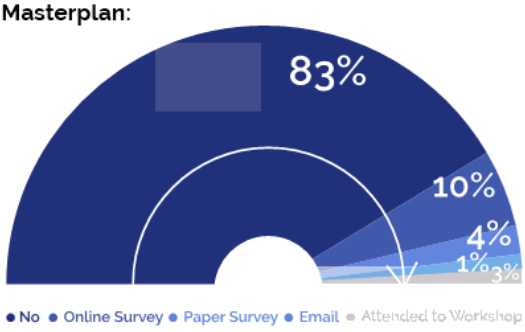
What do participants like about the Masterplan?



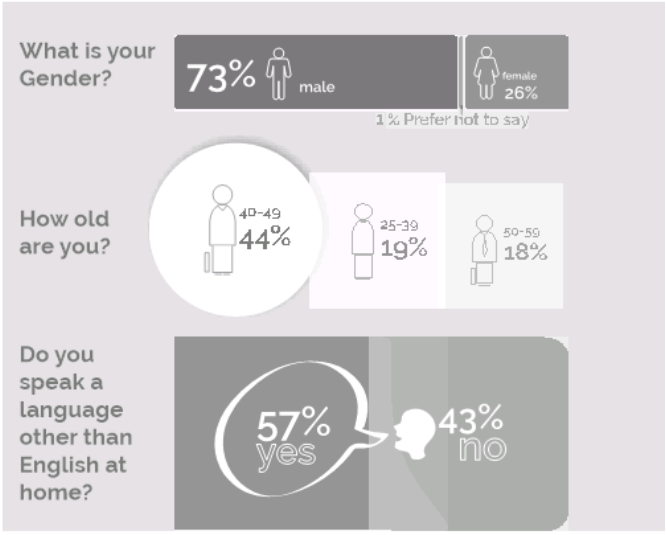
- The favourite elements of the Masterplan for online survey participants are the sports field, the recreation facilities and playground as well as the new community building



Participants that have provided information earlier in the year to inform the Draft Masterplan:



- Approximately 20% of public exhibition participants have provided feedback to inform the Draft Masterplan during the consultation phase



PHASE 2 : KEY FINDINGS

Pop Up Drop-in Sessions

Phase 2 Engagement was aimed at informing the community about the Draft North Granville Community Facilities Masterplan and gathering feedback. For that, three drop-in sessions were undertaken, plus an onsite additional drop-in session for residents. The drop-in sessions provided information on the Draft Masterplan through display boards and hard copies of the Draft Masterplan, and asked community members that attended the sessions to complete a paper based survey. This survey was also available online from the 14th October to 14th November 2019.

Sessions

- The first drop-in session was conducted on Friday the 1st November 2019 at Biplane Park, from 3.15pm to 4.15pm. 22 surveys were collected at this session and most participants have stated their support for the Draft Masterplan and felt particularly happy about the new multipurpose community facilities building, the cycleway and the upgraded sports field. Key outcomes from these sessions suggested to include water features, toilets and shade. Key issues were focused on the proposed carpark and the fear it will attract noise and anti-social behaviour.
- A drop-in session was undertaken on Saturday, November 2nd 2019, on the Parramatta side of Granville Station between 2pm and 4pm. 29 community members filled out surveys, and their favourite facilities included in the Draft Masterplan were the upgraded sports field, youth recreation facilities and the new district playground. Surveys were also distributed to businesses along Good Street. Key outcomes include suggestions of a cafe in close vicinity to the site and increased lighting.
- The last pop up session for the public exhibition of the North Granville Community Facilities Masterplan was held on Friday the 8th November 2019 at Rosella Park, Rosehill. A total of 8 surveys were completed with overall satisfaction regarding the draft masterplan.

Granville Station

Biplane Park

Rosella Park

PHASE 2 : KEY FINDINGS

Drop in Sessions

A total of 62 responses were provided during drop in sessions which were held on the following dates:

- 1 November 2019, 3:15-4:15pm at Biplane Park Rosehill,
- 2 November 2019, 2:00-4:00pm at Granville Station,
- 7 November 2019, 5:30-6:30pm at F.S Garside Park, Granville
- 8 November 2019, 3:15-4:15pm Rosella Park, Harris Park

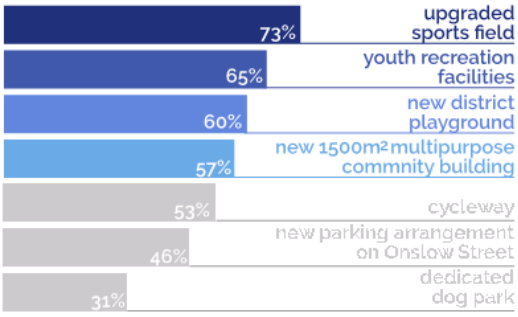
Key issues & concerns

- Participants have suggested further engagement and community consultation was needed
- Some participants have also suggested carpark arrangements to stay at their current state
- Some participants did not agree with the parking arrangement and considered it to encourage anti-social behaviour
- The dog park was perceived a low priority for the site
- Participants are worried about tree removal during construction
- Concerns around contamination and why the site is currently fenced off

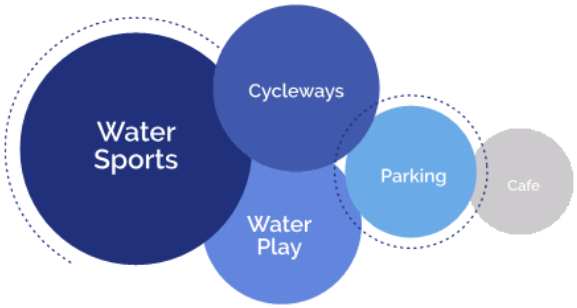
Ideas & other comments

- Cricket and basketball were sports suggested for the site, as well as water sports and a swimming pool
- Community facilities and the new community building were valued by participants
- A cafe on site was consistently suggested
- It was also suggested to include the railway connection and repurpose it for a cycleway
- Recreation facilities highlighted include toilets, barbecues, shade, skateparks, rock climbing and water play features

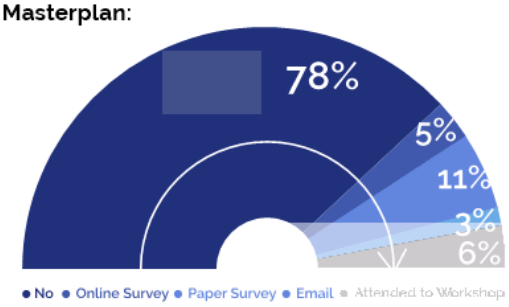
What do participants like about the Masterplan?



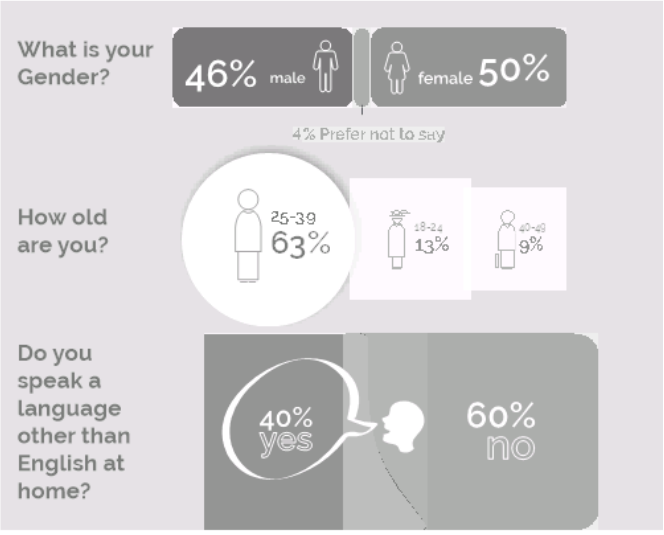
- Sports and facilities for the youth are the favourite elements for participants



Participants that have provided information earlier in the year to inform the Draft Masterplan:



- Most participants that have completed the survey during drop in sessions have not provided information earlier in the process



PHASE 2 : KEY FINDINGS

Residents Drop In Session

An additional drop in for residents was undertaken at the Masterplan site, F.S. Garside Park for residents to express their doubts and concerns around the North Granville Community Facilities Masterplan. A total of 15 residents attended the session.To clarify and answer resident's questions, the drop in session had the following City of Parramatta representatives in attendance:

- Councillor Patricia Prociv
- Councillor Andrew Wilson
- Bruce Mills, Place Services Manager
- Myly Truong, Place Manager
- Erin Lottey, James Hardy Project Manager
- Adam Cook, Senior Landscape Architect
- Guy McDonald, Property Manager

Key Issues

Carparks on Onslow and Arthur St

- Neighbours are not happy with the location nor staging of the carparks on Onslow and Arthur Street
- The proposed carparks are perceived to increase anti- social behaviour, encroachment and lack of privacy to the neighbourhood
- Proposed carpark will have negative impacts on the neighbours
- Onstreet parking will have a negative impact on residents who live in Onslow, Alfred and Arthur Street
- The new proposed park will promote anti-social behaviour and illegal activities

Demolishing the existing community building

- The community disagrees with demolishing of the existing community building due to its history in the local community as well as the potential to renovate it
- Residents are reluctant in believing the new community facilities building will be constructed
- Council explained that the decision of removing the existing community building was voted and therefore cannot be changed

Consultation Process and Masterplan's Timeline

- Residents are not satisfied with the consultation process nor the Masterplan's timeline as they consider were not properly informed or heard to inform the Draft Masterplan design
- New and further consultation was suggest as well as moving key elements of the Draft Masterplan - the carparks on Onslow and Arthur Street - to stage 2 so residents can be engaged on t
- Community consultation with neighbourhood was not properly undertaken

Contamination on the site

- Contamination matters were raised by residents, particularly regarding why was the site currently fenced and how contamination would be solved
- The process of capping the site to mitigate contamination risks was explained in detail to residents and case studies of nearby areas were also provided

Trees & Urban Heat

- Neighbourhood members are worried mature trees are going to be removed from the site for the Masterplan's completion
- This community perceives the project will increase urban heat in the area deriving from the carparks, the removal of established trees and the use of artificial turf
- Explanations provided on this matter refer the further engagement process happening regarding specific designs for the Masterplan
- The use of artificial turf is to increase community use of the sports fields and maximise the services provided for the community while still serving the existing soccer club

Increased traffic through Arthur St

- Connecting Onslow and Arthur Street will highly increase traffic on those streets and promote anti social behaviour

Suggestions

- Other suggestions for improvement near the Masterplan site include the usage of the railway near Duck Creek as well as the land underneath the M4 corridor, which was planned to be used for sports facilities. However, these suggestions cannot be undertaken by Council, who does not own the land on either of these locations.
- Lack of a onsite cafe
- Dog park is not a priority for the community
- Dog park is too far away from the carpark and people have to walk dogs through the youth area

PHASE 2 : KEY FINDINGS

Submissions received by Council

During the public exhibition of the North Granville Community Facilities Draft Masterplan, the following was received by City of Parramatta:

- A submission from a state agency, Sydney Water, particularly regarding their assets in F.S. Garside Park
- A submission from a local sporting operator - Granville Rage Football Club
- A submission from a sports organisation - Football NSW
- A submission from an independent community development consultant
- Submissions from adjoining residents of Arthur, Alfred and Onslow Street
- A petition signed by 73 residents

Key Issues

Sydney Water

- Any works impacting the Duck Creek stormwater channel or the large wastewater main running underneath the planned community building will require compliance with requirements from Sydney Water
- Any land level changes and proposed buildings need to be tested as the area has high risk of flooding
- The proposed community building is considered to be a risk to safety as it is located in a high hazard flood zone and would attract people to floodways
- The new community building was considered to create a dark area behind the building, which can increase anti social behaviour
- Duck Creek's current poor water quality already generates complaints, which are likely to increase with higher numbers of visitors to the site
- Resolving Duck Creek's issues would require high investment from Sydney Water
- The Masterplan should include the installation of stormwater treatment devices
- The route identified in Parramatta Ways along Duck Creek should be included in the North Granville Community Facilities Masterplan

Granville Rage Football Club

- Granville Rage has highlighted the elite level football tradition on site and the club's contribution to the precinct's maintenance throughout the years
- The club considers that changes proposed in the Draft Masterplan mean the ground will no longer meet NPL's requirements: a perimeter fencing, a warm up area and undercover seating for spectators
- The club considers it should have guaranteed tenure yearly or in a 3 year arrangement
- The club requested current security of the field to be maintained, only allowing other uses of the field through a main gate during daylight hours
- Capping the existing contamination and providing seating for spectators was suggested by Granville Rage
- Female friendly facilities were suggested for inclusion on the Masterplan

Football NSW

- The organisation supports the improvement of F.S. Garside Park, in particular to what relates to sporting facilities
- Football NSW stated its full support in applying synthetic turf to the soccer field in the Masterplan
- Opening the field to the general public outside of organised sport hours is also supported given the following requirements:
  - The field has synthetic turf
  - Only one access point for the general public and perimeter fencing around the field

Seegreen Communications

- Did not agree with the community building taking precedent over open space
- Requested more trees to reduce urban heat
- Suggested more adventure outdoor challenges and green outdoor spaces
- Requested consideration for additional scout and girl guide hall construction within Parramatta LGA

PHASE 2 : KEY FINDINGS

Submissions received by Council

Key Issues

Petition

- A petition was received by Council signed by 73 residents of Arthur Street, Alfred Street, Kemp Street, Gray Street, Onslow Street and Parramatta Road represented by a resident of Onslow Street, Hayley Coghlan
- Residents consider the Masterplan's consultation did not engage with the adjoining neighbours of the site
- The petition requested a six month extension to the consultation period
- Key concerns highlighted in the petition include the proposed carparks as well as the demolition of the two existent community building

Adjoining Residents

- Adjoining residents from Arthur, Alfred and Onslow Street have sent submissions to Parramatta City Council
- Most submissions requested an extension of the consultation period for further six months, so residents in the local area could provide feedback on the draft Masterplan
- The carpark was the element of the Masterplan that was most objected, since residents consider it is unnecessary and it will attract anti social behaviour, noise, illegal activities while also increasing urban heat
- One resident from Onslow Street rejected 90 degree parking in Onslow Street
- Some residents consider the existing facilities serve current users of the site, particularly regarding parking, the community hall and the playground
- The proposed community hall was also mentioned across the majority of submissions for the following reasons:
  - There are two existing community facilities buildings that could be maintained and enhanced through the Masterplan and not demolished as proposed on the draft
  - The new community building is not necessary as residents feel the local area has sufficient community facilities to serve residents
  - The construction of the building should be moved to Stage 2 of the Masterplan
- The Scout Hall is currently the meeting place for the neighbourhood, which has donated in the past to the building's maintenance - the building is considered by most to be part of the local culture and residents have stated it should remain on the site
- The youth facilities were perceived as a concrete playground which will worsen the air and noise pollution as well as increase urban heat - these facilities were suggested to be moved to the corridor under the M4 as suggested previously by State Government
- Some residents also objected the proposed cycleway on Alfred Street
- Residents have objected the removal of mature trees that work as a buffer to their property, provide habitat for the wildlife and ease the effects of urban heat in the neighbourhood
- Submissions from adjoining residents also rejected astro turfing the soccer field as it will reduce the amount of green space and increase urban heat and the risk of flooding
- Two residents have stated that the draft masterplan does not provide enough green space to serve the area
- The dog park should have its own formal area on the Masterplan
- Residents questioned the current fencing off of the site and the contamination issues:
  - Some submissions mentioned the of capping the site as a solution to asbestos contamination
  - More transparency regarding contamination was requested
  - Two submissions mentioned the site should not be currently fenced off as contamination issues were not as bad

CITY OF PARRAMATTA

Phase 2
Key Conclusions

PHASE 2 : KEY CONCLUSIONS

Conclusions: Key Issues Raised

New Community Building	Online	Pop Up	Resident Drop In	Sydney Water	Granville Rage	Football NSW	Adjoining residents submissions
• The new community building's staging and funding caused uncertainty with some residents			√				
• Demolition of the existing buildings - the Scouts Hall and the Community Building has raised concerns	√		√			√	√
• Scale and location of the new community building is not supported			√	√		√	√
• The proposed building and its location may attract anti-social behaviour				√		√	√
• Risk for public safety due to high flood risk				√			
• The construction of the new building was suggested to be moved to Stage 2 of the Masterplan			√				√

How does the Masterplan address this?	• The demolition of the existing 1-3 Onslow Street building was endorsed by Council at meeting 13 August 2018, separate to this masterplan process and is likely to proceed regardless. Following public exhibition: • The design for the community building within Stage 2 is will require further site analysis and community consultation. Council is seeking to endorse Stage 1 of the Masterplan which fulfils the intent of the Parramatta Road Urban Amenity Improvement Program.
Recommended Next Steps	Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design.

PHASE 2 : KEY CONCLUSIONS

Conclusions

Parking	Online	Pop Up	Resident Drop In	Sydney Water	Granville Rage	Football NSW	Adjoining residents submissions
• Parking arrangements proposed in the Draft Masterplan were questioned	√	√	√				√
• The development of the new carpark was perceived as too early in the Masterplan process for residents			√				√
• Carpark arrangements are considered to encourage anti-social behaviour in the neighbourhood	√	√	√				√
• Carparks proposed may increase urban heat in the neighbourhood							√
• Adjoining neighbours criticised the size of the carpark and close vicinity to their properties			√				√
• Perimeter fencing and only one access point to soccer field						√	

How does the Masterplan address this?	Following public exhibition: • Parking between Onslow and Arthur Street will be incorporated to Stage 2 and subject to further site analysis and community consultation • Stage 1 of the Masterplan will have less parking spaces overall, reducing hard surfaces and potentially reducing anti-social behaviour
Recommended Next Steps	• Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design

PHASE 2 : KEY CONCLUSIONS

Conclusions

Dog Park	Online	Pop Up	Resident Drop In	Sydney Water	Granville Rage	Football NSW	Adjoining residents submissions
• The dog park was considered of low priority for the community by some participants	√	√					
• The dog park's location was perceived as too far from the carpark and questions were raised about the need to cross the youth area to access the dog park	√						
• The dog park should have its own formal area in the Masterplan							√

How does the Masterplan address this?	• A dedicated fenced area for the dog park is provided within the Masterplan site • The dog park location was chosen for an area otherwise unsuited to a community building or play given its proximity to Parramatta Road
Recommended Next Steps	• Any further issues with the dog park may be addressed through design development and detail design including identifying an alternative location within the Masterplan site

Urban Heat							
• Residents have suggested water play features to ease the effects of heat in the area	√	√					
• Removal of existing mature trees during the construction period		√	√	√			√
• Rejection of astro turfing the soccer field due to worse effects on urban heat							√
• Propose youth facilities are considered to worsen urban heat on the site and its surroundings							√

How does the Masterplan address this?	Following public exhibition • The Masterplan was amended to show additional trees and less concrete surfaced activities at the youth recreational area. • Synthetic turf was selected as the only surface durable enough to provide extended public use of the sports field. Additional tree planting was added to provide increased shade to the field.
Recommended Next Steps	• Canopy cover, urban heat and natural characteristics are key considerations within the detailed design of the park, in accordance with the project principles outlined in the Masterplan

PHASE 2 : KEY CONCLUSIONS

Conclusions

Consultation Process	Online	Pop Up	Resident Drop In	Sydney Water	Granville Rage	Football NSW	Adjoining residents submissions
• Some participants feel the consultation process undertaken in June 2019 was not thorough, particularly regarding the neighbourhood where F.S. Garside Park is located			√				√
• Further six months period of community consultation was requested							√

How does the Masterplan address this?	Following public exhibition • The community building and additional parking were considered key issues. Both these components are part of Stage 2 which is now subject to further site analysis and community consultation.
Recommended Next Steps	• Additional community input to be allowed for during Stage 2 overall design • The detailed design process for Stage 1 will also include further opportunities for the community to provide feedback

Contamination							
• Participants showed concerns around the contamination on site and how it affects its users, requesting more transparency	√	√	√				√
• The site is currently fenced off	√	√	√				√

How does the Masterplan address this?	• The current fencing of the park is a response to site testing and outside of the scope of the Masterplan
Recommended Next Steps	• All contamination issues are to be addressed in detailed design and dealt with in a cost-effective manner that ensures there is no risk to the public

PHASE 2 : KEY CONCLUSIONS

Conclusions

On Site Facilities	Online	Pop Up	Resident Drop In	Sydney Water	Granville Rage	Football NSW	Adjoining residents submissions
• A cafe on the site or in the close vicinity was highlighted as a priority to attract visitors	√	√					
• Toilets that are opened all year round	√	√					
• Cricket nets are highly valued by the community and are not easily accessible in the area	√						
• Masterplan should deliver improved local facilities, shade and facilities for soccer spectators	√				√		
• Accident prone cycleway proposed on Alfred Street							√
• Soccer field should maintain fencing not be opened to general public	√				√		
• Warm up area is not provided in the Draft Masterplan	√				√		
• Youth facilities considered a 'concrete playground' that reduces green space							√

How does the Masterplan address this?	• Provide well designed and flexible facilities • Provide facilities that appeal to all ages and demographics and in response to community and stakeholder engagement. This is how we established a brief for what has been included in the park and the community building.
Recommended Next Steps	• Additional facilities that are in line with the overall masterplan, such as cricket nets and toilet facilities, may be considered as part of the detailed design of the site

CITY OF PARRAMATTA

Appendix

APPENDIX A

Online Survey Questions

1. First we'd like to know a bit about you. Do you identify with any of the following?
This information to make sure everyone knows about the opportunity to provide feedback.

2. How old are you?

3. What suburb do you live in?

4. Do you identify with any of the following?
Tick all that apply.

5. Do you speak a language other than English at home?

6. If you speak a language other than English at home, what language would you prefer to receive information from Council in?

7. Now we'd like to ask some questions about how you use parks in the area. Where do you go locally for the following:

8. Which community facilities do you use locally for the following:

9. What kinds of sporting facilities do you use regularly?

10. What kinds of community facilities do you use regularly?

11. When do you mainly visit a park or an open space? (please tick as many as applicable) (matrix: Before 9am, 9am to noon, noon to 4pm, 4pm onwards)

12. Thinking about kinds of recreation facilities you feel are needed locally, please tell us if you agree or disagree with the following statements:

(matrix: strongly agree, agree, neither agree nor disagree, disagree, strongly disagree)

North Granville needs..

Are there any other features needed in local parks? (please specify)

13. Thinking about kinds of community facilities you feel are needed locally, please tell us if you agree or disagree with the following statements:

(matrix: strongly agree, agree, neither agree nor disagree, disagree, strongly disagree)

Are there any other features needed in local parks? (please specify)

14. How often do you use the following facilities at F.S. Garside Park in North Granville?

(matrix: most days, weekly, monthly, 1-5 times per year, never)

15. What stops you from using these facilities more often?
(matrix: too far away, poor quality or feel unsafe, too busy/noisy, didn't know they were there, not applicable)

16. Do you have any further ideas for improvement at F.S. Garside Park? If so, please specify.

17. Would you like to be kept informed about the progress of the project?

18. If yes, please provide your email address to go into the draw to win one of five Myer gift cards

19. How did you hear about this survey?

APPENDIX B

Intercept Survey

1. Where do you go for recreational activities?

- I don't go to the local parks because of the junkies and alcoholics, they go there so families cannot go
- Out of the area because there are no facilities, although before there were a bit more facilities
- When my daughter was little I used to go to FS Garside Park
- Stopped going to FS Garside Park because it is unsafe - prefer going to Balmain and City
- Granville Park - other than that there is not much
- Robin Thomas Reserve (Harris Park)
- Around Parramatta and Cumberland
- There's not many good spaces
- Not beyond Parramatta Road
- Nowhere around Parramatta
- Walk around neighbourhood
- Granville Park, Merrylands
- Lizard Log, Wetherill Park
- Auburn Botanic Gardens
- Shopping in Parramatta
- Parramatta parks, river
- Silverwater, Wilson Park
- Granville Diggers Club
- Auburn Progress Park
- Royal National Park
- Homebush Bay
- Holroyd Gardens
- Parramatta Park
- New to place
- Granville Park X8
- Garside Park X4
- Tennis courts
- Stay at home
- I train at home
- Auburn parks
- Parramatta X3
- Not much
- Local park
- Canada Bay
- Merrylands
- Wollongong
- Duck Creek
- Backyard
- To the city
- Church
- I don't
- Parks
- City
- Home X2
- Gym X2
- Pub

2. What do you think North Granville needs in terms of parks and community facilities?

- This area is neglected, there are no facilities for adults nor kids
- Facilities for young kids - only 2 swings for 1000 people
- No change on outdoor dining if there are no customers
- The carpark is a problem for businesses, we are losing customers and other businesses have moved
- Educate the community - more important than buildings we need to educate the community to be responsible
- Green spots around the neighbourhood, flower beds
- Recreation area, bbq, areas to seat and eat outdoors
- Family-friendly, not for drug dealers to take over
- More playgrounds and exercise machines
- Somewhere we can go with the family, with cooking facilities and playgrounds
- Parks and spaces for kids with barbecues, cover and shade for families
- Need more parks - it is really busy on this park because there are no other options (Granville Park)
- More development and more playgrounds
- Safety regarding unleashed dogs around kids
- A lot of shops are closed on weekends
- Markets, you can have it in the park too
- Library - kids room needs updating
- Garside waterway is really polluted and all the rubbish goes into it
- More community facilities - town hall
- There is not much to do, it needs parks and recreation opportunities
- There are a lot of playgrounds, but not good ones in Granville, not walking distance
- More gated parks for kids to be safe
- It is a congested and populated area
- Parking - businesses are struggling
- Playgrounds that are safe for kids
- Communal parks like Burwood
- New training grounds for sports
- Safety in the parks - it is violent
- More open spaces and shops
- Parks closer to the station
- Quiet and relaxation spaces
- Peace and relaxed spaces
- Needs more green space
- Toilets in public spaces
- Shade - very important
- Swings in playgrounds
- Pedestrian crossings
- This park is enough

APPENDIX B

Intercept Survey

2. What do you think North Granville needs in terms of parks and community facilities?

- Dog friendly parks
- Needs more greenery
- Lights - non existent!
- Canteens on parks
- Traffic management
- Don't bother parks
- Not enough parks
- Block out sound
- Clean footpaths
- Supermarkets
- Family friendly
- There are enough
- Leisure centres
- Clean bathrooms
- Outdated parks
- More parking X4
- Another bridge
- Special events
- I don't know
- Speed bumps
- Safety
- Playgrounds X2
- Water parks X4
- Cycle paths
- Picnic areas
- More parks X2
- Everything
- Shopping
- Nature
- Parks
- CCTV
- BBQ X2
- It's ok X3
- Good X2

3. What do you like about FS Garside Park?

- Doesn't have bbq nor shade and there is not much to do
- Greenery, there is not natural habitats for the kids to play
- I don't like it because there are no facilities
- Community Hall could be opened to families and have programs for the community
- Toddler friendly, not just for older children
- Accessible and longer parking
- Played soccer there, good size
- Not really much there is it?
- Quiet and close to home
- I just walked across it
- Have a recycling bin
- Nobody goes there
- We haven't used it
- I haven't been X21
- I don't go there
- Never walked in
- I don't like it
- Not my thing
- Playground
- Greenery X3
- Trees, shade
- Kid friendly
- Too clean
- Parking
- Laid back
- Close
- No X4
- It's ok

APPENDIX B

Intercept Survey

4. Is there anything stopping you from visiting FS Garside Park more often?

- I don't go there, money needs to be spent somewhere else
- Could have sheltered areas and electric barbecues
- Lack of things, it needs a bigger playground
- Footpaths and curbs are not pram friendly
- There is not any other option for parks
- Parents don't take kids to that soccer club
- More public awareness of the park itself
- Not necessarily safe - there are cars there with smashed windows
- Lack of awareness of the park itself
- Parramatta Road is not safe for kids
- Granville Park is more accessible
- Further away, mostly soccer
- Just didn't know it existed
- No, just the lack of facilities
- Creek is not appealing
- Didn't know it existed
- Ground is very unlevelled
- There is not much there
- Not enough crossings
- Granville Park is closer
- We are new here
- Never heard of it
- Not interesting
- More parking
- Not interested
- Not my thing
- Not big enough
- I don't know
- Not in my way
- Far from me
- New to place
- Never visited
- No toilets
- Work/home
- Not safe
- No time
- Nothing
- Busy X4
- Distance
- My work!
- Too far X2
- Noisy
- Good
- Work
- No X5
-

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
We (neighbours) held a neighbourhood meeting in which we agreed that we feel we haven't been properly informed and we do not like the Masterplan		Consultation
Why is the fence up?	• Contamination from the 30s 40s tip. • The best use of public money would be to fence the areas in which contamination could come to the surface. The reason why the park is currently fenced off if because the risk of contamination surfacing is higher especially with the existing drought period and water restrictions imposed by Sydney Water • There is a lower risk of contamination agents to rise to the surface without activity in the area that is now fenced • If this project wouldn't happen, something about the contamination would still be happening in approximately 12 months, so it is actually good that the Masterplan is happening so we can deal with the contamination now	Contamination
Why couldn't we cut the grass for it to grow stronger? it hasn't been cut in 3 months	• The information we have is that we had people here 3 weeks ago • The last thing we want is blades in this area, as it affect the contaminants present in this soil	Contamination
Why weren't the results of the contamination on this site made public on the draft Masterplan?	• The documentation about contamination is made available to public only by request through an application - all councils have their own procedures on how to display information and Parramatta Council also has its own procedures that you can go through in order to access the contamination studies • The length of the contamination studies would not fit the Draft Masterplan	Contamination
• A petition is already circulating • My neighbours cannot come to a one hour session in the park because they are working, so this is not proper for a consultation on the Draft Masterplan	• The Greater Sydney Commission has made recommendations to State Government on how to deal with population growth in this area, as Granville expects a 330% population growth for the next years which will primarily live in apartments • The zoning decisions on where those apartment developments go are from the State Government, and those developments we see near Granville Station are just the tip of the iceberg - we will get much more and need to prepare Granville for that growth so we can properly serve the future community • State Government took the recommendations of the Greater Sydney Commission and funded Councils along Parramatta Road to upgrade facilities - one of those Councils is Parramatta Council, which received funding to specifically upgrade F.S. Garside Park • The reason F.S. Garside Par got funding is because it was considered the only park in this area that can serve the expected population growth for Granville • Requirements from the State Government to this area include streetscape upgrades, do a smaller park in Granville, connect F.S. Garside Park to the M4 cycleway and update F.S. Garside Park, hence the Draft Masterplan - we are here to ask you what do you want this park to be?	Governance and Consultation

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
• I have been fined twice on my driveway but everyone else can come in and park on my neighbourhood? • How moving the carpark will change behaviour? It is only going to make it worse • The main issue is the parking location on Onslow and Arthur Street - people can even climb up a tree and get into the houses • Why is even parking needed? • The main concern we have - we know it is for the whole district - but those 7 parking spots are gonna bring a lot of problems to this neighbourhood - you are only promoting bad behaviour	Design Principles: • Flexible and well designed park that maximises green spaces as well as improving safety for the site users, by pushing car parking spots to the sides • Do not reduce parking numbers since we want to attract more people to visit the park • Introduce 90 degree parking to maximise space in Onslow Street • Connect Onslow to Arthur St for improved circulation and access • Increased parking is needed because it is a district park that is going to serve not only Granville, but also Rosehill and Harris Park	Design Principles and Parking
This is our home and we are stressed - streets created by this timeline		Consultation
• At the time the parking provision around this site is location for anti social behaviour and all day dumping - the response to this is very slow • Council takes a lot of time to respond • Not a lot of commuter parking on this site for the station	• Would you be open to a resident parking scheme? This is a matter that is independent of parking	Parking
• Why not moving the carpark to the area under the freeway - • Why can't Parramatta Council utilise the corridor that was promised to be sports facilities by taking some of the concreting and make use of it for the community?	• Council has tried to work with State Government and it is actually a Council goal to make use of the space beneath the freeway • There was discussion with RMS for Council to take over some of the land over there • RMS took all the land of because it is all contaminated - RMS has to deliver land fit for purpose so the contamination had to be dealt with • Cheapest way of dealing with contamination is by capping - capping doesn't mean hard surface - a blanket is placed on top of it, then soil, then the top surface is normally grass. This approach saves money because it avoids having to dispose off contaminated soil off site • We agree with what you want to do with the land under the freeway but we cannot do anything. Council does not own that land	Usage of the land under the M4 corridor

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
• With the roll out of this Masterplan, can you work with State Government for them to take care of their *** and do what they promised (sports facilities under M4) and you do your **** and make beautification	• What the State Government has asked us to do is to upgrade this park - to do as much as we can so the assets are improved before the population comes in - we are building it for you, but also for the community that does not live here yet • We are placing retractable gates in the sports field like Redfern oval - one of the examples for this park - so the community can use it when there are no games on • Flooding: deal with it through design in the new community building. For example, a community building in Sydney has a massive tank underneath where all the flooding goes and the water is used to irrigate the park • The masterplan is a document that Councils adopt for 10 to 15 years that includes decisions Council has to budget for • Most masterplans do not have a big check from the state - this one is unique because it has a 13m funding, combined with Good Street to make a public plaza. For F.S. Garside is 5.6 million • There is no money for the community building yet - but we will accommodate budget for it and when we have the funding we will do community engagement specific for that stage • This first check is primarily for the oval and park's centre - and we have a timeline from the State Government we need to respond to	Masterplan / Purpose
• We have a community building that no one has used for 12 years however your team hasn't even stepped inside the building • The community building was built in 1957 by the whole community and soccer team through a strong community spirit and that soccer club has even produced Socceroos. The building has community history and is getting knocked down without the guarantee of funding that we are gonna have a community building • There was access to the building for the whole community: there were poker machines, workshops, dance classes	• The Council has resolved - which means your local representatives have voted - that we are gonna demolish that building. I don't even have authority to decide otherwise • The soccer club that built the community building went bankrupt and got taken over - that soccer club also got bankrupt - then acre club was there 3 years and moved out • In the meantimes the club got vandalised - it went up for tender - a group of Indians representing a multicultural hub wanted a 30 year lease, but Council cannot do 30 year leases to anyone. That group wanted to extend the building and take over it. We could not have done as we were giving the club to a ethnic club - meaning that the general community had no access • We went there: there is no light because there are no windows on the second floor there is no windows, it is all divided into small rooms • Bottom line is your elective representatives have voted to demolish the building - we cannot change it and in this Masterplan we are allowing that to happen • If you want the building to stay, the only possible way is for you to lobby your local counsellors	Existing Community Building

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
• I don't agree, it will have the opposite effect.	• Feedback on the parking? What is the best location for the services location? We don't want to force people coming to park on the surrounding streets and other people's parking • Another requirement was to block Onslow Street end and connecting Onslow and Arthur to remove any anti-social activity by encouraging movement and to promote safety and making it also being inside the par	Parking
• This area area has no natural grass so the artificial turf is going to make it even hotter	• The soccer club wanted to fence the field to rest the grass - that is why we need artificial turf - we use it serve more population while still serving the club • Artificial turf increases the possibility to have general use in the field and works well with the capping • We maximise green space that by increasing shade and working on the edge to compensate the use of artificial turf on the field • Smart poles - humidity and air monitoring - w will literally put mist out when it is too hot • There is more people everywhere so council needs solutions to make space cooler	Green space
• What about the club? • We own our houses and you didn't negotiate with us but you negotiated with the club that leases the land	• The club needs to have it fenced during the game - but with artificial turf we don't need it fenced outside of game times • The gates are going to be open for the community, we have had conversations with the club about this and it is a requirement	Consultation and Use of Sports Field
• I want to speak about climate change: • We have gumtree that have reached 20 years old - I want to know how many trees are you taking out • Next 20 years are gonna be hell for us because of the lack of trees, so please keep as many trees as possible	• We don't know the exact number but there will be some trees taken out to make space for the services we need to provide, but we will also provide new trees • 'The best time to plant a tree was 20 years ago. The second best time is tomorrow' • The reason is population growth: we need a usable space for the community and for that we will need to remove some trees, but of cours no one likes removing mature trees - we need to do that to make this space work	Climate Change / Trees
• Onslow and Arthur street will be high traffic areas because of the connection you are doing • A resident has spoke to Local MP Julia - she has seen projects like this not going through and it is very sad to see a community building go • There is more certainty in renovating the existing building	• Council made the decision to get money for the building - we all have to save money in our lives and that is also how Council projects work • Flood area: the community building will be on stalks to manage potential floods • Community engagement for this project was clear about the need for the community building • Scouts, mums group, hot yoga, etc all can function in the new building	Community Building

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
• How the developers were not obligated to provide community facilities and green space? • Council was under investigation when the new developments in Granville went up? • I get letters from Cumberland Council for my address to be a part of their LGA • Would this Masterplan still happen if we go to Cumberland Council?	• Regarding the administration of Parramatta Council, the only thing we can say is that if you think something is wrong report it - there are many agencies and Ombudsman to report those type of situations • Regarding the Cumberland Council letters, that is an initiative Cumberland Council is proposing but the decision is made by State Government • If that were to happen, we would take all our information and funding and hand it to Cumberland's Council team - this funding was given to Parramatta Council through State Government on recommendation of the Greater Sydney Commission to allow for population growth. If Cumberland Council does not upgrade F.S. Garside and leaves it as is population is still growing and will still need facilities	Governance
• We weren't given proper consultation in June • What is the timeframe to get it built? • Please listen to our feedback as it will inform the design • It is not that we don't want the building, but we do not believe we are getting a new community building • We understand that this is happening across different areas, but maybe other Councils have consulted neighbours properly and you haven't	• The timeline was set by State Government and we need to respond to it • The estimated timeframe is 12 months for contraction only, not specific design that would need to happen first • By requesting more time, we cannot deliver the project within the timeline set by State Government • In summary, you would like to keep the existing community building, do not have the carparks in Onslow and Arthur Street and keep as many trees as possible	Project Timeline Consultation
• Encroaching on someone's privacy to provide parking for something that may not be built (community building) is not fair • Can it all become stage 2 - both car parks? • Parallel parking is a fabulous idea for us	• In stage 1 we are removing car parking and in stage 2 we will actually add more parking numbers • We did traffic studies - we need to at least maintain what we have here - part of this project is connecting to the original cycleway and that is a constrain in adding parking in Alfred Street • We also need to minimise how far people with disabilities and elderly need to walk to access the community space • Issues with reducing car parking are that on game day there won't be enough parking provision for visitors	Staging Parking
• Suggestions of making a cycleway in the railway near Duck Creek • Traffic jam between Parramatta Road and Alfred Street	• Railway corridor is not owned by council - we would also like to make it a cycleway but is states decision • The intersection between Parramatta Road and Alfred Street is a traffic issue, but is a RMS matter as Council does not operate nor control big intersections - it is a State Government responsibility	Roads & Traffic

APPENDIX C

Resident Drop In Session

Comments from Residents	Comments from Council	Topic
• Just fix the carpark! • Cctv, bollards, anything to make it safe • Yes, if you put in boom gates and close the car park at night the problem is solved and we can all go home • We still need to think about the climate change as carpark would make our neighbourhood really hot and people would still dump illegally on the area • If you make all carparks stage 2 we can talk about it	• If we put in boom gates and close car parks at night, would that fix your problem with the carparks?	Parking
• We are sending in personal letters so please read them • Is frustrating to have kids drawings in the consultation and us not being consulted	• There is going to be a report back to Council with all the engagement results which will address in detail each piece of feedback and that is going to be made public • This is Democracy in action - we are happy to listen to your feedback and you can also come to the council meeting and make yourself heard	Consultation
• Can you make an assessment about the parking provision being for the elderly, prams and disabled? • There is a new community centre being built on Cumberland Council's side of Granville, why do we need another community building here?	• Regarding the assessment, the community this site will serve is not here yet so the results would be different • Massive deficit of community facilities on the area's studies	Community Facilities Deficit

APPENDIX D

Schools Engagement

DESIGN CHALLENGE
A new park for **North Granville**

Soccer Field

Playground

Community Building Reserve near Duck Creek

The population of Granville is increasing. More and more families will be living in apartments and smaller homes. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

FS Garside Park and its community buildings need to be improved to support the future people living in Granville.

City of Parramatta is inviting local school children to participate in a competition to design a new park and community spaces to play, relax and hang out.

What you will need to do

1. Answer the questions on the worksheet provided.
2. Design a new park that the future people of Granville will need (you can draw, paint, sketch, create a collage etc). Use the worksheet provided.
3. Submit your entry by 26 July 2019.

Visit our website for more information
www.oursay.org/cityofparramatta/northgranville

CITY OF PARRAMATTA NSW

DESIGN CHALLENGE
Competition Rules

1. Plan your design using the worksheet provided. You can use anything to put "on" the paper.
2. Write your name, class and school on your worksheet and design.
3. All entries must be submitted to your school by 26 July 2019.
4. Winners will be announced August 2019.
5. By signing the entry form, parents of winners consent to publication of the entry and child's first name.

Prize Categories

Year K - 2:
First prize: Pop up portable soccer goal and soccer ball
Second Prize: Beach cricket set

Year 3 - 4:
First prize: Pop up portable soccer goal and soccer ball
Second Prize: Beach cricket set

Year 5 -6:
First prize: Pop up portable soccer goal and soccer ball
Second Prize: Beach cricket set

Entry Form

Name _____

Class _____

School _____

Parents Signature _____

For more information
Visit: www.oursay.org/cityofparramatta/northgranville
Email: placeservices@cityofparramatta.nsw.gov.au

CITY OF PARRAMATTA NSW

APPENDIX D

Schools Engagement

Name: Class: School:

DESIGN CHALLENGE
A new park for **North Granville**

Visit FS Garside Park and look at the facilities provided at this site:
the playground, the soccer field, the dog park, the car park, the community buildings, the reserve near Duck Creek.

Park Facilities

Playground

Soccer Field

Community Building

Dog Park

1. For each of these areas note down what you like and what you don't like. What you would like to change? What would you like to keep?

2. What can Council do to make these facilities more welcoming?

3. What can Council do to make this site easier to travel to?

4. Finally using the worksheet provided, design a new park and community spaces for the people of Granville to play, relax and hang out. You can draw, paint, sketch, create a collage etc. Please include labels or a short description to demonstrate how your design will benefit the community.

APPENDIX D

Schools Engagement

Name: Age: School:

DESIGN CHALLENGE
A new park for **North Granville**

Design a new park and community spaces for the people of Granville to play, relax and hang out. You can draw, paint, sketch, create a collage etc. Please include labels or a short description to demonstrate how your design will benefit the community.

Submit your entry to your school by 26 July 2019

CITY OF PARRAMATTA NSW

APPENDIX D

Schools Engagement

The tables below represent the facilities that were proposed by students, in order of how commonly they were raised.

Facilities	Total
Benches	23
Eating area	21
Toilets	21
Signage	12
Walking tracks	10
Shelter/shade	9
Rubbish bins	9
Parking	9
Bubblers	6
Bike racks	4
Pool	4
BBQ facilities	3
Lights	2
Wishing wheel/tree	2
Change rooms	2
Bus stop	2
Movie Club	1
Digital screen outside the community hall saying 'welcome' in different languages	1
Amphitheatre	2
Meeting place	1

Playground	Total
Slide	28
Swings	24
Playground	15
Rock climbing wall	14
Monkey bars	12
Seesaw	8
Sand pit	8
Different sized swings	6
Trampoline	5
Roundabout	4
Sliding pole	3
Fenced playground	3
Boat/sailing play	3
Flying fox	3
Treehouse	2
Ladder	2
Toy kitchen	1
XO game	1
Helicopter play	1
Spider climbing	1
Moving steps	1
Rubber jump (Hopscotch)	1

APPENDIX D

Schools Engagement

Proposed Facilities

The tables below represent the facilities that were proposed by students, in order of how commonly they were raised.

Community Hall	Total
Community building	12
Paint community hall	2
Computers	1
Tables and chairs	1
Timber outline	1
Therapy room	1
Music workshop	1
Kitchen	1
Community hub	1

Dog Park	Total
Dog play equipment	13
Fenced dog park	5
Dog training area	3
Dog bubbler and wash station	4
Pet daycare	1

Water Features	Total
Water park	11
Frog/fish pond	4

Food	Total
Cafe	8
Canteen	3
Ice cream	1

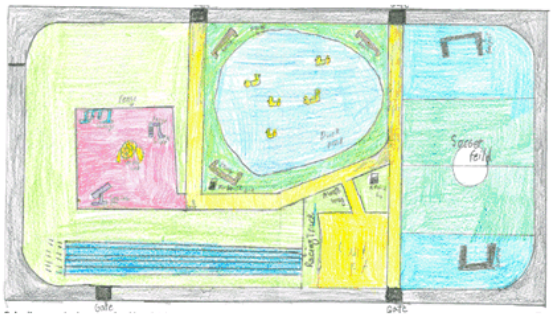
Sport	Total
Soccer field	24
Basketball court	11
Cycling paths	8
Exercise equipment	7
Basketball hoop	5
Skate park	4
Cricket park	3
Tennis court	3
Racing track	2
Handball courts	2
Rides	2
Running field	1

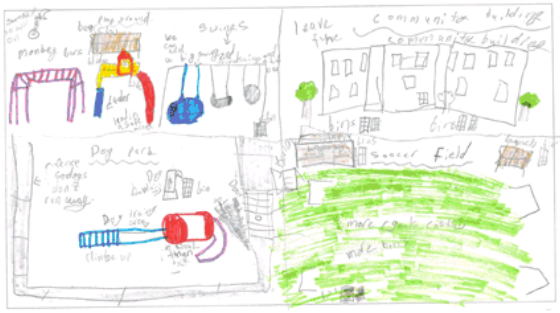
Greenery	Total
Trees	11

APPENDIX D

Schools Engagement

Design Challenge Entries

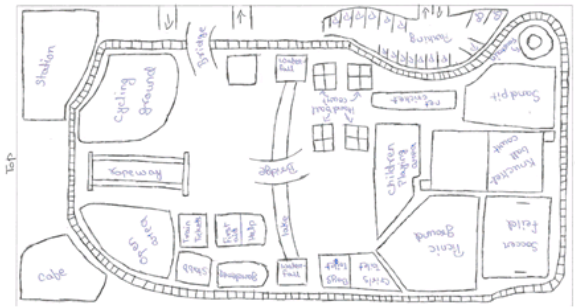


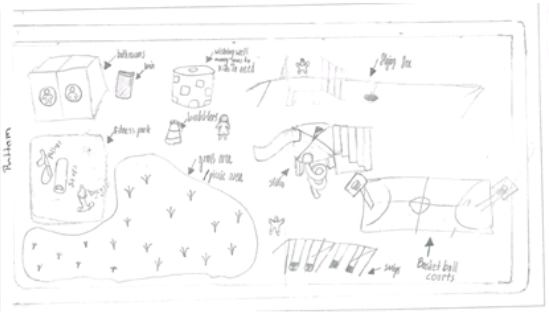


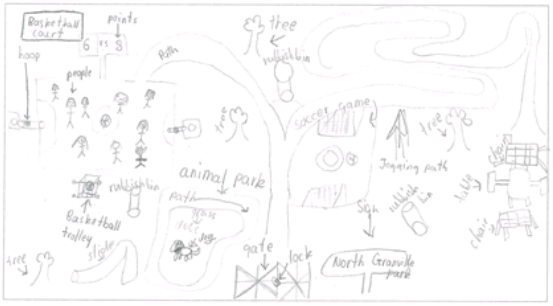
APPENDIX D

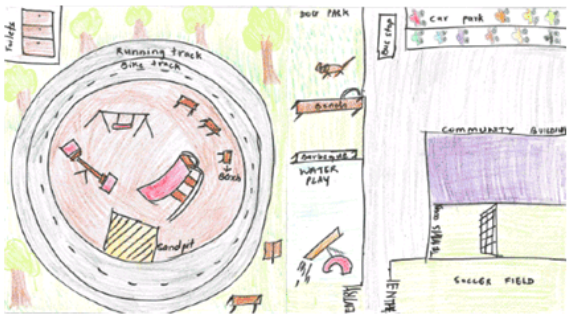
Schools Engagement

Design Challenge Entries





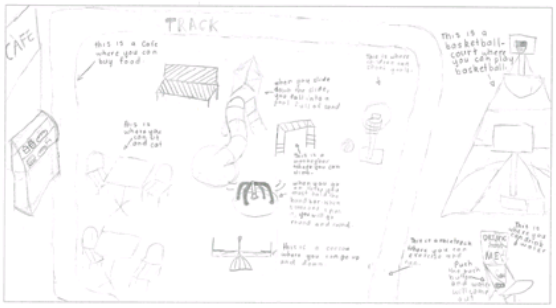


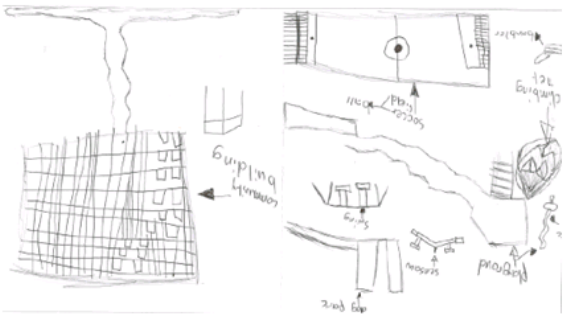


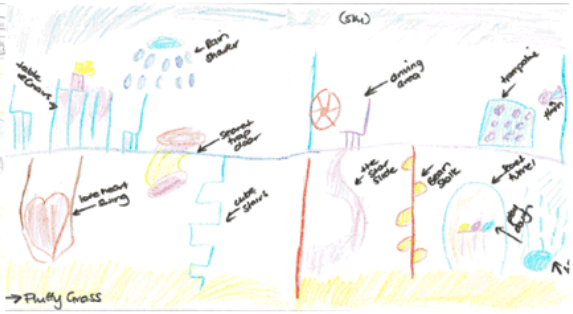
APPENDIX D

Schools Engagement

Design Challenge Entries



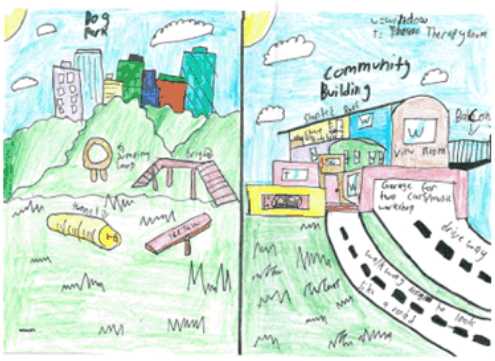


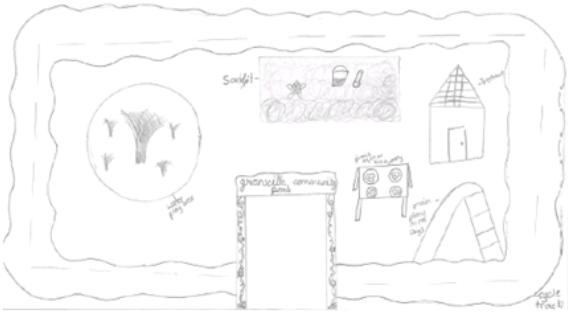


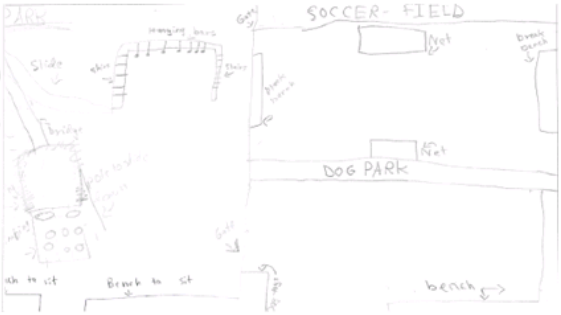
APPENDIX D

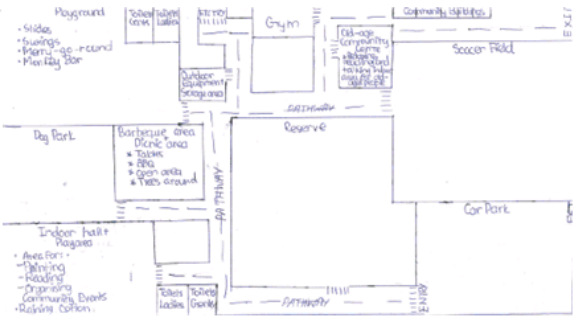
Schools Engagement

Design Challenge Entries









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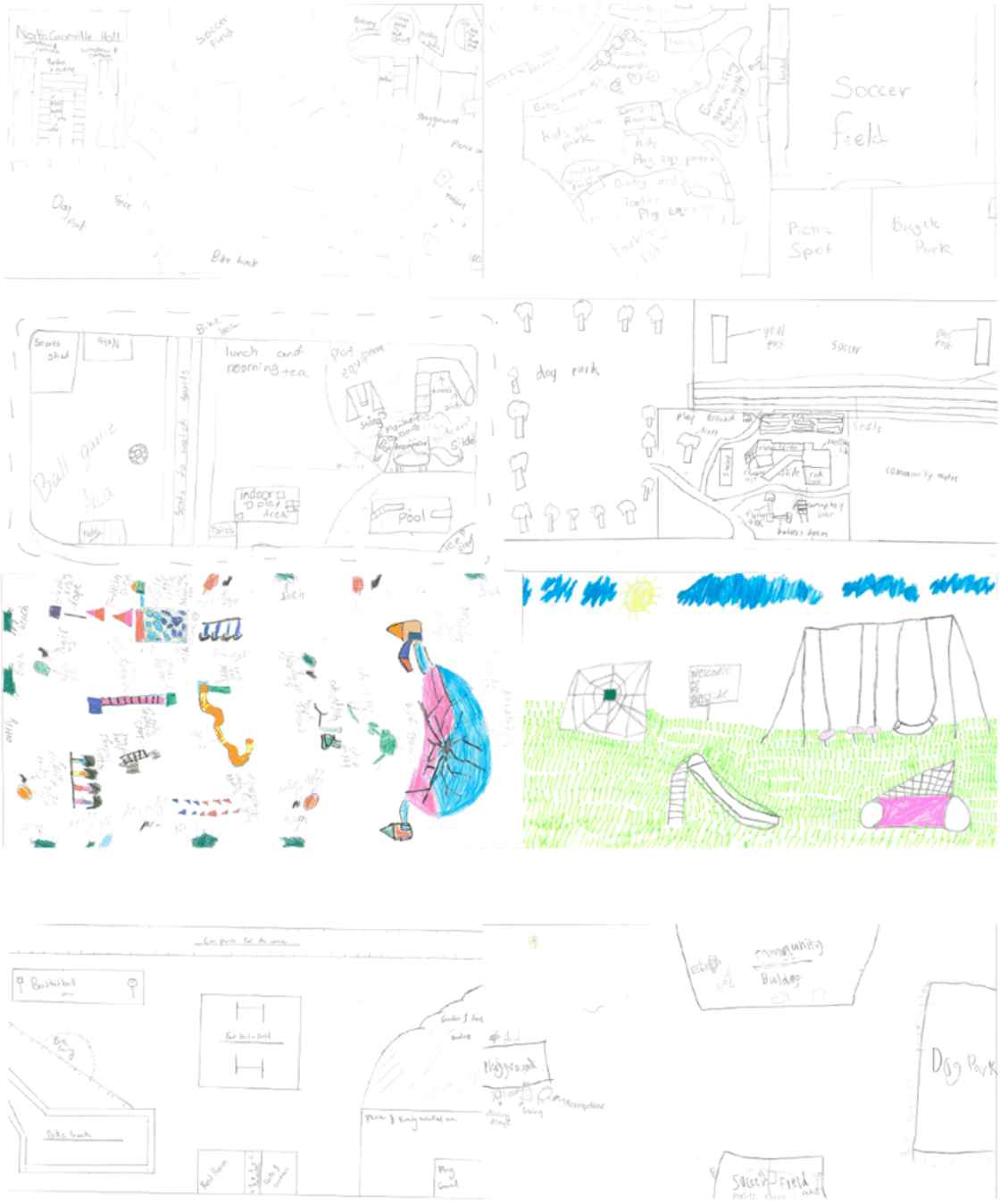
Design Challenge Entries



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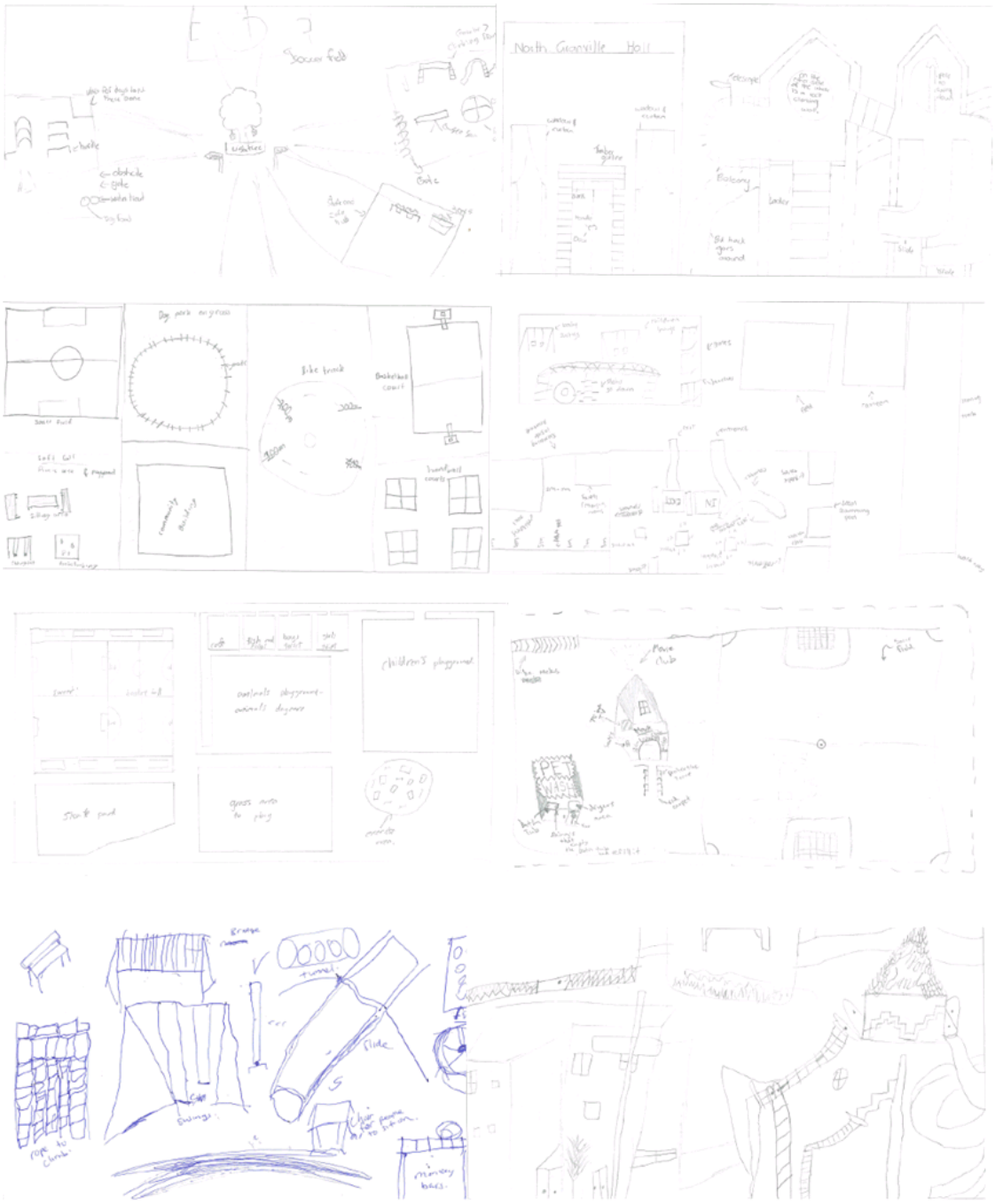
Design Challenge Entries



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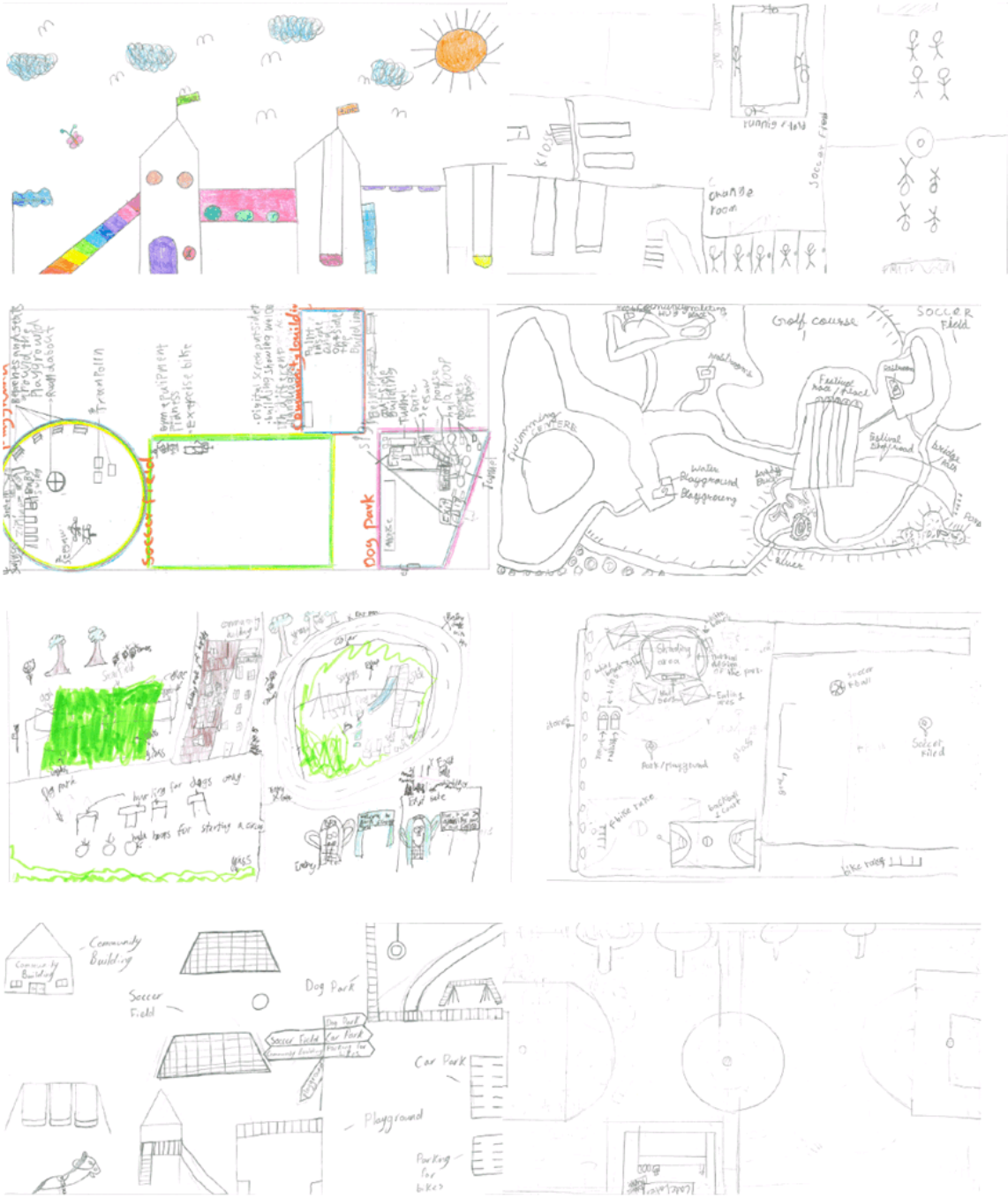


APPENDIX D

Schools Engagement

Design Challenge Entries

Section 117 Directions

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act 1979*. These directions apply to planning proposals lodged with the Department of Planning on or after the date the particular direction was issued:

Direction	Issue date/ date effective
1. Employment and Resources 1.1 Business and Industrial Zones 1.2 Rural Zones 1.3 Mining, Petroleum Production and Extractive Industries 1.4 Oyster Aquaculture 1.5 Rural Lands	1 July 2009 (Except for new Direction 1.1 and 1.2 effective 14 April 2016)
2. Environment and Heritage 2.1 Environment Protection Zones 2.2 Coastal Protection 2.3 Heritage Conservation 2.4 Recreation Vehicle Areas 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	1 July 2009 (Except for new Direction 2.5 effective 2 March 2016, Direction 2.1, 2.2 and 2.4 effective 14 April 2016)
3. Housing, Infrastructure and Urban Development 3.1 Residential Zones 3.2 Caravan Parks and Manufactured Home Estates 3.3 Home Occupations 3.4 Integrating Land Use and Transport 3.5 Development Near Licensed Aerodromes 3.6 Shooting Ranges	1 July 2009 (Except for new Direction 3.6 effective 16 February 2011, Direction 3.1, 3.2, 3.4 and 3.5 effective 14 April 2016)
4. Hazard and Risk 4.1 Acid Sulfate Soils 4.2 Mine Subsidence and Unstable Land 4.3 Flood Prone Land 4.4 Planning for Bushfire Protection	1 July 2009 (Except for new Direction 4.2 effective 14 April 2016)
5. Regional Planning 5.1 Implementation of Regional Strategies 5.2 Sydney Drinking Water Catchments 5.3 Farmland of State and Regional Significance on the NSW Far North Coast 5.4 Commercial and Retail Development along the Pacific Highway, North Coast 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010) 5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1) 5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1) 5.8 Second Sydney Airport: Badgerys Creek 5.9 North West Rail Link Corridor Strategy 5.10 Implementation of Regional Plans	1 July 2009 (Except for new Direction 5.2 effective 3 March 2011, Direction 5.9 effective 30 September 2013, Direction 5.4 effective 21 August 2015, Direction 5.1, 5.8 and 5.10 effective 14 April 2016)

LOCAL PLANNING DIRECTIONS
Section 117(2) of the *Environmental Planning and Assessment Act 1979*

6. Local Plan Making 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 6.3 Site Specific Provisions	1 July 2009
7. Metropolitan Planning	14 January 2015
7.1 Implementation of A Plan for Growing Sydney	(Except for Direction 7.2 effective 22 September 2015)
7.2 Implementation of Greater Macarthur Land Release Investigation	
7.3 Parramatta Road Corridor Urban Transformation Strategy	19 December 2016

1. Employment and Resources

1.1 Business and Industrial Zones

Objectives

(1) The objectives of this direction are to:

(a) encourage employment growth in suitable locations,

(b) protect employment land in business and industrial zones, and

(c) support the viability of identified strategic centres.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

What a relevant planning authority must do if this direction applies

(4) A planning proposal must:

(a) give effect to the objectives of this direction,

(b) retain the areas and locations of existing business and industrial zones,

(c) not reduce the total potential floor space area for employment uses and related public services in business zones,

(d) not reduce the total potential floor space area for industrial uses in industrial zones, and

(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objective of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Note: In this direction, "identified strategic centre" means a centre that has been identified as a strategic centre in a regional strategy, sub-regional strategy, or another strategy approved by the Director General.

Direction 1.1 – issued 14 April 2016

1.2 Rural Zones

Objective

(1) The objective of this direction is to protect the agricultural production value of rural land.

Where this direction applies

(2) (a) Clause 4(a) of this direction applies to all relevant planning authorities.

(b) Clause 4(b) of this direction applies in the following local government areas:

Ashfield	Holroyd	Sutherland
Auburn	Hornsby	Warringah
Bankstown	Hunters Hill	Waverley
Baulkham Hills	Hurstville	Willoughby
Blacktown	Kogarah	Wollondilly
Blue Mountains	Ku-ring-gai	Woollahra
Botany Bay	Lake Macquarie	Wollongong
Burwood	Lane Cove	Wyong
Camden	Leichhardt	
Campbelltown	Liverpool	
Canada Bay	Manly	
Canterbury	Marrickville	
City of Sydney	Mosman	
Fairfield	Newcastle	
Gosford	North Sydney	
Hawkesbury	Parramatta	

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

What a relevant planning authority must do if this direction applies

(4) A planning proposal must:

(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objectives of this direction,

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) is of minor significance.

Direction 1.2 – issued 14 April 2016

1.3 Mining, Petroleum Production and Extractive Industries

Objective

(1) The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of:

- (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or
- (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.

What a relevant planning authority must do if this direction applies

(4) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:

- (a) consult the Director-General of the Department of Primary Industries (DPI) to identify any:
  - (i) resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and
  - (ii) existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and
- (b) seek advice from the Director-General of DPI on the development potential of resources identified under (4)(a)(i), and
- (c) identify and take into consideration issues likely to lead to land use conflict between other land uses and :
  - (i) development of resources identified under (4)(a)(i), or
  - (ii) existing development identified under (4)(a)(ii).

(5) Where a planning proposal prohibits or restricts development of resources identified under (4)(a)(i), or proposes land uses that may create land use conflicts identified under (4)(c), the relevant planning authority must:

- (a) provide the Director-General of DPI with a copy of the planning proposal and notification of the relevant provisions,
- (b) allow the Director-General of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and
- (c) include a copy of any objection and supporting information received from the Director-General of DPI with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) before undertaking community consultation in satisfaction of section 57 of the Act.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the provisions of the planning proposal that are inconsistent are of minor significance.

Direction 1.3 – issued 1 July 2009

1.4 Oyster Aquaculture

Objectives

(1) The objectives of this direction are:

(a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal,

(b) to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.

Where this direction applies

(2) This direction applies to Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the *NSW Oyster Industry Sustainable Aquaculture Strategy* (2006) ("the Strategy").

When this direction applies

(3) This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in:

(a) adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or

(b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses.

What a relevant planning authority must do if this direction applies

(4) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:

(a) identify any Priority Oyster Aquaculture Areas and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,

(b) identify any proposed land uses which could result in any adverse impact on a Priority Oyster Aquaculture Area or oyster aquaculture leases outside such an area,

(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use incompatibility,

(d) consult with the Director-General of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and

(e) ensure the planning proposal is consistent with the Strategy.

(5) Where a planning proposal proposes land uses that may result in adverse impacts identified under (4)(b) and (c), relevant planning authority must:

(a) provide the Director-General of DPI with a copy of the planning proposal and notification of the relevant provisions,

(b) allow the Director-General of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and

(c) include a copy of any objection and supporting information received from the Director-General of DPI with the statement to the Director-General of the Department of Planning before undertaking community consultation in satisfaction of section 57 of the Act.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

Note: In this direction:

(a) "Priority Oyster Aquaculture Areas" has the same meaning as in the NSW Oyster Industry Sustainable Aquaculture Strategy; and

(b) an "incompatible use of land" includes access to oyster leases being limited by the change in land use or the risk of adverse impacts as a result of that change in land use on water quality and, consequently, on the health of oysters and on the health of consumers of those oysters.

Direction 1.4 – issued 1 July 2009

1.5 Rural Lands

Objectives

(1) The objectives of this direction are to:

(a) protect the agricultural production value of rural land,

(b) facilitate the orderly and economic development of rural lands for rural and related purposes.

Where this direction applies

(2) (a) This direction applies to all planning proposals to which *State Environmental Planning Policy (Rural Lands) 2008* applies, which includes all local government areas in the State other than the following local government areas:

Ashfield	Holroyd	Penrith
Auburn	Hornsby	Pittwater
Bankstown	Hunters Hill	Randwick
Baulkham Hills	Hurstville	Rockdale
Blacktown	Kogarah	Ryde
Blue Mountains	Ku-ring-gai	Strathfield
Botany Bay	Lake Macquarie	Sutherland
Burwood	Lane Cove	Warringah
Camden	Leichhardt	Waverley
Campbelltown	Liverpool	Willoughby
Canada Bay	Manly	Wollondilly
Canterbury	Marrickville	Woollahra
City of Sydney	Mosman	Wollongong
Fairfield	Newcastle	Wyong
Gosford	North Sydney	
Hawkesbury	Parramatta	

When this direction applies

(3) This direction applies when:

(a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or

(b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.

What a relevant planning authority must do if this direction applies

(4) A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in *State Environmental Planning Policy (Rural Lands) 2008*.

(5) A planning proposal to which clause 3(b) applies must be consistent with the Rural Subdivision Principles listed in *State Environmental Planning Policy (Rural Lands) 2008*.

Note: *State Environmental Planning Policy (Rural Lands) 2008* does not require a relevant planning authority to review or change its minimum lot size(s) in an existing LEP. A relevant planning authority can transfer the existing minimum lot size(s) into a new LEP. However, where a relevant planning authority seeks to vary an existing minimum lot size in an LEP, it must do so in accordance with the Rural Subdivision Principles listed in *State Environmental Planning Policy (Rural Lands) 2008*.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

i. gives consideration to the objectives of this direction,

ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites, and

iii. is approved by the Director-General of the Department of Planning and is in force, or

(b) is of minor significance.

Direction 1.5 – issued 1 July 2009

2. Environment and Heritage

2.1 Environment Protection Zones

Objective

(1) The objective of this direction is to protect and conserve environmentally sensitive areas.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.

(5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 *"Rural Lands"*.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
  - (i) gives consideration to the objectives of this direction,
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
  - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- (d) is of minor significance.

Direction 2.1 – issued 14 April 2016

2.2 Coastal Protection

Objective

(1) The objective of this direction is to implement the principles in the NSW Coastal Policy.

Where this direction applies

(2) This direction applies to the coastal zone, as defined in the *Coastal Protection Act 1979*.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must include provisions that give effect to and are consistent with:

- (a) the *NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997*, and
- (b) the *Coastal Design Guidelines 2003*, and
- (c) the manual relating to the management of the coastline for the purposes of section 733 of the *Local Government Act 1993* (the *NSW Coastline Management Manual 1990*).

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
  - (i) gives consideration to the objective of this direction, and
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
  - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- (d) of minor significance.

Direction 2.2 – issued 14 April 2016

2.3 Heritage Conservation

Objective

(1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

(b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and

(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or

(b) the provisions of the planning proposal that are inconsistent are of minor significance.

Note: In this direction:

"conservation", "environmental heritage", "item", "place" and "relic" have the same meaning as in the *Heritage Act 1977*.

"Aboriginal object", "Aboriginal area" and "Aboriginal place" have the same meaning as in the *National Parks and Wildlife Act 1974*.

Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. A LEP that adopts the Standard Instrument should identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP.

Direction 2.3 – issued 1 July 2009

2.4 Recreation Vehicle Areas

Objective

(1) The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*):

- (a) where the land is within an environmental protection zone,
- (b) where the land comprises a beach or a dune adjacent to or adjoining a beach,
- (c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration:
  - (i) the provisions of the guidelines entitled *Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985*, and
  - (ii) the provisions of the guidelines entitled *Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.*

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
  - (i) gives consideration to the objective of this direction, and
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
  - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- (d) of minor significance.

Direction 2.4 – issued 14 April 2016

2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs

Objective

(1) The objective of this direction is to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.

Where this direction applies

(2) This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal:

(a) that introduces or alters an E2 Environmental Conservation or E3 Environmental Management zone;

(b) that introduces or alters an overlay and associated clause.

What a relevant planning authority or council must do if this direction applies

(4) A planning proposal that introduces or alters an E2 Environmental Conservation or E3 Environmental Management zone or an overlay and associated clause must:

(a) apply the proposed E2 Environmental Conservation or E3 Environmental Management zones, or the overlay and associated clause, consistent with the Northern Councils E Zone Review Final Recommendations.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary, Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance.

Direction 2.5 – issued 2 March 2016

3. Housing, Infrastructure and Urban Development

3.1 Residential Zones

Objectives

(1) The objectives of this direction are:

(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,

(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and

(c) to minimise the impact of residential development on the environment and resource lands.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),

(b) any other zone in which significant residential development is permitted or proposed to be permitted.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must include provisions that encourage the provision of housing that will:

(a) broaden the choice of building types and locations available in the housing market, and

(b) make more efficient use of existing infrastructure and services, and

(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and

(d) be of good design.

(5) A planning proposal must, in relation to land to which this direction applies:

(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and

(b) not contain provisions which will reduce the permissible residential density of land.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objective of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Direction 3.1 – issued 14 April 2016

3.2 Caravan Parks and Manufactured Home Estates

Objectives

(1) The objectives of this direction are:

(a) to provide for a variety of housing types, and

(b) to provide opportunities for caravan parks and manufactured home estates.

Where this direction applies

(2) This direction applies to all relevant planning authorities. This direction does not apply to:

(a) Crown land reserved or dedicated for any purposes under the *Crown Lands Act 1989,* except Crown land reserved for accommodation purposes, or

(b) land dedicated or reserved under the *National Parks and Wildlife Act 1974*.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:

(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and

(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.

(5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:

(a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,

(b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and

(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the *Community Land Development Act 1989* be permissible with consent.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objective of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Direction 3.2 – issued 14 April 2016

3.3 Home Occupations

Objective

(1) The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.

Note: In this direction "home occupation" has the same meaning as it has in the Standard Instrument (Local Environmental Plans) Order 2006.

Direction 3.3 – issued 1 July 2009

3.4 Integrating Land Use and Transport

Objectives

(1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
- (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
  - (i) gives consideration to the objective of this direction, and
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
  - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- (d) of minor significance.

Direction 3.4 – issued 14 April 2016

3.5 Development Near Licensed Aerodromes

Objectives

(1) The objectives of this direction are:

(a) to ensure the effective and safe operation of aerodromes, and

(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and

(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.

What a relevant planning authority must do if this direction applies

(4) In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:

(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,

(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,

(c) for land affected by the OLS:

(i) prepare appropriate development standards, such as height, and

(ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome

(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.

(5) A planning proposal must not rezone land:

(a) for residential purposes, nor increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25, or

(b) for schools, hospitals, churches and theatres where the ANEF exceeds 20, or

(c) for hotels, motels, offices or public buildings where the ANEF exceeds 30.

(6) A planning proposal that rezones land:

(a) for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25, or

(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30, or

(c) for commercial or industrial purposes where the ANEF is above 30,

must include a provision to ensure that development meets AS 2021 regarding interior noise levels.

Consistency

(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objectives of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Direction 3.5 – issued 14 April 2016

3.6 Shooting Ranges

Objectives

(1) The objectives are:

(a) to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,

(b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,

(c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:

(a) permitting more intensive land uses than those which are permitted under the existing zone; or

(b) permitting land uses that are incompatible with the noise emitted by the existing shooting range.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

i. gives consideration to the objectives of this direction, and

ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites) and

iii. is approved by the Director-General of the Department of Planning and is in force, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) is of minor significance.

Note: In this direction, an "existing shooting range" means a shooting range the subject of a valid approval issued under the *Firearms Act 1996* and *Firearms Regulation 2006*, and includes the Range Danger Area of that shooting range.

Direction 3.6 – issued 16 February 2011

4. Hazard and Risk

4.1 Acid Sulfate Soils

Objective

(1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Where this direction applies

(2) This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.

What a relevant planning authority must do if this direction applies

(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.

(5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:

(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or

(b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines.

(6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.

(7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5).

Consistency

(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(b) of minor significance.

Direction 4.1 – issued 1 July 2009

4.2 Mine Subsidence and Unstable Land

Objective

(1) The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.

Where this direction applies

(2) This direction applies to land that:

- (a) is within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, or
- (b) has been identified as unstable land.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that:

- (a) is within a mine subsidence district, or
- (b) has been identified as unstable in a study, strategy or other assessment undertaken:
  - (i) by or on behalf of the relevant planning authority, or
  - (ii) by or on behalf of a public authority and provided to the relevant planning authority.

What a relevant planning authority must do if this direction applies

(4) When preparing a planning proposal that would permit development on land that is within a Mine Subsidence District a relevant planning authority must:

- (a) consult the Mine Subsidence Board to ascertain:
  - (i) if the Mine Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and
  - (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and
- (b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and
- (c) include a copy of any information received from the Mine Subsidence Board with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.

(5) A planning proposal must not permit development on unstable land referred to in paragraph 3(b).

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
  - (i) gives consideration to the objective of this direction, and
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
  - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- (d) of minor significance.

Note: With regard to development applications, section 15 of the *Mine Subsidence Compensation Act 1961* requires approval from the Mine Subsidence Board to alter or erect improvements within a mine subsidence district or to subdivide land therein.

Section 91 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides that approval under section 15 of the *Mine Subsidence Compensation Act 1961* is integrated development. Section 91A of the EP&A Act provides that the consent authority must obtain from the relevant approval body (Mine Subsidence Board) the general terms of any approval proposed to be granted by the approval body in relation to the development. A consent granted by the consent authority must be consistent with the general terms of any approval proposed to be granted by the approval body.

Direction 4.2 – issued 14 April 2016

4.3 Flood Prone Land

Objectives

(1) The objectives of this direction are:

(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*, and

(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

Where this direction applies

(2) This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005* (including the *Guideline on Development Controls on Low Flood Risk Areas*).

(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.

(6) A planning proposal must not contain provisions that apply to the flood planning areas which:

(a) permit development in floodway areas,

(b) permit development that will result in significant flood impacts to other properties,

(c) permit a significant increase in the development of that land,

(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or

(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the *Guideline on Development Controls on Low Flood Risk Areas*) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

Consistency

(9) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:

(a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or

(b) the provisions of the planning proposal that are inconsistent are of minor significance.

Note: "flood planning area", "flood planning level", "flood prone land" and "floodway area" have the same meaning as in the *Floodplain Development Manual 2005*.

Direction 4.3 – issued 1 July 2009

4.4 Planning for Bushfire Protection

Objectives

(1) The objectives of this direction are:

(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and

(b) to encourage sound management of bush fire prone areas.

Where this direction applies

(2) This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

What a relevant planning authority must do if this direction applies

(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made,

(5) A planning proposal must:

(a) have regard to *Planning for Bushfire Protection 2006*,

(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and

(c) ensure that bushfire hazard reduction is not prohibited within the APZ.

(6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:

(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and

(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,

(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the *Rural Fires Act 1997*), the APZ provisions must be complied with,

(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,

(d) contain provisions for adequate water supply for firefighting purposes,

(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,

(f) introduce controls on the placement of combustible materials in the Inner Protection Area.

Consistency

(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Direction 4.4 – issued 1 July 2009

5. Regional Planning

5.1 Implementation of Regional Strategies

Objective

(1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.

Where this direction applies

(2) This direction applies to land to which the following regional strategies apply:

(a) Far North Coast Regional Strategy

(b) Lower Hunter Regional Strategy

(c) South Coast Regional Strategy (excluding land in the Shoalhaven LGA)

(d) Sydney–Canberra Corridor Regional Strategy

(e) Central Coast Regional Strategy, and

(f) Mid North Coast Regional Strategy.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) Planning proposals must be consistent with a regional strategy released by the Minister for Planning.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy:

(a) is of minor significance, and

(b) the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

Direction 5.1 – issued 14 April 2016

5.2 Sydney Drinking Water Catchment

Objective

(1) The objective of this Direction is to protect water quality in the Sydney drinking water catchment.

Where this Direction applies

(2) This Direction applies to the Sydney drinking water catchment in the following local government areas:

Blue Mountains	Kiama	Sutherland
Campbelltown	Lithgow	Upper Lachlan
Cooma Monaro	Oberon	Wingecarribee
Eurobodalla	Palerang	Wollondilly
Goulburn Mulwaree	Shoalhaven	Wollongong.

When this Direction applies

(3) This Direction applies when a relevant planning authority prepares a planning proposal that applies to land within the Sydney drinking water catchment.

What a relevant planning authority must do if this Direction applies

(4) A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:

(a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality, and

(b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and

(c) the ecological values of land within a Special Area that is:

(i) reserved as national park, nature reserve or state conservation area under the *National Parks and Wildlife Act 1974*, or

(ii) declared as a wilderness area under the *Wilderness Act 1987,* or

(iii) owned or under the care control and management of the Sydney Catchment Authority,

should be maintained.

(5) When preparing a planning proposal that applies to land within the Sydney drinking water catchment, the relevant planning authority must:

(a) ensure that the proposal is consistent with *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*, and

(b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and

(c) zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following:

Land	**Zone under Standard Instrument (Local Environmental Plans) Order 2006**
Land reserved under the *National Parks and Wildlife Act 1974*	E1 National Parks and Nature Reserves
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	E2 Environmental Conservation
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)

and

(d) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (4) of this Direction, and

(e) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

Consistency

(6) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

Note: In this Direction:

"Sydney drinking water catchment" has the same meaning as in the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*.

"Special Area" has the same meaning as in the *Sydney Water Catchment Management Act 1998*.

"Strategic Land and Water Capability Assessment" means the series of land use capability maps and GIS data of this title, prepared by the Sydney Catchment Authority and as provided to councils in June 2009. The maps resulted from the Sydney Catchment Authority's assessment of the physical capability of natural features of land and waterways to identify appropriate types and intensities of land use that will not adversely impact on water quality and catchment health.

Direction 5.2 – issued 3 March 2011

5.3 Farmland of State and Regional Significance on the NSW Far North Coast

Objectives

(1) The objectives of this direction are:

(a) to ensure that the best agricultural land will be available for current and future generations to grow food and fibre,

(b) to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and

(c) to reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.

Where this direction applies

(2) This direction applies to:

(a) Ballina Shire Council,

(b) Byron Shire Council,

(c) Kyogle Shire Council,

(d) Lismore City Council,

(e) Richmond Valley Council, and

(f) Tweed Shire Council,

except within areas contained by a "town and village growth boundary" in the Far North Coast Regional Strategy.

When this direction applies

(3) This Direction will apply when a relevant planning authority prepares a planning proposal for land mapped as:

(a) State significant farmland, or

(b) regionally significant farmland, or

(c) significant non-contiguous farmland,

on the set of four maps held in the Department of Planning and marked "Northern Rivers Farmland Protection Project, Final Map 2005 (Section 117(2) Direction)".

What a relevant planning authority must do if this direction applies

(4) A planning proposal must not:

(a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes.

(b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes.

(c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning or (an officer of the Department nominated by the Director-General) that the planning proposal is consistent with:

(a) the Far North Coast Regional Strategy, and

(b) Section 4 of the report titled *Northern Rivers Farmland Protection Project - Final Recommendations, February 2005*, held by the Department of Planning.

Direction 5.3 – issued 1 July 2009

5.4 Commercial and Retail Development along the Pacific Highway, North Coast

Objectives

(1) The objectives for managing commercial and retail development along the Pacific Highway are:

(a) to protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route;

(b) to prevent inappropriate development fronting the highway;

(c) to protect public expenditure invested in the Pacific Highway;

(d) to protect and improve highway safety and highway efficiency;

(e) to provide for the food, vehicle service and rest needs of travellers on the highway; and

(f) to reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.

Where this Direction applies

(2) This Direction applies to those council areas on the North Coast that the Pacific Highway traverses, being those council areas between Port Stephens Shire Council and Tweed Shire Council, inclusive.

When this Direction applies

(3) This Direction applies when a relevant planning authority prepares a planning proposal for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.

What a relevant planning authority must do if this Direction applies

(4) A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that:

(a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway;

(b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and

(c) for the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour.

(5) A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that:

(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction;

(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway; and

(c) for the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater.

(6) Notwithstanding the requirements of paragraphs (4) and (5), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that Roads and Maritime Services is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway

service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.

Table 1: Highway service centres that can proceed

Town	Locality
Chinderah	• Chinderah Bay Road interchange (southbound) • Western side of highway at Tweed Valley Way interchange (northbound)
Ballina	• Teven Road interchange
Maclean	• Southern interchange.
Woolgoolga	• Northern interchange at Arrawarra.
Nambucca Heads	• Nambucca Heads interchange
Kempsey	• South Kempsey interchange
Port Macquarie	• Oxley Highway interchange (both sides of the Pacific Highway)
Taree	• Old Bar Road interchange
Tomago	• In the vicinity of Tomago Road / South Heatherbrae

Consistency

(7) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance.

Direction 5.4 – issued 21 August 2015

5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)

5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)

5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)

5.8 Second Sydney Airport: Badgerys Creek

Objective

(1) The objective of this direction is to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.

Where this direction applies

(2) This direction applies to land shown within the boundaries of the proposed airport site and within the 20 ANEF contour as shown on the map entitled "Badgerys Creek–Australian Noise Exposure Forecast–Proposed Alignment–Worst Case Assumptions", this being found in Appendix U of the Second Sydney Airport Site Selection Program Draft Environmental Impact Statement within Fairfield City Council, Liverpool City Council, Penrith City Council and Wollondilly Shire Council local government areas.

What a relevant planning authority must do if this direction applies

(3) Planning proposals must not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport.

Consistency

(4) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent with the terms of this direction are:

(a) justified by a strategy which:

(i) gives consideration to the objectives of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning, or

(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or

(d) of minor significance.

Direction 5.8 – issued 14 April 2016

5.9 North West Rail Link Corridor Strategy

Objectives

(1) The objectives of this direction are to:

(a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL)

(b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.

Where this direction applies

(2) This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.

When this Direction applies

(3) This Direction applies when a relevant planning authority prepares a planning proposal for land within the North West Rail Link Corridor, as identified in the NWRL Corridor Strategy and Structure Plans.

What a relevant planning authority must do if this Direction applies

(4) A planning proposal that applies to land located within the NWRL Corridor must:

(a) give effect to the objectives of this direction

(b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts

(c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.

Consistency

(5) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning & infrastructure (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

(i) gives consideration to the objective of this direction, and

(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and

(iii) is approved by the Director-General of the Department of Planning & Infrastructure, or

(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Sub-Regional Delivery Plan prepared by the Department of Planning & Infrastructure which gives consideration to the objective of this direction, or

(d) of minor significance.

Direction 5.9 – issued 30 September 2013

5.10 Implementation of Regional Plans

Objective

(1) The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

Where this direction applies

(2) This direction applies to land to which a Regional Plan has been released by the Minister for Planning.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary), that the extent of inconsistency with the Regional Plan:

(a) is of minor significance, and

(b) the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of its vision, land use strategy, goals, directions or actions.

Direction 5.10 – issued 14 April 2016

6. Local Plan Making

6.1 Approval and Referral Requirements

Objective

(1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must:

(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and

(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:

(i) the appropriate Minister or public authority, and

(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),

prior to undertaking community consultation in satisfaction of section 57 of the Act, and

(c) not identify development as designated development unless the relevant planning authority:

(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and

(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.

Consistency

(5) A planning proposal must be substantially consistent with the terms of this direction.

Note: In this direction "public authority" has the same meaning as section 4 of the Environmental Planning and Assessment Act 1979.

Direction 6.1 – issued 1 July 2009

6.2 Reserving Land for Public Purposes

Objectives

(1) The objectives of this direction are:

(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and

(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).

(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*, the relevant planning authority must:

(a) reserve the land in accordance with the request, and

(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and

(c) identify the relevant acquiring authority for the land.

(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:

(a) include the requested provisions, or

(b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.

(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.

Consistency

(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

(a) with respect to a request referred to in paragraph (7), that further information is required before appropriate planning controls for the land can be determined, or

(b) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.

Note: Clause 12 of the EP&A Reg 2000 provides that a planning proposal for a proposed local environmental plan:

(a) may not contain a provision reserving land for a purpose referred to in section 26 (1) (c) of the EP&A Act, and

(b) may not contain a provision in respect of that reservation as required by section 27 of the EP&A Act,

unless the public authority responsible for the acquisition of the land has notified the relevant planning authority of its concurrence to the inclusion of such a provision in the planning proposal.

In this direction:

"public authority" has the same meaning as section 4 of the EP&A Act.

the use or reservation of land for a public purpose has the same meaning as in section 26(1)(c) of the EP&A Act.

Direction 6.2 – issued 1 July 2009

6.3 Site Specific Provisions

Objective

(1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.

What a relevant planning authority must do if this direction applies

(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:

(a) allow that land use to be carried out in the zone the land is situated on, or

(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or

(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

Direction 6.3 – issued 1 July 2009

7. Metropolitan Planning

7.1 Implementation of A Plan for Growing Sydney

Objective

(1) The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

Where this direction applies

(2) This direction applies to land comprising of the following local government areas:

Ashfield	Hornsby	Randwick
Auburn	Hunters Hill	Rockdale
Bankstown	Hurstville	Ryde
Blacktown	Kogarah	Strathfield
Blue Mountains	Ku-ring-gai	Sutherland
Botany Bay	Lane Cove	The Hills
Burwood	Leichhardt	Warringah
Camden	Liverpool	Waverley
Campbelltown	Manly	Willoughby
Canada Bay	Marrickville	Wollondilly
Canterbury	Mosman	Woollahra
City of Sydney	North Sydney	
Fairfield	Parramatta	
Hawkesbury	Penrith	
Holroyd	Pittwater	

When this direction applies

(3) This direction applies when a Relevant Planning Authority prepares a planning proposal.

What a Relevant Planning Authority must do if this direction applies

(4) Planning proposals shall be consistent with:

(a) the NSW Government's A Plan for Growing Sydney published in December 2014.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the Relevant Planning Authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary), that the extent of inconsistency with A Plan for Growing Sydney:

(a) is of minor significance, and

(b) the planning proposal achieves the overall intent of the Plan and does not undermine the achievement of its planning principles; directions; and priorities for subregions, strategic centres and transport gateways.

Direction 7.1 – issued 14 January 2015

7.2 Implementation of Greater Macarthur Land Release Investigation

Objective

(1) The objective of this direction is to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy).

Where this direction applies

(2) This direction applies to Campbelltown City Council and Wollondilly Shire Council.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal for land within the Greater Macarthur Land Release Investigation Area, as identified in the Preliminary Strategy.

What a Relevant Planning Authority must do if this direction applies

(4) Planning proposals shall be consistent with the Preliminary Strategy published in September 2015.

Consistency

(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary), that:

(a) the provisions of the planning proposal that are inconsistent are of minor significance, and

(b) the planning proposal achieves the overall intent of the Preliminary Strategy and does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Land Release Investigation Area.

Direction 7.2 – issued 22 September 2015

7.3 Parramatta Road Corridor Urban Transformation Strategy

Objectives

(1) The objectives of this Direction are to:
- (a) facilitate development within the Parramatta Road Corridor that is consistent with the *Parramatta Road Corridor Urban Transformation Strategy (November, 2016)* and the *Parramatta Road Corridor Implementation Tool Kit*,
- (b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and
- (c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.

Where this Direction applies

(2) This Direction applies to the following Local Government Areas:
- (a) City of Parramatta Council,
- (b) Cumberland Council,
- (c) Strathfield Council,
- (d) Burwood Council,
- (e) Canada Bay Council, and
- (f) Inner West Council.

When this Direction applies

(3) This Direction applies when a relevant planning authority prepares a planning proposal for land within the Parramatta Road Corridor as identified on the Map titled Parramatta Road Corridor on pages 14 and 15 of the *Parramatta Road Corridor Urban Transformation Strategy (November, 2016*).

What a relevant planning authority must do if this Direction applies

(4) A planning proposal that applies to land within the Parramatta Road Corridor must:

- (a) give effect to the objectives of this Direction,
- (b) be consistent with the Strategic Actions within the *Parramatta Road Corridor Urban Transformation Strategy (November, 2016),*
- (c) be consistent with the *Parramatta Road Corridor Planning and Design Guidelines (November, 2016)* and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,
- (d) be consistent with the staging and other identified thresholds for land use change identified in *the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),*
- (e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the *Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016)*,
- (f) be consistent with the relevant District Plan.

Consistency

(5) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary) that the planning proposal is:

- (a) consistent with the *Out of Sequence Checklist in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),* or
- (b) justified by a study (prepared in support of the planning proposal) that clearly demonstrates better outcomes are delivered than identified in the *Parramatta Road Corridor Urban Transformation Strategy (November, 2016*) and *Parramatta Road Corridor Implementation Plan 2016-2023 (November, 2016)* having regard to the vision and objectives, or
- (c) of minor significance.

Note:

In this Direction the following documents are defined as:

Parramatta Road Corridor - the land adjoining and at least one block back from Parramatta Road, as well as Precincts that have been identified as a focus for future growth based on their different functions and character as identified on the *Parramatta Road Corridor Map*, with the exception of the land within the City of Sydney. The Map is on pages 14 and 15 of the *Parramatta Road Corridor Urban Transformation Strategy (November, 2016)*.

Parramatta Road Corridor Urban Transformation Strategy (November, 2016) – the NSW Government's 30-year plan setting out how the Parramatta Road Corridor will grow and bring new life to local communities living and working along the Corridor.

Parramatta Road Corridor Implementation Tool Kit – a suite of supporting documents to be used by councils, proponents and State agencies when making land use decisions in the Parramatta Road Corridor and comprising:

- *Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016)*
- *Parramatta Road Corridor Infrastructure Schedule (November, 2016)*
- *Parramatta Road Corridor Planning and Design Guidelines (November, 2016)*
- *Parramatta Road Corridor Urban Amenity Improvement Program Report (November, 2016)*

Direction 7.3 – issued 9 December 2016

Attachment 3: Master Plan public exhibition and community consultation overview

The draft North Granville Community Facilities Master Plan was placed on public exhibition from 14 October to 14 November 2019.

1. The notification period was supported by:
    a. Temporary signage placed in F.S Garside Park from 14 October 2019
    b. Advertisements via Council's social media channels, and via Parramatta Advertiser.
    c. Physical copies left at City of Parramatta library.
    d. Promotional flyers delivered to surrounding local residents (Rosehill, Harris Park and North Granville.)
    e. Translated surveys provided to local daycare centres.
2. Three drop in sessions were provided at:

    1 November 2019, 3:15-4:15pm at Biplane Park, Rosehill

    2 November 2019, 2:00-4:00pm at Granville Station

    8 November 2019, 3:15-4:15pm at Rosella Park, Harris Park.

3. Council officers were informed by local residents at drop in session (1 November 2019) that the promotional public exhibition flyer was not received. Consequently, an additional drop in session was provided on 7 November 2019, 5:30-6:30pm at F.S. Garside Park playground and a second round of flyer distribution was organised
4. The participation rates following the conclusion of the public exhibition period are as follows:
    - 100 online survey submissions
    - 62 surveys completed across 4 drop in sessions
    - 19 formal submissions

5. In addition, a petition with 73 signatures was received to extend the community consultation period.

6. The below table provides a summary of the key issues and relevant Council response:

Issue raised	Master Plan/Council response
New 1500m^2 Community Building 1. The size and scale of the new community building	1. City of Parramatta's draft Community Infrastructure Study (CIS) (**Reference 3, pg. 595**) notes that for the catchment 4 relating to

Issue raised	Master Plan/Council response
caused uncertainty with some residents. 2. The proposed building and its location may attract anti-social behaviour and increased risks and costs to mitigate flooding impacts. 3. Demolition of the 1-3 Onslow building.	Granville, the current provision of community space is 2,582m^2. By 2036 a total of 10,891m^2 is required to support the growth in population. The size of a new community building for North Granville will need to be at least 1500m^2 to support its future population. 2. The new community building is part of stage 2 implementation of the Master Plan. Stage 2 is subject to further analysis and community consultation to identify an alternative location, future parking, and building design that provides the best outcome for the community. The new community building design will incorporate crime prevention through environmental design (CPTED) to mitigate anti-social behaviour and sustainable design elements to reduce its environmental footprint. 3. The demolition of the existing 1-3 Onslow Street building was endorsed by Council at its meeting of 13 August 2018. This motion is separate to the Master Plan process. (**Reference 4 - Resolution 1537 Minutes of Council 13 August 2018**)
Parking 1. The development of the new carpark was perceived as too early in the Master Plan process for residents. 2. The new carpark arrangements were considered to encourage anti-social behaviour in the local neighbourhood. 3. Proposed carparks may increase urban heat in the neighbourhood. 4. Adjoining neighbours criticised the size of the carpark and close vicinity to their properties.	1. The conversion of the southern half of Onslow Street parking is a requirement of the s117 Ministerial Direction and the PRUAIP. (**Attachment 2 - pg. 16**). 2. The conversion of the southern half of Onslow Street into open space results in 33 less car spaces than current provision. Stage 2 will seek to consult with the community on additional car-parking that maintains current car-parking provision at FS Garside Park. Further parking requirements is subject to further site analysis and community consultation inform Stage 2. 3. The Master Plan seeks to increase usable open space, and reduce instances of anti-social behaviour that may currently occur in the existing Onslow Street car park. 4. Parking is also planned at the park perimeter on Gray Street and Onslow Street. No change to on-street parking numbers is anticipated for Alfred Street. 5. Cycle parking is will also be provided throughout the park at key locations and, in conjunction with the new Alfred Street cycle

Issue raised	Master Plan/Council response
	way, promote active transport to and from the park.
Dog Park 1. The dog park was considered of low priority for the community by some participants. 2. The dog park's location was perceived as too far from the carpark and questions were raised about the need to cross the youth area to access the dog park. 3. The dog park should have its own formal area in the Master Plan.	1. The dog park location was chosen for an area otherwise unsuited to a community building or play given its proximity to Parramatta Road. 2. Any further issues with the dog park may be addressed through design development and detail design including identifying an alternative location within the Master Plan site. 3. A dedicated fenced area for the dog park is provided within the Master Plan site.
Urban Heat 1. Residents have suggested water play features to ease the effects of heat in the area. 2. Removal of existing mature trees during the construction period will increase the heat. 3. The addition of synthetic turf to the playing field will amplify effects on urban heat. 4. Proposed youth recreation area was considered to worsen urban heat on the site and its surroundings.	1. Water play features were not included in the Master Plan due to the close vicinity of water play available at Robin Thomas Reserve, Harris Street Parramatta (5 min drive) and Granville Pool, Enid Avenue, Granville (6 min drive). 2. The Master Plan was amended to include additional trees and less concrete surfaced activities at the youth recreational area. The youth recreational area will undergo further community consultation during detailed design to ensure the facilities meet the requirements of the community. 3. Synthetic turf was selected as the only surface durable enough to provide extended public use of the sports field given the significant population growth to occur in Granville. Additional tree planting was added to provide increased shade to the field. 4. Canopy cover, urban heat and natural characteristics will be key considerations during detailed design of the park, in accordance with the project principles outlined in the Master Plan. 5. Upon demolition of the 1-3 Onslow Street building, the site will be restored to open space for the interim and reduce the overall hard surface footprint.
Scout Hall	

Issue raised	Master Plan/Council response
1. The scout hall is currently the meeting place for the local neighbourhood.	1. The size of the scout hall is 140m^2 and single purpose. City of Parramatta's Community Infrastructure Strategy notes that leading practice is to move away from single use facilities toward spaces that are multipurpose and can provide opportunities to co locate facilities. (**Reference 6 pg. 134**) Some key principles for future community hubs identified in the Community Infrastructure Strategy include: community centrally located facilities, clustered/co-located facilities, flexible and multipurpose spaces, adaptable facilities, financially and environmentally sustainable facilities and facilities co-located with open space. 2. There are no current plans to demolish the Scout Hall. The review of its future use will form part of Master Plan Stage 2 analysis and further community consultation.
Extension to community consultation period 1. Some participants felt the consultation process undertaken to inform the development of the Master Plan was not thorough, particularly from residents adjacent to or proximate to F.S. Garside Park. 2. A petition was submitted to council requesting a further six months period of community consultation.	1. Prior to consultation for the Master Plan, the NSW Government had conducted earlier community consultation in 2015 to inform the PRUAIP projects for Granville. (**Reference 2, pg. 18, 21-23**). 2. Following public exhibition, the community building and the new car parking arrangement were considered key issues. Both these components are part of Stage 2 which is now subject to further site analysis and community consultation, resulting in an extended consultation period. 3. Following endorsement of the Master Plan, further community consultation is planned to inform the detail design of each area i.e. Northern Play Area, Playing Field, Youth Recreation Area and Dog Park, Alfred Street Cycleway.

WELCOMING

16 DECEMBER 2019

16.1 FOR NOTATION: Minutes of the Riverside Advisory Board Meeting held on 10 October 2019 240

WELCOMING

ITEM NUMBER	16.1
SUBJECT	FOR NOTATION: Minutes of the Riverside Advisory Board Meeting held on 10 October 2019
REFERENCE	F2007/00388 - D07142731
REPORT OF	Director Riverside Theatres

PPURPOSE:

This report provides information on the meeting of the Riverside Theatres Advisory Board held on 10 October 2019.

RECOMMENDATION

That Council receives and notes the minutes of the Riverside Theatres Advisory Board held on 10 October 2019. **(Attachment 1)**

BACKGROUND

1. At its meeting of 9 July 2018 Council adopted a new Terms of Reference for the Riverside Theatres Advisory Board.
2. At its meeting of 24 September 2018 Council amended the Terms of Reference to increase the number of community members from eight to ten.
3. At its meeting of 24 September 2018 Council appointed the following ten persons as members of the Seventh Riverside Advisory Board commencing 1 October 2018 for a term concurrent with that of the current elected Council concluding September 2020.

Ms Genevieve Blanchett	(Appointment)
Ms Imogen Corlette	(Appointment)
Ms Arani Duggan	(Appointment)
Ms Rhonda Hawkins	(Reappointment)
Mr Luke Mackey	(Reappointment)
Mr Alan Manly	(Appointment)
Ms Keiasha Naidoo	(Reappointment)
Mr Vaughan Roles	(Appointment)
Mr Carl Sciberras	(Appointment)
Dr Jim Taggart OAM	(Appointment)

4. Councillors Davis, Dwyer, Garrard and Jefferies continued as members of the Advisory Board for a term concurrent with that of the current elected Council concluding September 2020.
5. Councillor Garrard stood down from the Advisory Board in February 2019.
6. Ms Rebecca Grasso (Director City Identity, Experience and Engagement) continued as a member of the Advisory Board representing the CEO to 28 February 2019 when she vacated her position as Director. The Acting CEO, Mr Rik Hart, nominated Mr Jon Greig (Executive Director Community Services) as her replacement from 1 April 2019.

7. Imogen Corlette resigned from the Board effective the Advisory Board meeting of 11 April 2019.

8. The Riverside Theatres Advisory Board met on 8 August 2019 and endorsed Councillors Davis, Dwyer and Jefferies forming a committee to select a person to fill a casual vacancy resulting from the resignation of Ms Imogen Corlette and to make a recommendation to Council to appoint a suitable candidate.

9. At its meeting of 9 September Council adopted the recommendation of the committee and appointed Ms Vyvienne Abla a member of the Seventh Riverside Advisory Board commencing 1 October 2019 for a term concurrent with that of the current elected Council concluding September 2020.

ISSUES/OPTIONS/CONSEQUENCES

10. The Riverside Theatres Advisory Board met on 10 October 2019. This report provides a summary of the meeting and any subsequent outcomes. A copy of the minutes of this meeting is included as **Attachment 1**.

Council Matters and Riverside Redevelopment

11. The Executive Director Community Services informed the Board that Council had elected Councillor Dwyer as Lord Mayor. The Advisory Board extended its congratulations to Councillor Dwyer. The recent appointment of Council's Chief Executive Officer, Brett Newman, brings the leadership team to its full complement.

12. Cultural Strategy, headed by Group Manager Mark Crees, continues to work on developing a cultural infrastructure plan as well as formulating a framework to implement the current Cultural Plan 2017-2022. Along with others in the community, the Advisory Board will be consulted as these plans and strategies are further developed before being formally considered by Council.

13. The current round of Community Grants Program launched in October closes on 9 December and includes cultural and sporting grants. . Also a new round of application for residencies for the Parramatta Artists Studio is current.

14. Parramatta Night City Framework: Council's City Economy Unit sought responses to a draft Parramatta Night City Framework. Riverside is an important contributor to Parramatta's night time economy and its economic impact and benefits extend beyond Riverside itself. The Advisory Board noted Riverside was not mentioned in the Summary Framework document and had limited mentions in the Full Framework document. The Board agreed that it should make a submission through the consultation process. A draft was developed by the Director and Marketing and Communications Manager along with an Advisory Board working group. A submission was made on 18th November.

15. Riverside Redevelopment: The Executive Director Community Services reported that Create NSW has moved to the Department of Premier and Cabinet. The NSW Government's commitment to continue developing the Riverside Final Business Case has been restated.

Director's Report **(Attachment 2)**

16. The Director's Report included information on:

    Program activity in August, September and early October
    Accessibility – AIRA technology, new projects, end of year *Beyond the Square* performance
    Rehearsal studios replacement
    Staffing changes
    National Theatre of Parramatta - activity including *White Pearl* opening
    Operations - fire rectification

17. General Discussion - Sydney Festival, Parramatta Lanes, student discounted access, the Lysicrates Prize, Sydney Coliseum at Rooty Hill

Finance and KPI Report **(Attachment 2)**

18. The five key KPI's to August YTD were distributed prior to the meeting.
19. Advisory Board member Alan Manly commented that Riverside is largely a retail business. As such further interrogation of Riverside ticket sales and patron data would provide greater understanding of the Riverside business with a view to increasing revenue and reducing reliance on Council.
20. The ENTA ticketing system can provide more detailed marketing data analytics for a better understanding as to what drives sales, when and how.
21. Other research resources within Council may be able to provide more insight and future Riverside staff dedicated to research and data analysis will also provide for improved analytics.

Relationship with Sporting and Community Clubs

22. Deputy Chair Jim Taggart further outlined a potential membership marketing initiative to build relationships with local community and sporting clubs to grow Riverside's patron base. It was agreed to investigate further the benefits with a pilot program to be introduced for a six months' trial in 2020.

CONSULTATION & TIMING

23. The Riverside Advisory Board continues to be consulted and kept informed of all matters contained within this report.

FINANCIAL IMPLICATION FOR COUNCIL

24. There are no immediate financial implications directly resulting from this report.

Robert Love
Riverside Theatre Director

Jon Greig
Executive Director Community Services

ATTACHMENTS:

1⇩	Minutes of the Riverside Advisory Board 10 October 2019	5 Pages
2⇩	Director's Report 10 October 2019 and Financial and KPI Report	13 Pages

REFERENCE MATERIAL

MINUTES
RIVERSIDE THEATRES
ADVISORY BOARD

Thursday 10 October 2019
6:00pm to 8.30pm
Rafferty's Theatre

Present
Vyvienne Abla , Genevieve Blanchett (phone), Clr Bob Dwyer, Clr Donna Davis, Jon Greig, Rhonda Hawkins (Chair), Clr Andrew Jefferies, Alan Manly, Keiasha Naidoo, Vaughan Roles, Carl Sciberras, Dr Jim Taggart OAM

In Attendance

Joanne Kee, Jonathan Llewellyn, Robert Love, Pamela Thornton.

Welcome and Apologies

Chair, Rhonda Hawkins, welcomed those present.
Apologies were received from Luke Mackey, Arani Duggan.

The Chair introduced new Board member, Vyvienne Alba, who provided members with background information about herself. Vyvienne informed the Board most of her work is undertaken in Bankstown and Western Sydney. She manages an Aboriginal artist and rapper, Ryan Capper Moore Dobby; runs a hip-hop festival and works on various other festivals and projects in London, Latvia and a few other places. In addition, she runs a conference and mentoring program in Bankstown.

1. Minutes of Previous Meeting

Minutes Riverside Theatres Advisory Board 8 August 2019 were accepted

3. Riverside Redevelopment & Council Matters

The Board agreed that the Riverside Redevelopment, Agenda Item 3, and Council Matters, Agenda Item 6, be dealt with together as Agenda Item 3.

Council Matters
The Executive Director informed the Board that Council had elected Clr Dwyer as Lord Mayor. The Advisory Board extended its congratulations to Councillor Dwyer.

The recent new appointment of Council's Chief Executive Officer, Brett Newman, brings the leadership team to its full complement. Mr Newman was previously the CEO of Property NSW and has had extensive experience in the private sector.

Cultural Strategy, headed by Group Manager, Mark Crees, continues to work on developing a cultural infrastructure plan as well as formulating a framework to implement the current Cultural Plan 2017-2022. Along with others in the community, the Advisory Board will be consulted as these plans and strategies are further developed before being formally

considered by Council.

The current round of Community Grants Program launched in October will close 9 December and includes cultural and sporting grants.

Also a new round of application for residencies for the Parramatta Artists Studio is current and encourages ongoing collaboration between Riverside Theatres and the Artist Studios.

Parramatta Night City Framework
The consultation period has commenced for the recently released draft Parramatta Night City Framework. Riverside is an important contributor to Parramatta's night time economy and its economic impact and benefits extend beyond Riverside itself. It was noted Riverside was not mentioned in the Summary Framework document and had limited mentions in the Full Framework document. The Board agreed that it should make a submission through the consultation process. A draft will be developed by the Director and Marketing and Communications Manager along with a working group coordinated by Jim Taggart and including Vaughan Roles, Genevieve Blanchett, Alan Manly and Vyvienne Abla. The final submission will be circulated to the Advisory Board members. While the submission deadline is 11 November, an extension may be available.

Riverside Redevelopment
The Executive Director reported that Create NSW is going through an organisational re-structure within the Department of Premier and Cabinet. Create NSW is now under the leadership of Deputy Secretary, Kate Foy, who has an extensive portfolio responsibility including Create NSW.

The CEO and Community Services Executive Director have met with NSW representatives, Deputy Secretary Kate Foy and Head of Create Infrastructure Annette Pitman. Ms Pitman has replaced Craig Limpkin. Lisa Havilah CEO, Museum of Applied Arts & Sciences, also attended the meeting. At this meeting the commitment to continue developing the Riverside Final Business Case was restated.

4. Director's Report

Program
The Director's Report outlined the activities undertaken over the past two months, covering all three theatres and some of the other spaces.

Access
Further testing of the AIRA technology was noted. Vaughan Roles has been investigating whether this technology might be a solution to assist with an on demand description of performances at Riverside. A number of tests have been undertaken over the course of the year and Vaughan participated in this testing at a recent National Theatre of Parramatta performance of *Take Two: Comedy of Errors*. The app is working quite well and feedback from other participants is that they have found it very beneficial and some compare it favourably with Vision Australia's program. Further tweaking is required with an expected launch date early in 2020.
The annual Day of Disability in 2019 is Tuesday 3 December. Council and Riverside participate annually and will advise further on the 2019 activity. Vaughan suggested a screening of *Defiant Lives*.

A project is also in development to determine the feasibility of future a performance piece for Gerard O'Dwyer who has been employed by Riverside for 6 years.

Riversides Access Coordinator is currently producing the annual end of year production *Slay the Jabberwocky* for the Beyond the Square workshops for people with disability.

Rehearsal Studios
The Director reported that rehearsal studios are still being sought. The Northmead Guide Hall is still being considered however there are some compliance issues still to be resolved. Discussions are taking place to determine if the adjacent Restaurant might also be an option.

The Director and Business Manager are meeting with Ed Blakely representing the Deerubbin Land Council to inspect potential reherarsal spaces at Parramatta Gaol.

Staffing
Gary Brierley who has been on secondment as Riverside's Operations Manager for nine months from another Council unit, has taken up a new position with the Wentworth Community Centre and Library as Operations Coordinator. A temporary replacement Operations Manager is being recruited in the light the Riverside reorganisation still to be finalised.

National Theatre of Parramatta
The Director reported that the National Theatre of Parramatta's co-production with Sydney Theatre Company, *White Pearl*, opens on Saturday, 26 October with the Minister Harwin and the Lord Mayor in attendance. The project has been produced by National Theatre of Parramatta. The Chair commended the Director and the NTP on this initiative.

Sydney Theatre Company is recognising the benefit of building its brand in Parramatta and western Sydney. *White Pearl* is part of a developing partner relationship with Sydney Theatre Company. In 2020 one of its Drama Theatre productions, *No Pay No Way*, is being presented at Riverside jointly with Sydney Theatre Company on a shared-risk basis. *White Pearl*, has benefitted from Sydney Theatre Company's brand and its marketing strength resulting in larger box office sales being close to five times more than the NTof P average.

Joanne Kee, Executive Producer NofTP, added there was also a growing recognition by the leading theatre companies in NSW and Australia of the quality of NTof P's productions. In 2020 NTof P's production *Jesus Wants Me for Sunbeam* will be presented as part Belvoir Street's main stage program in Surry Hills.

Also the 2018 production of *The Red Tree* was purchased for presentation by the Sydney Opera House and the Arts Centre Melbourne in July this year. As a company only four years old, NTof P has built relationships and partnerships that will benefit Riverside and Parramatta into the future.

The Chair and the Advisory Board congratulated Riverside's National Theatre of Parramatta on the recent success of winning the Commonwealth Bank Excellence in Arts & Culture award for the Western Sydney Awards for Business Excellence (WSABE).

Joanne added her thanked to Robert Love and the Advisory Board for making the National Theatre of Parramatta possible 5 years ago.

Fire Rectification
Fire rectification is continuing with the replacement of the sprinkler heads to be scoped and planned for 2020.

All other operations matters are as set out in the report.

General Discussion
Clr Davis asked about STC advertising on Kissing Point Rd as competition to the Riverside program. Print and billboard media is highly priced - Riverside is expending more now on social media providing a broader reach. Other matters canvassed included Sydney Festival co-presenting anchor presentations as such as *Bran Nue Dae* and *Sydney Symphony in the Park*, Parramatta Lanes, student discounted access to performance, the Lysicrates Prize and the Sydney Coliseum at Rooty Hill.

The Board accepted the Director's report.

5. Finance and KPI Report

The Director presented the KPI report for discussion.

Alan Manly commented that, as Riverside is largely a retail business, further interrogation of Riverside ticket sales would assist greater understanding of the Riverside business with a view to increasing revenue and reducing its reliance on Council.

The ENTA ticketing system through the add on tools of Purple 7 and more recently Power BI can provide more detailed marketing data analytics for a better understanding as to what drives sales, when and how.

Other research resources within Council may be able to provide more insight into Riverside's patrons and sales.

The proposed Riverside staffing reorganisation will also provide for improved analytical capacity within Riverside.

6. Council Matters

Refer Item 3

7. Other Business

Jim Taggart outlined a membership marketing initiative to build relationships with local community and sporting clubs to grow Riverside's patron base by attracting a broader audience to Riverside. To be better understood is the benefit to the Club and to Riverside, the term of engagement including a sunset clause and possible program discounts to be offered. Comparison to the existing Riverside membership benefits will also be considered.

It was agreed to develop the initiative. A meeting with the Marketing and Communications Manager and Riverside Director will be coordinated by Jim Taggart with Vaughan Roles, and Genevieve Blanchett to develop the introduction of a pilot for a six months' trial in 2020.

2019 Meeting Schedule

~~Thu 14 Feb~~	~~Thu 8 Aug~~
~~Thu 11 Apr~~	~~Thu 10 Oct~~
~~Thu 13 Jun~~	Thu 28 Nov

DIRECTOR'S REPORT
RIVERSIDE ADVISORY BOARD MEETING
Thursday 10 October 2019
(incorporating reports from the Riverside Leadership Group)

PROGRAM

While anecdotally there has been a softening of ticket sales across the Sydney market, the last two months have been relatively successful at Riverside although a number performances have been impacted by slower than desirable ticket sales. More popular, branded events have resisted the trend but the unusual, lesser known and the more challenging artistic events have seen some shortfalls.

Highlights of the last two months have included:

Riverside Theatre

*Mamma Mia! (*Packemin Productions & Riverside Theatres)
With over 9,600 attendances this popular island story of a wedding, romance and rediscovered relationships was an August highlight. Each performance had audiences up and singing the ABBA hits. A production that was scenically inventive with atmospheric lighting matched with sold and engaging performances, - everyone left the theatre on a high.

Kitty Flanagan – Smashing
Two sold out performances. One of Australia's best known and loved comedians, Kitty appears regularly on the comedy/quiz show, *Have You Been Paying Attention?* She's also known for her segments on *The Project* and *The Weekly with Charlie Pickering* as well as for playing the role of Rhonda on the award-winning ABC show, *Utopia*.

*Jhonetsu Passion (*Yamato Drummers of Japan*)*
Presented by this international ensemble, Yamato is known for its virtuosity, strength, spirit and sheer endurance. The drummers instilled an infectious sense of joy, drama and theatricality amongst the audience and, like a heartbeat, the drumming was the very pulse and at the heart of life.

The Martin - Lysicrates Prize
(The Lysicrates Foundation, Australian Theatre for Young People
& Riverside's National Theatre of Parramatta)
In this free event, students decide what they get to see on our stages! The prize, supports playwrights, provides an opportunity for finalists to receive professional development and funding support, and exactly who gets that support is up to the very people the plays are written for (11 – 14 year olds). Students saw the first act of 3 finalist plays presented as dramatic readings by professional actors. Brendan Hogan's work *Play Number Four* won the $15,000 prize. Hogan also won the Martin-Lysicrates Prize in 2018 for his play *Farewell, Mr Nippy*. Inspired by the Ancient Greek theatre festivals, born out of democracy, where the audience decided a winner, The Martin Lysicrates Prize is a fun, interactive and entertaining experience for students, giving them scope to learn more about the History of Drama and Theatre as well as developing their interest in creative writing and live theatre.

Van Morrison's Masterpieces: Astral Weeks & Moondance (Vince Jones)
When The Beatles stopped touring and progressed to psychedelic rock and Dylan left folk and went electric, Van Morrison hired some of New York's finest jazz musicians and recorded two of the classic albums of that golden era – *Astral Weeks* and *Moondance*. Both albums had enormous impact on aspiring musicians and singers around the world. Australian Jazz legend, Vince Jones was one of them. Sold–out concerts during the 2016 Melbourne International Jazz Festival at the Melbourne Recital Centre and, more recently, Sydney's City Recital Hall confirmed the demand for Morrison's repertoire and these iconic masterpieces. Vince Jones has set the benchmark for Australian jazz vocalist/musicians across a 20 album, international career and his Celtic/jazz/blues influences provide the perfect blend for his reading of two of contemporary rock music's greatest works

*Spot (*CDP Kids & Salspot)*)*
One of the most loved dogs in the world returned to Riverside after a sell-out 2016 season.
Spot and his friends were off on a new adventure to visit Spot's Dad on the farm and meet the farm animals. They would need a little help from their new friends in the Parramatta audience. Eric Hill's beloved puppy took the Riverside stage once more for four performances with colourful puppetry, songs, and puzzles.

*Lady Beatle (*A Little Red Company & Critical Stages Touring)
A celebration of Beatlemania and the legacy and music. Featuring true accounts of the Fab Four interspersed with chart topping hits including *Hey Jude, Yellow Submarine* and *Lucy in the Sky with Diamonds*. Performed by stage and screen star Naomi Price and some of Australia's top musicians, this was a clever concept show, and much, much more than just a tribute show. Expertly staged with some exquisite lighting and sound this was a terrific piece of popular entertainment. Naomi had previously brought us her award-winning portrayal of international superstar Adele in *Rumor Has It*.

Take Two – A Comedy of Errors (Riverside's National Theatre of Parramatta)
A world premiere of this adaptation of Shakespeare by Hilary Bell was as part of Riverside's education program. A boisterous and energetic production for schools that students responded to enthusiastically on perhaps the first time they had encountered Shakespeare. Hugely entertaining and every funny with simple but effective staging, another sucesssful local Parramatta production.

The Wharf Revue 2019: UNR-DACT-D (Sydney Theatre Company)
The all-singing, all-dancing, side-splittingly funny solution to all the world's problems returned for another year of satirical genius to be lapped up by our audiences. The West is crumbling, democracy is besieged and the world is run by morons with funny hair. And we laughed at them all be it Pauline Hanson, Donald Trump or Boris Johnson. The indefatigable team (minus Scot and Biggins although still at their writer desks) was back once more to dig through the year's political dirt and unearth comedy gold.

The Sleeping Beauty (Premier State Ballet - McDonald College)
This year's Premier State Ballet production was a reinvention of the age-old fairy tale, *The Sleeping Beauty,* taking audiences on an enchanted journey of hope, wonderment and love. Premier State Ballet has been presenting at Riverside for near on two decades. So many young dancers have undertaken their initial training here with many to go on to professional training academies and dance companies.

Other Riverside Events and Performances
Marian College Kenthurst, Muirfield and the Wakakirri and Celebrating the Arts week-long performance/education festivals ensured that our theatres were filled with many, many young people and their families. Riverside continues to host Council citizenship ceremonies.

SPOT ON CHILDREN'S FESTIVAL

Always one of our proudest occasions, all of Riverside venues were dedicated to SPOT ON during Week 1 of the school holidays. Thanks to our programming team led by Amy Matthews, our Education Youth and Families Co-ordinator, a week of diverse and some of the best companies from around Australia and the world presented another tantalising program of activity. The Roving Reporters Team (initiated in 2018) of young videographers recorded many of the activities both in the theatres and in the foyers and courtyard.

In Riverside kids, mums, dads and grandparents were treated to:

*Roald Dahl's Revolting Rhymes & Dirty Beasts (*shake & stir theatre)
With a dazzling set and lighting with pumping music this was a spectacular live show, taking the world's best-loved fairy tales and rearranging them with some surprising and hilarious twists. Frighteningly funny and seriously silly, Roald Dahl's Revolting Rhymes & Dirty Beasts was the perfect family entertainment. It delighted and disgusted in equal measures. Thought you Knew the story of The Three Little Pigs, Cinderella, Little Red Riding Hood, Snow White, Goldilocks and Jack and the Beanstalk? Think again.

Lullaby Song Cradle (Manasamitra UK)

From the United Kingdom three performers, inspired by traditional Indian lullabies, captured timeless night-time sounds from around the world; chirping cicadas; the call of the night ja and the soft fall of rain - locating them within the rhythmic pattern and soothing cadence of a lullaby. For me, the children and other adults on the Riverside stage, it was a rare opportunity to slow down, relax, reflect and escape the pace of today's world.

Trash Test Dummies
We took a fresh look at the household wheelie bin with this award-winning, slapstick comedy, circus routine delivering a dump-truck full of hilarity for the whole family.

The Conductor and the Clown (George Washingmachine and George Ellis)
A long-time favourite often seen in Sydney but never to date in Parramatta, this mini symphony show created especially for kids combined laugh-out-loud physical comedy with works by Mozart, Beethoven, Tchaikovsky and other great composers. Featuring a 13-piece orchestra it introduced children to the joys of classical music with laughter and fun.

Lennox Theatre

Hitler's Daughter (Monkey Baa Theatre)
Based on the Jackie French book and adapted by the Monkey Baa team, this mufti-award winning production switches between 1939 Nazi Germany and contemporary Australia in a poignant and powerful story that resonated with young and old. Near sold out four performances, performed by four performers playing a multitude of roles.

Astrolabe – A Suite for la Perouse
The incredible voyage and disappearance at sea of this French navigator has been a big inspiration for composer Cody to write a work for a large ensemble with differently imagined times, cultures and places expressed though music and a beautiful series of moving projections. The powerful and moving music draws upon jazz, classical and diverse world music influences inspired by the voyage. The music explored different moods, textures and styles, ranging from calm meditation to exuberant joy. It also features actor Simon Wilton reading extracts from the ship journal, and superb photos and projections by photographer and video artist Paul Faure-Brac.

Picasso and His Dog (Lemony's Puppet Theatre)
This delightful and whimsical production took us on a journey to Pablo Picasso's studio in the south of France to experience the delightful world of this renowned world artist. And his loveable sausage dog. The theatre styles included live art making, puppetry and magical illusion. While we learned much about the man and his art, we also were enchanted by his love for his pet. Schools performances and one family show.

Rewind – Aretha Franklin's Song Book (Christine Anu)
A sold our concert of Aretha's most memorable songs including the signature tunes *Respect* and *You Make Me Feel Like a Natural Woman* among other unforgettable Aretha Franklin classics sung by one of Australia's great vocal artists, Christine Anu.

In the Mood (Sydney Philharmonia Choir)
A cabaret-style concert of classic popular songs from the 1920s and 30s. Think Fats Waller, George Gershwin, Cole Porter, Jerome Kern, Richard Rodgers and more – in sophisticated upbeat arrangements with the cool sound of piano, bass and reeds. Conducted by Brett Weymark this was a musical program of the stories and ephemera of Sydney between the wars – a city plunging between a spirit of optimism and the challenges of the Depression. A near sell-out.

A Night's Game (FORM Dance and Alleyne Dance UK)
This beautifully performed and exquisitely lit contemporary work reflected the turmoil and strife of human emotion when faced with the prospect of incarceration. An amazingly athletic duo explored the mind's journey as the contemplation of the loss of freedom engulfs every waking moment. The performers, Kristina and Sade, brought to the stage a dynamism and athletic strength delivered with grace and beauty. Inspired by true life events, Alleyne Dance created a dark, atmospheric and abstract work. First time in Australia,

this was an opportunity to experience the sisters' fast paced and dynamic dance technique moulded from working with the likes of Akram Khan, Retina Dance Company and Ultima Vez.

Songs of the North (Sydney Symphony Fellows)
This program featured foot-tapping Danish folk music for string quartet, a light-hearted serenade by Danish composer Carl Nielsen, and Eric Ewazen's mesmerising piece for solo marimba which evoked the shimmering beauty of the Northern Lights. Hovhaness' fantasies for brass were lyrical and ethereal, while Tansman's miniatures were a perfect foil – dramatic and vivacious. A cool north wind characterises Britten's early work for oboe and strings, while Berwald's melodious septet brought a touch of fireside warmth to the conclusion of the concert. Now in its 18th year, the Sydney Symphony Fellowship is recognised as one of the world's leading orchestral training programs, providing exceptional young musicians with an intensive year-long program of mentoring, performances, workshops, and immersion in the world of the Sydney Symphony Orchestra. Attendance was less than in previous years which was disappointing given the quality of the concert.

Sacred Voices (Sydney Sacred Music Festival)
Four culturally diverse musical icons joined forces to celebrate the unity of the voice. Fijian-Australian bass Sitiveni Talei (Opera Australia), Korean-Australian tenor Jaewoo Kim, Indian-Australian soprano Deepka Ratra and Ukrainian soprano Larissa Kovalchuk (also on bandura, hybrid zither-lute) featured in turn with solo repertoire from their respective cultures. Their soulful, heartwarming songs were heard over a single drone that weaved its way through the program into a heightened finale featuring all four artists composed by Dr Nicholas Ng. Small but appreciative audience. Riverside has a nine-year association with this Festival and was one of its earliest supporters. Since its early days in Parramatta and western Sydney the Festival has spread all over Sydney

Full Monty (Theatre & Co)
Based on the hit film of the same name, *The Full Monty*, is a ten-time Tony Award nominee, is filled with honest affection and engaging melodies. While spying on their wives at a "Girls' Night Out," a group of unemployed steelworkers from Buffalo sees how much they enjoy watching male strippers. Jealous and emasculated, the men come up with a bold, unclothed way to make some quick cash. In preparing, they find themselves extremely exposed; not merely physically but emotionally. As they conquer their fears, self-consciousness and anxieties they find strength as a group and overcome their inner demons.
Production proved a hit with audiences. Theatre and Co is now a regular feature of the Riverside calendar and its productions grow from strength to strength with a casts and creative teams comprising the new next generation passionate about musical theatre.

The Sapphires (HIT Productions)
While recent productions from HIT Productions have not always hit the mark, this one certainly did achieving near sold out houses. The multi award-winning musical play (and film) inspired by the remarkable true story of writer Tony Briggs' mother is set in the heady days of the late '60s where a quartet of young, talented singers from a remote Aboriginal mission, are discovered and guided by a kind-hearted, soul-loving manager. Plucked from obscurity, the four spirited women with powerhouse voices, called The Sapphires, are given the opportunity to entertain American troops in Vietnam. Catapulted onto the world stage as Australia's answer to The Supremes, their journey of discovery offers them not only the chance to show off their musical skills, but also to find love and togetherness and experience loss and grow as women.
This uplifting Australian classic, full of comedy, heart and romance, together with unbeatable soul music elicited an enthusiastic response from every audience.

SPOT ON CHILDREN'S FESTIVAL

Dr Hubbles Bubbles (Shep Huntly Shepard))
Jam-packed full of incredibubble jokes and puns and a variety of bubbles from the biggest bubbles you have ever seen, to bubbles inside bubbles, smoke bubbles, a square bubble and the new explodabubble, this entertaining show amazed and left us in awe of the world around us.

Troll (Trick of the Light Theatre NZ)
From New Zealand and previously seen at Riverside in *The Bookbinder* in 2017, Trick of Light's new darkly comic one-man show is in the vein of TV show *Stranger Things* (Netflix). Featuring storytelling, music and puppetry this uncanny lo-fi wi-fi tale of the digital age enchanted and captivated modestly sized audiences.

Other Riverside Events and Performances
Sydney Business Chamber launched its *The Show Must Go On* report regarding cultural infrastructure in western Sydney and the night time economy

.
Raffertys

The film program continued with recorded live performances and art exhibitions from around the world (NT Live: *The Lehman Trilogy* - Royal Shakespeare Co: *Measure or Measure* - Metropolitan Opera*: La Boheme - Exhibition* on Screen: *Young Picasso and Rembrandt.*

Other films included documentaries *Mystify* (Michael Hutchence), *The Australian Dream* (Stan Grant and Adam Goodes), *Margaret Atwood Live, Amazing Grace* (Aretha Franklin) and *Apollo 11.*

General films screened included: *Roman Holiday, Brigadoon (*matinee series), *The White Crow* (about Rudolf Nureyev*),* Rachael Ward's Australian feature film *Palm Beach* (with Bryan Brown, Sam Neil, Richard E Grant and Greta Scacchi) and *The Nightingale.*

Live events included Sydney Comedy Club nights and the Acacia Quartet with its superb concert *The American* as part of Riverside's Sunday afternoon concert series.

Courtyard and Foyers

Events included citizenship functions, a Critical Stages Touring Forum, SPOT ON face painting and free concerts (*Avocado Smash*) along with other functions associated with shows in the theatres.

3. RIVERSIDE REDEVELOPMENT

With the post NSW election restructuring of Create NSW and Create Infrastructure, discussions between Council and NSW Govt are continuing with respect to the future of the project and its Business Case.

4. ACCESS

AIRA technology to support patrons with impaired sight was again tested at a Wharf Revue performance in September.

The new play project involving Gerard O'Dwyer will commence a development workshop at the end of October with the assistance of Anne Louise Rentell who works with an ensemble of actors with disability in Wollongong.

Sophie Clausen (Riverside's Access Co-ordinator) along with the workshop tutors, are gearing up for the annual end of year Beyond the Square concert on 27th November in Riverside Theatre.

5. REPLACEMENT OF STUDIO 404 REHEARSAL ROOMS

Town Hall continues to be used on an interim basis while Centenary Square is under construction. We will continue to have use of it till the end of the year.

We continue to work on occupying a vacant guide hall in Northmead as one rehearsal area. We are awaiting a final plan and costings to refurbish and make the hall safe and compliant. On 11th October we are inspecting a space at the old Parramatta Gaol. Finally, we are also exploring using the currently vacant restaurant area as a temporary rehearsal space subject to confirmation of any knockdown date with respect to the redevelopment.

6. STAFFING AND COUNCIL MATTERS

Riverside Staff Changes and Comments

Gary Brierley, Riverside's Acting Operations Manager seconded from Recreational Facilities and Programs, has now taken up a new permanent role with Council at the new Wentworth Point Community Centre and Library as its Operations Co-ordinator. Gary's significant contribution during his Riverside secondment is appreciated.

Fleur Wells has been appointed the Marketing Co-ordinator.

Recruitment for a six months temporary Operations Manager is underway.

Riverside Organisation Review
PD's and the relevant documentation will be completed this week for review and approval by Executive Director Community Services.

My Career
n/a

Advisory Board Minutes to Council
The minutes of the Advisory Board Meeting of 13 June were received and noted at the Council Meeting of 12 August 2019.

7. BUSINESS AND FINANCE

Business Manager Activity

- Worked with the Director on the Interim /transitional operational plan should the redevelopment require the current building to be vacated
- Attended the Council leadership retreat while the Director was on leave overseas
- Continued as a member of the Executive of the NSW & ACT Performing Arts Association (NAPACA)
- Produced monthly financial reporting and is currently working on the Qrtly Finance Report and Budget Reforecast
- Continued working with the Director on the proposed Riverside staff reorganisation
- Liaised with Council Property to identify potential rehearsal venues.

Refer to Financial and KPI reports August YTD – at end of this report.

8. NATIONAL THEATRE OF PARRAMATTA

Update on 2019 Shows Other Activity

White Pearl, our final NTof P show in 2019, is in rehearsal and will open on Saturday 26th October. The Minister for the Arts, Hon Don Harwin, will be attending and speaking at the post show function, as will the Lord Mayor. This is our first NTof P co-production with Sydney Theatre Company.

Supported creative development *Postcards from the Wire* by Jude Rabe, directed by Shakthi Shakthidharan

Martin Lysicrates prize took place on 22nd August with the winner being Brendan Hogan. An online competition is currently underway on the Martin Lysicrates website. https://martinlysicrates.com.au/2019-event.

2020 Program

Our 2020 program has been soft launched in the media. More far reaching marketing will take place after 30 October as we partner with the Sydney Festival on a new writing program, True West, which will feature the play *Lady Tabouli* by James Elazzi, who began his playwriting in our inaugural Page to Stage program in 2016.

True West Micro Playwriting Festival with Sydney Festival featuring Western Sydney artists.

Jesus Wants Me for a Sunbeam - remount at Belvoir Street mainstage and tour to Merringong Theatre Wollongong in 2020

Stage West Double Bill, *The Sorry Mum Project* and *Let Me Know When You Get Home* (featuring emerging Western Sydney playwrights)

*The Things I Could Never Tell Steven (*a new Australian musical*)*

Funding

NTof P Executive Producer Joanne Kee continues working with Arani Duggan to prepare a proposal for philanthropic support. This will form the basis of an application to the Balnaves Foundation.

Contract received for a further grant of $200,000 in 2020 from NSW Government through Create NSW. This will be the sixth year NTofP has been funded.

Engagement & Industry Development - Joanne Kee

- Invitation and attendance at British Council delegation in Edinburgh. (self funded)
- Invitation to speak at Communicating the Arts Conference
- Confirmation on the panel for the Create NSW Theatre Board
- Attendance at numerous productions
- General meetings with industry.
- Mentorship and industry advice has also been provided to a range of artists such as James Elazzi, Bernadette Pham.
- Invitation to be on a panel for Boundless Festival, run by NSW Writers Centre - *On Finding Audiences.*

9. OPERATIONS

PAC Conference on Sunshine Coast Qld
Attended by Operations Manager, Gary Brierley

Staffing.
No update

Capital Works
Proposed 2019/20 program of works being scoped and costed.

Fire Rectification Work:
Coming to the final stages of rectifying remaining defect notices on the recent fire rectification work.
.
Interim Management Plan – Warrington Fire
On 2nd July 2019, Council received an interim management plan from Warrington Fire, valid until 1st July 2021, containing measures to address current deficiencies that will minimise the risk of a fire to occupants.

As per the management plan, we continue to engage the services of a trained Fire Watcher to patrol the building each hour whenever it is occupied. We will ask that this arrangement be reviewed when the fire rectification defects works is completed and signed off shortly.

Another sprinkler head test is scheduled this week to determine failure rate. If we have to replace all sprinkler heads in the building, a schedule of works and costing will sought.

Staff Training:
Staff fire evacuation training is scheduled for Wednesday 9th October.
WH&S
A Riverside WH&S group meets regularly. Riverside is represented on the recently formed Community Services WH&S Committee.

10. MARKETING

PAC Conference in Sunshine Coast
Attended by Marketing & Communications Manager, Johnathan Llewelyn
Theme was REAP – More. Deeper. Different.
Topics covered included:

- What is the evolving role of arts centres? Are they entangled within the community?
- Relevance – examining programs and the social impact of arts centres
- Making the building disappear
- Co-curation with communities, reference groups and annual think tanks
- Whose Brand Counts? The battle of the logos and the brands
- Different ways of deliver eg longer intervals, alternative formats, changing the wrapper
- Audience development as a programming opportunity

Culture Lab National Survey

- Pilot survey
- 17,000+ audience participants connected to 37 venues nationally
- Cross tabulation of demographics, interests, incomes, buying patterns and motivations
- Comparison between national, regional, metropolitan and venue data
- Useful as a conversation starter
- Detailed analysis and conclusions in due course

NAPACA Marketing & Box Office Meeting in Wagga Wagga

- Riverside's Marketing & Comms Manager attended and was co-chair for the meeting
- Topics covered included
  - ticket fraud
  - competing brands at the same venue
  - reaching younger audiences
  - developments in digital advertising
  - new approaches to data segmentation
  - last minute and early bird discounting
  - new initiatives for 2020
- tour of Wagga Wagga Civic Theatre following their recent renovations
- Attended *The Hall Committee* performance – delivery of a performance in a very different way

Martin Lysicrates Prize

- Marketing & Comms Manager represented Riverside for official welcome

Publicity

- Exploring more opportunities on podcasts for future promotion
- Commissioned stories with Audrey Journal
- Increase in event listings through EventFinda, Discover Parramatta, Destination NSW, other tourist related sites

Staffing

- Recruitment of Marketing Coordinator – internal appointment of Fleur Wells
- Currently recruiting for Box Office Team Leader role
- Increase in staffing with temp staff – making a large impact to cover the workload

WSU Westpac Paddle Games

- Participated with Operations Manager in all day event looking for insights into marketing challenges around youth markets - no significant conclusions – do more, promote in more ways, reach further, stretch limited resources more

Website Update

- New template for show pages designed and delivered

- Current website now has a limited mobile responsive version thanks to new technology
- Budget finalised for delivery of new website by end of FY

2020
Marketing team currently working on
- Primary and Secondary Education Brochures and website
- January – March Program
- Website for all shows known for 2020

11. MEETINGS & EVENTS FROM 9 AUGUST - R LOVE

External Meeting, Forums, Workshops, Events etc

Attended 8 meetings/forums etc with external organisations and individuals including Aaron Beach and Sue Donnelly (Belvoir Theatre), Lorenzo Rositano (future opera concert), Christine Dunstan and Victoria Roberts and Squabbolgic's Jay James-Moody (new show "Nona" by Victoria Roberts), Paulina Quinteros (future show)), Patrick McIntyre (Executive Director Sydney Theatre Co), Lisa Havilah (CEO Powerhouse Museum), Christine Harris (HIT Productions) , Paul Smith (Chop Chef Opera)

City of Parramatta (not including Riverside internal operational meetings)

Community Services team meetings
Project Control Group - Riverside/MAAS
Arts and Cultural Roundtable meetings
Council leadership team meetings and workshops
Councillor meetings and workshops
Performance Booster Training

Performances and Arts Events (not including Riverside Presents, National Theatre of Parramatta performances & events)

Attended 19 performances and events.

Old Fitzroy (Red Line Productions - *The Cripple of Inishmaan)*, The Lyric Theatre (Global Creatures - *Muriel's Wedding*), Hayes Theatre (*Catch Me If You Can)*, The Studio SOH (Sydney Theatre Co - *Banging Denmark*), Auburn Botanic Gardens (Sydney Cherry Blossom Festival - *River Voices)*, Hayes Theatre (*Caroline or Change)*, Eternity Theatre (Moira Blumenthal Productions - *The God of Isaac*), The Studio SOH (The Last Great Hunt - *The Irresistible)*, Drama Theatre SOH (Sydney Theatre Co - *The Real Thing),* Bordello Room, Kings Cross Hotel (Tooth & Sinew - *U.B.U. - A Cautionary Tale of Catastrophe)*, The Studio SOH (Branch Nebula - *Packing Tape)*, Joan Sutherland Perf Arts Centre, Penrith (*Echoes of the Jazz*), Carriageworks (Back to Back Theatre - *The Shadow Whose Prey the Hunter Becomes*), Hayes Theatre (*30 Something Cabaret with Phil Scott and Catherine Alcorn*), IPAC Wollongong (Merrigong Theatre Co – *Trash Talk),* Concert Hall SOH (*Hair*), Roslyn Packer Theatre (Sydney Theatre Co - *2020 Season Launch*), NIDA (Theatre of Image - *30th Anniversary*)

Robert Love
10 October 2019

FINANCIAL AND KPI REPORT- YTD AUGUST 2019

KPI 1

RIVERSIDE THEATRES							
FINANCIAL REPORT 2019-20 - SUMMARY							
	ACTUAL YTD AUGUST 2019			YTD VAR %	STATUS	ORIGINAL	REFORECAST
	Actual	Forecast	YTD Var $	YTD Var %	Status	Budget FY	Forecast FY
Expenses	1,037,284	1,133,368	96,083	0%		7,211,520	7,211,520
C60000 - Employee Costs	678,630	619,120	(59,510)	-10%		4,038,308	4,038,308
C62000 - Materials & Contracts	89,537	173,485	83,948	48%		1,194,148	1,196,938
C64000 - Other Operating Expenses	265,699	337,323	71,624	21%		1,958,428	1,955,638
C69000 - Internal Expenses	3,419	3,440	21	1%		20,637	20,637
Revenue	(751,038)	(695,836)	55,202	8%		(3,911,842)	(3,911,842)
C72000 - User Charges & Fees	(619,630)	(589,228)	30,402	5%		(3,035,593)	(3,035,593)
C74000 - Other Revenue	(116,783)	(104,481)	12,302	12%		(512,422)	(512,422)
C75000 - Grants						(200,000)	(200,000)
C76000 - Contributions & Donations	(14,626)	(2,128)	12,498	587%		(163,827)	(163,827)
RIVERSIDE THEATRES TOTAL	286,246	437,531	151,286	35%		3,299,678	3,299,678

Variance: 0-5% GREEN 5-10% AMBER >10% RED

Comments:
The surplus result at 31 August of $151,286 is due to variable occurrences in each Riverside business area. Notable variations occurred in revenue due to phasing including hire income, bar and transaction fees plus fundraiser contributions. Riverside Presentations also recorded a surplus. However, reallocation of the budget to match the annual phased program of activities will occur in the September Quarterly Forecast. A savings in the rehearsal studios expenditure also occurred pending relocation to a venue.

KPI 2

RIVERSIDE THEATRES							
FINANCIAL REPORT 2019-20 - BY BUSINESS AREA							
	ACTUAL YTD AUGUST 2019			YTD VAR %	STATUS	ORIGINAL	REFORECAST
pt	Actual	Forecast	YTD Var $	YTD Var %	Status	Forecast FY	LTP 19/20
7719 - Riverside Theatres Overheads	543,173	578,198	35,026	6%		3,646,534	3,646,534
Expenses	669,448	664,209	(5,239)	-1%		4,162,199	4,162,199
C60000 - Employee Costs	498,742	445,410	(53,332)	-12%		2,849,407	2,849,407
C62000 - Materials & Contracts	69,843	114,429	44,586	39%		686,573	686,573
C64000 - Other Operating Expenses	97,444	100,930	3,486	3%		605,582	605,582
C69000 - Internal Expenses	3,419	3,440	21	1%		20,637	20,637
Revenue	(126,276)	(86,011)	40,265	47%		(515,665)	(515,665)
C72000 - User Charges & Fees	(26,257)	(16,145)	10,112	63%		(96,869)	(96,869)
C74000 - Other Revenue	(85,393)	(67,738)	17,655	26%		(406,030)	(406,030)
C76000 - Contributions & Donations	(14,626)	(2,128)	12,498	587%		(12,766)	(12,766)
7720 - Riverside Theatres Hires	(269,468)	(238,929)	30,539	13%		(1,428,489)	(1,428,489)
Expenses	75,102	84,151	9,049	11%		509,991	509,991
C60000 - Employee Costs	70,557	77,172	6,615	9%		465,581	465,581
C62000 - Materials & Contracts	1,195	3,901	2,706	69%		23,405	23,405
C64000 - Other Operating Expenses	3,351	3,078	(273)	-9%		21,005	21,005
Revenue	(344,570)	(323,080)	21,490	7%		(1,938,480)	(1,938,480)
C72000 - User Charges & Fees	(324,575)	(305,553)	19,022	6%		(1,833,321)	(1,833,321)
C74000 - Other Revenue	(19,995)	(17,527)	2,468	14%		(105,159)	(105,159)
7721 - Riverside Theatres Presentations	(24,162)	34,659	58,821	170%		397,652	397,652
Expenses	134,813	213,628	78,815	37%		1,301,728	1,301,728
C60000 - Employee Costs	26,019	28,914	2,895	10%		236,315	236,315
C62000 - Materials & Contracts	11,571	12,427	856	7%		48,626	48,626
C64000 - Other Operating Expenses	97,223	172,287	75,064	44%		1,016,788	1,016,788
Revenue	(158,975)	(178,969)	(19,994)	-11%		(904,076)	(904,076)
C72000 - User Charges & Fees	(157,999)	(177,993)	(19,994)	-11%		(903,492)	(903,492)
C74000 - Other Revenue	(975)	(975)	0	0%		(585)	(585)
7722 - Studio 404		32,045	32,045	100%		342,268	342,268
Expenses		36,581	36,581	100%		369,484	369,484
C62000 - Materials & Contracts		36,581	36,581	100%		369,484	369,484
Revenue		(4,536)	(4,536)	-100%		(27,216)	(27,216)
C72000 - User Charges & Fees		(4,536)	(4,536)	-100%		(27,216)	(27,216)
7723 - National Theatre of Parramatta (NToP)	42,116	30,898	(11,218)	-36%		341,714	341,714
Expenses	145,752	134,138	(11,614)	-9%		868,118	868,118
C60000 - Employee Costs	81,098	67,623	(13,475)	-20%		487,006	487,006
C62000 - Materials & Contracts	6,872	6,148	(725)	-12%		68,849	68,849
C64000 - Other Operating Expenses	57,781	60,367	2,586	4%		312,263	312,263
Revenue	(103,636)	(103,241)	395	0%		(526,404)	(526,404)
C72000 - User Charges & Fees	(93,217)	(85,000)	8,217	10%		(174,696)	(174,696)
C74000 - Other Revenue	(10,419)	(18,241)	(7,821)	-43%		(648)	(648)
C75000 - Grants						(200,000)	(200,000)
C76000 - Contributions & Donations						(151,061)	(151,061)
7724 - Riverside Screenings	(5,413)	660	6,073	920%		0	0
Expenses	12,169	660	(11,509)	-1744%		0	0
C60000 - Employee Costs	2,213		(2,213)	-100%			
C62000 - Materials & Contracts	56		(56)	-100%			
C64000 - Other Operating Expenses	9,900	660	(9,240)	-1400%		0	0
Revenue	(17,582)		17,582	0%			
C72000 - User Charges & Fees	(17,582)		17,582	0%			
RIVERSIDE THEATRES TOTAL	286,246	437,531	151,286	35%		3,299,678	3,299,678
Expenses	1,037,284	1,133,368	96,083	-1606%		7,211,520	7,211,520
Revenue	(751,038)	(695,836)	55,202	-57%		(3,911,842)	(3,911,842)
RIVERSIDE THEATRES TOTAL	286,246	437,531	151,286	-1663%		3,299,678	3,299,678

KPI 3

RIVERSIDE THEATRES

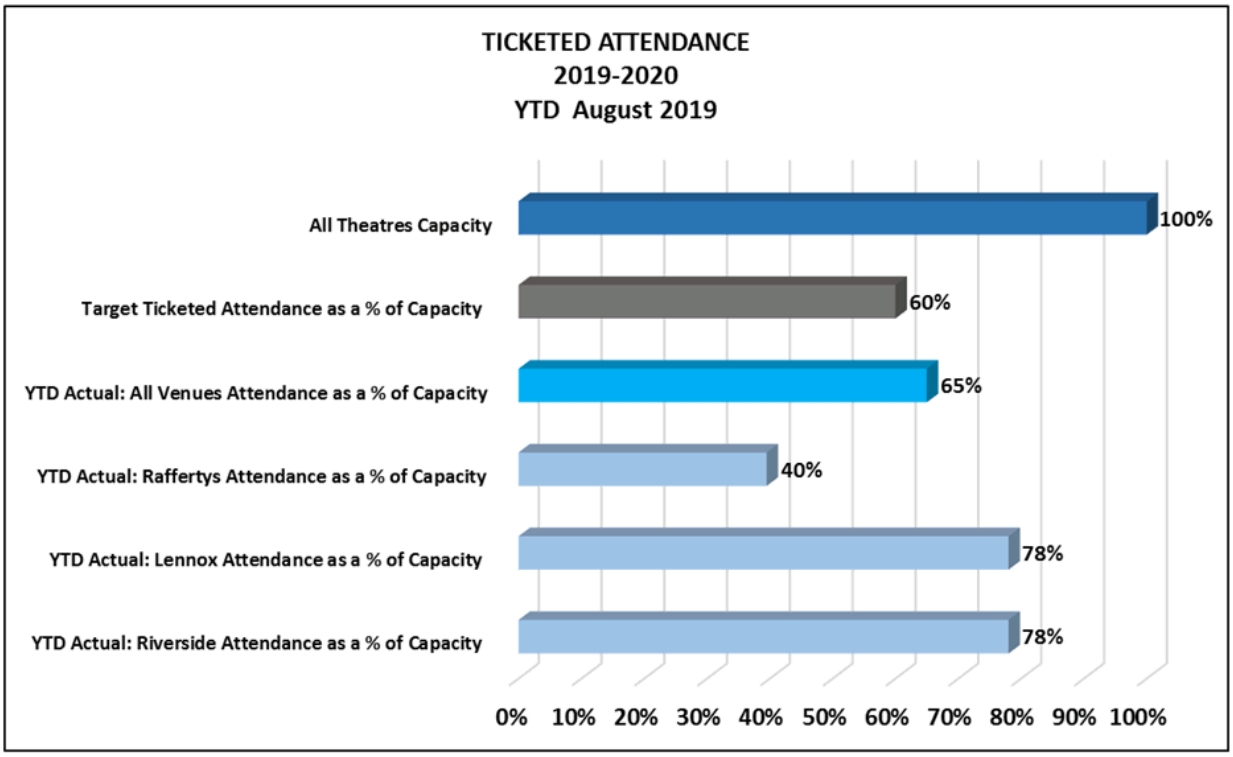
PERFORMANCE/EVENT - ACTIVITY & ATTENDANCE - JULY-AUGUST 2019

2019-2020- Year to Date August 2019

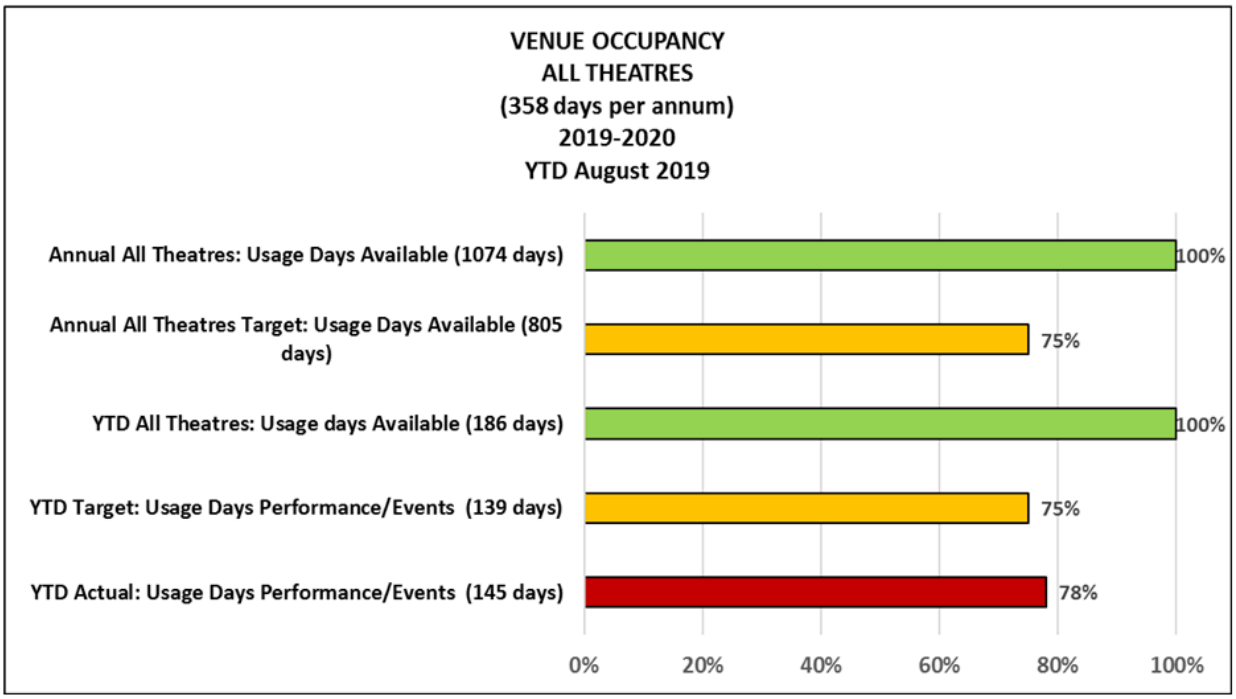
Business Area	Performances/Events		Paid Ticketed Attendance		Non-Paying Attendance		Total Attendance	
	Annual Target	#YTD	Annual Target	#YTD	Annual Target	#YTD	Annual Target	#YTD
HIRES								
Performances	260	46	71,386	21,452	14,604	1,141	85,990	22,593
Events/Other	256	43	7,328	184	12,258	1,331	19,586	1,515
TOTAL	516	89	78,714	21,636	26,862	2,472	105,576	24,108
PRESENTATIONS								
Performances	176	38	24,455	5,821	5,760	636	30,215	6,457
Events/Other	256	41	3,500	801	19,255	321	22,755	1,122
TOTAL	432	79	27,955	6,622	25,015	957	52,970	7,579
NTofP								
Performances	32	28	2,496	5,163	1,872	1,116	4,368	6,279
Events/Other	30	5	4	1	624	65	628	66
TOTAL	62	33	2,500	5,164	2,496	1,181	4,996	6,345
SCREEN								
Performances	276	46	5,667	1,276	459	35	6,126	1,311
Events/Other	3	2	0	0	55	0	55	0
TOTAL	279	48	5,667	1,276	514	35	6,181	1,311
STUDIOS								
Performances	6	0	163	0	843	0	1,006	0
Events/Other	714	76	533	0	6,010	476	6,543	476
TOTAL	720	76	696	0	6,853	476	7,549	476
Performances	**750**	**158**	**104,167**	**33,712**	**23,538**	**2,928**	**127,705**	**36,640**
Events/Other	**1,259**	**167**	**11,365**	**986**	**38,202**	**2,193**	**49,567**	**3,179**
TOTAL	2,009	325	115,532	34,698	61,740	5,121	177,272	39,819

Total attendance YTD is ahead of YTD target.

KPI 4


TICKETED ATTENDANCE
2019-2020
YTD August 2019
All Theatres Capacity
100%
Target Ticketed Attendance as a % of Capacity
60%
YTD Actual: All Venues Attendance as a % of Capacity
65%
YTD Actual: Raffertys Attendance as a % of Capacity
40%
YTD Actual: Lennox Attendance as a % of Capacity
78%
YTD Actual: Riverside Attendance as a % of Capacity
78%
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

KPI 5


VENUE OCCUPANCY
ALL THEATRES
(358 days per annum)
2019-2020
YTD August 2019
Annual All Theatres: Usage Days Available (1074 days)
100%
Annual All Theatres Target: Usage Days Available (805 days)
75%
YTD All Theatres: Usage days Available (186 days)
100%
YTD Target: Usage Days Performance/Events (139 days)
75%
YTD Actual: Usage Days Performance/Events (145 days)
78%
0% 20% 40% 60% 80% 100%

INNOVATIVE

16 DECEMBER 2019

18.1 FOR APPROVAL: Amendment of 2019/2020 Fees & Charges 262

18.2 FOR APPROVAL: Submission to the Greater Sydney Commission on the Place-based Infrastructure Compact Pilot for the Greater Parramatta and Olympic Peninsula area 311

18.3 FOR APPROVAL: Draft Melrose Park Southern Structure Plan 365

18.4 FOR APPROVAL: Pre-Gateway - Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)..... 452

18.5 FOR APPROVAL: Post Exhibition - Planning Proposal and Draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park 1162

18.6 FOR APPROVAL: Post Exhibition - Planning Proposal, draft Site Specific Development control Plan and Planning Agreement for 295 Church Street, Parramatta 1249

INNOVATIVE

ITEM NUMBER	18.1
SUBJECT	FOR APPROVAL: Amendment of 2019/2020 Fees & Charges
REFERENCE	F2018/02069 - D07146477
REPORT OF	Commercial Manager

PURPOSE:

To adopt the amended version of the 2019/20 Fees and Charges.

RECOMMENDATION

(a) **That** Council adopt the amended version of the 2019/20 Fees and Charges.

(b) **That** Council adopt the four (4) new fees that were not publically exhibited as detailed below:

- Under heading **4.8**
  Council Property – Rock Anchor Placement
  Rock Anchor Administration Fee ($808.00 including GST)
- Under heading **4.8**
  Council Property – Rock Anchor Placement
  Disbursements (As incurred)
- Under heading **4.85**
  Road Naming
  Administrative Fee (per road) – Precinct and Non Precinct ($808.00 including GST)
- Under heading **4.9**
  Divestment of Property Interests – Council Land
  Disbursements (As incurred)

(c) **Further, that** Council note the three (3) fees that have been reclassified as detailed below:

- **Under heading 4.8**
  Council Property – Rock Anchor Placement
  Placement Fee – per anchor ($731.20 including GST)
- **Under heading 4.85**
  Road Naming, Precinct – Public consultation/exhibition, advertising and gazettal ($8,755.00 including GST)
- **Under heading 4.85**
  Road Naming, Non-precinct – Public consultation/exhibition, advertising and gazettal ($1,030.00 including GST).

BACKGROUND

1. On 24 June 2019, Council adopted the Delivery Program, Operational Plan and Budget for 2019/20.

2. Part of adopting the Delivery Program and Operational Plan included adopting 2019/20 Fees and Charges.
3. It is noted that four (4) fees were not originally exhibited and not included in the adopted 2019/20 Fees and Charges. These fees were:
   - Under heading **4.8**
     Council Property – Rock Anchor Placement, Rock Anchor Administration Fee ($808.00 including GST)
   - Under heading **4.8**
     Council Property – Rock Anchor Placement, Disbursements (As incurred)
   - Under heading **4.85**
     Road Naming, Administrative Fee (per road) – Precinct and Non Precinct ($808.00 including GST)
   - Under heading **4.9**
     Divestment of Property Interests – Council Land, Disbursements (As incurred)
4. In addition, three (3) fees were included in the adopted 2019/20 Fees and Charges but not aligned to the correct heading. These fees were:
   - Under heading **4.8**
     Council Property – Rock Anchor Placement, Placement Fee – per anchor ($731.20 including GST)
   - Under heading **4.85**
     Road Naming, Precinct – Public consultation/exhibition, advertising and gazettal ($8,755.00 including GST)
   - Under heading **4.85**
     Road Naming, Non-precinct – Public consultation/exhibition, advertising and gazettal ($1,030.00 including GST).
5. Council needs to realign these fees under the correct headings and include the missing fees.
6. Council is also required to adopt an amended version of the 2019/20 Fees and Charges.
7. Attachment 1 provides an explanation of the seven (7) fees that are being amended. These fees include road naming, rock anchor placement and divestment of property interests on Council land.
8. Attachment 2 is the amended Fees and Charges for 2019/20 which will be uploaded to the City of Parramatta website.

ISSUES/OPTIONS/CONSEQUENCES

9. The headings of the Fees and Charges have been corrected to reduce community confusion to find the correct fees under wrong headings associated with for example road naming, rock anchor placement and divestment of property interests on Council land.

FINANCIAL IMPLICATION FOR COUNCIL

10. Should Council not adopt the fees and charges outlined above, it will be unable to charge these fees for services to the community.

Chris Sleiman
Commercial Manager

Alistair Cochrane
Acting Chief Financial Officer

Michael Tzimoulas
Executive Director Corporate Services

ATTACHMENTS:

1⇩	Amended Fees and Charges	1 Page
2⇩	2019/2020 Fees and Charges	45 Pages

REFERENCE MATERIAL

Amendments to Fees and Charges

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)	Comments
4.8	**COUNCIL PROPERTY - ROCK ANCHOR PLACEMENT**					
4.8	Rock Anchor Administrative Fee		H	Yes	$808.00	Not included original submission
4.8	Placement Fee - Per anchor		G	Yes	$731.20	Included in heading of 4.8, corrected to stand alone line.
4.8	Disbursements		H	Yes	As incurred	Not included original submission
4.85	**ROAD NAMING**		H	Yes		
4.85	Administrative Fee (per road) - Precinct and Non Precinct		H	Yes	$808.00	Not included original submission
4.85	Precinct - Public consultation/exhibition, advertising and gazettal		H	Yes	$8,755.00	Included in heading 4.7, corrected to relevant heading.
4.85	Non-Precinct - Public consultation/exhibition, advertising and gazettal			Yes	$1,030.00	Included in heading 4.7, corrected to relevant heading.
4.9	**DIVESTMENT OF PROPERTY INTERESTS - COUNCIL LAND**					
4.9	Administration Fee		H	Yes	$808.00	No Change
4.9	Disbursements		H	Yes	As incurred	Not included original submission

3/12/2019
1 of 1

FEES & CHARGES 2019/20

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1	CORPORATE SERVICES				
1.1	PROCESSING OF SUBPOENAS				
1.1	Lodgement	RC989	J	No	$57.35
1.1	Processing per hour		J & N	No	$80.35
1.2	EXPERT WITNESS FEE				
1.2	Where Council Officer is required by a party other than Council itself to attend Court in his/her capacity as a Council employee and give evidence. Council charge is equal to officer's hourly rate PLUS travelling expenses being per km one way after first km up to and including 80km plus parking fees ($2.45 per km -GST exempt).			No	Council Officer Hourly Rate
1.3	DOCUMENT PREPARATION FOR COURT				
1.3	Coloured Photocopies (A4) per copy		N	No	$2.40
1.3	Coloured Photocopies (A3) per Copy		N	No	$4.65
1.3	Black and White Photocopies (A4) per copy		N	No	$1.10
1.3	Black and White Photocopies (A3) per copy		N	No	$2.05
1.4	COURIER FEES				
1.4	Courier fees will be charged per subpoena to recover actual costs		N	No	Full Cost Recovery
1.5	SCANNING & SAVING DOCUMENTS TO CD or USB				
1.5	Fee per CD		N	No	$10.30
1.5	Fee per USB		N	No	$23.00
1.6	INFORMAL GIPA REQUESTS				
1.6	Request for access to information and processing			No	No Fee
1.6	Processing Fee in excess of 20 hours - per hour exceeding first 20 hours		N	No	$61.80
1.6	Internal Review Fee - per review		N	No	$41.20
1.6	Application for Adjoining Owners Details		N	No	No Fee
1.7	PHYSICAL DOCUMENTATION SUPPLIED UNDER INFORMAL GIPA				
1.7	Coloured Photocopies (A4) per copy	RC595	N	No	$2.40
1.7	Coloured Photocopies (A3) per Copy	RC595	N	No	$4.65
1.7	Black and White Photocopies (A4) per copy	RC595	N	No	$1.10
1.7	Black and White Photocopies (A3) per copy	RC596	N	No	$2.05
1.8	COURIER & REGISTERED POST FEES				
1.8	Courier fees will be charged per subpoena to recover actual costs		N	No	Full Cost Recovery
1.8	Registered Post			No	Full Cost Recovery
1.9	ACCESS TO INFORMATION (Statutory)				
1.9	Access to records by natural persons about their personal affairs				
1.9	Formal GIPA Application		M	No	$30.90
1.9	Informal GIPA Application			No	No Fee
1.9	Processing Charge - per hour (where applicable)		M	No	$30.90
1.9	Internal Review (All circumstances) - Processing Charge based on actual costs		M	No	$41.00
1.9	**Amendment to Records**				
1.9	All charges are to be estimated to the nearest hour and the hourly rate is intended to cover all costs of processing, locating the information, decision making, consultation where necessary, and any photocopying				Full Cost Recovery
1.10	LEGAL SERVICES - CHARGES PER HOUR				
1.10	Accredited Specialist Solicitor - Per Hour		O	Yes	$473.00
1.10	Senior Solicitor (more than 10 yrs post graduate experience) - Per Hour		O	Yes	$420.00
1.10	Solicitor (with less than 10 years post graduate experience) - Per Hour		O	Yes	$368.00
1.10	Paralegal - Per Hour		O	Yes	$184.00
1.10	Administrative / Secretarial services - Per Hour		O	Yes	$105.00
1.10	Standard contract or deed		O	Yes	$1,500.00
1.10	Standard lease or licence		O	Yes	$1,500.00
1.10	Standard parking area agreement		O	Yes	$880.00
1.10	Documents prepared by external lawyers				Actual Cost
1.11	RATE INFORMATION CERTIFICATION - Statutory - Section 603 LGA				
1.11	Section 603 LGA	RC1	M	No	$85.00
1.11	Urgency Fee for Section 603 LGA- same day service per fax	RC126	H	No	$53.05
1.11	Cancellation Fee Section 603 LGA			No	$26.50
1.11	Copy of Sec 603 certificate - per certificate			No	$31.80
1.12	ADMINISTRATION FEE - BOND AND DEPOSIT REFUND:				
1.12	· Administration fee on refund of deposits/bonds - % per annum of Deposit/Bond amount			Yes	1.70%
1.13	STATEMENT OF ACCOUNT				
1.13	A Statement of rates, charges, rebates, reversals or receipts issued against an account for a specific year, or the current year to date. (One statement equals one (1) rating year's transactions) - Per Statement	RC3	G	No	$63.65
1.14	COPY OF RATE NOTICE/INSTALMENT NOTICE				
1.14	Copies of Rate Notices or Instalment Notices - each	RC142	G	No	$19.10
1.14	Purchase of Plans (via outsourced information broker - Infotracks)			Yes	$12.75
1.14	Purchase of Titles or Deeds (via outsourced information broker - Infotracks)			Yes	$10.60
1.15	WRITTEN OWNERSHIP ADVICE				
1.15	A letter stating the ownership of a property - each	RC142	G	No	$19.05
1.16	DISHONOURED CHEQUES				
1.16	Dishonoured Cheque Fee - per cheque	RC31	Q	No	$35.00
1.16	**Note:** Meals on Wheels are exempt, fees charged by bank or Australia Post to be added to dishonoured cheque fee (as transaction fee or Australia Post Fee)				Note

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FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
1.17	**AGGREGATION OF LAND VALUES FOR RATING PURPOSES - Section 548A**	RC3	L	No	$231.75
1.18	**PRESENTED CHEQUE SEARCH**				
1.18	Search Fee to identify presenters bank account		H	Yes	$62.00
1.18	Note: Fee charged by bank to be added to search fee			Yes	+ additional bank charges
1.19	**INTEREST ON OVERDUE RATES - per annum (Subject to Ministers Approval)**		H & L	No	7.52%
1.20	**ANNUAL CHARGES - STORMWATER MANAGEMENT CHARGE**				
1.20	Provision of stormwater management services to the City of Parramatta in accordance with the Local Government Amendment (Stormwater) Act 2005 (Annual Charge per Assessment)				Note
1.20	**Residential Properties**				
1.20	All parcels of rateable urban land categorised as Residential excluding Strata properties - Annual Charge per Assessment		J	No	$25.00
1.20	All strata properties categorised as Residential		J	No	$12.50
1.20	**Business Properties**				
1.20	All parcels of rateable urban land categorised as Business (all sub categories) incl. Business Strata properties - Annual Charge per 350 sq m or part thereof (**capped at $200.00**)		J	No	$25.00
1.20	All parcels of rateable urban land categorised as Business (all sub categories) incl. Business Strata properties - Annual Charge per 350 sq m or part thereof (**capped at $500.00**)		J	No	$25.00
1.20	All parcels of rateable urban land categorised as Business (all sub categories) incl. Business Strata properties - Business Strata per assessment		J	No	$12.50
1.20	Land Area less than 1200sq m		J	No	$25.00
1.20	Land Area equal to or greater than 1200 sq m and less than 5000 sq m		J	No	$100.00
1.20	Land Area equal to or greater than 5000 sq m and less than 10000 sq m		J	No	$375.00
1.20	Land Area greater than 10000 sq m		J	No	$725.00
1.20	**Business Strata Properties**				
1.20	Minimum Levy		J	No	$5.00
1.20	Land value exceeds Minimum Rateable Value and:				
1.20	Land Area less than 1200 sq m		J	No	$25.00
1.20	Land Area equal to or greater than 1200 sq m and less than 5000sq m		J	No	$100.00
1.20	Land Area equal to or greater than 5000 sq m and less than 10000 sq m		J	No	$375.00
1.20	Land Area greater than 10000 sq m		J	No	$725.00
1.21	**SALE OF DOCUMENTS**				
1.21	Mail outs with Rate Notices:				
1.21	Community			No	cost plus 10%
1.21	Commercial & Others			No	market + 10%
1.22	**PAYMENTS / REFUNDS**				
1.22	**DISHONOURED Direct Debit**				
1.22	Dishonoured Direct Debit or electronic funds transfer Fee (Council Administration Fee)	RC31	Q	Yes	$35.00
1.22	Direct Debit Dishonour Fees - (Meals on Wheels exempt) **Note**: Fees charged by bank or Australia Post to be added to dishonoured cheque fee (as transaction fee or Australia Post Fee)			Yes	+ dishonour fee charge (bank or AusPost) + GST
1.22	**Dishonoured Credit Card Fee**			Yes	$44.00
1.22	Cheque Stop Payment Fee			Yes	$44.00
1.22	Stale Cheque Processing Fee - (unpresented after 6 months)			Yes	$65.80
1.22	Cheque Special Clearance Fee			Yes	$58.50
1.22	Returned Cheque/EFT			Yes	$32.25
1.23	**SALE OF TENDER DOCUMENTS VIA TENDERLINK WEB PORTAL**				
1.23	Minimum fee for projects estimated at less than $150,000	RC693	E	No	$59.75
1.23	For projects estimated at $150,000 or more	RC693	E	No	$144.20
1.24	**ENVIRONMENTAL UPGRADE AGREEMENTS (EUA) - FEES AND CHARGES**				
1.24	**EUA Application Processing Fee**			Yes	$2,531.30
1.24	**EUA Administration Fee**				
1.24	1 Year Loan			Yes	$1,202.10
1.24	2 Year Loan			Yes	$2,219.45
1.24	3 Year Loan			Yes	$3,236.80
1.24	4 Year Loan			Yes	$4,254.20
1.24	5 Year Loan			Yes	$5,271.55
1.24	6 Year Loan			Yes	$6,288.90
1.24	7 Year Loan			Yes	$7,306.20
1.24	8 Year Loan			Yes	$8,323.65
1.24	9 Year Loan			Yes	$9,341.00
1.24	10 Year Loan			Yes	$10,358.30
1.24	11 Year Loan			Yes	$11,375.80
1.24	12 Year Loan			Yes	$12,393.10
1.24	13 Year Loan			Yes	$13,410.40
1.24	14 Year Loan			Yes	$14,427.80
1.24	15 Year Loan			Yes	$15,445.15
1.24	EUA Amendment Fee			Yes	$158.30
1.24	Direct Debit Dishonour Fee			Yes	$44.40

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
2	CITY EVENTS & CULTURAL HERITAGE PROGRAMS				
2.1	RESEARCH SERVICES				
2.1	Photocopy Black and White A4 (self service) - per copy	CM	N	Yes	$0.20
2.1	Photocopy Black and White A3 (self service) - per copy	CM	N	Yes	$0.40
2.1	Printing (Black and white) eg CD ROM, Word processor, Microfilms, Scanner			Yes	$0.20
2.1	Printing - A4	CM	N	Yes	$0.20
2.1	Printing - A3			Yes	$0.40
2.2	VISITOR INFORMATION CENTRE CHARGES				
2.2	e.g. postcards, books and other merchandise. **Note**: due to the diverse range of items under this category for sale, costs vary. Costs to be determined on individual basis by Manager, Cultural Heritage and Tourism in consideration of cost recovery	CM	P	Yes	Full Cost Recovery
2.2	Specialised research services per hour			Yes	$116.70
2.3	VENUE HIRE				
2.3	Heritage Meeting Room including use of Smart Screen and Internet				
2.3	Available Mon to Friday between 9:00am and 5:00pm excluding public holidays - Not available for parties (18th, 21st, etc.)				Note
2.3	**Private / Commercial Rate - 100% of market rate** - Social Functions - Self employed persons for the purpose of providing services to the public for a personal profit - Business - State and Federal Government	RC450	N		
2.3	Half day booking from 9:30am to 12:30pm or 1:30pm to 4:30pm			Yes	$210.00
2.3	Full Day rate: 8 hour maximum (between 9:00am to 5:00pm only)	RC450	C & N	Yes	$395.00
2.3	**Not for Profit Rate - 50% of market rate** - Religious Programs/Church Groups - Funded Community Groups - Political Parties - Local Government - Clubs -Groups that charge a fee on a cost recovery basis	RC450	C & N		
2.3	Half day booking from 9:30am to 12:30pm or 1:30pm to 4:30pm			Yes	$100.00
2.3	Full Day rate: 8 hour maximum (between 9:00am to 5:00pm only)			Yes	$210.00
2.3	**Concession Rate - 25% of market rate** - Charities, Senior Groups & Concession Card holders - Non-Funded Community Groups - Rallies/Demonstrations - Charity Functions (must prove 75% of funds raised will be given to a registered charitable organisation)				
2.3	Half day booking from 9:30am to 12:30pm or 1:30pm to 4:30pm			Yes	$47.00
2.3	Full Day rate: 8 hour maximum (between 9:00am to 5:00pm only)			Yes	$95.00
2.4	CATERING				
2.4	Supply of tea & coffee provisions per person per day weekdays only	RC450	N & P	Yes	$3.40
2.4	Available on weekdays only				Note
2.5	PENALTY RATES				
2.5	Breakages and damage - full cost of replacement items or repairs	RC450	Q		Full Cost Recovery
2.5	Failure to vacate booked time - Hirer will be charged twice the normal booking fee	RC450	Q		Twice normal booking fee
2.5	Failure to leave rooms in a clean and tidy condition	RC450	Q	Yes	$103.00
2.5	All cancellations must be received in writing. A cancellation fee of 50% of the total charge will apply if less than 14 days notice is given for a cancellation.			Yes	50% of the total charge + GST
2.6	CULTURAL HERITAGE SCHOOL PROGRAMS				
2.6	Per Person	RC389	C & N	No	$5.15
2.6	Flat rate (NEW) Bespoke Aboriginal Programs	RC389	C & N	No	$500.00
2.7	PUBLIC PROGRAMS				
2.7	PUBLIC PROGRAMS - per person Note that it is not appropriate to determine fees for individual programs - programs provided vary constantly based on community needs, seasonal variances etc. Some programs will cross subsidise others	RC390	C & N	Yes	Various Fees Apply
2.8	PARRAMATTA ARTISTS STUDIOS				
2.8	**Studio / Room Rental**				
2.8	Category A - per week	CM	N	Yes	$24.00
2.8	Category B - per week	CM	N	Yes	$30.00
2.8	Category C - per week	CM	N	Yes	$35.00
2.8	Category D - per week	CM	N	Yes	$45.00
2.8	Category E - per week			Yes	$55.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
2.8	Category F - per week			Yes	$95.00
2.8	Category G - per week			Yes	$170.00
2.8	Please note, casual daily rates are charged at the same as weekly rates.				Note
2.9	**EVENTS STALL CHARGES**				
2.9	**Food Stallholder fee**	RC480			
2.9	**- Fees for Hire or use of facilities**				
2.9	One 3 x 3m Pagoda stall, dry waste service, health inspector fees, shared handwashing sink for Community Purpose		G	Yes	$451.15
2.9	One 3 x 3m Pagoda stall, dry waste service, health inspector fees, shared handwashing sink for Commercial Purpose		N	Yes	$673.60
2.9	One 6 x 3m Hoecker dry waste service, health inspector fees, shared handwashing sink for Community Purpose		G	Yes	$751.90
2.9	One 6 x 3m Hoecker dry waste service, health inspector fees, shared handwashing sink for Commercial Purpose		N	Yes	$1,090.75
2.9	One 6m (l) x 3m (w) Space, dry waste service, health inspector fees (Van or cart)		N	Yes	$545.90
2.9	One 6 x 6m Hoecker stall, dry waste service, health inspector fees, shared handwashing sink for Community Purpose		G	Yes	$1,310.15
2.9	One 6 x 6m Hoecker stall, dry waste service, health inspector fees, shared handwashing sink for Commercial Purpose		N	Yes	$1,899.30
2.9	**Merchandise Stallholder fee**	RC480			
2.9	**- Fees for Hire or use of facilities**				
2.9	One 3 x 3m Pagoda stall, dry waste service for Community Purpose		G	Yes	$367.70
2.9	One 3 x 3m Pagoda stall, dry waste service for Commercial Purpose		N	Yes	$443.90
2.9	One 4 x 4m Marquee stall, dry waste service for Community Purpose			Yes	$611.80
2.9	One 4 x 4m Marquee stall, dry waste service for Commercial Purpose			Yes	$727.20
2.9	One 6 x 3m Hoecker stall, dry waste service for Community Purpose			Yes	$605.65
2.9	One 6 x 3m Hoecker stall, dry waste service for Commercial Purpose			Yes	$721.00
2.9	One 2.4 x 2.4m Fete stall, Merchandise for Commercial Purpose			Yes	$1,138.15
2.9	One 6 x 6m Hoecker stall, dry waste service for Community Purpose			Yes	$1,131.85
2.9	One 6 x 6m Hoecker stall, dry waste service for Commercial Purpose			Yes	$1,352.40
2.9	**Information Stallholder fee**	RC480			
2.9	One 2.4 x 2.4m Fete stall for Community purpose		G	Yes	$100.95
2.9	One 2.4 x 2.4m Fete stall for Commercial purpose		N	Yes	$166.85
2.9	One 3 x 3m Pagoda stall for Community purpose		G	Yes	$168.90
2.9	One 3 x 3m Pagoda stall for Commercial Purpose		N	Yes	$282.20
2.9	One 6 x 3m Hoecker stall for Community Purpose			Yes	$551.05
2.9	One 6 x 3m Hoecker stall for Commercial Purpose			Yes	$915.65
2.9	One 6 x 6m Hoecker stall for Community Purpose			Yes	$1,103.15
2.9	One 6 x 6m Hoecker stall for Commercial Purpose			Yes	$1,831.35
2.9	**All Events Extras fees**	RC483/593/467/479/547/599			
2.9	**- Fees for Hire or use of facilities**				
2.9	Electric Power (per 10 amp or 15 amp point)		J	Yes	$145.00
2.9	Electric Power - Extra outlet (per 10 amp or 15 amp point)		J	Yes	$35.00
2.9	Electric Power (3 phase, 32 amp, 5 pin)		J	Yes	$156.00
2.9	Stall lighting (per stall, includes cabling & electrician)		J	Yes	$154.00
2.9	Table: 1.8m			Yes	$22.00
2.9	Table: 2.4m			Yes	$24.00
2.9	Table: Café 90cm round			Yes	$26.75
2.9	Umbrella: for Café Table			Yes	$33.00
2.9	Chairs: plastic/unit			Yes	$4.00
2.9	Pro Floor: per Msq (exclusive laying and removal)			Yes	$6.00
2.9	Cool Room: Medium			Yes	$455.00
2.9	**Note:** due to the diverse range of items available it is not appropriate to identify fees for individually requested items such as Marquees, Structures, Generators, Wet Waste Services, Barricades, Fencing, Lighting Towers etc. Fees determined on an individual basis by the Service Manager Major Events in consideration of cost recovery & profit potential. Given the varied nature of events and stalls, Fees for Events' Stalls are listed as a maximum fee. The Service Manager Major Events will determine the fee based on the specific nature of the event and stall.				Note
2.10	**STREET ACTIVITY**				
2.10	**Street Entertainment**				
2.10	Application fee for Centenary Square		C	Yes	$11.30
2.10	Three month permit (any area within LGA including CBD)		C	Yes	$14.40
2.10	**Temporary Art**				
2.10	Three month permit		C	Yes	$14.40
2.10	**Mobile Food Vending**				
2.10	Three month permit - Commercial		N	Yes	$1,400.80
2.10	**Events and Festivals**				
2.10	***Centenary Square (CS)***				
2.10	**Commercial**				
2.10	1/2 day or less event (partial use of CS)		N	Yes	$396.50
2.10	Full day event (partial use of CS)		N	Yes	$828.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
2.10	Full day event (Entirety of CS)		N	Yes	$1,657.00
2.10	**Not-for-profit organisation**				
2.10	1/2 day or less event (partial use of CS)		C	Yes	$199.00
2.10	Full day event (partial use of CS)		C	Yes	$414.00
2.10	Full day event (Entirety of CS)		C	Yes	$828.00
2.10	**Low level resourced or self-funded charities**				
2.10	1/2 day or less event (partial use of CS)		C	Yes	$99.00
2.10	Full day event (partial use of CS)		C	Yes	$210.00
2.10	Full day event (Entirety of CS)		C	Yes	$420.00
2.10	**LGA-wide (excluding Centenary Square)**				
2.10	Low risk event		C	Yes	$129.00
2.10	Medium risk event		C	Yes	$385.00
2.10	High risk event		C	Yes	$618.00
2.10	Given the varied nature of Events and Festivals, the Service Manager, City Animation may determine the fee based on the specific nature and impact of the event proposed.				Note
2.10	**Fundraising and Charity Collection**				
2.10	***All***				
2.10	Refundable bond to ensure compliance with rules and guidelines			Yes	$221.00
2.10	***CBD***				
2.10	Maximum 4 hours, professional charity		C	Yes	$221.00
2.10	Maximum 4 hours, local charity, low level resourced charity of self-funded charity		C	Yes	$111.00
2.10	***Non-CBD***				
2.10	Maximum 4 hours, professional charity		C	Yes	$111.00
2.10	Maximum 4 hours, local charity, low level resourced charity of self-funded charity		C	Yes	$58.70
2.10	**Leaflet Distribution**				
2.10	***CBD***				
2.10	Refundable bond to ensure compliance with rules and guidelines			Yes	$111.00
2.10	Maximum 4 hours, commercial		N	Yes	$169.00
2.10	Maximum 4 hours, not-for-profit organisation		C	Yes	$111.00
2.10	Maximum 4 hours, low level resourced or self-funded charity		C	Yes	$58.50
2.10	***Non-CBD***				
2.10	Maximum 4 hours, commercial		N	Yes	$87.00
2.10	Maximum 4 hours, not-for-profit organisation		C	Yes	$28.80
2.10	Maximum 4 hours, low level resourced or self-funded charity		C	Yes	$14.40
2.10	**Promotions**				
2.10	**Centenary Square (limited to one zone only)**				
2.10	Commercial		N	Yes	$303.00
2.10	Not-for-profit organisation		C	Yes	$151.00
2.10	Low level resourced or self-funded charity		C	Yes	$88.00
2.10	**LGA-wide (excluding Centenary Square)**				
2.10	Commercial		N	Yes	$122.00
2.10	Not-for-profit organisation		C	Yes	$63.85
2.10	Low level resourced or self-funded charity		C	Yes	$32.95
2.10	**Portable Advertising**				
2.10	Application fee		N	Yes	$128.00
2.10	One year permit		N	Yes	$484.00
2.10	**Retail Trading on Public Footpaths and Spaces**				
2.10	Application fee		N	Yes	$128.00
2.10	CBD permit, each m2, per annum		N	Yes	$443.00
2.10	Non-CBD permit, each m2, per annum		N	Yes	$122.00
2.10	**Occasional Footpath Trading**				
2.10	***CBD***				
2.10	Per hire, per occasion		N	Yes	$291.00
2.10	Low level resourced or self-funded charity, per hire, per occasion		C	Yes	$14.40
2.10	***Non-CBD***				
2.10	Per hire, per occasion		N	Yes	$116.00
2.10	Low level resourced or self-funded charity, per hire, per occasion		C	Yes	$14.40
2.10	**Outdoor Markets**				
2.10	**Fees per trading day - CBD**				
2.10	Standard site (3meters x 3 meters)		N	Yes	$85.00
2.10	Double Standard site (6 meters x 6 meters)		N	Yes	$125.00
2.10	Hot Food site (3meters x 3meters)		N	Yes	$119.00
2.10	**Fees per trading day - Non - CBD**				
2.10	Standard site (3meters x 3 meters)		N	Yes	$40.00
2.10	Double Standard site (6 meters x 6 meters)		N	Yes	$62.00
2.10	Hot Food site (3meters x 3meters)		N	Yes	$57.00
2.11	**ECONOMIC DEVELOPMENT FEES**				
2.11	Economic Development Program (High Cost) e.g. Small business course (specialist program); Premium business event; Investment attraction event; Specialist program			Yes	$108.00
2.11	Economic Development Program (Medium Cost) e.g. Small business course; Printed publication; Information workshop; Visitor and cultural economy program			Yes	$21.60

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
2.11	Economic Development Program (Low Cost) e.g. Small business course; Employment and skills program; Printed publication; Information workshop			Yes	$5.70
3	RIVERSIDE THEATRES PARRAMATTA COMMERCIAL PERFORMANCE				
3.1	**RIVERSIDE THEATRES**				
3.1	**Riverside Theatre**				
3.1	One Performance Only				
3.1	Monday to Friday		N	Yes	$5,041.00
3.1	Saturday		N	Yes	$6,450.00
3.1	Sunday		N	Yes	$6,450.00
3.1	Additional Performances				
3.1	Monday to Friday		N	Yes	$4,090.00
3.1	Saturday		N	Yes	$4,772.00
3.1	Sunday		N	Yes	$4,772.00
3.1	Minimum staff required in the venue hire of Riverside Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 4 Ushers, 1 Technical Lighting, 1 Technical Sound 1 Technical Stage. Total 9 staff cost for minimum 4 hours each @ $49.50 per hr.		N	Yes	$1,782.00
3.1	**Lennox Theatre**				
3.1	One Performance Only				
3.1	Monday to Friday		N	Yes	$1,532.00
3.1	Saturday		N	Yes	$2,099.00
3.1	Sunday		N	Yes	$2,099.00
3.1	Additional Performance				
3.1	Monday to Friday		N	Yes	$1,127.00
3.1	Saturday		N	Yes	$1,737.00
3.1	Sunday		N	Yes	$1,737.00
3.1	Minimum staff required in the venue hire of Lennox Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @ $49.50 per hr.		N	Yes	$792.00
3.1	**Rafferty's Theatre**				
3.1	One Performance Only				
3.1	Monday to Friday		N	Yes	$908.00
3.1	Saturday		N	Yes	$1,447.00
3.1	Sunday		N	Yes	$1,447.00
3.1	Additional Performances				
3.1	Monday to Friday		N	Yes	$727.00
3.1	Saturday		N	Yes	$908.00
3.1	Sunday		N	Yes	$908.00
3.1	Minimum staff required in the venue hire of Rafferty's Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @ $49.50 per hr.		N	Yes	$816.00
3.1	**Courtyard (full day)**				
3.1	Monday to Friday			Yes	$1,093.00
3.1	Saturday			Yes	$1,530.00
3.1	Sunday			Yes	$1,530.00
3.1	**Courtyard (half day)**				
3.1	Monday to Friday			Yes	$545.90
3.1	Saturday			Yes	$765.00
3.1	Sunday			Yes	$765.00
3.1	Minimum staff required in the venue hire of Riverside Courtyard: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @ $49.50 per hr.			Yes	$792.00
3.1	-Bump In and Rehearsal period is free on the day of the performance for a period of up to four (4) hours only, with the exception of staff costs. The Theatres Technical Staff as outlined above must be employed during the Bump In or Rehearsal and are charged to the hirer at a rate of $49.50(incl. GST) per staff member per hour. Penalty rates apply for periods exceeding eight (8) hours, Sundays and Public Holidays				Note
3.1	**Charges NOT included in Hire Rates**				
3.1	Piano Hire			Yes	$300 to $900
3.1	Booking Fees			Yes	$0.90 to $7.40
3.1	Staff hire rate - per hour (minimum 4 hour call applies)			Yes	$49.50
3.1	Staff hire penalty rate - per hour (minimum 4 hour call applies)			Yes	$78.50
3.1	Additional equipment hire -rate on application				Various Fees Apply
3.1	Consumables - rate on application				Various Fees Apply
3.1	Deposit Fee			No	A deposit of 50% is required, which may be forfeited if the hire does not proceed.
3.1	Hire Rates are negotiable at the discretion of the Director. It is essential that all hirers read the Performance Hire Guide which outlines the Theatres Policies and Procedures relating to Venue Bookings.				Note

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
3.2	RIVERSIDE THEATRES PARRAMATTA COMMUNITY PERFORMANCE				
3.2	**Riverside Theatre**				
3.2	One Performance Only				
3.2	Monday to Friday		N	Yes	$4,024.00
3.2	Saturday		N	Yes	$5,426.00
3.2	Sunday		N	Yes	$5,426.00
3.2	Additional Performances				
3.2	Monday to Friday		N	Yes	$3,226.00
3.2	Saturday		N	Yes	$4,235.00
3.2	Sunday		N	Yes	$4,235.00
3.2	Minimum staff required in the venue hire of Riverside Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 4 Ushers, 1 Technical Lighting, 1 Technical Sound 1 Technical Stage. Total 9 staff cost for minimum 4 hours each @ $49.50 per hr.		N	Yes	$1,835.00
3.2	**Lennox Theatre**				
3.2	One Performance Only				
3.2	Monday to Friday		C	Yes	$1,234.00
3.2	Saturday		C	Yes	$1,561.00
3.2	Sunday		C	Yes	$1,561.00
3.2	**Lennox Theatre**				
3.2	Additional Performances				
3.2	Monday to Friday		C	Yes	$916.00
3.2	Saturday		C	Yes	$1,127.00
3.2	Sunday		C	Yes	$1,127.00
3.2	Minimum staff required in the venue hire of Lennox Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @ $49.50 per hr.		C	Yes	$816.00
3.2	**Rafferty's Theatre**				
3.2	One Performance Only				
3.2	Monday to Friday		C	Yes	$850.00
3.2	Saturday		C	Yes	$1,192.00
3.2	Sunday		C	Yes	$1,192.00
3.2	Additional Performances				
3.2	Monday to Friday		C	Yes	$647.00
3.2	Saturday		C	Yes	$729.00
3.2	Sunday		C	Yes	$729.00
3.2	Minimum staff required in the venue hire of Rafferty's Theatre: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @$49.50per hr.		C	Yes	$816.00
3.2	**Courtyard (full day)**				
3.2	Monday to Friday			Yes	$874.00
3.2	Saturday			Yes	$1,225.00
3.2	Sunday			Yes	$1,224.00
3.2	**Courtyard (half day)**				
3.2	Monday to Friday			Yes	$436.00
3.2	Saturday			Yes	$612.00
3.2	Sunday			Yes	$612.00
3.2	Minimum staff required in the venue hire of Riverside Courtyard: 1 Front of House Supervisor, 1 Stage Door Security, 1 Usher, 1 Technician. Total 4 staff cost for minimum 4 hours each @ $49.50per hr.			Yes	$792.00
3.2	-Bump In and Rehearsal period is free on the day of the performance for a period of up to four (4) hours only, with the exception of staff costs. -The Theatres Technical Staff as outlined above must be employed during the Bump In or Rehearsal and are charged to the hirer at a rate of $49.50 per hr (inc. GST) per staff member per hour. Penalty rates apply for periods exceeding eight (8) hours, Sundays and Public Holidays				Note
3.2	**Charges not included in the Hire Rates**				
3.2	Piano Hire			Yes	$300 to $900
3.2	Booking Fees			Yes	$0.90 to $7.40
3.2	Staff hire rate - per hour (minimum 4 hour call applies)			Yes	$49.50
3.2	Staff hire penalty rate - per hour (minimum 4 hour call applies)			Yes	$78.50
3.2	Additional equipment hire -rate on application				Various Fees Apply
3.2	Consumables - rate on application				Various Fees Apply
3.2	Deposit Fee			No	A deposit of 50% is required, which may be forfeited if the hire does not proceed.
3.2	Hire rates are negotiable at the discretion of the Director. It is essential that all hirers read the Performance Hire Guide which outlines the Theatres Policies and Procedures relating to Venue Bookings.				Note
3.3	**STUDIO 404 HIRE RATES**				
3.3	**Community**				
3.3	**Studio 1**				
3.3	2 hrs (min hire)			Yes	$70.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
3.3	Half Day (4 hrs)			Yes	$117.00
3.3	Full Day (8 hrs)			Yes	$221.00
3.3	Half Week (3 days)			Yes	$583.00
3.3	Week (7 days)			Yes	$1,051.00
3.3	**Studio 2 & 3**				
3.3	2 hrs (min hire)			Yes	$76.00
3.3	Half Day (4 hrs)			Yes	$140.00
3.3	Full Day (8 hrs)			Yes	$245.00
3.3	Half Week (3 days)			Yes	$683.00
3.3	Week (7 days)			Yes	$1,283.00
3.3	**Studio 4**				
3.3	2 hrs (min hire)			Yes	$58.50
3.3	Half Day (4 hrs)			Yes	$105.00
3.3	Full Day (8 hrs)			Yes	$186.00
3.3	Half Week (3 days)			Yes	$484.00
3.3	Week (7 days)			Yes	$875.00
3.3	**Commercial**				
3.3	**Studio 1**				
3.3	2 hrs (min hire)			Yes	$140.00
3.3	Half Day (4 hrs)			Yes	$234.00
3.3	Full Day (8 hrs)			Yes	$444.00
3.3	Half Week (3 days)			Yes	$1,167.00
3.3	Week (7 days)			Yes	$2,100.00
3.3	**Studio 2 & 3**			Yes	
3.3	2 hrs (min hire)			Yes	$151.00
3.3	Half Day (4 hrs)			Yes	$280.00
3.3	Full Day (8 hrs)			Yes	$490.00
3.3	Half Week (3 days)			Yes	$1,366.00
3.3	Week (7 days)			Yes	$2,590.00
3.3	**Studio 4**			Yes	
3.3	2 hrs (min hire)			Yes	$116.00
3.3	Half Day (4 hrs)			Yes	$210.00
3.3	Full Day (8 hrs)			Yes	$374.00
3.3	Half Week (3 days)			Yes	$992.00
3.3	Week (7 days)			Yes	$1,750.00
4	**ASSET STRATEGY AND PROPERTY MANAGEMENT**				
4.1	**CERTIFICATE FOR CLASSIFICATION OF COUNCIL LAND**				
4.1	**Certificate For Classification Of Council Land - Section 54 LG Act**		M	No	$53.05
4.2	**ROAD CLOSURES - Administration Fee for the processing of Road Closure Applications**				
4.2	Temporary Road Closure (refer to Traffic under Temporary Road Occupancy)				Refer to Traffic under Temporary Road Occupancy
4.2	Permanent Road Closure		G	No	$1,467.00
4.2	Compensation			No	Determined by valuation at the time of the closure
4.2	For advertising and notification of permanent road closure		H	No	$1,103.55
4.2	Advertising Fee - Road Closure/Opening Gazettal Fee			No	Cost imposed by Crown Lands and Council to recoup/reimburse from applicant
4.2	**Property Services:**				
4.2	(b) Administration fee for allowing entries onto titles over which Council has a caveat - minor matter (eg re-financing)				
4.2	Standard - one month turnaround			Yes	$206.00
4.2	Priority - one week turnaround			Yes	$515.00
4.2	(c) Processing fee for Covenant, Withdrawal of Caveat - to extinguish, modify or release where Council is the authority (excluding legal fees and disbursements)			Yes	$515.00
4.3	**OCCUPYING COUNCIL ROADS AND FOOTWAYS**				
4.3	Administrative fee for structures on roads		H	No	$734.50
4.3	Alfresco Dining & Retail Activity Application Fee		G	No	$133.00
4.3	Alfresco Dining Fee		G		
4.3	Parramatta CBD per sq metre per annum		G	No	$215.20
4.3	Note - Suburbs below require Development Application & Alfresco Dining & Retail Activity Application				Note
4.3	Epping (main shopping centre) per sq metre per annum		G	No	$193.00
4.3	Harris Park, per sq metre per annum		G	No	$124.40
4.3	Rydalmere & other locations not listed above		G	No	$88.80
4.3	Outdoor Dining Bond			No	25% of Annual GST free amount
4.3	Non-Commercial Activity Approval Fee		G	No	$110.00
4.3	(Fee may be waived for charitable organisations upon application)				Note

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
4.3	Council will waive the fees for current and new outdoor dining approvals during 2018/19 in all areas outside of the Parramatta CBD only				Note
4.4	**SECTION 611 CHARGES**				
4.4	· S611 - Annual charge relating to pipelines or other structures under Council roads			No	No Fee
4.5	**APPLICATION FEE RELATING TO EASEMENTS**				
4.5	For creation or for release of easements		H	No	$1,468.90
4.5	Compensation			No	Determined by valuation prior to being reported to Council
4.5	For advertising and notification of easements		H	No	$1,103.55
4.5	Bond access and restoration of public land after easement works		H	No	$10,300.00
4.6	**TELECOMMUNICATIONS FACILITIES**				
4.6	Administrative Fee		H	Yes	$808.00
4.6	**Land Annual Occupation Fee**				
4.6	High Value Site - Naturally elevated Council land which allows equipment shelter/kiosk and monopole/tower in low/medium density developed location or CBD/high density developed location		H	Yes	$41,200.00
4.6	Co-User fees for above facility		H	Yes	$30,900.00
4.6	Standard Value site - Less elevated Council land wich allows equipment shelter/kiosk		H	Yes	$30,900.00
4.6	Co-User fees for above facility		H	Yes	$23,175.00
4.6	Council Building/Structure Site – Council building/structure which allows equipment/antennae to be attached; or Council land which allows equipment shelter/kiosk plus antennae attached to Council building/structure		H	Yes	$20,000-$30,000
4.6	Road Reserve/Parkland Site (Hut Only) – Telecommunications equipment shelter/kiosk on Council road reserve or parkland with antennae on non-Council owned structure		H	Yes	$10,000-$25,000
4.6	Microcell Only Site – microcell attached to Council buildings or structures without equipment shelter		H	Yes	$6,180.00
4.6	**Note:** 1. Low impact telecommunication installations are installations that are exempted under Telecommunications (Low-impact Facilities) Determination 1997 as amended 2. High impact sites are sites where telecommunication installations other then low impact facilities are installed 3. Fee for co-users (ie another carrier using an existing leased / licensed telecommunication site) will be charged at 50%				Note
4.7	**REQUEST TO PURCHASE COUNCIL LAND**				
4.7	Administrative Fee		H	Yes	$808.00
4.8	**COUNCIL PROPERTY - ROCK ANCHOR PLACEMENT**				
4.8	Rock Anchor Administrative Fee		H	Yes	$808.00
4.8	Placement Fee - Per anchor		G	Yes	$731.20
4.8	Disbursements		H	Yes	As incurred
4.85	**ROAD NAMING**		H	Yes	
4.85	Administrative Fee (per road) - Precinct and Non Precinct		H	Yes	$808.00
4.85	Precinct - Public consultation/exhibition, advertising and gazettal		H	Yes	$8,755.00
4.85	Non-Precinct - Public consultation/exhibition, advertising and gazettal			Yes	$1,030.00
4.9	**DIVESTMENT OF PROPERTY INTERESTS - COUNCIL LAND**				
4.9	Administration Fee		H	Yes	$808.00
4.9	Disbursements		H	Yes	As incurred
5	**CITY ASSETS AND ENVIRONMENT**				
5.1	**TENDER FEES**				
5.1	Purchase of Tender Documents				
5.1	Projects where Council's pre-tender estimate is less than $250,000	RC481	L	No	$159.75
5.1	Projects where Council's pre-tender estimate is greater than $250,000 but less than $500,000	RC481	L	No	$267.00
5.1	Projects where Council's pre-tender estimate is greater than $500,000	RC481	L	No	$333.00
5.2	**PARKING METERS**				
5.2	Reprogramming of Parking Meter - Times & Tariff Changes				
5.2	Removal from Service of Parking Meters - Temporary		L	Yes	$477.40
5.2	Removal and Relocation of Parking Meters		L	Yes	$1,210.20
5.3	**PARKING STATIONS**				
5.3	Reprogramming of Parking Station APS machines for - Special Event Tariff's - All Multi-Level car parks		L	Yes	$233.80
5.3	Filming /event usage daily rate per space - under 12 hours duration (Parramatta Station, Hassall Streett)			Yes	$14.90
5.3	Filming /event usage daily rate per space - under 12 hours duration (Eat Street, City Centre,Riverbank)			Yes	$22.60
5.3	Filming /event usage daily rate per space - over 12 hours duration (All Car Parks)			Yes	$27.80
5.3	Filming/event usage daily rate per space-under 12 hours duration (Justice Precinct).				$19.60
5.4	**PAY PARKING FEES - PARKING METERS**				

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FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
5.4	**On-Street Parking Meter Tariffs- Per Hour:**				
5.4	Areas outside City Centre (greater than 4P time restricted)		N	Yes	$2.05
5.4	Areas outside the City Centre (less than or equal to 4P time restricted)		N	Yes	$3.10
5.4	Areas in the City Centre		N	Yes	$4.10
5.4	**Off-Street (At-Grade Car Parks) Parking Meter Tariffs:**				
5.4	Range from $2.00 per hour to $15.00 per day subject to locations and restrictions(incl GST)				Various Fees Apply
5.4	**Mobile Phone Parking Fee (additional to On-Street Parking Meter Traffic Charges) per call**			Yes	$0.40
5.5	**PAY PARKING FEES CITY CENTRE CAR PARK (HORWOOD PLACE)**				
5.5	City Centre Car Park (Hourly Rate/Fee)				
5.5	0 - 1 Hour			Yes	$3.00
5.5	1 - 2 hours			Yes	$6.00
5.5	2 - 3 hours			Yes	$10.00
5.5	3 - 4 hours			Yes	$13.00
5.5	4 - 5 hours			Yes	$17.00
5.5	5 - 12 hours			Yes	$21.00
5.5	12 - 24 hours			Yes	$26.00
5.5	Sunday - First 4 hours free			Yes	No Fee
5.5	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.5	Lost ticket charge			Yes	$27.00
5.5	Monthly - Unreserved			Yes	$441.00
5.5	Monthly - Reserved			Yes	$551.25
5.6	**PAY PARKING FEES EAT STREET CAR PARK (ERBY PLACE)**				
5.6	Eat Street Car Park (Hourly Rate/Fee)				
5.6	0 - 1 Hour			Yes	$3.00
5.6	1 - 2 hours			Yes	$6.00
5.6	2 - 3 hours			Yes	$10.00
5.6	3 - 4 hours			Yes	$13.00
5.6	4 - 5 hours			Yes	$17.00
5.6	5 - 12 hours			Yes	$21.00
5.6	12 - 24 hours			Yes	$26.00
5.6	Sunday - First 4 hours free			Yes	No Fee
5.6	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.6	Lost ticket charge			Yes	$27.00
5.6	Monthly - Unreserved			Yes	$441.00
5.6	Monthly - Reserved			Yes	$551.25
5.7	**PAY PARKING FEES PARRAMATTA STATION CAR PARK (WENTWORTH STREET)**				
5.7	Parramatta Station Car Park (Hourly Rate/Fee)				
5.7	0 - 20 Minute			Yes	$0.00
5.7	20 Minute - 1 Hour			Yes	$3.00
5.7	1 - 2 Hours			Yes	$6.00
5.7	2 - 3 Hours			Yes	$9.00
5.7	3 - 4 Hours			Yes	$12.00
5.7	4 - 18 Hours			Yes	$14.00
5.7	18 - 24 Hours			Yes	$25.00
5.7	Sunday - First 4 hours free			Yes	No Fee
5.7	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.7	Lost ticket charge			Yes	$27.00
5.7	Monthly - Unreserved			Yes	$294.00
5.7	Monthly - Reserved			Yes	$367.50
5.8	**PAY PARKING FEES JUSTICE PRECINCT CAR PARK (HUNTER STREET)**				
5.8	Justice Precinct Car Park (Hourly Rate/Fee)				
5.8	0 - 1 Hour			Yes	$3.00
5.8	1 - 2 Hours			Yes	$6.00
5.8	2 - 3 Hours			Yes	$9.00
5.8	3 - 4 Hours			Yes	$12.00
5.8	4 - 5 Hours			Yes	$15.00
5.8	5 - 18 Hours			Yes	$18.00
5.8	18 - 24 Hours			Yes	$25.00
5.8	Sunday - First 4 hours free			Yes	No Fee
5.8	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.8	Lost ticket charge			Yes	$27.00
5.8	Monthly - Unreserved			Yes	$378.00
5.8	Monthly - Reserved			Yes	$472.50
5.9	**PAY PARKING FEES RIVERBANK CAR PARK**				
5.9	Riverbank Car Park (Hourly Rate/Fee)				
5.9	0 - 1 Hour			Yes	$3.00
5.9	1 - 2 Hours			Yes	$6.00
5.9	2 - 3 Hours			Yes	$10.00
5.9	3 - 4 Hours			Yes	$13.00
5.9	4 - 5 Hours			Yes	$17.00
5.9	5 - 12 Hours			Yes	$21.00
5.9	12 - 24 Hours			Yes	$26.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
5.9	Sunday - First 4 hours free			Yes	No Fee
5.9	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.9	Lost ticket charge			Yes	$27.00
5.9	Monthly - Unreserved			Yes	$441.00
5.9	Monthly - Reserved			Yes	$551.25
5.9	**Riverbank car park Secure-a-Spot Parking Fees**				
5.9	0 - 1 Hour			Yes	$3.00
5.9	1 - 2 Hours			Yes	$6.00
5.9	2 - 3 Hours			Yes	$10.00
5.9	3 - 4 Hours			Yes	$13.00
5.9	4 - 5 Hours			Yes	$17.00
5.9	5 - 12 Hours			Yes	$21.00
5.9	12 - 24 Hours			Yes	$26.00
5.9	Sunday - First 4 hours free			Yes	No Fee
5.9	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.9	5 Day pass - Mon-Fri enter between 7am & 10am, exit between 3pm & 7pm			Yes	$95.00
5.9	Early Bird Rate (Mon-Fri enter between 7am & 10am, exit between 3pm & 7pm).				$19.00
5.10	**PAY PARKING FEES - HASSALL STREET**				
5.10	Hassall Street (Hourly Rate/Fee)				
5.10	0 - 1 Hour			Yes	$3.00
5.10	1 - 2 Hours			Yes	$6.00
5.10	2 - 3 Hours			Yes	$9.00
5.10	3 - 4 Hours			Yes	$12.00
5.10	4 - 18 Hours			Yes	$14.00
5.10	18 - 24 Hours			Yes	$25.00
5.10	Sunday - First 4 hours free			Yes	No Fee
5.10	Sunday - More than 4 hours a flat rate of $10			Yes	$10.00
5.10	Lost ticket charge			Yes	$27.00
5.10	Monthly - Unreserved			Yes	$294.00
5.10	Monthly - Reserved			Yes	$367.50
5.11	**COMMERCIAL WASTE MANAGEMENT CHARGE**				
5.11	**One Bin removed once weekly**				
5.11	*140 Litre Bin Service*		J	No	$442.90
5.11	240 Litre Bin Service		J	No	$667.25
5.11	120 Litre Food/Organic Bin Service			No	$422.30
5.11	660 Litre Bin Service		J	No	$1,670.90
5.11	1100 Litre Bin Service		J	No	$2,344.60
5.11	**Bin Replacement (for second and subsequent loss per year)**				
5.11	140 Litre Garbage Bin		J	No	$72.35
5.11	240 Litre Garbage Bin		J	No	$78.95
5.11	120 Litre Food/Organic Bin			No	$71.95
5.11	660 Litre Mobile Garbage Bin			No	$337.40
5.11	1100 Litre Mobile Garbage Bin			No	$449.80
5.11	**(a) Recycling Service Charge**			No	
5.11	Provision of 240 Litre bin collected fortnightly			No	$117.40
5.11	Provision of 660 Litre Bin co-mingled collected weekly (1 pick- up) - Annual Charge			No	$566.50
5.11	Provision of 1100 Litre Bin co-mingled collected weekly (1 pick-up) - Annual Charge			No	$767.35
5.11	**(b) Garden Waste Service** - *Provision of 240 Litre bin collected fortnightly*			No	$117.40
5.12	**SALES**				
5.12	Purchase of copies of Plans of Management and other significant documents - per volume		C	No	$32.35
5.13	**DS1 - FOOTWAY DESIGN LEVEL SERVICE (FINISHED STREET BOUNDARY LEVEL)**				
5.13	i) Single residences				
5.13	Single frontage fee		N	No	$489.90
5.13	Two frontages fee		N	No	$559.00
5.13	ii) Other				
5.13	Frontage fee/m (first 40m)		N	No	$18.70
5.13	Remainder (Fee / m)		N	No	$3.10
5.13	Minimum Fee		N	No	$490.00
5.14	**DS2 - GPS DRAINAGE SEARCH & PLAN SERVICE**				
5.14	Plan search fee - Cost/ half-hour and part thereof		N	No	$99.70
5.14	Plan copy fee		N	No	$40.30
5.15	**DS3 - WRITTEN FLOOD LEVELS**				
5.15	**Residential**				
5.15	Flood levels and stormwater system/data search		N	No	$212.20
5.15	Development - Duplex +				
5.15	Flood levels and stormwater system/data search		N	No	$291.75
5.15	**Commercials**				
5.15	Flood levels and stormwater system/data search		N	No	$511.35
5.16	**DS4 - ENGINEERING/LANDSCAPING/TRAFFIC DESIGN CHECKING, APPROVAL**				

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
5.16	Fees with respect to roads and drainage related works in the public way associated with development				
5.16	i) Estimated value of works up to $50,000.00		N	No	3% of the value of works with Min. of $556.00 + GST
5.16	ii) Estimated value of works above $50,001.00		N	No	1.5% of the value of works with Min. of $1,947 + GST
5.17	**DS6 - SURVEY PLANS AND SEARCH**				
5.17	Fixed price after the agreement or min. charge per hour (crew of two)		N	No	$322.65
5.18	**DS12 - VEHICULAR CROSSING DESIGN SERVICE**				
5.18	**Residential (standard)**				
5.18	Single crossing fee (Survey, design, specification - 2 site inspections		N	No	$504.70
5.18	Each additional crossing		N	No	$120.70
5.18	Additional site inspection (each)		N	No	$95.90
5.18	**Flats/Commercial/Industrial (heavy duty)**				
5.18	Single crossing fee (Survey, design, specification - 3 site inspections		N	No	$966.75
5.18	Each additional crossing		N	No	$241.75
5.18	Each additional site inspection (each)		N	No	$95.90
5.19	**STANDARD ENGINEERING SPECIFICATIONS**				
5.19	**D13**				
5.19	AUS-SPEC #1 Development design		N	Yes	$211.10
5.19	AUS-SPEC # Development construction		N	Yes	$211.10
5.19	AUS-SPEC #2 Road works		N	Yes	$320.60
5.19	**D14**				
5.19	CoP standard drawings and specs - A4 and A3 prints - each				
5.19	-Regulatory		N	No	$7.70
5.19	-Non Regulatory		N	Yes	$8.65
5.19	CoP standard drawings and specs - A4 booklet of all standards				
5.19	-Regulatory		N	No	$71.00
5.19	-Non Regulatory		N	Yes	$78.00
5.19	CoP Design Guidelines - A4 booklet				
5.19	-Regulatory		N	No	$71.00
5.19	-Non Regulatory		N	Yes	$78.00
5.19	CoP Design Guidelines and Standard Drawings - PDF format burnt on a CD				
5.19	-Regulatory		N	No	$42.60
5.19	-Non Regulatory		N	Yes	$46.95
5.20	**PRIVATE PIPELINE RENTALS IN PUBLIC ROADS - per 25mm Diameter for 25m Length, per annum**		R	No	$52.80
5.20	**PRIVATE PIPELINE LICENCE FEE IN PUBLIC RESERVES - per 25mm Diameter from 25m**		R	No	$211.20
5.20	All of Council's legal and survey costs associated with the creation and registration of the licence agreement in the first instances, plus any legal/survey costs associated with licence agreement renewal - (one off charge)				Note
5.21	**CONTRIBUTION TO WORKS UNDER SECTION 217 OF THE ROADS ACT, 1993**				
5.21	The below approved unit rates represent the contribution payable being 50% of Council's costs of construction:-				Note
5.21	(a) Kerb & Gutter Construction: (all properties)				
5.21	(i) Along Frontage - per mtr.		C	No	$170.55
5.21	(ii) Side Boundary - per mtr.		C	No	$85.25
5.21	(b) Footpath Construction: - (for property rate exempt under **Section 555 of the Act**)				
5.21	(i) Concrete Footpath - per mtr.		C	No	$127.90
5.22	**RESTORATION OF ROADS AND FOOTPATHS**				
5.22	Establishment fee will be applied to each restoration job site unless multiple jobs of the same type are located in the same street.				Note
5.22	**(i) Road Pavement**				
5.22	**Asphalt Concrete on Cement Concrete Base (rigid pavement)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$682.40
5.22	**Cement concrete (rigid pavement)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$682.40
5.22	**Bitumen/Asphalt (Flexible Pavement**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$377.00
5.22	**Unsealed Shoulders/Pavement**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$141.05
5.22	**(ii) Footpaths**				
5.22	**Brick Pavers (or similar)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$355.35

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
5.22	Exposed Aggregate 300X300 Concrete Pavers				
5.22	Minimum Charge		I	No	$1,990.25
5.22	Per m²		I	No	$710.80
5.22	**Granite Paving 600X300 (eg Centenary Square)**				
5.22	Minimum Charge		I	No	$2,538.45
5.22	Per m²		I	No	$1,483.90
5.22	**Secondary Foothpath Treatment(Concrete with Pavers/Asphalt overlay)**				
5.22	Minimum Charge		I	No	$1,990.25
5.22	per m²		I	No	$597.70
5.22	**Granite/Cobblestone Sets (Laneway/Footpath)**				
5.22	Minimum Charge		I	No	$1,990.25
5.22	Per m²		I	No	$654.30
5.22	**Porous Pavement (Tree Surround Treament)**				
5.22	Minimum Charge		I	No	$1,266.15
5.22	Per m²		I	No	$389.65
5.22	**Concrete**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$282.10
5.22	**Bituman/Asphalt**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$215.50
5.22	**Bitumen/Asphalt on Concrete Base**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per metre		I	No	$479.95
5.22	**(130mm) Concrete Residential Footpath Crossing (Driveway)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$341.30
5.22	**(200mm) Concrete Industrial Footpath Crossing (Driveway)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$540.30
5.22	**Formed or Grassed Area (Nature Strip)**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$64.00
5.22	**(iii) Kerb and Gutter**				
5.22	**Concrete - including Layback**				
5.22	Establishment Fee		I	No	$151.60
5.22	plus per metre		I	No	$633.90
5.22	**Kerb only**				
5.22	Establishment Fee		I	No	$151.60
5.22	plus per metre		I	No	$337.40
5.22	**Gutter only**				
5.22	Establishment Fee			No	$151.60
5.22	plus per metre			No	$204.35
5.22	Kerb outlet - per hole each		I	No	$342.35
5.22	Gully pit lintels each		I	No	$2,898.45
5.22	Saw cutting (up to 100mm depth) - per mtr. (over 100mm, per individual application)		I	No	$24.85
5.22	**(iv) Kerb Ramps**				
5.22	Establishment Fee		I	No	$156.15
5.22	plus per m²		I	No	$372.60
5.22	**(vi) Special Traffic Facilities (e.g. Wombat Crossing, Pedestrian**		I		
5.22	Refuges, etc.) - Actual Cost plus Inspection/Admin. Fee				Full Cost Recovery
5.22	**Road Opening Permit Application Fee**			No	$92.45
5.22	**Discretionary Discount for Large Areas**				
5.22	Discretionary Discount for Large Areas:- 21 - 40 sq. mtrs = 5%			No	$0.05
5.22	Discretionary Discount for Large Areas:- 41 - 60 sq. mtrs = 10%			No	$0.10
5.22	Discretionary Discount for Large Areas:- 61 - 100 sq. mtrs = 20%			No	$0.20
5.22	Discretionary Discount for Large Areas:- > 100 sq. mtrs = 30%			No	$0.30
5.22	**Surcharge for Night/Weekend Work due to Location (CBD/State/Regional Road) or required by RMS Restrictions**			No	30% of Scheduled Fee
5.22	Concrete/Asphalt Plant Opening Fee for Nightworks (For each night of opening)			No	$3,182.70
5.22	**Late Fee**				
5.22	Late Fee: chargeable to the contractor where payment for the total area of excavation is not fully paid within 2 business days of the excavation being opened.		I	No	$938.30
5.22	**Failure to Lodge Application**				
5.22	Failure to Lodge Application:- Payable by a Contractor or Utility Provider where it is necessary for Council to investigate damage to Council's assets where no Restoration Application was submitted. This fee is in addition to other fees relating to Road Opening Permits and restoration of Council assets - each			No	$530.45
5.22	**Administration Fee-access to public land**				
5.22	Administration/processing fees including assessment and release of bonds			No	$212.20
5.22	Administration/processing fees - Security Bond			No	$1,591.35

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
5.22	**Restorations**				
5.22	**Road Pavements Restorations Fee** Restorations:- Where restorations are approved to be carried out by a utility or contractor then a fee shall apply in recognition of Council's administrative costs and long term degradation of Council's assets.				30% of the fee applicable had Council carried out the restoration
5.22	**Footpath Areas Restoration Fee** Restorations:- Where restorations are approved to be carried out by a utility or contractor then a fee shall apply in recognition of Council's administrative costs and long term degradation of Council's assets.				10% of the fee applicable had Council carried out the restoration
5.22	**Administration Fee** - Searching for Restoration Orders not submitted and determination of responsible Utility/Authority (Based on 3 hours of staff time)		I	Yes	$141.95
5.22	Determination of Responsible Utility/Authority by Trial Hole and recording of data (Based on 3 hrs. labour & plant + total admin charge of 4.5 hours)		I	No	$553.05
5.22	**Note:** (1) The above charges are to be paid by various public Authorities, plumbers or other parties which excavate/damage pavements or footpaths (2) Restoration works carried out by Council because of the 'urgency' or 'public safety' aspects, will be charged at 'Actual Cost' plus Inspection/Administration Fee to the relevant authorities (3) Measurement of restored areas will be taken to the nearest full slab or concrete kerb unit (4) Note that restorations for paving bricks can result in greater area of paver restoration than the area of base restored. (5) Council reserves the right to rectify any unsatisfactory road pavement/ temporary restoration works carried out by the utilities, and such works will be charged at 'Actual Cost', plus inspection/Administration Fee to the utilities.				Note
5.23	**FEES FOR CONSTRUCTION OF SPECIAL VEHICULAR FOOTPATH CROSSINGS AND ASSOCIATED WORKS BY COUNCIL**				
5.23	**Residential**				
5.23	**Layback ONLY (3.00m long or 4.20m, including wings)**		I	Yes	$2,287.75
5.23	Additional layback length - per metre		I	Yes	$375.25
5.23	Footpath Crossing slab (125mm) - per metre		I	Yes	$308.00
5.23	Footpath Crossing strips 800mm wide x 125mm thick for footpath widths over 5m - per m2		I	Yes	$375.25
5.23	**Heavy Duty/Industrial**				
5.23	**Layback ONLY (3.00m long or 4.20m, including wings)**		I	Yes	$2,869.30
5.23	Additional layback - per mtr.		I	Yes	$406.60
5.23	Footpath Crossing Slab (200mm R/F - F82) - per m²		I	Yes	$469.10
5.23	**Works Associated with the above:**				
5.23	150mm kerb and gutter - per mtr		I	Yes	$375.25
5.23	Footpath slab 70mm - per m²		I	Yes	$281.45
5.23	**Fees and bonds for Construction of Special Vehicular Footpath Crossings and Associated Works by owner's contractor.**				
5.23	(a) Inspection Fee - One (1) Crossing		I	No	$213.20
5.23	(b) More than one (1) Crossing per Property - rate for each additional crossing inspected concurrently. The fee includes levels, issue of instructions and specifications and two (2) inspections		I	No	$56.95
5.23	Further inspections, if necessary, to be charged at the rate of: **Per Inspection**		I	No	$92.45
5.24	**FEES FOR PREPARATION OF DILAPIDATION REPORT FOR WORKS TO BE CARRIED OUT ON COUNCIL ASSETS**				
5.24	Site inspection and assessment per hour		I	No	$125.45
5.24	Preparation of report per hour			No	$67.00
5.24	Fees for Tree Offset Planting			Yes	$350.10
5.24	**Tree planted on public land to offset loss on private land (including 6 months maintenance).**				
5.24	High Significance Tree 5:1			Yes	$1,750.50
5.24	Medium Significance Tree 3:1		I	Yes	$1,050.30
5.24	Low Significance Tree 1:1			Yes	$350.10
5.25	**Reconnection of Stormwater Drain 100mm**			No	
5.25	Establishment Fee		I	No	$156.15
5.25	Per metre		I	No	$36.95
5.25	Opening kerb for drain pipe (maximum length 0.5m)		I	No	No Fee
5.25	Adjustments to 100mm diameter stormwater pipes - min charge/metre		I	Yes	No Fee
5.25	Junction Pit-New Stormwater Pit size 900mm square and 1.2m depth with heavy duty gatic cover				$3,313.00
5.25	Inlet Pit- New Stormwater Pit size 600mm square and 1.2m depth with Grate only (Bicycle Safe Grate and Frame)				$4,158.00
5.25	Road Grated Kerb Inlet Pit- New Stormwater Pit size 600mm X 1200mm and 1.2m depth with Grate (Bicycle Safe Grate and Frame) and Extended Kerb Inlet Lintel 3.7m long (external)				$6,400.00
5.25	Pipe 375mm Diameter ipe-Reinforced Concrete Rubber Ring Spigot and Socket Jointed Class 3- 1.2m deep				$1,246.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
6	SOCIAL AND COMMUNITY SERVICES				
6.1	CHILD CARE				
6.1	**Dundas Child Care Centre**				
6.1	Mon & Fri - per day (Pre-School & Baby/Toddler Room)		N	No	$101.00
6.1	Tue, Wed,Thur - per day (Pre-School & Baby/Toddler Room)		N	No	$103.00
6.1	**Possum Patch Child Care Centre**				
6.1	Mon & Fri - per day (Pre-School & Baby/Toddler Room)		N	No	$101.00
6.1	Tue, Wed,Thur - per day (Pre-School & Baby/Toddler Room)		N	No	$103.00
6.1	**Northmead/Redbank Children's Centre**				
6.1	Mon & Fri - per day (Pre-School & Baby/Toddler Room)		N	No	$101.00
6.1	Tue, Wed,Thur - per day (Pre-School & Baby/Toddler Room)		N	No	$103.00
6.1	**Jubilee Park Child Care Centre**				
6.1	Mon & Fri - per day (Pre-School & Baby/Toddler Room)		N	No	$101.00
6.1	Tue, Wed,Thur - per day (Pre-School & Baby/Toddler Room)		N	No	$103.00
6.1	**North Rocks Child Care Centre**				
6.1	Child Care Fees Possum and Wombat Room Fees charged per Day			No	$107.00
6.1	Child Care Fees Koala Room Fees charged per Day			No	$101.00
6.1	Child Care - Direct Debit Surcharge (Customers who choose to pay child care fees via credit card will incur Financial Institution surcharges) Fees charged per Transaction			No	As per Financial Institution Surcharge
6.1	**Late Pickup Fee for Child Care Centres - per every 5 minutes**			No	$10.00
6.1	**Long Day Care Registration**				
6.1	Long Day Care Bond (refundable when 2 weeks' notice is provided) per child			No	2 Weeks Fee
6.1	**ALL CHILD CARE CENTRES - ADMINISTRATION**				
6.1	Birthday Cakes - Cake for Centre child's birthday - each		N	Yes	$10.00
6.2	COMMUNITY CARE				
6.2	For all fees except packages, training, over 55's membership and activities, hardship provision for The Australian Government subsidises a range of aged care services to keep client fees reasonable and affordable. If you are eligible, you are expected to contribute to the cost of your care if you can afford to. You do not need an income assessment to access CHSP services and your age pension will not be affected by your contributions to the cost of your services. You will be assessed in terms of Pension and Commonwealth Seniors Health Care Card status to determine fee rate. Service providers should have a fee policy with arrangements for those who are unable to pay their fees due to hardship.				Note
6.2	A tiered fees structure will be introduced over two years to support transition. By 2019-2020 the Commonwealth Seniors/Low Income Health Card Holder discount will be 25% and there will be no discount for those with no concession				Note
6.2	**Individual -Full and part Pensioner Discounted Fee**				
6.2	Standard meal Package (home delivered) - per meal pack includes main meal, soup or standard dessert and juice			No	$7.40
6.2	Premium meal Package (home delivered) - per meal pack includes main meal, soup or Premium dessert and juice			No	$8.45
6.2	Standard meals (home delivered) - per salad meal pack includes salad main meal, soup or standard dessert and juice			No	$8.40
6.2	Extra Chilled/Frozen main Meal			No	$5.60
6.2	Extra Fresh main meal Salad			No	$7.20
6.2	Mini Chilled/Frozen meal			No	$4.55
6.2	Extra Standard Chilled/Frozen Dessert			No	$1.80
6.2	Extra Soup			No	$1.80
6.2	Extra Premium Chilled/Frozen Dessert			No	$2.40
6.2	Extra Juice			No	$0.55
6.2	Bread Roll and Butter			No	$1.05
6.2	Let's Dine Out Voucher			No	$7.40
6.2	**Individual - Discounted Fee for Commonwealth Senior Health Card Holders**				
6.2	Standard meal Package (home delivered) - per meal pack includes main meal, soup or standard dessert and juice			No	$10.20
6.2	Premium meal Package (home delivered) - per meal pack includes main meal, soup or Premium dessert and juice			No	$11.65
6.2	Standard meals (home delivered) - per salad meal pack includes salad main meal, soup or standard dessert and juice			No	$11.55
6.2	Extra Chilled/Frozen main Meal			No	$7.75
6.2	Extra Fresh main meal Salad			No	$9.95
6.2	Mini Chilled/Frozen meal			No	$6.25
6.2	Extra Chilled/Frozen Dessert			No	$2.50
6.2	Extra Soup			No	$2.50
6.2	Extra Premium Chilled/Frozen Dessert			No	$3.25

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
6.2	Extra Juice			No	$0.75
6.2	Bread Roll and Butter			No	$1.45
6.2	Let's Dine Out Voucher			No	$10.20
6.2	**Individual - Full Fees Market Rate**				
6.2	Standard meal Package (home delivered) - per meal pack includes main meal, soup or standard dessert and juice			No	$13.00
6.2	Premium meal Package (home delivered) - per meal pack includes main meal, soup or Premium dessert and juice			No	$14.80
6.2	Standard meals (home delivered) - per salad meal pack includes salad main meal, soup or standard dessert and juice			No	$14.75
6.2	Extra Chilled/Frozen main Meal			No	$9.85
6.2	Extra Fresh main meal Salad			No	$12.65
6.2	Mini Chilled/Frozen meal			No	$7.95
6.2	Extra Chilled/Frozen Dessert			No	$3.15
6.2	Extra Soup			No	$3.15
6.2	Extra Premium Chilled/Frozen Dessert			No	$4.20
6.2	Extra Juice			No	$1.00
6.2	Bread Roll and Butter			No	$1.80
6.2	Let's Dine Out Voucher			No	$13.00
6.2	Promotional Products at Cost Price for all tiered fees structure			No	Full Cost Recovery
6.2	**Individual -Full and part Pensioner Discounted Fee**				
6.2	Over 55's - Massage - Per 1/2 hour Massage			Yes	$19.10
6.2	Bus Trip / Pick up drop off - Minimum cost it will increase depends on Destination and activities - Non refundable			Yes	$12.75
6.2	Flexible Respite per Hour- Monday to Friday 8am to 8pm - Plus mileage fees where incurred @ $1.05 per Km			No	$9.60
6.2	Shopping Assistance with the volunteer when available- mileage fees applies where incurred @ $1.05 per Km			No	$0.00
6.2	Event Fees			No	$15.45
6.2	Lifelong Learning Programs per term - Over 55's - Non refundable			Yes	$40.30
6.2	House Mate Support per hour			No	$11.35
6.2	**Individual - Discounted Fee for Commonwealth Senior Health Card Holders**				
6.2	Over 55's - Massage - Per 1/2 hour Massage			Yes	$26.25
6.2	Bus Trip / Pick up drop off - Minimum cost it will increase depends on Destination and activities - Non refundable			Yes	$17.50
6.2	Flexible Respite per Hour- Monday to Friday 8am to 8pm - Plus mileage fees where incurred @ $1.05 per Km			No	$13.20
6.2	Shopping Assistance with the volunteer when available- mileage fees applies where incurred @ $1.05 per Km			No	$0.00
6.2	Event Fees			No	$21.30
6.2	Lifelong Learning Programs per term - Over 55's - Non refundable			Yes	$55.45
6.2	House Mate Support per hour			No	$17.00
6.2	**Individual - Full Fees Market Rate**				
6.2	Over 55's - Massage - Per 1/2 hour Massage			Yes	$33.45
6.2	Bus Trip / Pick up drop off - Minimum cost it will increase depends on Destination and activities - Non refundable			Yes	$22.25
6.2	Flexible Respite per Hour- Monday to Friday 8am to 8pm - Plus mileage fees where incurred @ $1.00 per Km			No	$16.80
6.2	Shopping Assistance per Hour - Plus mileage fees where incurred @ $1.00 per Km			No	$0.00
6.2	Event Fees			No	$27.05
6.2	Lifelong Learning Programs per term - Over 55's			Yes	$70.55
6.2	House Mate Support per hour			No	$22.65
6.2	**Person-centered Approach Training 3.5 hrs with 2 staff plus travel time**				
6.2	Organisation: NFP without Government Funding Plus travel cost of $324 per hour for 2 staff			Yes	$1,167.00
6.2	Organisation: NFP with Government Funding Plus travel cost of $453.20 per hour for 2 staff			Yes	$1,633.80
6.2	Organisation: Businesses and Government Agencies Plus travel cost of $647.40 per hour for 2 staff			Yes	$2,334.00
6.2	Individual: Person-centered Approach Training 3.5 hrs			Yes	$113.30
6.2	Integrated Carer Support Service, Coaching Peer Support, Carer directed Support Services			Yes	56.2
6.2	**Community Care Fees for NDIS - approved clients**			No	Refer to the fees and charges on https://www.ndis.gov.au/
6.2	**Community Care Fees for Home Care - approved clients (a basic daily fee of up to 17.5% of the single basic Age Pension an income-tested care fee if your income is over a certain amount)**			No	$10.50
6.2	Flexible Respite per Hour- Monday to Friday 8am to 8pm			No	$80.65
6.2	Social support per hour M-F 8 to 8			No	$80.65
6.2	Social Outings in a group * depending on the individual choice and support needs M-F			No	$40.35

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
6.2	Shopping Assistance per Hour M-F			No	$80.65
6.2	Lawn Mowing - per Hour or part there of			No	$79.55
6.2	Overgrown Lawns Surcharge			No	per quote
6.2	If permission for green bin not granted tipping fee applies			No	per quote
6.2	Home Care package Exit amount			No	$53.05
6.2	Admin Fee for Assistance with the cost of preparation and delivery of meals			No	$8.25
6.3	**ACCESSIBILITY AUDIT**				
6.3	City Of Parramatta Major Services and Facilities		C	Yes	$40.20
6.4	**COMMUNITY MINI-BUSES**				
6.4	Daily Administration Fee - non profit/community		F	Yes	$26.50
6.4	Daily Administration Fee - private		H	Yes	$36.05
6.4	Kilometre Rate - Minimum Rate Conditions Apply		F	Yes	$1.00
6.4	- Non Profit/Community Groups		F	Yes	$1.30
6.4	- Private		H	Yes	$3.40
6.4	**Penalties**				
6.4	Cancellation if less than 24 hours		Q	Yes	$79.60
6.4	Cleaning fee if not cleaned		Q	Yes	$101.00
6.4	Refuelling charge if not refuelled		Q	Yes	$101.00
6.5	**LIBRARY CHARGES**				
6.5	**Photocopying and Printing**				
6.5	A4 (B&W) per copy	RC106	N	Yes	$0.15
6.5	A3 (B&W) per copy	RC106	N	Yes	$0.30
6.5	A4 (Colour) per copy	RC106		Yes	$1.00
6.5	A3 (Colour) per copy	RC106		Yes	$1.50
6.5	Damaged/Lost Items except magazines - Original value of item PLUS Fee. If a book is lost or stolen from a borrower, or has been damaged while in his/her possession to an extent which renders it unusable, he/she shall pay to the Council the original value of the book. In the event of a book being part of a set or series, he/she shall pay the full value of the set or series in cases where the parts are not obtainable separately to reflect increased costs **No refunds applicable for lost and PAID FOR items.*	RC104	E	No	$18 + Original Cost of Item
6.5	Damaged/Lost Items magazines - Original value of item PLUS Processing Fee. If a magazine is lost or stolen from a borrower, or has been damaged while in his/her possession to an extent which renders it unusable, he/she shall pay to the Council the original value of the magazine. **No refunds applicable for lost and PAID FOR items.*	RC104		No	$5 + Original Cost of Item
6.5	Sale of discarded or donated items such as books, magazines etc Cost to be determined by Manager - Information & Library Services, depending on condition of items		C & N	Yes	Various Fees Apply
6.5	**Inter Library Loans**	RC113			
6.5	Administration cost for processing inter library loans		C	Yes	$5.00
6.5	Additional Charges to Requestor based on levies by supplying libraries: Monographs, Photocopying(upto 50 pages) and any additional charges council incur from supplying libraries etc.			Yes	Full Cost Recovery
6.5	**Facsimile**	RC113			
6.5	**Local**				
6.5	First Page		N	Yes	$3.00
6.5	Additional pages to same destination - per page		N	Yes	$1.00
6.5	**STD**				
6.5	First Page		N	Yes	$5.00
6.5	Additional pages to same destination - per page		N	Yes	$1.50
6.5	**International**				
6.5	First Page		N	Yes	$10.00
6.5	Additional pages to same destination - per page		N	Yes	$8.00
6.5	**Lost Borrower Card - replacement**		E	No	$7.00
6.5	**Temporary Card - usage fee**			Yes	$2.20
6.5	**Workshops/Training Seminars**	RC25			
6.5	Charge to conduct sessions, including payment of key speakers and library staff as tutors cost of venue and consumables - per applicant, per course		N	Yes	Various Fees Apply
6.5	**Children & Youth Activities**				
6.5	Select Activities - per participant	RC25	N	Yes	Various Fees Apply
6.5	**Merchandise**				
6.5	Library Merchandising (e.g. Library bags, technology resources) - Library Services - per item Minimum - (Costs to be determined by Manager Information & Library)		P	Yes	Various Fees Apply
6.6	**LIBRARY FACILITY HIRE**				
6.6	**Learning Centre (Fitzwilliam Street) / per hour**	RC25			
6.6	Commercial users		N	Yes	$90.00
6.6	Community users		G	Yes	$45.00
6.6	**Darug and Macquarie Room (Fitzwilliam Street) / per hour**	RC25			
6.6	Commercial users		N	Yes	$45.00
6.6	Community users		G	Yes	$20.00
6.6	**Cancellation Fee and Additional Charges**				

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
6.6	All cancellations must be received in writing at least ten (10) working days prior to the date of hiring the room. If less than ten (10) working days notice is given 50% of the hiring fee will be charged.			Yes	50% of the hiring fee + GST
6.6	Cost of hiring security/personnel/equipment			Yes	Full Cost Recovery
6.6	Replacement Cost for any damage/breakages			Yes	Full Cost Recovery
6.7	BOOK CLUB RESOURCES				
6.7	**Book Club Annual Fee**				
6.7	Annual fee to cover range of resources made available to Book Clubs in the LGA and to inter-library service to borrow resources from other libraries			Yes	Various Fees Apply
6.8	TOILET ACCESSIBILITY				
6.8	Master Locksmith Access Key (MLAK)				
6.8	Access to MLAK keys is restricted to people who have a disability, or who have written authority from: • A doctor • A disability organisation • Centre Management or the owner of a building with an MLAK-enabled facility on site				Note
6.8	Residents of City of Parramatta	RC706	G	No	No Fee
6.8	Non-residents of City of Parramatta	RC706	G	Yes	$19.65
7	DOMESTIC WASTE MANAGEMENT				
7.1	DOMESTIC WASTE MANAGEMENT CHARGE				
7.1	One Bin removed once weekly				
7.1	80 Litre Bin Service			No	$423.35
7.1	140 Litre Bin Service		J	No	$427.95
7.1	240 Litre Bin Service		J	No	$645.20
7.1	660 Litre Bin Service			No	$1,625.05
7.1	1100 Litre Bin Service			No	$2,227.90
7.1	**(a) Recycling Service Charge (Additional)**		C	No	$111.15
7.1	Provision of 240 Litre bin collected fortnightly				Note
7.1	**(b) Garden Waste Service (Additional)**		C	No	$111.15
7.1	Provision of 240 Litre bin collected fortnightly				Note
7.1	**(c) Extra Kerb side clean up (additional)**			No	$84.85
7.1	2 cubic metres pile in addition to the four pre-booked Council clean ups				Note
7.1	**(d) Street sweeper hire (minimum hire 4 hours) - per hr charge**			Yes	$280.05
7.1	**Service Availability Charge**				
7.1	Availability Charge on vacant land		D	No	$76.85
7.1	**Worm Farms**	RC201	H	Yes	$75.00
7.1	**Compost Bins**				
7.1	R4 236 Litre Bin		H	Yes	$54.50
7.1	**Bin Replacement**				
7.1	140 Litre Garbage Bin		J	No	$72.35
7.1	240 Litre Garbage Bin		J	No	$78.95
7.1	660 Litre Mobile Garbage Bin			No	$329.40
7.1	1100 Litre Mobile Garbage Bin			No	$439.20
7.1	360 Litre Recycle Bin only		J	No	$152.55
7.1	140 Litre Garbage Bin with gravity lock		J	No	$145.35
7.1	240 Litre Garbage Bin with gravity lock		J	No	$151.90
7.1	240L garbage & recycle service only		J	No	$531.50
8	RECREATIONAL FACILITIES AND PROGRAMS				
8.1	**Community Halls and Meeting Room Hire**				
8.1	Charges for the Reg Byrne Community Centre, Dundas Community Centre, Ermington Community Centre, Lake Parramatta Meeting Room, George Kendall Riverside Park Meeting Room, Jones Park, Don Moore Community Centre, John Curtin Meeting Room, North Rocks Senior Citizens Centre, Don Moore Reserve Meeting Room, Harry Todd Band Hall, Burnside Gardens Meeting Room, Epping Community Centre, Epping Leisure & Learning Centre, Roselea Community Centre, West Epping Community Centre, Newington Community Centre, Epping Masonic Hall (name TBC), Wentworth Point Community Hub * (name TBC) * Note: Wentworth Point Community Hub facility fee pricing will be trialled for the first year of operation and are introductory prices, subject to change in the future. Trial prices are indicative only and set in line with City of Parramatta's current facility's Fees and Charges categories.			Yes	applicable weekend rate + a 30% surcharge (+ GST)
8.1	Where applicable bonds maybe increased for events / functions that are deemed high risk.			No	increase in Bond Charges where applicable

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.2	PUBLIC HALLS HIRE:				
8.2	**Public Halls listing:** **Group 1:** Roselea Community Centre **Group 2:** Epping Community Centre (Main Hall), Don Moore Community Centre Hall, Ermington Community Centre Hall, Dundas Community Centre Hall, Harry Todd Band Hall, Newington Community Centre Hall, Epping Leisure & Learning Centre, Reg Byrne Main Hall **Group 3:** Jones Park, North Rocks Seniors Citizens Centre, West Epping Community Centre, Epping Community Centre (Upper Hall), Epping Community (Lower Hall)				Note
8.2	**Public Halls Fees - Weekday hourly rate (Mon - Fri evening):**				
8.2	Group 1 - Public Halls - Category A (100%)			Yes	$77.25
8.2	Group 1 - Public Halls - Category B (60%)			Yes	$46.35
8.2	Group 1 - Public Halls - Category C (50%)			Yes	$38.65
8.2	Group 1 - Public Halls - Category D (25%)			Yes	$19.30
8.2	Group 2 - Public Halls - Category A (100%)			Yes	$66.45
8.2	Group 2 - Public Halls - Category B (60%)			Yes	$39.90
8.2	Group 2 - Public Halls - Category C (50%)			Yes	$33.20
8.2	Group 2 - Public Halls - Category D (25%)			Yes	$16.65
8.2	Group 3 - Public Halls - Category A (100%)			Yes	$56.45
8.2	Group 3 - Public Halls - Category B (60%)			Yes	$33.85
8.2	Group 3 - Public Halls - Category C (50%)			Yes	$28.20
8.2	Group 3 - Public Halls - Category D (25%)			Yes	$14.10
8.2	**Public Halls Fees - Weekend hourly rate (Sat - Sun 6pm):**				
8.2	Group 1 - Public Halls - Category A (100%)			Yes	$112.50
8.2	Group 1 - Public Halls - Category B (60%)			Yes	$67.45
8.2	Group 1 - Public Halls - Category C (50%)			Yes	$56.25
8.2	Group 1 - Public Halls - Category D (25%)			Yes	$28.10
8.2	Group 2 - Public Halls - Category A (100%)			Yes	$94.10
8.2	Group 2 - Public Halls - Category B (60%)			Yes	$56.45
8.2	Group 2 - Public Halls - Category C (50%)			Yes	$47.05
8.2	Group 2 - Public Halls - Category D (25%)			Yes	$23.55
8.2	Group 3 - Public Halls - Category A (100%)			Yes	$75.35
8.2	Group 3 - Public Halls - Category B (60%)			Yes	$45.20
8.2	Group 3 - Public Halls - Category C (50%)			Yes	$37.65
8.2	Group 3 - Public Halls - Category D (25%)			Yes	$18.85
8.3	**MEETING ROOMS HIRE:**				
8.3	Meeting Rooms listing: Group 1: Reg Byrne Meeting Room, John Curtin Meeting Room , Roselea Small Hall, Burnside Gardens Community Centre, Epping Masonic Hall (name TBC), Wentworth Point Community Hub - Art Space 1*, Art Space 2*, Meeting Room*, Dance Studio* Group 2: Fitzwilliam Meeting Rooms, Dundas Community Centre Craft Room, Dundas Community Centre Meeting Room 1, Ermington Community Centre Meeting Room, Lake Parramatta Meeting Room, Newington Community Centre Meeting Room, Epping Community Centre Meeting Room, Epping Community Centre Lower Meeting Room, Don Moore Community Centre Meeting Room 2, Don Moore Community Centre Meeting Room 3 and Don Moore Community Centre Gymnasium, Constitution Hill Library Meeting Room (after hours), Wentworth Point Community Hub - Music Room 1*, Music Room 2*, Music Room 3* Group 3: George Kendall Meeting Room, Don Moore Reserve Meeting Room, Constitution Hill Library Meeting Room (during library operating hours)				Note
8.3	**Meeting Rooms Fees - Weekday hourly rate (Mon - Fri and after 6pm Sun):**				
8.3	Group 1 - Meeting Rooms - Category A (100%)			Yes	$48.45
8.3	Group 1 - Meeting Rooms - Category B (60%)			Yes	$29.05
8.3	Group 1 - Meeting Rooms - Category C (50%)			Yes	$24.25
8.3	Group 1 - Meeting Rooms - Category D (25%)			Yes	$12.10
8.3	Group 2 - Meeting Rooms - Category A (100%)			Yes	$44.15
8.3	Group 2 - Meeting Rooms - Category B (60%)			Yes	$26.45
8.3	Group 2 - Meeting Rooms - Category C (50%)			Yes	$22.05
8.3	Group 2 - Meeting Rooms - Category D (25%)			Yes	$11.02
8.3	Group 3 - Meeting Rooms - Category A (100%)			Yes	$39.25
8.3	Group 3 - Meeting Rooms - Category B (60%)			Yes	$23.55
8.3	Group 3 - Meeting Rooms - Category C (50%)			Yes	$19.60
8.3	Group 3 - Meeting Rooms - Category D (25%)			Yes	$9.85
8.3	**Meeting Rooms Fees - Weekend hourly rate (Fri evening - Sun):**				
8.3	Group 1 - Meeting Rooms - Category A (100%)			Yes	$58.15
8.3	Group 1 - Meeting Rooms - Category B (60%)			Yes	$34.90
8.3	Group 1 - Meeting Rooms - Category C (50%)			Yes	$29.05
8.3	Group 1 - Meeting Rooms - Category D (25%)			Yes	$14.50
8.3	Group 2 - Meeting Rooms - Category A (100%)			Yes	$53.15

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.3	Group 2 - Meeting Rooms - Category B (60%)			Yes	$31.85
8.3	Group 2 - Meeting Rooms - Category C (50%)			Yes	$26.60
8.3	Group 2 - Meeting Rooms - Category D (25%)			Yes	$13.35
8.3	Group 3 - Meeting Rooms - Category A (100%)			Yes	$48.80
8.3	Group 3 - Meeting Rooms - Category B (60%)			Yes	$29.30
8.3	Group 3 - Meeting Rooms - Category C (50%)			Yes	$24.40
8.3	Group 3 - Meeting Rooms - Category D (25%)			Yes	$12.20
8.3	Meeting Rooms Fees - block rate of 8 hours or 4 hours:				SH
8.3	Group 4 - CoWorking Desk - 8 hour booking - Category A (100%)			Yes	$33.00
8.3	Group 4 - CoWorking Desk - 8 hour booking - Category B (60%)			Yes	$20.00
8.3	Group 4 - CoWorking Desk - 8 hour booking - Category C (50%)			Yes	$16.50
8.3	Group 4 - CoWorking Desk - 8 hour booking - Category D (25%)			Yes	$8.25
8.3	Group 4 - CoWorking Desk - 4 hour booking - Category A (100%)			Yes	$20.00
8.3	Group 4 - CoWorking Desk - 4 hour booking - Category B (60%)			Yes	$12.00
8.3	Group 4 - CoWorking Desk - 4 hour booking - Category C (50%)			Yes	$10.00
8.3	Group 4 - CoWorking Desk - 4 hour booking - Category D (25%)			Yes	$5.00
8.3	**PUBLIC HALLS / MEETING ROOMS HIRE TERMS & CONDITIONS:** - Minimum of 4 hours for Public Halls (weekend only) - Minimim of 2 hours for meeting rooms (weekend only) - Weekend is Saturday until 6pm Sunday - Day rate is calculated on any booking over 7 hours and will be capped at a maximum of 10 hours per day - Bonds will be applied at the discretion of Council if deemed high risk. If applicable, the following rates will apply:				Note
8.3	**4 User Categories** **Category A (100% of market rate)** - Large Business -Corporations -Commonwealth and State Government agencies **Category B (60% of market rate)** - Small businesses - Local Councils - Social functions (eg weddings) **Category C (50% of market rate)** - Not for profit organisations that receive Commonwealth and/or NSW Government funding - Not for profit organisations that predominantly operate businesses (eg registered clubs) **Category D (25% of market rate)** - Not for profit organisations that do not receive Commonwealth and/or NSW Government funding				Note
8.3	**Transitional Arrangements:** All new hirers from 1 July 2017 will pay the relevant Category and hall/room fee as to be recommended in the fees schedule (see above) All existing hirers from 1 July 2017 will pay either a 10% increase (that includes CPI) on their existing hourly rate or the actual increase to the category benchmark if the new fee is 10% or less of their existing fee. The fee will continue to rise by 10% each year until it catches up with the category benchmark fee. All existing hirers from 1 July 2017 that have paid no fees previously will pay 10% (that includes CPI) of the category benchmark fee. The fee will continue to rise by 10% each year until it catches up with the category benchmark fee				Note
8.3	**Booking Variation - Minimum** Variations to confirmed bookings may incur a fee at Council's discretion on a cost recovery basis.	CM	C	Yes	$31.85
8.3	**Booking Cancellation: All cancellations must be in writing.**				
8.3	Cancellation Fee to apply if less than 14 days notice is given for a cancellation			Yes	50% of the Total Charge (+ GST)
8.3	**Penalty Rates**				
8.3	Minimum penalty for not complying with Conditions of Hire including cleaning, damage and garbage. (Maximum fee as assessed)	CM	Q	Yes	Maximum fee as assessed
8.3	Fire brigade calls outs.	CM	Q	Yes	As prescribed by Fire NSW
8.3	Breakage of Equipment or Damage to Building or Fixtures	CM	Q	Yes	Full Cost Recovery
8.4	**AQUATIC CENTRES**				
8.4	**Macarthur Girls High School lap swimming and Swim School only. Recreational swimming only available at Epping Aquatic Centre**				
8.4	Adult Entry (ages 18 and over)	CM	C & N	Yes	$6.40
8.4	Child Entry (ages 5 to 17 inclusive)	CM	C & N	Yes	$4.75
8.4	Spectator Fee	CM	C & N	Yes	$3.40
8.4	Child Entry (ages 4 and under) - Free	CM	A	No	No Fee

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.4	Family Entry (up to 2 adults and 2 children or 1 adult and 3 children) Epping Aquatic Only	CM	C & N	Yes	$20.20
8.4	Family B1 (2 adults + 3 children/1 adult + 4 children) Epping Aquatic Only	CM	C & N	Yes	$21.20
8.4	Family B2 (2 adults + 5 or 6 children) Epping Aquatic Only	CM	C & N	Yes	$29.70
8.4	Family C (8 + people) Epping Aquatic Only	CM	C & N	Yes	$31.85
8.4	Concession Entry (holders of a Pensioner Concession Card, Health Care Card or Commonwealth Seniors Health Card issued by Centre link or a Pensioner Concession Card issued by Department of Veterans' Affairs, Student card (school, TAFE, University or other formal educational provider)).	CM	C & N	Yes	$4.75
8.4	**Free Aquatic Centre Family Pass** - A one-off free aquatic centre family pass is to be distributed to Parramatta LGA families.Epping Aquatic Only			No	No Fee
8.4	**Free Aquatic entry for seniors and disability card holders** - Council is to dedicate one day each week for free entry for seniors who are eligible for Senior's Card under NSW Government's scheme and disability card holders and their carers to Council's aquatic centres and reside in the Parramatta LGA			No	No Fee
8.4	**School Groups (subject to official booking made prior to entry - school hours only) Epping Aquatic Centre only**	CM	C & N	Yes	$4.35
8.4	Adult 20 Visit Pass	CM	C & N	Yes	$114.55
8.4	Child/Pensioners 20 Visit Pass	CM	C & N	Yes	$85.95
8.4	Student 20 Visit Pass	CM	C & N	Yes	$85.95
8.4	Spectator 10 visit pass	CM	C & N	Yes	$30.40
8.4	Aqua Pass - single entry (Aqua Aerobics)	CM	C & N	Yes	$9.40
8.4	**Aqua Aerobics:**				
8.4	Casual - Adult	CM	C & N	Yes	$13.30
8.4	Concession Casual - Student	CM	C & N	Yes	$11.10
8.4	5 ticket - Adult	CM	C & N	Yes	$55.70
8.4	Concession 5 ticket - Student	CM	C & N	Yes	$50.95
8.4	20 ticket - Adult	CM	C & N	Yes	$212.20
8.4	Concession 20 ticket - Student	CM	C & N	Yes	$180.35
8.4	**Memberships**				
8.4	Child Membership - 3 months & concession 3 months	CM	C & N	Yes	$175.70
8.4	Adult Membership - 3 months	CM	C & N	Yes	$230.60
8.4	Child Membership - 6 months + Concession 6 month membership	CM	C & N	Yes	$297.05
8.4	Adult Membership - 6 months	CM	C & N	Yes	$406.35
8.4	Family Membership (up to nominated 2 adults and 2 children or 1 adult and 3 children)				Note
8.4	* Family 6 months membership	CM	C & N	Yes	$456.20
8.4	(Each additional child on the 6 month family membership)	CM	C & N	Yes	$154.90
8.4	*Family 3 months membership	CM	C & N	Yes	$264.20
8.4	(Each additional child on the 3 month family membership)	CM	C & N	Yes	$79.05
8.4	Inflatable - 6 rides - Epping Aquatic Centre Only	CM	C & N	Yes	$5.35
8.4	Inflatable - unlimited rides - Epping Aquatic Centre Only	CM	C & N	Yes	$12.75
8.4	**Swimming Carnival**				
8.4	Swimming Carnival (Day) - full day (up to 6 hours) - use of the 50m pool only (Parramatta LGA) PLUS normal Pool entry. Use of additional facilities will attract normal hire rates **Epping Aquatic Centre ONLY**	CM	C & N	Yes	$424.35
8.4	Swimming Carnival (Day) - full day (up to 6 hours) - use of the 50m pool only (Non-Parramatta LGA) PLUS normal Pool entry. Use of additional facilities will attract normal hire rates **Epping Aquatic Centre ONLY**	CM	C & N	Yes	$509.30
8.4	Half Day **Epping Aquatic Centre ONLY**	CM	C & N	Yes	$212.20
8.4	**Swimming Carnival - Other Charges: Epping Aquatic Centre ONLY**				
8.4	Cancellation Fee	CM	C & N	Yes	$223.00
8.4	Cleaning Fee	CM	C & N	Yes	$106.10
8.4	Additional Supervising Staff (pp p/hr)	CM	C & N	Yes	$53.05
8.4	Late Fee (per 15 mins or part thereof)	CM	C & N	Yes	$53.05
8.4	Swimming Carnival (Evening) - after 6pm (Plus normal Pool entry) **Epping Aquatic Centre ONLY**	CM	C & N	Yes	Price provided on application + Normal Pool Entry (+ GST)
8.4	**Waterpolo Epping Aquatic Centre ONLY**				
8.4	Water Polo Games	CM	C & N	Yes	$8.00
8.4	per person (Minimum charge of 20 players per game)	CM	C & N	Yes	$6.90
8.4	Water Polo Per Hour (in addition to admission fee)	CM	C & N	Yes	$55.70
8.4	**Lane Hire Epping Aquatic Centre ONLY**				

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.4	**Preferred Hirers (as defined in the Terms & Conditions) Will receive:** - Up to 18 Hours of Lane Space per week - Free (Swimming only does not include Water Polo) - Priority Booking over other external Hirers - Receive up to 8 passes for the Executive Committee for use during periods of official hire for preferred hirers activities. - School groups (School hours only) and local not-for-profit swimming, diving, synchronised swimming, water polo clubs and other local not-for-profit organisations are subject to official booking				Note
8.4	1 x 50m Lane - per hour	CM	C & N	Yes	$9.60
8.4	1 x 25m Lane - per hour	CM	C & N	Yes	$7.50
8.4	Toddlers Pool - Thirds Only - per hour	CM	C & N	Yes	$7.50
8.4	Plus normal pool entry				Note
8.4	**Casual Lane Hire Epping Aquatic Centre ONLY**				
8.4	- All other hirers				Note
8.4	1 x 50m Lane - per hour	CM	C & N	Yes	$36.10
8.4	Toddlers Pool - Thirds Only - per hour	CM	C & N	Yes	$30.80
8.4	Plus normal pool entry				Note
8.4	General Lane Hire Booking - per lane per hour	CM	C & N	Yes	$39.30
8.4	**Pool Hire - After Hours -** The combination of pool hire and participant entry fees must allow full cost recovery Otherwise a surcharge to cover the difference will be incurred Bookings at discretion of Aquatic Operations Manager. Price on Application	CM	H	Yes	Full Cost Recovery
8.4	**Pool Hire for Commercial Use Epping Aquatic Centre ONLY**				
8.4	* Requests received from organisations for promotions, advertising commercial or exclusive use. This is at the discretion of the Manager Social and Community Services			Yes	Fee to be negotiated where commercial benefit is gained by hirer (or waived where there is significant benefit to Council
8.4	**School Fun Days Epping Aquatic Centre ONLY**				
8.4	Entry to and use of Waterslide - School Hours Only - per entry * Subject to Official Booking.		C & N	Yes	$8.50
8.4	**Swim School**				
8.4	Adult Cost per lesson - 1 lesson per week		C & N	No	$16.50
8.4	Child Cost per lesson - 1 lesson per week		C & N	No	$16.50
8.4	Cancellation Fee for School Picnic Days Epping Aquatic Centre ONLY		C & N	Yes	$53.05
8.4	**Swim School - Concession**				
8.4	Adult concession rate 10 weeks - 1 lesson per week			No	$12.20
8.4	Child concession rate 10 weeks - 1 lesson per week			No	$12.20
8.4	**Holiday Intensive Program - Concession**				
8.4	Adult concession rate			No	$12.20
8.4	Child concession rate			No	$12.20
8.4	**Holiday Intensive Program**				
8.4	Adult		C & N	No	$16.50
8.4	Child		C & N	No	$16.50
8.4	**School - Learn to Swim (Child) per Lesson (Parramatta LGA) Epping Aquatic Centre ONLY**		C & N	No	$9.60
8.4	**School - Learn to Swim (Child) per Lesson (non-Parramatta LGA)**		C & N	No	$10.60
8.4	Aquatic / Life Saving Program - Price on application **Epping Aquatic Centre ONLY** Private learn to swim lessons (Per Lesson)		C & N	No	$63.65
8.4	**Learn-to-Swim** LTS: 10% discount for 2 or more lessons a week per term - Promotional offers and marketing campaigns may be offered that vary the Swim School Charges above at the discretion of the Manager Social and Community Services & Service Manager Recreation Facilities & Programs				Note
8.4	**Aqua/Dry Programs**		C & N	Yes	Price on application
8.5	**PUBLIC PROGRAMS Epping Aquatic Centre ONLY**				
8.5	**Public Programs - per person** Note: that it is not appropriate to determine fees for individual programs - programs provided vary constantly based on community needs, seasonal variances etc. Some programs will cross subsidise others		C & N	Yes	Fee Subject to program characteristics such as duration and equipment provided
8.5	**Squad Rates**				
8.5	Term Fees (1 session per week) 10 Sessions per term (NSW Gov Sch Term)		C & N	Yes	$150.00
8.50	**Squad Rates - Concession**				
8.5	Term Fees (1 session per week) 10 Sessions per term (NSW Gov Sch Term)		C & N	Yes	$150.00

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.5	Aquatic Centres may throughout the year deliver promotional activities specifically for aquatic programs these promotional activities are to be endorsed and approved by management before engagement with the community		C & N	Yes	Note
8.6	**SPORTING FIELDS, PARKS & RESERVES**				
8.6	**Booking Variation and Cancellation Fee - Minimum -** Variations to confirmed bookings may incur a fee at Council's discretion on a cost recovery basis.	CM	C	Yes	$31.90
8.6	Cancellation Fee applicable if 14 days notice is given for a cancellation			Yes	50% of the Total Charge
8.6	A Grade Fields - Old Saleyards, West Epping B Grade Fields - Barton, Belmore (Richie Benaud), Binalong, Boronia, Curtis/Dundas Park, North Rocks, Hazel Ryan, Harold West, Northmead, Eric Primrose, FS Garside, George Kendall - Upper Area, Max Ruddock, Ollie Webb, Robin Thomas, Rydalmere, Sir Thomas Mitchell C Grade Fields - Arthur Phillip (Redbank), Cox, Dan Mahoney, Doyle Ground, George Kendall - Lower Area, Homelands, Somerville, Wilson, Roselea, Murray Farm, Jones Park, Kingsdene, John Curtin, McCoy Park, Upjohn Park D Grade Fields - PH Jeffery, Carlingford HS				Note
8.6	**(A) Seasonal Hire of Sporting Fields (26 weeks)**				
8.6	Full Day - Full Sized (Senior) Field - per Field				
8.6	* A Grade	CM	C	Yes	$1,887.90
8.6	* B Grade	CM	C	Yes	$997.15
8.6	* C Grade	CM	C	Yes	$753.15
8.6	* D Grade	CM	C	Yes	$623.15
8.6	Half Day or Evening - Full Sized (Senior) Field - per Field				
8.6	* A Grade	CM	C	Yes	$940.50
8.6	* B Grade	CM	C	Yes	$490.25
8.6	* C Grade	CM	C	Yes	$376.60
8.6	* D Grade	CM	C	Yes	$301.25
8.6	Full Day - Half Sized (Junior) Field - per Field				
8.6	* A Grade	CM	C	Yes	$940.50
8.6	* B Grade	CM	C	Yes	$490.25
8.6	* C Grade	CM	C	Yes	$376.60
8.6	* D Grade	CM	C	Yes	$301.25
8.6	Half Day or Evening - Half Sized (Junior) Field - per Field				
8.6	* A Grade	CM	C	Yes	$472.50
8.6	* B Grade	CM	C	Yes	$243.80
8.6	* C Grade	CM	C	Yes	$188.50
8.6	* D Grade	CM	C	Yes	$153.40
8.6	Canteen - Full Day and Half Day - Seasonal Use Canteen				
8.6	Netball Courts - per Court	CM	C	Yes	$75.75
8.6	Additional Usage outside Seasonal Hire Agreement			Yes	5% of Seasonal Fee
8.6	Sportsground Floodlighting			Yes	75% of Actual Cost + GST
8.6	The approval of Night Games is subject to the conditions of the DA Consent. One-off night games will be subject to Council's approval. Designated fields must meet the Australian Standards for floodlighting			Yes	Price will be supplied on application and approval
8.6	**Synthetic Sportsfields:**				
8.6	Season Rate per hour			Yes	$44.55
8.6	Casual Rate per hour			Yes	$77.95
8.6	School Rate per hour			Yes	$15.90
8.6	Professional Rate per hour per field			Yes	$164.80
8.6	Commercial Rate per hour per field			Yes	$257.50
8.6	Three Quarter Size and Half Size Synthetic Fields will be charged at 75% and 50% of full size rate			Yes	$0.00
8.6	**(B) School Hire of Sporting Fields (each use)**				
8.6	Locally-based Schools and school sport associations; or those serving the local community – 100% discount for the use of Council sportsgrounds during regular school hours and term dates. Use outside regular school hours and term dates – seasonal and casual hire rates apply.				100% Discount
8.6	**(C) Casual Use of Parks, Reserves and Sports Fields**				
8.6	There is no fee for community social bookings of 50 people or less for Parks & reserves (excludes sportsfields)	CM	A	No	No Fee
8.6	**Commercial**				
8.6	Profit-making event or activity that could include obtaining funds from sponsors, the public, franchises and/or include the distribution of prize money eg. circuses, competitions, theatre projections.				No Fee
8.6	**Social**				

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.6	Non-profit social gatherings involving a specific group eg. company employees, members of family for picnics, gala days and presentations days. 'Social' does not include schools or community service categories or weddings.				No Fee
8.6	Community Benefit or Service - Income Generating An event or activity that is co-ordinated by a community organisation and/or aims to benefit the general community. However, the event or activity is funded through sponsorship or government funding, has a participation fee or income generated through the sale of goods or services or some other means. Community Benefit or Service - Non Income Generating An event or activity that is co-ordinated by a community organisation and/or aims to benefit the general community. The event or activity does not generate any income through fees or funding or any other means.				Note
8.6	**Special Event/Performance (Rate Per Day)**				
8.6	- Commercial- Fees for Hire or use of facilities	CM	N	Yes	$1,502.75
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	- Community Benefit/Service (Income & Non Income Generating)- Fees for Hire or use of facilities	CM	C	Yes	$376.80
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	**Sporting Events & Community Gatherings**				
8.6	- Commercial- Fees for Hire or use of facilities	CM	N	Yes	$752.40
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	- Coaching Clinics- Fees for Hire or use of facilities	CM	C	Yes	$225.10
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	- Social & Community	CM	C	Yes	$112.60
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	**Weddings (Rate Per Day)**				
8.6	- Ceremony (including Photography) - Fees for Hire or use of facilities	CM	N	Yes	$153.75
8.6	- Bond			No	at the discretion of Council and will be discussed on application
8.6	**Organised or commercial group fitness and personal training - per season (26 weeks)**				
8.6	1 -2 participants (maximum of 12, 2-hour sessions per week)	CM	N	Yes	$264.25
8.6	3-9 participants (maximum of 12, 2-hour sessions per week)	CM	N	Yes	$531.85
8.6	Bond at the discretion of Council			No	minimum $250
8.6	10-18 participants (maximum of 8, 2.5 hour sessions per week)	CM	N	Yes	$797.70
8.6	Bond at the discretion of Council			No	minimum $500
8.6	Use of sports fields by organised or commercial group fitness and personal trainers will incur both the Fitness Trainers permit fee and the applicable charges for the respective sports field (excludes 1 - 2 participants). For non-sports field locations fees will be charged at Category D as detailed in the above charges for the seasonal hire of sports fields				Note
8.6	**Seasonal Hire - per season 26 weeks**				
8.6	Formal organised groups only, no commercial use.				
8.6	Half day	CM	N	Yes	$298.75
8.6	Full day	CM	N	Yes	$619.80
8.6	**Additional Hire Dates Sessions per full day or half day - 5% of Seasonal Fee, Plus GST**				
8.6	Bond			No	at the discretion of Council and will be discussed on application
8.6	**Lake Parramatta - use of water for events and activities (Per Day)** (in addition to hire charge for use of Lake Parramatta Reserve)				

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.6	Bond			No	at the discretion of Council and will be discussed on application
8.6	Commercial Use	CM	N	Yes	$467.77
8.6	Social & Community	CM	N	Yes	$112.60
8.6	Community Benefit/Service Non-Income Generating	CM	C	Yes	No Fee
8.6	**Additional Charges for Sporting Fields Parks and Reserves**				
8.6	The use and erection of structures including jumping castles, petting zoos, stalls, marquees, staging, and sound amplification	CM	N	Yes	$106.80
8.6	Bond for provision of key - per key				
8.6	Schools	121.00	N	No	$50.00
8.6	All other park and sports field hirers	121.00	N	No	$150.00
8.6	Provision of replacement key for lost or stolen key will forfeiture bond. The above fees are only for the hire of the space and administrative costs. All additional Council costs relating to the booking will be recouped from the hirer, eg staffing extra bins and rubbish collections, cleaning, set up and site restoration. All bonds are at Council's discretion. That is, it may be appropriate for a lower bond to be charged depending on the potential impact of the activity.				Note
8.6	Replacement Keys for Lost Keys/ additional requests for sportsgrounds			Yes	$106.10
8.6	**Transitional arrangements** The new fees for the hire of all sports fields in the City of Parramatta from 2017-18 will use a pricing approach that includes consideration of the Grade of field, half or full day hire etc. As a result of harmonising the fees, many sporting clubs will have a reduction in their hire fees in 2017-18. Where hirers of sports fields have new fees that are calculated to be more than 10% higher than their 2016/17 fee for the same fields and times (whether those fees were applied by City of Parramatta, Auburn, Holroyd, Hills and Hornsby Council), City of Parramatta will only charge an increased fee of 10% p/a until the full rate for that Grade of field and level of usage is achieved.				Note
8.7	**TENNIS COURT FEES (per hour)**				
8.70	Casual day rate			Yes	$10.00
8.70	Casual night rate			Yes	$12.00
8.70	Permanent day rate			Yes	$10.00
8.70	Permanent night rate			Yes	$12.00
8.70	Professional casual			Yes	$25.00
8.70	Professional permanent			Yes	$15.00
8.70	Wentworth Point Community Hub			Yes	
8.8	**BUSKERS PERMIT**				
8.9	**RECREATION & LEISURE PROGRAMS**				
8.9	Note that it is not appropriate to determine fees for individual programs - programs provided vary constantly based on community needs, seasonal variances etc. Some programs will cross subsidise others	CM	C & N	Yes	Various Fees Apply
8.9	External Provider advertising fee in School Holiday Guide (9cm x 6cm)	N	N	Yes	$159.10
8.10	**FILMING IN AREAS UNDER COUNCIL'S CONTROL**				
8.10	**Use of Council Buildings** - Additional charge as per Council's Schedule of Fees and Charges where applicable or to be determined by Council Officers at the time of application			Yes	Fee where applicable or to be determined by Council at time of application
8.10	**Use of Roads and Road Closures** - Additional charge as per Council's Schedule of Fees and Charges where applicable or to be determined by Council Officers at the time of application			Yes	Fee where applicable or to be determined by Council at time of application

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
8.11	FEES & CHARGES FOR FILMING APPLICATIONS				
8.11	Ultra Low - per day - as per the Local Government Filming Protocols - No more than 10 crew No disruption is caused to Council's stakeholder, retailers or motorists or other events in the vicinity of the activities Activities are contained to footways or public open space areas only Public safety is maintained at the locations at all times during the conduct of the activities Vehicles associated with the conduct of the activities are legally parked at all times and are not driven onto footways, parks or plaza areas		A	Yes	No Fee
8.11	Low - per day - as per the Local Government Filming Protocols: 11 - 25 crew No more than 4 trucks / vans. No construction. Minimal equipment / lighting Small or no unit base required. Usually 1 - 2 locations	694.00	G&M	Yes	$233.40
8.11	Medium - per day - as per the Local Government Filming Protocols: 25 - 60 crew No more than 10 trucks. Some construction. Equipment used for example dolly, trucks, medium sized cranes and jibs Unit base required. No more than 4 locations	694.00	G&M	Yes	$455.25
8.11	High - per day - as per the Local Government Filming Protocols: 50+crew. 10+trucks Significant construction. Extensive Equipment. Large unit base required. 4+ locations	694.00	G&M	Yes	$758.00
8.12	BICYCLE LOCKER HIRE				
8.12	Locker rental key deposit	RC800		Yes	$65.75
8.12	3 calendar months hire	RC801		Yes	$66.85
8.12	12 calendar months hire	RC802		Yes	$264.15
9	DEVELOPMENT AND TRAFFIC SERVICES				
9.1	DEVELOPMENT SERVICES				
9.1	**The following DEVELOPMENT APPLICATIONS FEES are prescribed under the Environmental Planning & Assessment Regulation 2000 (EP&A Reg) Part 15, Division 1, Clause 246A to 256B unless otherwise indicated.** NOTE: If two or more fees are applicable to a single development, such as an application to subdivide land and erect a building on one of the lots created by the subdivision, the maximum fee payable for the development is the sum of those fees - EP&A Reg Cl. 254				Note
9.2	DEVELOPMENT INVOLVING THE ERECTION OF A BUILDING, THE CARRYING OUT OF WORK OR THE DEMOLITION OF A WORK OR A BUILDING				
9.2	NOTE: Fees determined under items 18.1 do not apply to a development involving the erection of a dwelling-house with an estimated construction cost of $100,000 or less - EP&A Reg Cl. 247 - Refer 18.3 NOTE: In determining the fee for a development, Council must make its determination by reference to a genuine estimate of the costs associated with the construction of a building or work, preparation of a building for the purpose it is to be used or the demolition of a building or work - EP&A Reg Cl. 255 NOTE: The Department of Planning Monitoring and Review Levy applies to developments over $50,000 and the following fees apply based on the estimated cost of the development - EP&A Reg Cl. 246B. The above Levy includes a fee of 64 cents per $1000 where the estimated cost of the proposed development exceeds $50,000 - EP&A Reg Cl. 256A				Note
9.2	Up to $5,000		M	No	$110.00
9.2	$5,001 - $50,000		M	No	$170.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) of the estimated cost		M	No	$3.00
9.2	$50,001 - $250,000		M	No	$352.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $50,000		M	No	$3.65
9.2	$250,001 - $500,000		M	No	$1,160.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $250,000		M	No	$2.35
9.2	$500,001 - $1,000,000		M	No	$1,745.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $500,000		M	No	$1.65
9.2	$1,000,001 - $10,000,000		M	No	$2,615.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $1,000,000		M	No	$1.45
9.2	More than $10,000,000		M	No	$15,875.00
9.2	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $10,000,000		M	No	$1.20

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.2	NB: For each Development Application having an estimated cost exceeding $50,000 a proportion of fees paid are to be remitted to the Director General as per Clause 256A of the EP&A Regulations 2000.				$0.00
9.3	**APPLICATION FOR A PERMIT TO REMOVE/PRUNE A TREE/S**				$0.00
9.3	Administration Fee applies to development applications and/or tree preservation order applications. Single fee structure for all tree applications. Pensioner discount of 25% on the total application fee (holders of a Pensioner Concession Card, Commonwealth Seniors Health Card issued by Centre link or a Pensioner Concession Card issued by Department of Veterans' Affairs)				$0.00
9.3	1 Tree		E	No	$125.00
9.3	Each additional tree			No	$103.00
9.4	**DEVELOPMENT INVOLVING APPLICATION FOR ADVERTISEMENTS OR ADVERTISING SIGNS - EP&A Reg Cl. 246B(2)**				
9.4	Base - for one advertisement		M	No	$285.00
9.4	PLUS for each advertisement in excess of one OR the fee calculated in accordance with item 18.1, whichever is the greater		M	No	$93.00
9.4	Development involving the erection of a dwelling - house with an estimated construction cost of $100,000 or less - EP&A Reg Cl. 247		M	No	$455.00
9.5	**DEVELOPMENT TO BE REFERRED TO A DESIGN EXCELLENCE ADVISORY PANEL**				
9.5	Additional to any other fees payable:		L	No	$0.00
9.5	Initial consideration for developments - 3 storeys or less		L	No	$1,705.00
9.5	- more than 3 storey		L	No	$3,410.00
9.5	Subsequent referral for developments - 3 storeys or less		L	No	$570.00
9.5	- more than 3 storey		L	No	$1,140.00
9.6	**DEVELOPMENT INVOLVING THE SUBDIVISION OF LAND (SUBDIVISION FEE) - EP&A Reg Cl. 249**				
9.6	Other than strata subdivision:				
9.6	Involving the opening of a public road		M	No	$665.00
9.6	PLUS for each additional lot created		M	No	$65.00
9.6	Not involving the opening of a public road		M	No	$330.00
9.6	PLUS for each additional lot created		M	No	$53.00
9.6	Strata Subdivision		M	No	$330.00
9.6	PLUS for each additional lot created		M	No	$53.00
9.6	Subdivision & Engineering Construction Compliance Inspections:				
9.6	DEVELOPMENT NOT INVOLVING THE ERECTION OF A BUILDING, THE CARRYING OUT OF A WORK, THE SUBDIVISION OF LAND OR THE DEMOLITION OF A BUILDING OR WORK - EP&A Reg Cl. 250		M	No	$285.00
9.7	**DESIGNATED DEVELOPMENT - EP&A REG CL. 251**				
9.7	Specific type of development as described in EP&A Reg Schedule 3, Part 1				
9.7	Additional to any other fees payable		M	No	$920.00
9.8	**ADVERTISING AND/OR NOTIFICATION OF A DEVELOPMENT APPLICATION - EP&A Reg Cl. 252**				
9.8	Additional fee to any other fees payable:				
9.8	(a) in the case of designated development		M	No	$2,220.00
9.8	(b) in the case of advertised development		M	No	$1,105.00
9.8	(c) in the case of prohibited development		M	No	$1,105.00
9.8	(1) New dwelling and alterations/additions to existing dwelling		M	No	$104.00
9.8	(2) Other residential development i.e. dual occupancy		M	No	$260.00
9.8	(3) Non residential development		M	No	$208.00
9.8	NOTE: The consent authority must refund so much of the fee paid under this clause as is not spent in giving the notice				Note
9.9	**DEVELOPMENT THAT REQUIRES CONCURRENCE UNDER THE EP&A ACT OR AN ENVIRONMENTAL PLANNING INSTRUMENT - EP&A REG CL. 252A**				
9.9	Additional processing fee payable to Council		M	No	$140.00
9.9	PLUS: Concurrence fee payable to other concurrence authorities		M	No	$320.00
9.9	NOTE: Concurrence fee may be a lesser amount as notified by the approval authority. The additional processing fee is not payable where concurrence may be assumed under clause 64 ot the EP&A Act				Note
9.10	**INTEGRATED DEVELOPMENT - EP&A REG CL. 253**				
9.10	Additional processing fee payable to Council		M	No	$140.00
9.10	PLUS: Approval fee payable to other approval authorities		M	No	$320.00
9.11	**OTHER FEES AND CHARGES**				
9.11	The following OTHER FEES AND CHARGES are prescribed under the Environmental Planning & Assessment Regulation 2000 (EP&A Reg) Part 15, Division 2, Clause 257 to 263 unless otherwise indicated.				Note
9.11	Application to review a development determination under EP&A Act, Section 8.2- 8.5				
9.11	(a) Request with respect to a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or a building		M	No	50% of the original DA fee

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.11	(b) Request with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of $100,000 or less		M	No	$190.00
9.11	(c) Request with the respect to any other development application the following fees apply based on the estimated cost of construction:				
9.11	Fee below PLUS an additional maximum amount if notice of the application is required to be given under Section 8.2- 8.5 of the EP&A Act		M	No	$620.00
9.11	Up to $5,000		M	No	$55.00
9.11	$5,001 - $250,000		M	No	$85.00
9.11	PLUS an additional fee for each $1,000 (or part of $1,000) of the estimated cost		M	No	$1.50
9.11	$250,001 - $500,000		M	No	$500.00
9.11	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $250,000		M	No	$0.80
9.11	$500,001 - $1,000,000		M	No	$715.00
9.11	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $500,000		M	No	$0.50
9.11	$1,000,001 - $10,000,000		M	No	$987.00
9.11	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $1,000,000		M	No	$0.40
9.11	More than $10,000,000		M	No	$4,737.00
9.11	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $10,000,000		M	No	$0.30
9.11	**Environmental Enforcement Service Charge**				
9.11	Estimated cost of works $0 - $100,000		K	No	$133.00
9.11	Estimated cost of works$100,001 - $500,000		K	No	$373.00
9.11	Estimated cost of works $500,001 - $1,000,000			No	$560.00
9.11	Estimated cost of works $1,000,001 - $5000,000			No	$747.00
9.11	Estimated cost of works $5,000,001 – 10,000,000			No	$934.00
9.11	Estimated cost of works $10,000,001 and above			No	$1,120.00
9.11	Class 1 Residential dwellings (single) alterations and additions & Class 10 Buildings 50% of above fees			No	50% of above fees
9.11	**Infrastructure and restoration administration fee.**				
9.11	Estimated cost of works $0 - $100,000		K	No	$133.00
9.11	Estimated cost of works$100,001 - $500,000		K	No	$373.00
9.11	Estimated cost of works $500,001 - $1,000,000			No	$560.00
9.11	Estimated cost of works $1,000,001 - $5000,000			No	$746.00
9.11	Estimated cost of works $5,000,001 – 10,000,000			No	$933.00
9.11	Estimated cost of works $10,000,001 and above			No	$1,120.00
9.11	Class 1 Residential dwelling (single) alterations and additions & Class 10 Buildings 50% of above fees			No	50% of above fees
9.12	**MODIFICATION OF A CONSENT - EP&A REG CL. 258**				
9.12	Application for modification of a consent for a Local Government or State significant development				Note
9.12	(a) Application under section 4.55(1) - error, misdescription or miscalculation		M	No	$71.00
9.12	(b) Application under section 4.55(1A) or section 4.56(1) - where consent authority is of opinion of minor environmental impact		M	No	Lesser of $645 or 50% of original DA fee
9.12	(c) Application under section 4.55(2) or section 4.56(1) - where the consent authority is of the opinion there is not minimal environmental impact				
9.12	(i) If the original application fee was less than $100		M	No	50% of the original DA fee
9.12	(ii) If the original application fee was $100 or greater:				
9.12	I - Where the development application does not involve the erection of a building, the carrying out of a work or the demolition of a work or building		M	No	50% of the original DA fee
9.12	II - Where the development application involves the erection of a dwelling-house with an estimated cost of construction of $100,000 or less		M	No	$190.00
9.12	III - Any other Development Application not covered by I or II above is calculated as follows based on the estimated cost of construction: Fee quoted below PLUS an additional fee if notice of the application is required to be given under EP&A Act section 4.55(2) or section 4.56(1)		M	No	$665.00
9.12	Fee quoted below PLUS further additional fee for application that EP&A Reg 115 (1A) applies relating to a residential flat development required to be accompanied by a design verification from a qualified designer that the development achieves the principals under State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development Additional to any other fees payable:				
9.12	Initial consideration for developments - 3 storeys or less		L	No	$1,640.00
9.12	- more than 3 storey		L	No	$3,280.55
9.12	Subsequent referral for developments - 3 storeys or less		L	No	$545.00
9.12	- more than 3 storey		L	No	$1,090.00
9.12	Up to $5,000		M	No	$55.00
9.12	$5,001 to $250,000		M	No	$85.00
9.12	PLUS an additional fee for each $1,000 (or part of $1,000) of the estimated cost		M	No	$1.50

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.12	$250,001 - $500,000		M	No	$500.00
9.12	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $250,000		M	No	$0.85
9.12	$500,001 - $1,000,000		M	No	$712.00
9.12	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $500,000		M	No	$0.50
9.12	$1,000,001 - $10,000,000		M	No	$987.00
9.12	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $1,000,000		M	No	$0.40
9.12	More than $10,000,000		M	No	$4,737.00
9.12	PLUS an additional fee for each $1,000 (or part of $1,000) by which the estimated cost exceeds $10,000,000		M	No	$0.25
9.13	**PLANNING CERTIFICATE - EP&A REG CL. 259**				
9.13	Section 10.7 (2) EP&A Act	RC203	M	No	$53.00
9.13	Section 10.7 (5) EP&A Act - Additional Advice	RC203	M	No	$80.00
9.13	Section 10.7 (2) & 10.7 (5) EP&A Act - Combined Advice	RC203	M	No	$133.00
9.13	Urgency Fee for Planning Certificate - LG Act Section 608 (2) Certificate issued within 1 working day of receipt of application	RC213	I	No	$106.00
9.14	**ALTERNATE ASSESSMENT PATH**				
9.14	Where an Alternate Assessment path is agreed by Council and Applicant (all statutory fees must be paid to council)		H	No	Full Cost Recovery
9.15	**BUILDING CERTIFICATES - EP&A REG CL 260**				
9.15	(1) For the purposes of section 149B (2) of the Act, the fee for an application for a building certificate in relation to a building is:				
9.15	(a) in the case of a class 1 building (together with any class 10 buildings on the site) or a class 10 building, $250 for each dwelling contained in the building or in any other building on the allotment, or			No	$250 for each dwelling contained in the building or in any other building on the allotment,
9.15	(b) in the case of any other class of building, as set out in the Table to this clause, or			No	Set out on Table as per section 149B (2) of the Act
9.15	(c) in any case where the application relates to a part of a building and that part consists of an external wall only or does not otherwise have a floor area, $250.			No	$258.00
9.15	(2) If it is reasonably necessary to carry out more than one inspection of the building before issuing a building certificate, the council may require the payment of an additional fee (not exceeding $90) for the issue of the certificate.			No	$93.00
9.15	(3) However, the council may not charge an additional fee for any initial inspection.			No	No Fee
9.15	(3A) An additional fee determined in accordance with subclause (3B) may be charged for an application for a building certificate in relation to a building where the applicant for the certificate, or the person on whose behalf the application is made, is the person who erected the building or on whose behalf the building was erected and any of the following circumstances apply:				Note
9.15	(a) where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained,			No	Additional Fee as determined in accordance with subclause (3B)
9.15	(b) where a penalty notice has been issued for an offence under section 76A (1) of the Act in relation to the erection of the building and the person to whom it was issued has paid the penalty required by the penalty notice in respect of the alleged offence (or if the person has not paid the penalty and has not elected to have the matter dealt with by a court, enforcement action has been taken against the person under Division 4 of Part 4 of the Fines Act 1996),			No	Additional Fee as determined in accordance with subclause (3B)
9.15	(c) where order No 2, 12, 13, 15, 18 or 19 in the Table to section 121B (1) of the Act has been given in relation to the building unless the order has been revoked on appeal,			No	Additional Fee as determined in accordance with subclause (3B)
9.15	(d) where a person has been found guilty of an offence under the Act in relation to the erection of the building,			No	Additional Fee as determined in accordance with subclause (3B)
9.15	(e) where the court has made a finding that the building was erected in contravention of a provision of the Act.			No	Additional Fee as determined in accordance with subclause (3B)
9.15	**(3B) The additional fee payable under subclause (3A) is the total of the following amounts:**				

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9.15	(a) the amount of the maximum fee that would be payable if the application were an application for development consent, or a complying development certificate (if appropriate), authorising the erection or alteration of any part of the building to which the application relates that has been the date of the application,			No	Additional Fee as determined in accordance with subclause (3A)
9.15	(b) the amount of the maximum fee that would be payable if the application were an application to the council for a construction certificate relating to the erection or alteration of any part of the building to which the application relates that has been erected or altered in contravention of the Act in the period of 24 months immediately preceding the date of the application.			No	Additional Fee as determined in accordance with subclause (3A)
9.15	(3C) If an application for a building certificate is made in relation to part only of a building, a reference in subclause (3A) to a building is taken to be a reference to the part of a building that is the subject of the application. (4) In this clause, a reference to a class 1 building includes a reference to a class 2 building that comprises 2 dwellings only.				Note
9.15	Floor area of building or part				
9.15	UP TO 200 square metres			No	$310.00
9.15	200 square metres but not exceeding 2,000 square metres $250, plus an additional 50 cents per square metre over 200			No	$250 + an additional $0.50 per square metre over 200
9.15	Exceeding 2,000 square metres - $1165, plus additional $0.075 cents per square metre over 2,000			No	$1,165 + additional $0.075 per square metre over 2,000
9.15	Building Certificate Urgency Fee			No	$106.60
9.15	Building Certifications - Hourly Rate You might need a service that we don't cover in this price sheet. If you do, we will charge you an hourly rate for the service.			No	$181.30
9.15	COPY OF BUILDING CERTIFICATE - EP&A REG CL. 261				$13.40
9.15	CERTIFIED COPY OF DOCUMENT, MAP OR PLAN - EP&A REG CL. 262				$54.60
9.16	**REGISTRATION OF PRIVATELY ISSUED CERTIFICATES - EP&A REG CL. 263 (2)**				
9.16	Fee per certificate for the lodgement of a Complying Development Certificate, Construction Certificate, Occupation Certificate or Subdivision Certificates			No	$37.00
9.17	**NON REGULATED FEES FOR DEVELOPMENT SERVICES**				
9.17	**COMPLYING DEVELOPMENT CERTIFICATE**				
9.17	For the purposes of Part 4, Division 3 and Part 4A of EP&A Act the following fees apply: Packages: When Council has been elected to both issue the Complying Development Certificate and act as the Principal Certifying Authority (PCA), then the package dimensions include a Complying Development Certificate, building inspections up to the maximum number for the structure under assessment and a single Occupation Certificate Complying development certificates submitted under affordable SEPP				Note
9.17	**Granny Flats:**				
9.17	Package (includes mandatory building inspections)			Yes	$1,895.00
9.17	Complying Development Certificate only			Yes	$861.00
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$1,708.00
9.17	**Complying Development Certificates submitted under State Environmental Planning Policy (Exempt and Complying Codes) 2008**				Note
9.17	**1. General Housing Code**				
9.17	New Single dwelling houses				
9.17	Package (includes mandatory building inspections)			Yes	$2,397.00
9.17	Complying Development Certificate only			Yes	$871.00
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$1,478.00
9.17	New two storey dwelling houses				
9.17	Package (includes mandatory building inspections)			Yes	$3,190.00
9.17	Complying Development Certificate only			Yes	$1,665.00
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$2,271.00
9.17	Alterations and additions to existing single storey and two storey dwelling houses (includes internal alterations)				
9.17	Package (includes mandatory building inspections)			Yes	$1,895.50
9.17	Complying Development Certificate only			Yes	$861.00
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$1,708.00
9.17	Ancillary development				
9.17	1. Demolition or removal of dwelling houses or ancillary development (class 10 structures excluding swimming pools)				
9.17	Package (includes mandatory building inspections)			Yes	$797.00
9.17	Complying Development Certificate only			Yes	$563.00

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9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$483.00
9.17	2. Swimming pools				
9.17	Package (includes mandatory building inspections)			Yes	$1,587.00
9.17	Complying Development Certificate only			Yes	$705.00
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	$1,504.00
9.17	Swimming Pool Inspection Fee (including Compliance Certificate and re-inspection fee of $100 which will be refunded if re-inspection does not occur).			No	No Fee
9.17	3. Sheds & Garages				
9.17	Package (includes mandatory building inspections)			Yes	No Fee
9.17	Complying Development Certificate only			Yes	No Fee
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying Development Certificate has been issued by another authority)			Yes	No Fee
9.17	4. Minor Structures (decks, carports, retaining walls)				
9.17	Package (includes mandatory building inspections)			Yes	No Fee
9.17	Complying Development Certificate only			Yes	No Fee
9.17	Principal Certifying Authority only (when CoP has been elected as PCA and the Complying			Yes	No Fee
9.17	Development Certificate has been issued by another authority)				Note
9.17	**2. General Commercial & Industrial Code**				
9.17	1. Building Alterations (Internal, per floor of works)				
9.17	(a) Package (includes mandatory building inspections)			Yes	$1,646.00
9.17	(b) Complying Development Certificate only			Yes	$823.00
9.17	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Complying Development Certificate has been issued by another authority			Yes	$1,097.50
9.17	2. Change of use of premises				
9.17	(a) Package (includes mandatory building inspections)			Yes	$1,372.00
9.17	(b) Complying Development Certificate only			Yes	$823.00
9.17	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Complying Development Certificate has been issued by another authority			Yes	$1,097.00
9.17	3. Mechanical ventilation systems				
9.17	(a) Package (includes mandatory building inspections)			Yes	$1,372.00
9.17	(b) Complying Development Certificate only			Yes	$823.00
9.17	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Complying Development Certificate has been issued by another authority			Yes	$1,097.00
9.17	4. Shop front and awning alterations				
9.17	(a) Package (includes mandatory building inspections)			Yes	$1,372.00
9.17	(b) Complying Development Certificate only			Yes	$823.00
9.17	(c) Principal Certifying Authority only (when Council has been appointed as PCA and the Complying Development Certificate has been issued by another authority			Yes	$1,055.00
9.17	5. Skylights and roof windows				
9.17	(a) Package (includes mandatory building inspections)			Yes	$1,372.00
9.17	(b) Complying Development Certificate only			Yes	$823.00
9.17	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Complying Development Certificate has been issued by another authority			Yes	$1,097.00
9.17	Commercial & Industrial Code			Yes	No Fee
9.17	**3. Modification of Complying Development Application**				
9.17	For the purpose of Section 87 of EP&A Act: Application Fee		L & N	Yes	50% of the original fee for Comp Dev Cert
9.17	NOTE: Minimum Fee		L & N	Yes	$235.00
9.18	**COMPLIANCE CERTIFICATE**				
9.18	For the purposes of Section 109C (1) (a) of EP&A Act the following fees apply:				Note
9.18	**- Building work certificate**				
9.18	(i) Specified building work or subdivision work completed as specified in the certificate and complies with specified plans and specifications		N	Yes	$783.00
9.18	(ii) A condition with respect to specified building work or subdivision work, being a condition attached to a development consent or complying development certificate, has been duly complied with		N	Yes	$783.00
9.18	(iii) A specified building or proposed building has a specified classification identified in accordance with the Building Code of Australia		N	Yes	$783.00
9.18	(iv) Any specified aspect of development complies with the requirements of any other provisions prescribed by the regulations		N	Yes	$783.00
9.18	(v) Any specified aspect of development, including design of development, complies with standards or requirements specified in the certificate with respect to the development		N	Yes	$783.00
9.18	**- Subdivision certificate**				

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9.18	(i) Specified building work or subdivision work completed as specified in the certificate and complies with specified plans and specifications		N	No	$712.00
9.18	(ii) A condition with respect to specified building work or subdivision work, being a condition attached to a development consent or complying development certificate, has been duly complied with		N	No	$712.00
9.18	(iii) A specified building or proposed building has a specified classification identified in accordance with the Building Code of Australia		N	No	$712.00
9.18	(iv) Any specified aspect of development complies with the requirements of any other provisions prescribed by the regulations		N	No	$712.00
9.18	(v) Any specified aspect of development, including design of development, complies with standards or requirements specified in the certificate with respect to the development		N	No	$712.00
9.19	**CONSTRUCTION CERTIFICATE**				
9.19	Building Class 1 & 10 Structures - Building Code of Australia: Packages: When Council has been elected to both issue the Construction Certificate and act as the Principal Certifying Authority (PCA), then the package dimensions include a Construction Certificate, building inspections up to the maximum for the structure under assessment and a single Occupation Certificate. Awnings, Pergolas, Open Structures and other class 10 structures including retaining and civil works				Note
9.19	(a) Package (includes mandatory building inspections) - minimum ONE inspection		N	Yes	$916.00
9.19	(b) Construction Certificate only		N	Yes	$378.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$757.00
9.19	**PLUS** Charges for external BCA consultant			Yes	Full Cost Recovery
9.19	A Construction Certificate requires payment of the construction certificate fee and inspection fee. Other charges as levied by the State Government and/or Development Consent are required to be paid prior to determination. The Construction Certificate application shall be accompanied by working drawings, building specifications and engineering plans (where relevant) A discount of 10% will be given on the Construction Certificate fee but only if lodged at the same time as the development application and Council is elected the PCA. (Discount does not include inspection fees)				Note
9.19	**Swimming Pools and Garages**				
9.19	(a) Package (includes mandatory building inspections)		N	Yes	$1,274.00
9.19	(b) Construction Certificate only		N	Yes	$392.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$1,191.00
9.19	**Additions and Alterations**				
9.19	(a) Package (includes mandatory building inspections) - Minimum 4 Inspections		N	Yes	$1,950.00
9.19	(b) Construction Certificate only		N	Yes	$783.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$1,582.00
9.19	Construction Certificate where combined with a Development Application - Cancellation/withdrawal of Construction Certificate during assessment - After completion of assessment				Note
9.19	**Single Storey New Dwellings**				
9.19	(a) Package (includes mandatory building inspections)		N	Yes	$2,421.00
9.19	(b) Construction Certificate only		N	Yes	$843.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$1,627.00
9.19	(d) Mandatory Building Inspection only		N	Yes	No Fee
9.19	**Two Storey New Dwellings**				
9.19	(a) Package (includes mandatory building inspections)		N	Yes	$2,988.00
9.19	(b) Construction Certificate only		N	Yes	$1,410.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$2,193.00
9.19	New Dwellings - Muti dwelling development				
9.19	Town houses / Villas		N	Yes	$3,635.00
9.19	More than two units - cost per unit		N	Yes	$586.00
9.19	**Dual Occupation**				
9.19	(a) Package (includes mandatory building inspections)		N	Yes	$3,860.00
9.19	(b) Construction Certificate only		N	Yes	$2,043.00
9.19	(c) Principal Certifying Authority only (when Council has been elected as PCA and the Construction Certificate has been issued by another authority)		N	Yes	$2,528.00
9.19	NOTE: If an inspection is deemed unsatisfactory then a re-inspection is required. Re-inspections of unsatisfactory work will be subject to an additional inspection fee and charged as follows:				Note
9.19	Additional Inspection fee as follows:				

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9.19	Major Re-Inspections		N	Yes	$340.00
9.19	Minor Re-Inspections		N	Yes	$242.00
9.19	Demolition Inspections			Yes	$340.00
9.19	NOTE: If the applicant requests an Interim Occupation Certificate as part of the package then an additional Final Occupation Certificate is required at an additional charge		L & N	Yes	$313.00
9.19	**Building Class 2 to 9 Structures - Building Code of Australia:**				
9.19	NOTE: The following Package fees (include all mandatory Building Inspections) for structures under building classes under building classes ranging from 2 to 9 are based on the estimated cost of construction				Note
9.19	Where estimated cost of construction is:				
9.19	$1 to $50,000		L&N	Yes	$1,196.00
9.19	$50,000 to 100,000			Yes	$1,876.00
9.19	Greater than $100,000 and less than or equal to $500,000		L & N	Yes	$4,612.00
9.19	Greater than $500,000 and less than or equal to $1,000,000			Yes	$8,496.00
9.19	Greater than $1,000,000 and less than or equal to 2,500,000.00		L & N	Yes	$8,837.00
9.19	Greater than 2,500,000.00 and less than or equal to $5000000			Yes	$9,710.00
9.19	Construction Certificate Only		L & N	Yes	50% of the package fee
9.19	Where Council has been elected as Principal Certifying Authority and the Construction Certificate has been issued by another authority		L & N	Yes	75% of the package fee
9.19	**Modification of Construction Certificate**				
9.19	For the purposes of Section 96 of EP&A Act				Note
9.19	Class 1 or 10 buildings		N	Yes	50% of the original fee for Const. Cert.
9.19	Class 2 to 9 buildings greater than 25% change to development		N	Yes	50% of the package fee
9.19	Class 2 to 9 buildings less than 25% change to development		N	Yes	25% of the package fee
9.19	NOTE: Minimum Fee - applicable to all building classes		N	Yes	$188.00
9.20	**OCCUPATION CERTIFICATE - INTERIM OR FINAL**		N	Yes	$313.00
9.20	For the purposes of Section 109C (1) (c) of EP&A Act being a certificate that authorises: (i) The occupation and use of a new building (ii) A change of building use for an existing building				Note
9.21	**SUBDIVISION CERTIFICATE - LINEN PLAN RELEASE**				
9.21	Land (Torrens) Subdivision / Strata Subdivision				
9.21	Minimum Fee			No	$685.00
9.21	Plus $55 for each lot which includes GST			Yes	+ $55 per lot
9.21	**Strata Subdivision with Stratum component**				
9.21	Minimum Fee			No	$685.00
9.21	Plus $110 for each lot which includes GST			Yes	+ $110 per lot
9.22	**CONVEYANCING ACT CERTIFICATES**				
9.22	Processing and release of requests under the Conveyancing Act not being part of a subdivision or consolidation application				Note
9.22	Section 88B - Creation and release of easements		N	No	$365.00
9.22	Section 88E - Regulation of use of land		N	No	$365.00
9.22	Section 88G - Certificate of amount payable due to failure to comply with a public positive covenant on land - Conveyancing (General) Reg Cl. 44(a)		M	No	$10.00
9.22	- Issue of certificate requiring inspection of land Conveyancing (General) Reg Cl. 44(b)		M	No	$35.00
9.23	**OTHER APPROVALS - LG ACT SECTION 68, PART A - INSTALL A MANUFACTURED HOME MOVEABLE DWELLING OR ASSOCIATED STRUCTURE OF LAND**				
9.23	- LG Act Section 608 (2) - Concurrently as part of development approval		L	No	$124.00
9.23	- LG Act Section 608 (2) - Where separate approval is sought		L	No	$1,292.00
9.24	**FOOTPATH HOARDINGS - ROADS ACT SECTION 138 AND EP&A ACT SECTION 91**				
9.24	Tower Crane Application fee			No	$304.00
9.24	Tower Crane Monthly Fee – Slewing over Council property WITH Work Zone			No	$816.80
9.24	Tower Crane Monthly Fee – Slewing over Council property WITHOUT Work Zone			No	$4,026.00
9.24	Application Fee - LG Act Section 608 (2)				
9.24	Type A - Fence type		L	No	$303.85
9.24	Type B and Overhead type		L	No	$608.00
9.24	Occupancy Fee - LG Act Section 608 (2)				
9.24	Type A without traffic barrier				
9.24	High Risk - Linear metre / p.a (pro rata)		R	No	$598.00
9.24	Low Risk - Linear metre / p.a (pro rata)		R	No	$449.00
9.24	Type B without site sheds				
9.24	High Risk - Linear metre / p.a (pro rata)		R	No	$826.00
9.24	Low Risk - Linear metre / p.a (pro rata)		R	No	$598.00
9.24	Type B with single storey site sheds				
9.24	High Risk - Linear metre / p.a (pro rata)		R	No	$1,496.00
9.24	Low Risk - Linear metre / p.a (pro rata)		R	No	$797.00

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.24	Type B with double storey site sheds				
9.24	High Risk - Linear metre / p.a (pro rata)		R	No	$2,051.00
9.24	Low Risk - Linear metre / p.a (pro rata)		R	No	$1,581.00
9.25	**STAMPING ADDITIONAL PLANS & SPECIFICATIONS - LG ACT SECTION 608 (2) PER SET**		H & I	No	$27.00
9.26	**SUBMISSION OF AMENDED PLANS - PRIOR TO DETERMINATION OF DA**				
9.26	Estimated values of works $100k - $1m			No	$165.00
9.26	Estimated values of works > $1m to $5m			No	$275.00
9.26	Estimated values of works > $5m to $10m			No	$550.05
9.26	Estimated values of works > $10m			No	$1,095.00
9.27	**SUPPLY OF INFORMATION - LG ACT SECTION 608 (2)**				
9.27	Information in relation to Development Applications and Consents and Construction Certificates - EP&A Reg Cl. 268				Note
9.27	Lists of approvals - per month	RC210	I	No	$46.00
9.27	Lists of approvals - yearly subscription	RC210	I	No	$405.00
9.28	**SALE OF ENVIRONMENTAL IMPACT STATEMENTS - EP&A REG CL. 75 AND CL. 236**	RC143	M	No	$25.75
9.29	**DEVELOPMENT APPLICATION PRE-LODGEMENT CONSULTATION (AMENDED)**				
9.29	Dwelling house, alterations and additions to domestic dwelling and change of use for retail, commercial and industrial		J	Yes	$325.00
9.29	Dual occupancy		J	Yes	$805.00
9.29	Multi-unit dwellings, commercial (outside Parramatta CBD) and child care centre		J	Yes	$1,620.00
9.29	Residential flat building, industrial and commercial (within Parramatta CBD)		J	Yes	$3,625.60
9.29	Additional meeting - 25% of original fee paid			Yes	25% of original fee paid (+ GST)
9.30	**WORK ZONES**	RC487	R		
9.30	Application Fee (non-refundable; processing time: 6-8 weeks)		R	No	$1,415.00
9.30	Urgency fee for Works Zone approval within 3 weeks (in addition to application fee)		R	No	$710.00
9.30	Weekly kerbside charge per metre length of 'Works Zone' or temporary 'No Parking' & 'No Stopping' associated with construction on narrow roads				Note
9.30	* CBD		R	No	$65.00
9.30	* North Parramatta, South Parramatta & Epping		R	No	$43.00
9.30	* All other areas		R	No	$14.50
9.30	Amendment of existing work zone fee		R	No	$610.00
9.31	**ROAD/FOOTPATH OCCUPANCY**	RC486	R		
9.31	Application Fee (non-refundable; processing time: generally 2 days)		R	No	$72.00
9.31	Urgency fee for Road Occupancy approval within 24 hours (in addition to application fee)		R	No	$72.00
9.31	Daily fee per metre length of road / footpath / car park within metered parking area affected by occupancy for full footpath and /or full / partial kerbside lane occupancy (in addition to application fee)				Note
9.31	* CBD		R	No	$11.00
9.31	* North Parramatta, South Parramatta & Epping		R	No	$7.00
9.31	Full Road Closure Fee outside metered parking area (in addition to application fee)		R	No	$284.00
9.31	CRANE OPERATIONS (Over 30 Tonnes) - Involving temporary partial road occupancy (additional to 9.27 and 9.28) per travel lane per day	RC486	R		
9.31	Within metered parking area		R	No	$710.00
9.31	Outside metered parking area		R	No	$355.00
9.31	**Concrete Boom pumps - involving temporary partial road occupancy (additional to 9.27 and 9.28) per travel lane per day**	RC486	R		
9.31	Within metered parking area			No	$285.00
9.31	Outside metered parking area			No	$71.00
9.32	**BUILDING WASTE CONTAINERS**	RC486			
9.32	Under 10m3 per container				
9.32	* Application fee (includes one day or part thereof usage fee)		R	No	$35.00
9.32	* Additional fee for each additional day or part thereof		R	No	$35.00
9.32	Over 10m3 per container per day or part thereof				
9.32	* Application fee (includes one day or part thereof usage fee)		R	No	$62.00
9.32	* Additional fee for each additional day or part thereof		R	No	$62.00
9.32	Urgency fee for Waste Container approval within 24 hours (in addition to the above fee)		R	No	$35.50
9.33	**RESIDENT PARKING PERMIT**				
9.33	Purchase and renewal fee - ordinary		H	No	$15.00
9.33	Purchase and renewal fee - full pensioners, full time students, and unemployed		F	No	$7.50
9.33	Replacement Parking Permit - ordinary		H	No	$7.70
9.33	Replacement Parking Permit - full pensioners, full time students, and unemployed		F	No	$3.80
9.34	**TRANSFERRABLE RESIDENT VISITORS PARKING PERMIT**				
9.34	Purchase and renewal fee - ordinary		H	No	$15.00

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.34	Purchase and renewal fee - full pensioners, full time students, and unemployed		F	No	$7.50
9.34	Replacement Parking Permit - ordinary		H	No	$7.70
9.34	Replacement Parking Permit - full pensioners, full time students, and unemployed		F	No	$3.80
9.35	**BUSINESS PARKING PERMIT**				
9.35	Purchase and renewal fee		H	No	$40.00
9.35	Replacement Parking Permit		H	No	$40.00
9.36	**ON-STREET AND OFF-STREET CAR SHARE SPACES IN THE PARRAMATTA CBD CORE**				
9.36	Initial Application Fee*			No	$4,410.00
9.36	Annual (Renewal) Application Fee*			No	$4,410.00
9.36	Replacement Parking Permit Application Fee			No	$76.00
9.36	**On-street and off-street car share spaces outside the Parramatta CBD Core****			No	
9.36	Initial Application Fee*			No	$385.00
9.36	Annual (Renewal) Fee*		H	No	$154.00
9.36	Replacement Parking Permit Application Fee			No	$76.00
9.36	*plus Annual usage fee per car share space where it replaces a metered parking car space			No	$2,318.00
9.36	** The Parramatta CBD core is defined as the area bounded by Victoria Road, Wilde Avenue, Parramatta River, Macarthur Street, Harris Street, Parkes Street, Great Western Highway, Pitt Street, Macquarie Street and O'Connell Street.			No	Note
9.37	**PARKING SIGNS (INCLUDING TEMPORARY BUS ZONES)**				
9.37	Installation - per sign		H	Yes	$65.70
9.37	Installation - per sign and post		H	Yes	$245.50
9.37	Maintenance or removal - per sign		H	Yes	$65.50
9.37	Maintenance or removal - per sign and post		H	Yes	$245.50
9.37	Relocation - per sign and post		H	Yes	$245.50
9.38	**OVERSIZE VEHICLE ACCESS ON LOCAL ROAD**				
9.38	Permit Fee as set by National Heavy Vehicle Regulator	RC621	M	No	$73.00
9.39	**LINEMARKING OF DRIVEWAYS**				
9.39	Installation per driveway (for first driveway)		H	Yes	$280.00
9.39	Installation per driveway (for second or more driveways)		H	Yes	$195.00
9.40	**DIRECTIONAL/COMMUNITY SIGNS**				
9.40	Installation - sign only		I	Yes	$440.00
9.40	Installation - sign and post		I	Yes	$660.00
9.40	Purchase of Signage:- Confined space		I	Yes	$34.80
9.40	Purchase of Signage:- OSD identification		I	Yes	$15.80
9.40	Purchase of Signage:- Flood Warning Sign		I	Yes	$64.20
9.40	Banner Poles - Hire - Per Week/Per Pair			No	$119.90
9.40	Banner Poles - Install & Remove Banner - Per banner			No	$233.00
9.41	**HOARDINGS BONDS AND BANK GUARANTEES**				
9.41	Footpath damage deposit per street frontage				
9.41	**Class "A " Hoardings bonds**				
9.41	Non CBD Area per street frontage			No	$2,652.00
9.41	Parramatta CBD area per street frontage			No	$5,304.00
9.41	**Class "B " Hoardings bonds**				
9.41	Non CBD Area per street frontage			No	$5,304.00
9.41	Parramatta CBD area per street frontage			No	$10,609.00
9.42	**STREET TREE AND FURNITURE BONDS**				
9.42	Street tree bond (per street tree) - For all works valued over $250,000. This bond is not applicable to fit-outs.			No	$2,060.00
9.42	Street furniture per item - For all works valued over $250,000. This bond is not applicable to fit-outs.			No	$2,060.00
9.43	**DEVELOPMENT SITES BONDS AND BANK GUARANTEES**				
9.43	Class 1 and Class 10 structures for works valued $25,000 to $1,000,000			No	$2,575.00
9.43	Works valued over $1,000,000			No	$5,150.00
9.43	Residential Commercial Class 2 to 9 for works valued $25,000 to $250,000			No	$5,150.00
9.43	Works valued over $250,000 to $1,000,000			No	$10,300.00
9.43	Works valued over $1,000,000			No	$25,750.00
9.43	Note: A fee under clause 136M of the regulation to inspect the site for any damage will be deducted from the bond			No	$206.00
9.44	**DEVELOPMENT APPLICATION 3D CAD MODELLING FEES**				
9.44	Development Applications Requiring 3D Models - Initial data extraction			No	$638.00
9.44	3D development application - Lodgement Fee			No	$422.00
9.44	Resubmission of a 3D file - Amendment Fee			No	$422.00
9.44	Access to City Model for Commercial Photography - Fee Per Hour			No	$108.00

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
9.44	1. The development application 3D data extraction fee is paid once only. This is to cover data extraction time and supply of a specified section of the model and any file translation necessary. 2. The development application lodgement fee is paid once only. This is to cover manipulation of the proposed development application file within the model and presentation of the contextual model, overlaying of DCP requirements etc. 3. The amendment fee is paid every time significant changes are made to the building envelope, which require resubmission of a 3D file.				Note
9.45	**CITY SIGNIFICANT DEVELOPMENT**				
9.45	Fee for appointment of external consultants for City Significant development applications			No	Full Cost Recovery
10	**CITY STRATEGY**				
10.1	**AMENDMENT OF AN ENVIRONMENTAL PLANNING INSTRUMENT**				
10.1a	Preliminary Planning Proposal - with limited studies to test key issues - including report to Council			No	$13,790.00
10.1b	Outside CBD, identified growth precinct or major centres - Minor Planning Proposals - involving minor changes to zoning to adopt adjoining zoning, minor changes to other planning controls or additional permitted use which does not involve significant intensification of the land use - as determined by Director Strategic Outcomes and Development			No	$13,790.00
10.1c	Outside CBD, identified growth precinct or major centres - involving change to zoning and / or development controls of low complexity (lower density proposals)			No	$26,522.50
10.1d	Outside CBD, identified growth precinct or major centres - Complex Planning Proposal - involving change to zoning and / or development controls high complexity (significant increase in density / intensification of land use)			No	$53,045.00
10.1e	Inside CBD, identified growth precinct, or major centres - Granville, Camellia , Epping, Carter Street, Westmead, Telopea, Wentworth Point and other precincts as determined by Director Strategic Outcomes and Development - where PP is consistent with identified strategic framework			No	$53,045.00
10.1f	Inside CBD, identified growth precinct, or major centres - Granville, Camellia , Epping, Carter Street, Westmead, Telopea, Wentworth Point and other precincts as determined by Director Strategic Outcomes and Development - where PP seeks variation from identified strategic framework			No	$95,480.00
10.1g	Any site greater than 2 hectares involving complex proposal with change in zoning and detailed urban design and urban capability assessment			No	$95,480.00
10.1h	Peer review consultant studies commissioned by Council to assist with assessment of planning proposal				Cost recovery of consultant's fee above $10,000
10.1i	Public Hearing (if necessary) – cost recovery to Council	RC720			Full Cost Recovery
10.1j	Review of additional studies required by Gateway Determination and prepared by applicant – 10% of category fee or cost recovery to Council, whichever is higher	RC720			10% of planning proposal fee
10.1k	Preparation of Structure Plan or Significant Site/Precinct Specific DCP prepared by Council - Cost Recovery to Council	RC720		No	Full Cost Recovery
10.1l	Assessment of Structure Plan or Significant Site/Precinct Specific DCP prepared by Applicant - Cost Recovery to Council	RC720		No	Full Cost Recovery
10.1m	Plannning Proposal Refund - if withdrawn prior to Local Planning Panel or Council report to request a gateway determination	RC720	L	No	50% of Fee paid
10.1n	Plannning Proposal Refunds - if Council resolves not to proceed to request a gateway determination and Applicant chooses not to lodge a Pre-Gateway Review	RC720	L	No	25% of Fee paid
10.2	**SALE OF PLANS & POLICIES- LG Act Section 608 (2)**				
10.2	All plans for sale are available for download from Council's website				Note
10.2	Electronic copy of of any Local Environmental Planning Instruments and Maps, Development Control Plans, Contribution Plans or any other City Strategy Plan or Policy			No	$53.00
10.2	Hardcopy copy of of any Local Environmental Planning Instruments and Maps, Development Control Plans, Contribution Plans or any other City Strategy Plan or Policy to be charged at the following rates per page			No	
10.2	A4 Black & White			No	$0.15
10.2	A3 Black & White			No	$0.30
10.2	A4 Colour			No	$1.05
10.2	A3 Colour			No	$1.55
10.2	Any other size			No	Full Cost Recovery
10.3	**DEVELOPMENT CONTROL PLAN/MASTERPLAN APPLICATIONS**				
10.3	Assessment of Master Plan (small sites)		L	No	$14,240.00
10.3	Assessment of Development Control Plan (small sites)		L	No	$7,120.00
10.4	**VOLUNTARY PLANNING AGREEMENTS & OTHER PUBLIC DOMAIN ASSETS**				
10.4	Negotiation, preparation and execution of planning agreement, or deed of variation of planning agreement, or deed of novation			No	Full Cost Recovery
10.4	Participation in design process as required including meetings and design review			No	Full Cost Recovery
10.4	Approval of detailed design plans and specifications (including CC if relevant)			No	Full Cost Recovery

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Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
10.4	Inspections & Reporting (including defects)			No	Full Cost Recovery
10.4	Issue of certificate of practical completion			No	Full Cost Recovery
10.4	Issue of occupation certificate (if relevant)			No	Full Cost Recovery
10.4	Contract administration			No	Full Cost Recovery
10.4	Enforcement of planning agreement			No	Full Cost Recovery
10.4	Registration of planning agreement to title			No	Full Cost Recovery
10.4	Release and discharge of planning agreement from title			No	Full Cost Recovery
10.4	Registration and withdrawal of caveats			No	Full Cost Recovery
10.4	Registration and variation (or removal) of easement or covenants or Other instruments to land title			No	Full Cost Recovery
10.4	Advertising costs relating to the exhibition of the planning agreement or deed of variation of planning agreement(Unless advertised concurrently with Development Application, Modification Application or Planning Proposal)	RC720	L	No	$1,256.60
10.5	**DESIGN COMPETITIONS**	RC709	L	No	All out of pocket expenses but no less than$8000 (ex GST) per submission (minimum of 3 submissions)
10.6	**PLANNING PROPOSALS & DEVELOPMENT APPLICATIONS REQUIRING 3D CAD MODELLING**				
10.6	Initial data extraction			No	$595.00
10.6	Lodgement Fee			No	$455.00
10.6	Re-Submission Fee			No	$330.00
10.6	1. The 3D data extraction fee is paid once. This is to cover data extraction time and supply of a specified section of the model and any file translation necessary. 2. The initial lodgement fee is paid once. This is to cover manipulation of the proposed application file within the model and presentation of the contextual model. 3. The re-submission fee is paid every time any changes are made to the building envelope which require resubmission of a 3D file.				Note
10.7	**PLANNING PROPOSALS & DEVELOPMENT APPLICATIONS REQUIRING PHYSICAL MODEL**				
10.7	Handling Fee			No	$106.00
10.7	Planning or Development Enquiry:-Inquiries requiring less than 2 hours to prepare resonse			No	No Fee
10.7	Planning or Development Enquiry:-Where response required in excess of 2 hours reponse time a charge per hour will apply for every hour beyond 2 hours			No	$54.00
11	**REGULATORY SERVICES**				
11.1	REGULATED PREMISES - PUBLIC HEALTH - FOOD				
11.1	**1. Permanent Premises**				
11.1	a.Inclusive of two inspection fees charged at first inspection with first review inspection uncharged				Note
11.1	**Category 1**				
11.1	Major venues/function centres and premises with more than 6 food/beverage service areas		C	No	$731.30
11.1	**Category 2**				
11.1	Supermarkets, hotels/motels/clubs, Liquor Licensed outlets with between 3 & 6 food/beverage service areas		C	No	$543.85
11.1	**Category 3**				
11.1	Liquor Licensed outlets. Café/Restaurants/Nightclubs up to 3 food/beverage service areas		C	No	$298.70
11.1	**Category 4**				
11.1	Cafes, Restaurants (other than liquor licensed), Takeaway outlets Bakery, Fish, Catered Canteen (including schools) food factories - small processing areas, other places of food production)		C	No	$223.50
11.1	**Category 5**				
11.1	Premises where only packaged foods sold and no processing undertaken (convenience stores, service stations, fruit and vegetable stores)		C	No	$143.15
11.1	**b. Re-inspection fee - Applicable where required fee charged according to category of premises**				
11.1	Category 1		C	No	$731.30
11.1	Category 2		C	No	$543.85
11.1	Category 3		C	No	$298.70
11.1	Category 4		C	No	$223.50
11.1	Category 5		C	No	$143.15
11.1	**c. Compliance Inspection fee - Applicable where required fee charged according to category of premises**				
11.1	Category 1			No	$731.30
11.1	Category 2			No	$543.85

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
11.1	Category 3			No	$298.70
11.1	Category 4			No	$223.50
11.1	Category 5			No	$143.15
11.1	Registered charity or non-profit community service organisation		A		No Fee
11.1	**2. Mobile Food Vendors**				
11.1	a). Annually renewable registration & inspection, 1 review included, charge per vehicle:				
11.1	Category (1) Ice Cream/soft serve and/or potentially hazardous ready-to-eat products		C	No	$287.35
11.1	Category (2) Packaged food/drink products only, where no direct handling or processing of food undertaken		C	No	$181.30
11.1	b. Re-inspection fee - Applicable where >1 review inspection has been conducted				
11.1	Category (1) Ice Cream/soft serve and/or heated products		C	No	$287.35
11.1	Category (2) Packaged food/drink products only, where no direct handling or processing of food undertaken		C	No	$181.30
11.1	**3. Royal Easter Show**			No	
11.1	High or Medium Risk Food Outlets/Food Van/Permanent Site/Mobile Vendor			No	$525.30
11.1	Low Risk Food Outlets/Food Van/Permanent Site/Mobile Vendor			No	$116.40
11.1	Food Sample Outlets			No	$226.60
11.1	Re-Inspection as a Result of Unclean Premises			No	$113.30
11.1	**4. Temporary Food Stalls**				
11.1	Daily inspection fee applicable for each event				Note
11.1	Category (1) Commercial operation		C	No	$101.95
11.1	Category (2) Registered charity or non-profit community service organisation		A	No	No Fee
11.1	Annual (financial year) registration of temporary food stall (Inclusive of all food inspection fees)				Note
11.1	Category (1) Commercial operation		C	No	$231.75
11.1	Category (2) Registered charity or non-profit community service organisation		A	No	No Fee
11.1	**5. Food Premises - Annual Administration Fee - High & Medium Risk Businesses Only as Per NSW Food Authority Categories:**				
11.1	(Small-sized) - 5 or less equivalent full time food handlers selling high risk food but no direct food handling required (eg. packaged only)			No	$257.50
11.1	(Medium-sized) - 6-50 equivalent full time food handlers			No	$618.00
11.1	(Large-sized) - 51 or more equivalent full time food handlers			No	$2,575.00
11.1	School Canteen (run by P & C - not for profit)				No Fee
11.1	Administration fee accompanying service of improvement notice (subject to Food Act amendment)		M	No	$339.90
11.2	REGULATED PREMISES - PUBLIC HEALTH (OTHER)				
11.2	a. Initial inspection and 1 review inspection within financial year - Legionella control (Cooling towers), Mortuaries, Barber, Hairdressing, Beauty Treatment, Body piercing & Tattoo Premises				Note
11.2	**Cooling Towers and Warm Water Systems**				
11.2	First Unit		C	No	$303.85
11.2	Each Additional Unit		C	No	$303.85
11.2	Warm Water Premises -			No	$664.35
11.2	- Each re-inspection (per hour + 1/2 hour or part thereof <1 hour)			No	$138.00
11.2	**High risk skin penetration premises & mortuaries**				
11.2	Inspection fee (Inclusive of 1 review inspection)		C	No	$303.85
11.2	**Barbers, Hairdressing activity only**				
11.2	Inspection fee (Inclusive of 1 review inspection)		C	No	$162.75
11.2	**Improvement Notices and Prohibition Orders Under Public Health Regulation 2012**				
11.2	Containing a regulated system (cooling tower/warm water system)			No	$576.80
11.2	Any other premises (skin penetration, public swimming pool,)			No	$278.10
11.2	**Public and Semi-Public Swimming Pools**				
11.2	- Outdoor & indoor swimming pools (First Pool)		C	No	$276.05
11.2	- Spa Pools (First Spa)		C	No	$276.05
11.2	- Pools/Spas (Each Additional Pool/Spa)		C	No	$59.75
11.2	- Bacteriological assessment fee (taken if chemical parameters have failed)		C	No	Full Cost Recovery
11.2	- Mandatory inspection Swimming Pool fencing Section 22B (2) (tourist accommodation and buildings with more than 2 dwellings) - Includes First Inspection + Reinspection		C	No	$257.50
11.2	Boarding House inspection		C	No	$283.25
11.2	Public Health Regulation Notification Fee (regulated system/s, public pool/spa, skin penetration premises)			No	$103.00
11.2	Reinspection Fee for Prohibition Order under the Public Health Regulation (per hour, maximum charge of 2 hours)			No	$257.50
11.2	**6. Onsite Sewage Management Applications**				
11.2	Application to Install an On-site sewage management system - 1-10 Equivalent Persons (Includes 2 inspection fees & approval to operate fee)			No	$331.65
11.2	Application to Install an On-site sewage management system - >10 Equivalent Persons (Includes 2 inspections & approval to operate)			No	$662.30
11.2	Application to Install an On-site sewage management system - Non Residential			No	$966.15

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
11.2	Application to amend or alter an On-site sewage management system			No	$185.40
11.2	On-site Sewage Management System- Inspection Fee/hour (minimum 1/2 hour)			No	$169.95
11.2	Approval to Operate an On-site Sewage Management System (includes 1 inspection)			No	$121.55
11.2	Pre-Purchase Inspection of an On-site Sewage Management System			No	$169.95
11.2	**7. Other Event:**				
11.2	Other event inspection fees each event (e.g. Tattoo Expo, temporary skin penetration stall)			No	$101.95
11.2	Addition inspection / re-inspection fee*			No	$101.95
11.2	**8. Environmental / Protection of the Environment Operations Act:**				
11.2	Clean-up Notice / Prevention Notice / Administration Fee			No	$550.00
11.2	Cost Recovery Notice Fee			No	Total costs including staff time, contractors, resources and administrative expenses
11.2	Application to Operate On-site Sewage Management System (including one inspection)			No	$124.65
11.2	Inspection Fee			No	$137.00
11.2	Fee - Install a manufactured home, moveable dwelling or associated structure on land			No	$104.00 and DA Fee
11.3	**REGULATORY CONTROL**				
11.3	**Annual Fire Safety Statements - EP&A Reg Cl. 177(1)**				
11.3	Registration by Council - LG Act Section 608 (2)		L	No	$185.00
11.3	Late fee			No	$100 for first month, $200 for 2nd month and so on up to a maximum of 5 months
11.3	Annual Fire Safety Statement - Request to stay penalty infringement notice			No	$398.00
11.3	**Fire safety Inspection**				
11.3	Inspection fee for failure to comply with Order for fire audit for the 1st hour and report		C	Yes	$341.95
11.3	Additional time billed at 15 minute intervals pro rata		C	Yes	$177.15
11.3	**Extension to approved DA working hours**				
11.3	Application/Emergency notification fee (non refundable)			Yes	$500.00
11.3	Processing /administration fee for all applications			Yes	$2,000.00
11.3	**Graffiti Removal:**				
11.3	Graffiti Removal (Using Chemical) - per Sq. metre			Yes	$42.20
11.3	Graffiti Removal (Using Paint Over) - per Sq. metre			Yes	$28.80
11.3	Graffiti Removal Flat Hourly Rate - per hour			Yes	$160.70
11.4	**SWIMMING POOLS SAFETY**				
11.4	**Swimming Pools Act Certificates - for pool barrier requirements**				
11.4	**Application of Exemption - Section 22 - Swimming Pools Reg Cl. 13**			No	$262.65
11.4	**Application for inspection and Certificate of Compliance - Section 22C&D - Swimming Pools Reg Cl. 18A First inspection + Reinspection (If follow-up inspection not required, $100 will be refunded)**			No	$250.00
11.4	Swimming Pool Re-inspection Fee			No	$100.00
11.4	Swimming School Safety - Resuscitation Posters			Yes	Full Cost Recovery
11.4	**Private Swimming Pools:**				
11.4	Application for Exemption under S.22 of the Swimming Pools Act 1992 (cl 13 Swimming Pool Regulation 2008)			No	$76.20
11.4	Certificate of Compliance under S.24 of the Swimming Pools Act 1992 (cl 17 Swimming Pool Regulation 2008)				Note
11.4	Inspection of Private Swimming Pools and Pool Fencing (Compliance inspections under the Swimming Pools Act — including certification of compliance)			No	$150.00
11.4	Re-inspection of Private swimming pool and pool fencing			No	$100.00
11.4	Registration of private swimming pools (Section 30B (2)(b) of the Swimming Pools Act)			Yes	$10.00
11.5	**ABANDONED VEHICLES - REMOVAL AND STORAGE**				
11.5	Standard fee to be paid by the owner of an abandoned vehicle prior to the release of the vehicle		I	No	Full Cost Recovery
11.5	**(a) Light Vehicles**				
11.5	Fee for administration, advertising, seizure, taking charges, towing costs and release fee - maximum			No	Full Cost Recovery
11.5	Storage charges per day			No	Full Cost Recovery
11.5	**(b) Heavy Vehicles**				
11.5	Fee for administration, advertising, seizure, taking charges, towing costs and release fee - maximum			No	Full Cost Recovery
11.5	Storage charges per day			No	Full Cost Recovery
11.5	**ABANDONED VEHICLES:**				
11.5	· Daily Storage Charge			No	Full Cost Recovery

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
11.5	· Minimum Storage Charge			No	Full Cost Recovery
11.5	· Maximum Storage Charge			No	Full Cost Recovery
11.6	**RECREATION EQUIPMENT**				
11.6	Impounding Fee		L	No	Full Cost Recovery
11.7	**OUTSTANDING NOTICE/ORDERS - 735A LG Act and 121ZP EPA Act**		L	No	$153.46
11.7	Urgency Fee for 24 hr service		I	No	$156.55
11.8	**POEO ACT NOTICE ADMINISTRATION FEE**				
11.8	Compliance Cost Notice under the Environmental Planning and Assessment Act – For cost and expenses relating to the preparation or service of a notice of intention to issue an order			No	Investigating officer's hourly rate up to a max of $500
11.8	Compliance Cost Notice under the Environmental Planning and Assessment Act – For costs and expenses relating to an investigation that leads to the issuing of an Order			No	Investigating officer's hourly rate up to a max of $1000
11.8	Reinspection of business after Notice/Direction issued			No	$186.45
11.9	**ANIMAL REGISTRATION FEES - Animal Companions Act 1999**				
11.9	Microchipping Service (Non Pensioners)			Yes	$43.00
11.9	Microchipping Service (Pensioners)			Yes	$31.00
11.9	Registration Fees payable for the registration of a companion animal:				
11.9	(a) for a de sexed animal (except owned by an eligible pensioner)		M	No	$57.00
11.9	(b) for a de sexed animal owned by an eligible pensioner		M	No	$24.00
11.9	(c) for an animal that is not desexed (except one kept by a recognised breeder for breeding purposes)		M	No	$207.00
11.9	(d) for an animal that is not desexed and is kept by a recognised breeder for breeding purposes		M	No	$57.00
11.9	(e) for an animal (whether desexed or not) kept at the premises of an accredited research establishment under the Animal Research Act 1985 for the purposes of research under that Act.		M	No	$0.00
11.9	(f) Trained Assistance Animal (required to be microchipped)		M	No	No Fee
11.9	(g) for animal sold by eligible pound/shelter desexed at time of registration		M	No	No Fee
11.9	(h) Dangerous Dog Enclosure Certificate of Compliance		M	No	$155.00
11.9	Animal holding fee per animal per 24 hour period		C	No	$17.00
11.10	**CAT TRAP HIRE**				
11.10	Hire Fee			Yes	$16.80
11.10	Pensioner Hire Fee			Yes	$8.35
11.10	Return Deposit			No	$45.40
11.10	Pensioner Return Deposit			No	$22.15
11.10	Cat Trap replacement fee			No	$200.00
11.11	**POUND FEES**				
11.11	**Companion Animals Impounding Fees - Preferred Vet**				
11.11	Surrender Dog			No	Full Cost Recovery
11.11	Surrender Cat			No	Full Cost Recovery
11.11	Extra charge for after hours access			No	Actual cost of AH attendance
11.11	**Companion Animals Impounding Fees - (Blacktown Pound)**				
11.11	Surrender Dog			No	Actual cost
11.11	Surrender Cat			No	Actual cost
11.11	Extra charge for after hours access			No	Actual cost of AH attendance
11.11	**Companion Animals - Impounding & Release Fees from approved premises - Vets, etc.**				
11.11	Administration & Release Fee			No	$14.40
11.11	Daily Boarding Charge - Dog up to 20kg			No	$18.55
11.11	Daily Boarding Charge - Dog over 20kg			No	$18.55
11.11	**Companion Animals - Seizure & Release Fees from Council**				
11.11	Administration & Release Fee			No	$23.70
11.11	Daily Boarding Charge - Dog up to 20kg			No	$13.40
11.11	Daily Boarding Charge - Dog over 20kg			No	$18.55
11.11	Daily Boarding Charge - Cat			No	$13.40
11.11	Pound release per night - Rydalmere Operations Centre Depot		L	No	$22.65
11.12	**IMPOUNDING CHARGE (ANIMALS)**				
11.12	**HORSES AND CATTLE:**				
11.12	· Deterrent Fee (per head)			No	$15.45
11.12	· Each additional animal			No	$7.20
11.12	· Driver's allowance (per head/km)			No	Full Cost Recovery
11.12	· Release fee (per head)			No	$22.65
11.12	· Daily Sustenance fee (per head)			No	$17.50
11.12	**SHEEP:**			No	$14.40
11.12	· Deterrent Fee (1-30 head)			No	$7.20
11.12	· Driver's allowance (@ head/km)			No	Full Cost Recovery
11.12	· Release Fee (1-30 head)			No	$22.65
11.12	· Daily Sustenance fee (per head)			No	$18.55

FEES & CHARGES 2019/20

Ref No.	Description of Service	Receipt Code	Pricing Policy Category	GST Yes/No	2019/20 Fee/Charge $ (Incl GST)
11.13	**OUTSTANDING NOTICES CERTIFICATE NOXIOUS WEEDS**				
11.13	Outstanding Notices Certificate Noxious Weeds (Bio-diveristy)		L	No	$151.70
11.14	**IMPOUNDED ITEMS (OTHER THAN VEHICLES, CLOTHING BINS & SHOPPING TROLLEYS)**				
11.14	Fee for Administration, Advertising, Seizure, Taking Charges, Removal Costs and Release Fee - (maximum)				
11.14	Up to 1.2m2			No	$98.90
11.14	>=1.2m2			No	$197.75
11.14	Storage charges per day			No	$10.30
11.14	Legionella Sampling and Assessment			No	Full Cost Recovery
11.14	Fire Safety - Stay of Penalty Infringement Application (Re Annual Fire Safety Statement)			No	Full Cost Recovery

INNOVATIVE

ITEM NUMBER	18.2
SUBJECT	FOR APPROVAL: Submission to the Greater Sydney Commission on the Place-based Infrastructure Compact Pilot for the Greater Parramatta and Olympic Peninsula area
REFERENCE	F2019/04083 - D07124390
REPORT OF	Project Officer Land Use

PURPOSE:

The purpose of this report is to allow Council to consider a submission on the draft *Place-based Infrastructure Compact Pilot* for the Greater Parramatta and Olympic Peninsula area produced by the Greater Sydney Commission.

RECOMMENDATION

That Council endorse and forward the submission at **Attachment 1** to the Greater Sydney Commission (GSC) on the draft *Place-based Infrastructure Compact Pilot* (PIC) for the Greater Parramatta and Olympic Peninsula area which raises the following key matters:

- Support for the integration of land use and infrastructure planning to manage growth in a coordinated way.

- The assumptions, data, and evidence base used to inform the draft PIC were not provided. Therefore, the detail needed for Council to provide a thorough assessment of the accuracy, practicality and application of the draft PIC on a local scale was not available.

- The draft PIC was prepared with no ongoing collaboration with Council. Equal partnership is needed to ensure place-based outcomes are delivered for GPOP.

- The draft PIC needs to demonstrate alignment with Council's existing evidence-based infrastructure strategies and priorities to demonstrate holistic planning across State and Local government.

- The extent of the precinct boundaries need to be realigned to reflect the location of growth for each precinct (in particular, in Carlingford, Telopea, Wentworth Point and Carter Street) as identified in Council's draft Local Strategic Planning Statement and draft Local Housing Strategy.

- The GPOP boundary be amended to include Epping to ensure its status as a Strategic Centre with a focus on job creation is supported by the necessary infrastructure needed to address the current infrastructure deficit (including light rail between Carlingford and Epping) and to 'future proof' the precinct for residents and workers.

- The draft PIC's recommendation to retain the existing land uses in Camellia is not supported. Council cannot adequately assess its exclusion from Phase 1 or Phase 2 of the draft sequencing plan because the details of the model and

evidence-base has not been provided. In addition, further consideration of the future land use is needed to:

- support the investment in light rail;
- the precinct's strategic positioning close to the Parramatta CBD;
- recognise the extensive strategic and master planning done in collaboration with Council and State government; and
- address the precinct's current underutilisation.

BACKGROUND

1. In March 2018, the GSC issued the *Greater Sydney Region Plan* (Region Plan) – *A Metropolis of Three Cities* and the *Central City District Plan* (District Plan). Feedback from the community during the preparation of these plans was the need to coordinate housing and employment growth with the delivery of the necessary infrastructure to support communities and achieve the key themes of liveability, productivity and sustainability embedded in the Region Plan.

2. Objective 2 of the Region Plan responded to this feedback and the need to deliver infrastructure that aligns with forecasted growth.

3. On 7 November 2019, the GSC released the draft Place-based Infrastructure Compact (PIC) for the Greater Parramatta and Olympic Peninsula (GPOP) area. The draft PIC can be viewed on the GSC's website here: https://gsc-public-1.s3.amazonaws.com/s3fs-public/gpop_pic_-_a_city_supported_by_infrastructure_web.pdf.

4. The draft PIC, originally called the Growth Infrastructure Compact (GIC), is an integrative planning model being piloted by the GSC to assist the public and private sector to better align the growth of housing and employment with the provision of infrastructure and services.

5. The community consultation and feedback period on the draft PIC is from Thursday 7 November 2019 to Wednesday 18 December 2019. Council officers have prepared a submission on the draft PIC (see **Attachment 1**). The purpose of this report is to allow Council to consider this submission.

GREATER PARRAMATTA AND OLYMPIC PENINSULA (GPOP)

6. GPOP is located at the centre of the Central River City; itself being the geographic centre of Greater Sydney. The Region Plan and District Plan provide the overarching strategic direction for GPOP. The plans emphasise the importance of the transformation of GPOP in rebalancing housing, employment and recreation opportunities across the Greater Sydney region. **Figure 1** shows the central location of GPOP in the context of Greater Sydney's metropolis of three cities.

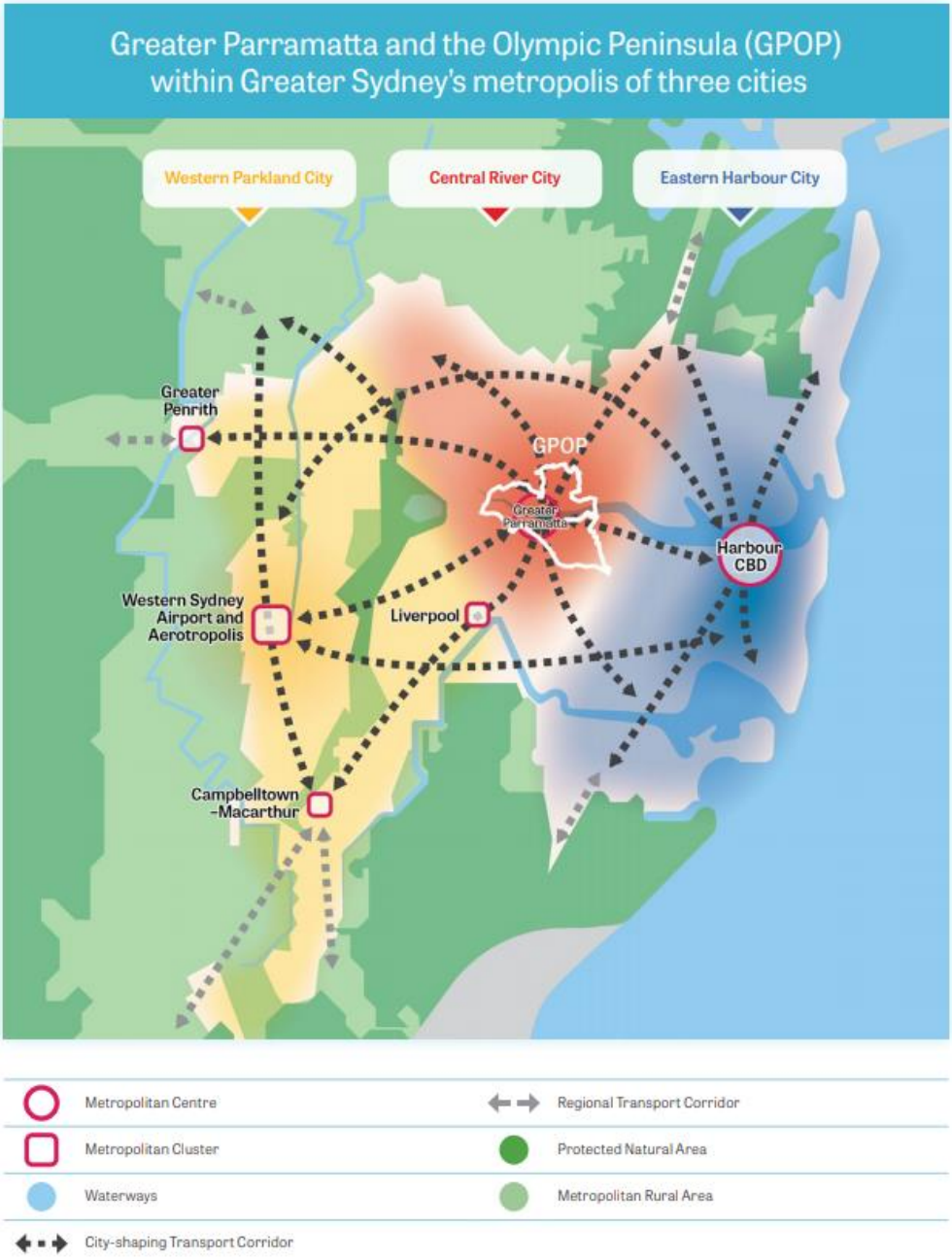

Figure 1 – GPOP's location in Greater Sydney

7. The GSC is piloting the draft PIC in the GPOP area as it is one of the fastest growing areas in Greater Sydney. The 6,000 hectare urban renewal area is experiencing high levels of growth in housing and employment and investment in city-shaping infrastructure. This growth and investment, coupled with the fact it is a 'stand-alone' precinct in Greater Sydney, presents the unique opportunity to deliver best-practice in integrating land use and infrastructure planning.

8. GPOP accommodated around 24,000 new dwellings between 2008 and 2018. More than half of this growth occurred in the past three years, accommodating more than 50,000 new residents and bringing GPOP's population to over 190,000 residents. In terms of employment, more than 28,000 new jobs were created in GPOP between 2006 and 2016. This represents almost six per cent of Greater Sydney's jobs growth in the same period, although it represents only three per cent of Greater Sydney's urban footprint.

9. The GSC anticipates further growth within GPOP to deliver its share of the Central City District's housing target of 207,500 dwellings and its share of

Greater Sydney's job target of 817,000 jobs by 2036. This is due to its location in the geographic centre of Greater Sydney, accessibility to the metropolitan centres, and city-shaping transport corridors, including Parramatta Light Rail and Sydney Metro West (see **Figure 1**).

10. The existing and anticipated growth for GPOP emphasises the importance of integrating land use planning and infrastructure delivery. The draft PIC aims to ensure growth is supported by the appropriate local, regional and state infrastructure to enable orderly and coordinated development that creates great places for the community to live and work.

PREPARATION OF THE PIC

11. As explained above in the 'Background' section, the preparation of the draft PIC originated from Objective 2 of the Region Plan to focus on the coordination of infrastructure delivery and forecasted growth.

What is the PIC?

12. The PIC is a model that looks holistically at an area to identify at a high level the most cost-effective sequencing for growth aligned with the provision of primarily state (with some local) infrastructure over a 10, 20 and 40 year timeframe.

13. The aims of the PIC are to:

    a. Model the growth potential of an area and explore scenarios for its long-term future.

    b. Encourage openness about the range of infrastructure and services needed to grow an area, the costs involved and how this could be feasibly funded.

    c. Stage growth by being selective about where, when and what to invest in to deliver successful areas.

    d. Make the roll-out of new areas more certain, cost-effective and easier to understand for investors, developers and the local community.

14. The PIC model developed in the Pilot has three interrelated components, as shown in **Figure 2**.

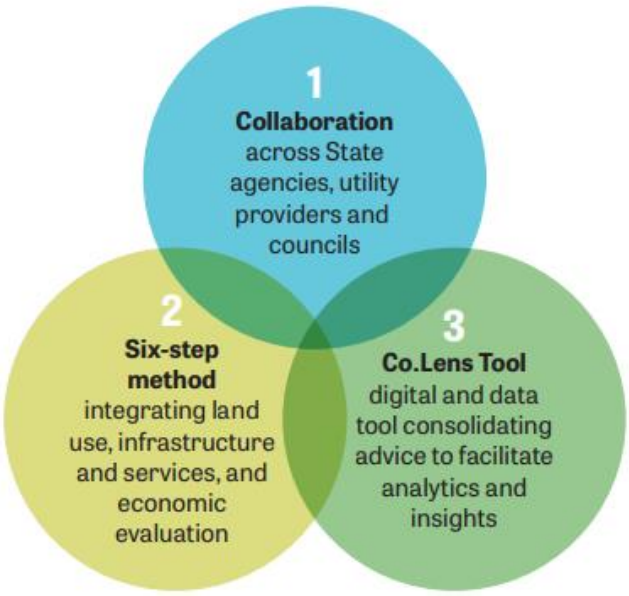

Figure 2 – PIC Model

15. Council officers' feedback on the model (and its key components shown in **Figure 2**) is included in **Attachment 1**.

How was it prepared?

16. **Table 1** below outlines the key milestones contributing to the preparation of the PIC.

Date	Milestone	Description
2016	• Release of vision: *GPOP – Our true centre: the connected, unifying heart*	Issued by the Greater Parramatta Technical Coordination Group, this strategic framework identifies the city-shaping potential of land use and infrastructure decisions in GPOP.
2017	• Selection of the Growth Infrastructure Compact (GIC) 'game changer'.	GSC's Infrastructure Delivery Committee investigates infrastructure and land use planning 'game changers' in response to the Minister's Priorities 2016–2018 and drafting of the Region Plan. GSC recommends the GIC and for it to be piloted in GPOP.
2018	• Preparation of the GIC Pilot for GPOP. • The GIC evolves into the Place-based Infrastructure Compact (PIC).	The *Greater Sydney Region Plan*, *State Infrastructure Strategy* and *Future Transport 2056* were released by the GSC and NSW State Government. In response, the GSC leads the preparation of the GIC Pilot for GPOP with over 20 state agencies and utility providers, looking at various growth scenarios over a 10, 20 and 40 year forecast. The GIC evolved into the Place-based Infrastructure Compact (PIC) to better reflect the need to focus on quality place-based outcome, with growth.
2019	• Draft Strategic Business Case prepared for GPOP. • Draft PIC launched for public consultation.	Infrastructure NSW uses the findings of the PIC and prepared a draft Strategic Business Case for GPOP on behalf of eight service and infrastructure delivery agencies. This focused on the 10-year service and infrastructure priorities for potential funding. The findings and proposed actions from the PIC Pilot and draft Strategic Business Case are released for feedback.
Next steps		
2020	• Recommendation made by GSC to NSW Government.	Feedback considered and GSC will make a recommendation to the NSW Government.

Table 1 – Milestones in the preparation of the PIC

APPLYING THE PIC

17. In the GPOP pilot, the PIC model was used to explore the cost of growth in GPOP across four scenarios using a 10, 20 and 40 year forecast for population, dwellings and jobs. **Table 2** outlines the scenarios and the forecasted dwelling and job numbers used to investigate the feasibility of their realisation in terms of delivering the necessary infrastructure to support the growth.

Scenario	Description	New dwellings	New jobs
Scenario 1 - Existing	GPOP continues to evolve on a more suburban trajectory beyond Parramatta CBD and Sydney Olympic Park	41,000	66,000
Scenario 2 – 'Incremental'	GPOP transitions to better connectivity and places.	64,000	86,000
Scenario 3 – 'Transformative'	GPOP undergoes a step change in connectivity and becomes a 30-minute city.	84,000	105,000
Scenario 4 – 'Visionary'	The Central City experiences a step change in great places and becomes a 30-minute city.	95,000	122,000

Note: These forecasts are additional to the 70,000 dwellings and 150,000 jobs in GPOP in 2016.

Table 2 – Modelled scenarios in GPOP for 20 year forecast

18. More detail on each scenario tested can be found in the draft PIC.

Progressed scenario in the draft PIC pilot - 'Transformative'

19. The PIC model showed that the 'Transformative' Scenario 3 and 'Visionary' Scenario 4 delivered the greatest liveability, productivity and sustainability benefits, and these outweighed the costs of delivering the infrastructure needed to support their achievement. These scenarios delivered around double the net benefits of the 'Incremental' Scenario 2.

20. The 'Transformative' Scenario 3 is in line with the NSW Government's already-committed infrastructure schedule for GPOP over the next decade, including Sydney Metro West and Parramatta Light Rail Stage 1.

21. As a result, the 'Transformative' Scenario 3 was used in the draft PIC model, and the findings and actions of the pilot are based on this scenario.

22. It is noted that the NSW Government has yet to decide on the affordability of the total capital cost of infrastructure estimated to be around $40 to $50 billion over 20 years to deliver on the 'Transformative' growth Scenario 3.

PROPOSED ACTIONS OF THE PIC

23. Five proposed actions came from applying the 'Transformative' Scenario 3 through the PIC model and from the draft Strategic Business Case. These are summarised in **Table 3**.

24. Proposed Actions 1, 2 and 3 relate to when growth and development should happen through a draft sequencing plan for the 26 precincts that make up GPOP (see **Figure 3**). Proposed Actions 4 and 5 relate to proposed infrastructure priorities to support GPOP and growth in these precincts. These priorities are intended to inform the capital investment plans and budget processes of NSW Government agencies.

Action	Description
1	Sequencing Plan – Phase 1: Focus on precincts where growth can be aligned with already committed infrastructure to support job creation and new development. The suggested priority areas in Phase 1 are: • Parramatta (CBD, North and South) • Westmead (Health and South) and Wentworthville Precincts • Rydalmere to Carlingford Precincts • Wentworth Point and Carter Street Precincts.
2	Sequencing Plan – Phase 2: Focus on aligning growth with future city-shaping infrastructure. The suggested priority areas in Phase 2 are: • Sydney Olympic Park Precinct • Homebush-North Strathfield Precinct • Melrose Park and Ermington Precincts • Granville, Auburn, Lidcombe and Flemington Precincts.
3	Support existing uses in the remaining precincts across GPOP and review their potential over time. These precincts include: • Harris Park, Dundas Valley and the Shorts Corner Precincts • Rydalmere, Camellia Industrial, Auburn, Lidcombe and Silverwater Precincts • Camellia-Rosehill Precinct.
4	Deliver short-term infrastructure priorities for GPOP to support demand across all 26 precincts over the next five years plus.
5	Deliver short-to-medium-term infrastructure priorities for the precincts included in Phase 1 of the Sequencing Plan (see Action 1) over the next five to ten years plus.

Table 3 – Summary of five proposed actions.

SUMMARY OF SUBMISSION

25. The objective of the consultation, as outlined in the exhibition material, is for the GSC to collect feedback to improve the PIC pilot and identify other areas in Greater Sydney where the model could help the NSW Government in its decision-making processes.

26. The submission responds to the key questions asked by the GSC on Page 19 of the PIC under the heading ‘Tell us what you think’; and is structured the following way:

    a. *Introduction:* This section provides a brief high-level overview responding to the intention of the PIC.

    b. *Part 1:* This section provides a response to the key questions asked by the GSC on the PIC.

    c. *Part 2:* This section provides other matters for the GSC’s consideration.

27. Council officers are supportive of the overall intention of the draft PIC which seeks to integrate land use and infrastructure planning to manage growth in a

coordinated way. This will help achieve orderly development, manage developer expectations, and importantly help deliver places that achieve the key themes of the Region Plan of liveability, productivity, and sustainability.

28. The submission on the draft PIC is included in **Attachment 1**, with the key matters for the GSC's consideration summarised below.

ASSUMPTIONS AND EVIDENCE BASE

29. The information included in the draft PIC consists of the overall findings and conclusions generated from the PIC model. It also at a high-level covers the process undertaken to quantify and test various growth scenarios and the associated infrastructure needs. However, Council officers consider the material placed on public exhibition to exclude the detail needed to provide a thorough assessment of the accuracy, practicality and application of the PIC in GPOP on a local scale.

30. Council officers note that the draft PIC explains that some inputs to the method and modelling are commercially sensitive and need to remain confidential to the partners involved, and the NSW Government. Council understands that not all information can be made available to the wider public, however, Council considers itself to be an important stakeholder in this PIC pilot and should be provided with this detail to provide a comprehensive assessment of the PIC.

31. Council welcomes the opportunity to provide further comment on the draft PIC if presented with the following additional detail:

    a. assumptions used to calculate the forecasted dwelling and job targets for the four growth scenarios for the 10, 20 and 40 year time periods in the model (see **Table 2** for 20 year forecast);
    b. quantitative data used in the model to calculate the cost of growth per precinct;
    c. method and data used to calculate the net benefits of each growth scenario in relation to the cost of infrastructure vs place-based benefits of liveability, productivity, and sustainability;
    d. the estimated cost of the infrastructure priorities listed in Actions 4 and 5;
    e. process undertaken to calculate the total infrastructure costs;
    f. more detail around the apportionment of infrastructure costs; and
    g. detail around how funding sources were determined and allocated to different infrastructure priorities.

COLLABORATION WITH COUNCIL

32. Council officers have concern that no ongoing collaboration occurred with Council during the preparation of the model. The model could be improved by ensuring its preparation is done in equal partnership and ongoing collaboration between the NSW Government and local councils. Given the intention of the model is to deliver place-based outcomes, it is imperative that councils are closely involved in identifying the priorities and needs of their local communities.

33. Council strongly believes that local councils need to be collaborated early in the preparation of the models to contribute to the assumptions around spatial planning, land use changes, precinct sequencing, and growth targets.

34. The approach to not have ongoing collaboration with Council is at odds with the Department of Planning, Industry and Environment's (DPIE) recent announcement to 'supercharge' Sydney's priority precincts which

acknowledges the need to work collaboratively with councils and get on with the job of delivering good growth for the future of our city and State.

35. Furthermore, councils need to be empowered through this model to advocate for the state, regional and local infrastructure priorities identified through council-driven investigations and planning strategies. This will ensure the model is genuinely collaborative, place-based, and originates from the needs of the local communities. The success of any tool pivots around the ownership of stakeholders directly impacted by its application.

ALIGNMENT WITH COUNCIL INFRASTRUCTURE PRIORITIES

36. Early partnership with Council will also ensure the model aligns with the priorities of Council's existing infrastructure strategies and is reflective of the 'grass roots' needs of local communities. Councils have dedicated teams who focus on place-making, community and social infrastructure planning, and asset delivery. The close collaboration of the NSW Government and these teams across councils will help in the preparation and successful application of these models in the future.

37. Council's archive of infrastructure research papers, strategies, plans and priorities is constantly evolving and needs to be considered as part of the PIC process. This will enable informed and evidence-based decision-making on housing growth, local cultural and social infrastructure provision in GPOP.

38. The validity of the model would be strengthened by reference to local planning and infrastructure strategies prepared by Council. This would demonstrate to all stakeholders and the community that a holistic and cohesive planning process has been undertaken. It would also provide confidence that the model, which has been prepared at a state government level (which primarily only considers state infrastructure), has adequately considered, incorporated and adopted local planning initiatives and infrastructure needs.

39. Commentary on the priorities listed within the draft PIC are provided in **Attachment 1**. It also includes recommendations from Council to ensure we deliver placed-based outcomes for GPOP in line with growth, for example, the prioritisation of regional open space as part of Phase 1 of the sequencing plan.

PROPOSED SEQUENCING PLAN

40. **Figure 3** shows the draft PIC's proposed high-level sequencing plan for the 26 precincts within GPOP.

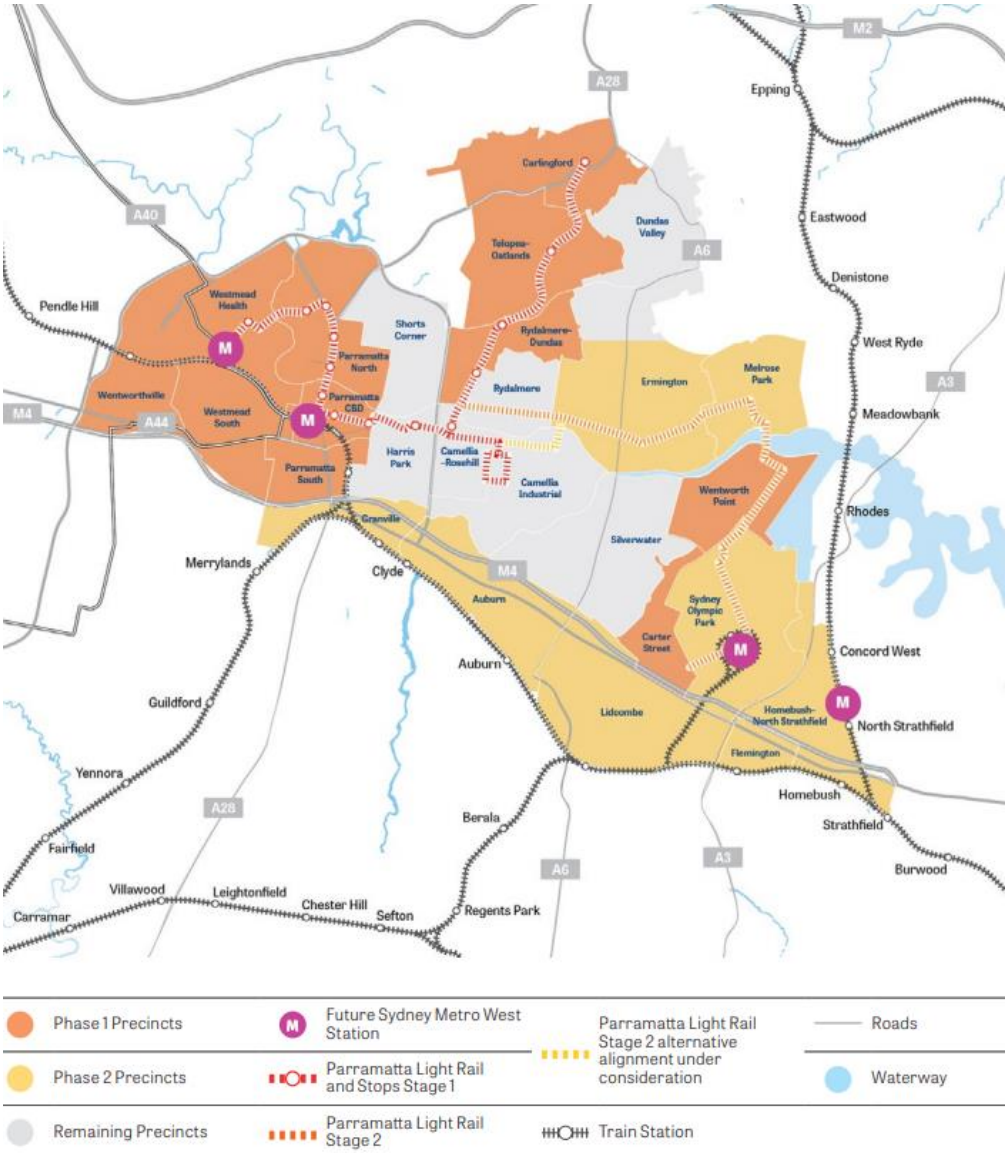

Figure 3 - High-level sequencing plan for the delivery of growth and infrastructure.

41. Council officers broadly support the sequencing of growth in line with already committed infrastructure (i.e. through Phase 1 precincts) followed by the coordinated and timely growth in Phase 2 precincts, which focus around future city-shaping infrastructure. However, Council officers note that the inclusion of Camellia in 'Remaining Precincts' is not supported and inconsistent with the strategic planning framework for this area (this is discussed below under the heading 'Future of Camellia').

42. There is concern around the extent of the precinct boundaries shown in the draft PIC and the expectations this will set for landowners and developers. A number of the precincts in Phase 1 (such as Carlingford and Telopea) have been, or are currently, subject to master planning processes being led either by the State government or Council. This was / is to review the planning controls around the Parramatta Light Rail Stage 1 corridor and to assess the scale of growth each precinct can accommodate.

43. This is reflective of transit orientated development; and will help connect future communities to the Parramatta CBD, and through to other parts of Greater Sydney via a connection with heavy rail and the future Sydney Metro West.

44. Similarly, the Wentworth Point and Carter Street precincts have undergone master planning and rezoning processes to accommodate for growth.

45. The specific location of the anticipated growth and land use change within these precincts is reflected in Council's draft Local Strategic Planning Statement (LSPS) as shown below in **Figure 4.**

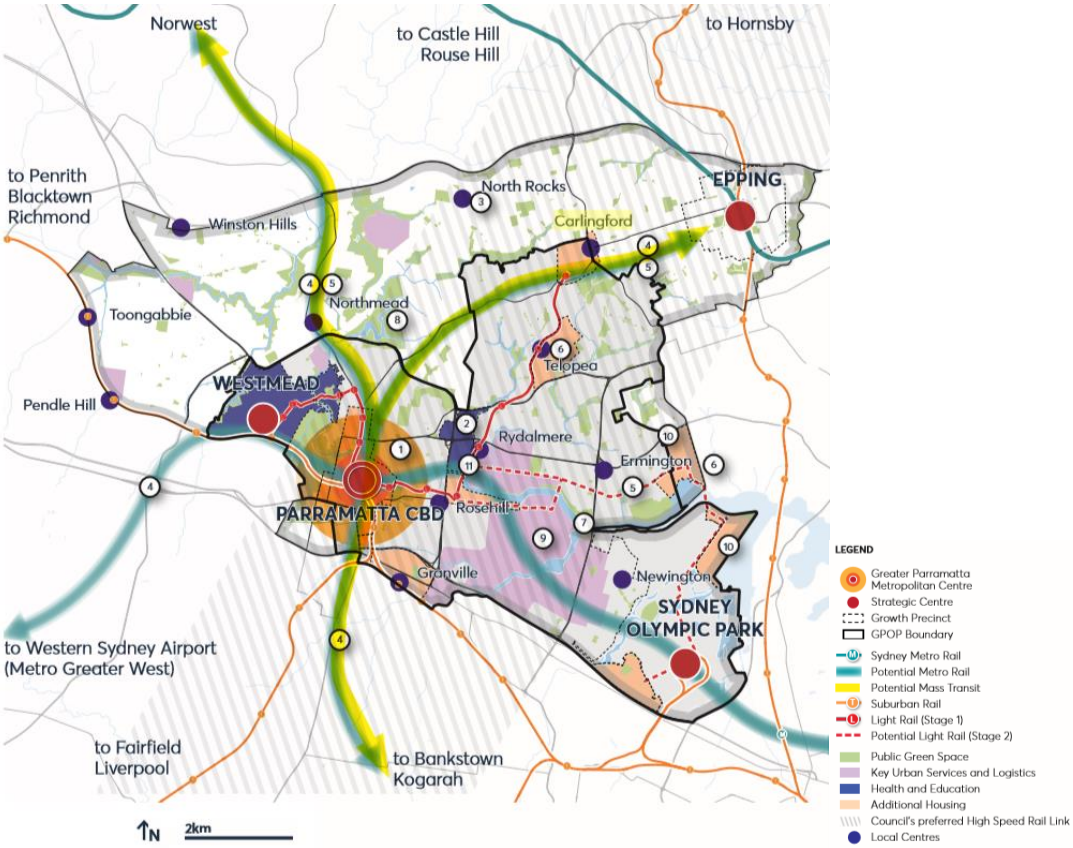

Figure 4 – Structure Plan towards 2036 in Council's draft LSPS

46. The areas planned for land use change and additional housing in each precinct is shown in orange. This is to indicate that the growth in dwellings is not to be spread across the entire precinct; but rather to be concentrated in specific localities around city-shaping infrastructure. This has been done intentionally by Council to manage the expectations of landowners and developers, and provide a strategic rationale to not support the lodgement of planning proposals seeking growth in other areas outside of the precinct. The extent of the orange areas was determined using an evidence-based approach as part of the preparation of the draft LSPS.

47. Council officers recommend the precincts within the draft PIC (in particular Wentworth Point, Carter Street, Carlingford and Telopea) be updated to only show the areas to receive additional housing to align with the draft LSPS. This will ensure a coordinated approach to planning is delivered, and to provide the justification for refusing planning proposals seeking an uplift in areas outside of the precincts not flagged for additional housing.

INCLUSION OF EPPING IN GPOP

48. Council recommends that the GPOP boundary be amended to include Epping. Council's draft LSPS identifies Epping as a Strategic Centre and forecasts an additional 4,300 jobs by 2036 (bringing the total from 5,100 in 2016 to 9,400 in 2036). Council is committed to supporting jobs in Epping with a key action from the draft LSPS requiring the preparation a planning proposal to mandate a minimum amount of commercial floor space on certain larger sites in Epping. The delivery of jobs aligns with the District Plan, and Council wants to ensure the right infrastructure is in place to support its growth.

49. Council strongly recommends that Epping be included in GPOP (and subsequently in the draft PIC) to ensure its status as a Strategic Centre with a focus on job creation is supported by the necessary infrastructure needed to align with the Region Plan's key themes of liveability, productivity, and sustainability. The draft PIC should be updated to allocate both state and local infrastructure priorities to address the current deficit in infrastructure and to 'future proof' the precinct for the growing community of both residents and workers.

50. In addition, Council strongly recommends that the GSC work with the PIC partners to progress the investigation of light rail from Carlingford to Epping. The delivery of light rail from Carlingford to Epping would improve access to Epping for the residents of GPOP, and subsequently increase the catchment of workers to support the uptake of jobs in Epping. This also aligns with the '30 minute city' policy position of the Region Plan.

FUTURE OF CAMELLIA

51. A key concern flagged by Council Officers in their review of the draft PIC is in relation to the future of Camellia.

52. Camellia in the draft PIC is split into two precincts: Camellia-Rosehill and Camellia Industrial. Both precincts have been excluded from land use change due to the relatively high costs of accommodating a new resident or job in the precinct and local environmental constraints. Specifically the draft PIC recommends that the zoning remain unchanged to support the employment and industry cluster consisting of Rydalmere, Auburn, Lidcombe and Silverwater; and to avoid any land use conflicts from the introduction of residential uses.

53. This position is contrary to the draft Camellia Town Centre Master Plan 2018 prepared by DPIE, the broader strategic planning framework of the District Plan, Council's draft Local Strategic Planning Statement, draft Local Housing Strategy, and the Planning Proposal for 181 James Ruse Drive (which is currently with the DPIE for finalisation). This strategic planning framework recommends a significant change of use within Camellia to accommodate residential and commercial uses in the precinct along the Parramatta River.

54. Furthermore, on 2 November 2019, just prior to the launch of the draft PIC on 7 November 2019, the Minister for Planning and Public Spaces announced a new approach to 'supercharge' Sydney's precinct planning process. Camellia was listed as a precinct where collaborative planning is supported between councils, state agencies and the community together to resolve complex issues and drive quality place outcomes. This further supports the evolution of the Camellia precinct, and questions the position of the draft PIC which was released only days later.

55. Parramatta Light Rail Stage 1 is committed to delivering a station in Camellia-Rosehill, which will provide direct public transport to the Parramatta CBD. Parramatta Light Rail Stage 2 is also considering an alternative alignment through Camellia which would further increase the precinct's accessibility. Retaining the existing land uses in light of the investment of transport infrastructure within this area is contrary to the strategic rationale of the sequencing plan which recommends land use changes around significant infrastructure and city-shaping projects.

56. Whilst Council officers understand the high-cost of delivering infrastructure within this area to support residential uses, further consideration needs to be made on the future of this area to:

a. support the investment in light rail,
b. the precinct's strategic positioning close to the Parramatta CBD,
c. recognise the extensive strategic and master planning work which has occurred to date in collaboration between the State Government and Council.
d. address the precincts current underutilisation.

57. It is recommended that the GSC carry out further analysis of the infrastructure costs associated with growth under various land use scenarios that is required to determine the most suitable uses and density for the precinct.

Residential uses

58. Under a residential or mixed use scenario, the draft PIC model could involve testing different dwelling numbers and the extent of the Camellia Town Centre footprint to determine what density is viable from an infrastructure cost perspective. A potential option may be to reduce the proposed dwelling numbers to a point at which the infrastructure spend may be more viable whilst still providing an incentive to facilitate remediation, urban renewal close to the Parramatta CBD, and transit oriented development due to the location of the new light rail stop.

Non-residential uses

59. Whilst contrary to the masterplan for the precinct (and Council's adopted position on the masterplan from April 2018), if the cost of redeveloping Camellia with residential uses is not viable as per the findings of the draft PIC model, non-residential scenarios of land use change could be explored in the testing by the GSC. Camellia as an employment precinct could be further tested which would look at amending the controls to facilitate higher value industries with a focus on increasing employment densities particularly around the new light rail stop.

60. Council officers note that under either renewal scenario (residential or non-residential) infrastructure investment is required to improve the connectivity and accessibility of the precinct; remediate the land; and deliver public domain and amenity improvements. However, the land use will determine the quality and extent of the infrastructure required, and therefore the overall cost of renewal in the precinct.

61. Part of any further testing looking at potential land use change (whether residential or non-residential) should include the role of the private sector. Further investigation into the delivery of infrastructure in partnership with the private sector needs to be explored to support land use change (regardless of the intensity of the change) as the landowner will be the beneficiary of any land use change and renewal at Camellia. This could also look at the option of requiring developers to make the full contribution to all relevant threshold infrastructure to make renewal of the precinct achievable.

Planning Proposals

62. The Planning Proposal for the land at 181 James Ruse Drive, Camellia was endorsed by Council for finalisation in February 2018. The Planning Proposal seeks a B4 Mixed Use and RE1 Public Recreation zone; height of building control of 126m (40 storeys); and an FSR of 5.3:1. The revised planning

controls are to deliver 3,250 dwellings and 15,000 sqm of retail and commercial floorspace.

63. The Planning Proposal is currently awaiting finalisation by the DPIE. Should the State Government adopt the draft PIC in its current form, the Planning Proposal would be contrary to the PIC. A decision on the future land use of the site at 181 James Ruse Drive will sit with DPIE.

64. A Planning Proposal was lodged in December 2016 for the land at 1-9 Grand Avenue, Camellia to enable mixed use development (including residential uses). The Planning Proposal was amended in 2019 to respond to the DPIE's draft Camellia Town Centre Masterplan 2018.

65. As part of this Planning Proposal, the landowner is proposing to contribute towards enabling infrastructure (including the bridges over Parramatta River/Duck Creek) to facilitate renewal of the precinct as part of a future VPA. This further supports the need to explore and test the role of the private sector in contributing to infrastructure in Camellia, as discussed in paragraph 61 of this report.

66. This Planning Proposal has not yet progressed through the Gateway determination process. This is because Council's position is that the rezoning of this site is best managed as part of the broader Camellia master planning process, which is now in question by the recommendations of the draft PIC. Whilst Council in its submission (**Attachment 1**) requests clarity on where the PIC sits in the hierarchy of strategic planning documents, the future of the land at 1-9 Grand Avenue, Camellia will be influenced by the recommendations of the draft PIC.

CONSULTATION & TIMING

67. The Land Use Planning Team undertook an internal consultation process as part of preparation of the submission.

68. Public consultation on the draft PIC commenced on 7 November 2019 and closes on 18 December 2019.

NEXT STEPS

69. Should Council endorse the submission provided at **Attachment 1**, it will be forwarded to the GSC for their consideration.

70. The draft PIC outlines that feedback received will be incorporated into the GSC's recommendations to the NSW Government for its consideration and adoption. The GSC plans on presenting their final recommendations to the NSW Government in mid-2020.

71. Subject to the draft PIC's adoption by the NSW Government, the GSC envisages that the PIC Pilot and draft Strategic Business Case for GPOP would be implemented through:

    a. amendments to the relevant strategic and statutory plans, with further community consultation.
    b. finalisation of business cases for State agencies capital investment plans and NSW Budget processes.
    c. ongoing monitoring of development, land use and infrastructure decisions to ensure the effectiveness of the PIC as a decision-making support tool.

FINANCIAL IMPLICATION FOR COUNCIL

72. There are no direct financial implications for Council as a result of making this submission.

73. Where appropriate, the attached submission discusses issues with potential broader financial implications, such as infrastructure provision and other policy matters.

Sonia Jacenko
Project Officer Land Use Planning

Roy Laria
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1⇩	Submission to draft Placed-based Infrastructure Compact for GPOP	39 Pages

REFERENCE MATERIAL

CITY OF PARRAMATTA

Submission

To the Greater Sydney Commission

In response to the Draft Place-based Infrastructure Compact Pilot for GPOP

Resolved by Council

XX.XX.XXXX

cityofparramatta.nsw.gov.au

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1. INTRODUCTION

The City of Parramatta Council (Council) welcomes the release of the draft Place-based Infrastructure Compact (draft PIC) and thanks the Greater Sydney Commission (GSC) for their work on this new model aimed at coordinating the delivery of dwellings, jobs and infrastructure. Council is supportive of the overall concept of integrating land use and infrastructure planning to manage growth in a coordinated way. This will help achieve orderly development, manage developer expectations, and importantly help deliver places that achieve the key themes of the Greater Sydney Region Plan (Region Plan) of liveability, productivity, and sustainability.

Council is generally supportive of the draft PIC's assertion that the most effective way of aligning growth with the delivery of infrastructure is through a high-level precinct sequencing plan aligned with city-shaping infrastructure. This will help deliver more targeted investment in services and infrastructure to maximise their utilisation by communities in strategically selected precincts rather than in an ad-hoc fashion across a broader area.

Council asserts it is important this sequencing is aligned with Council's draft Local Strategic Planning Statement, draft Local Housing Strategy, and Council driven infrastructure work (including the Community Infrastructure Strategy) to ensure a consistent approach in enabling and managing growth at a local scale. Collaboration with key agencies and Council is crucial in the success of the PIC to ensure infrastructure priorities and delivery timeframes are aligned. Council welcomes the opportunity to be more involved in the preparation of the PIC to ensure the model and recommendations respond to the local context of GPOP which Council oversees.

Council broadly supports the rationale behind the proposed sequencing plan of the draft PIC which first focuses on precincts where growth can be aligned with already committed infrastructure to support job creation and new development as Phase 1; followed by precincts where growth aligns with future city-shaping infrastructure as Phase 2. Council agrees that this in theory will allow for a coordinated approach to funding and delivering services and infrastructure aimed at enhancing liveability, productivity and sustainability for local communities.

Council notes that the information included in the draft PIC consists of the overall findings and conclusions generated from the PIC model. It also at a high-level covers the process undertaken to quantify and test various growth scenarios and the associated infrastructure needs. However, Council considers the material placed on public exhibition excludes the detail needed to provide a thorough assessment of the accuracy, practicality and application of the PIC in GPOP on a local scale. Therefore, the content of the submission is based on the high-level information provided at the time of public exhibition.

Council notes that the draft PIC explains that some inputs to the method and modelling are commercially sensitive and need to remain confidential to the partners involved, and the NSW Government. Council understands that not all information can be made available to the wider public, however, Council considers itself to be an important stakeholder in this PIC pilot and should be provided with this detail to provide a comprehensive assessment of the PIC.

Council welcomes the opportunity to provide further comment on the draft PIC if presented with the following additional detail:

- assumptions used to calculate the forecasted dwelling and job targets for the four growth scenarios for the 10, 20 and 40 year time periods in the model;
- quantitative data used in the model to calculate the cost of growth per precinct;
- method and data used to calculate the net benefits of each growth scenario in relation to the cost of infrastructure vs place-based benefits of liveability, productivity, and sustainability;
- the estimated cost of the infrastructure priorities listed in Actions 4 and 5;
- process undertaken to calculate the total infrastructure costs;
- more detail around the apportionment of infrastructure costs; and
- detail around how funding sources were determined and allocated to different infrastructure priorities.

In addition, the timeframe in which Council had to prepare its submission also restricted the ability to conduct a thorough assessment across all relevant internal sections at Council. Nonetheless, Council's submission responds to the key questions asked by the GSC in the draft PIC which Council hopes contributes to the final draft of the PIC to ensure its successful implementation in the GPOP area to deliver a place that is liveable, productive and sustainable.

2. PART 1: 'Tell Us What You Think'

This section provides a response to the key questions asked by the GSC on the draft PIC. It has been informed by feedback from a number of relevant internal teams at Council that oversee land use and precinct planning, transport planning, social and cultural infrastructure, city transformation, economic development, and place management.

2.1. The new PIC model

How well do you feel you understand the model?

Council in its assessment determined there are two aspects to provide comment on to this question:

1. An understanding of the intention of the model, and
2. An understanding of the preparation of the model.

Intention of the model

Council understands that the intention of the draft PIC is to deliver a collaborative and holistic model that will help the NSW Government, local Councils and the private sector align dwelling and employment growth with the timely delivery of infrastructure (primarily state) and services that meet the specific needs of a local precinct. Council supports the delivery of place-based planning outcomes, and recognises that a 'one size fits all' approach cannot be taken when planning for growth and delivering infrastructure that meets the needs of the existing and future community.

Council understands that the intention of the tool is to forecast growth and the associated costs to help strategically sequence growth in line with infrastructure investment and priorities to deliver great places to live, work, and recreate. Understanding the necessary costs associated with the delivery of housing and employment in a precinct is crucial in making sound planning decisions and in prioritising infrastructure delivery.

Due to the current and anticipated growth in GPOP, and the fact that the majority of the GPOP area is located in the City of Parramatta LGA, Council supports the need to collaborate across the tiers of government and agencies to ensure growth is managed in a coordinated and sustainable way.

The strategic importance of GPOP and the intent of the PIC are well articulated. However how this will likely be a 'game changer' for planning, development and investment decisions is not well defined, as well as the influence the PIC will have on strategic planning. More information is required as to how the PIC will be considered during the assessment of planning proposals or precinct planning. This is discussed in further detail in relation to the implementation of the PIC in the last series of questions.

Preparation of the model

Based on the information provided in the draft PIC, Council acknowledges that the PIC model was developed based on three interrelated components as shown in **Figure 1**.

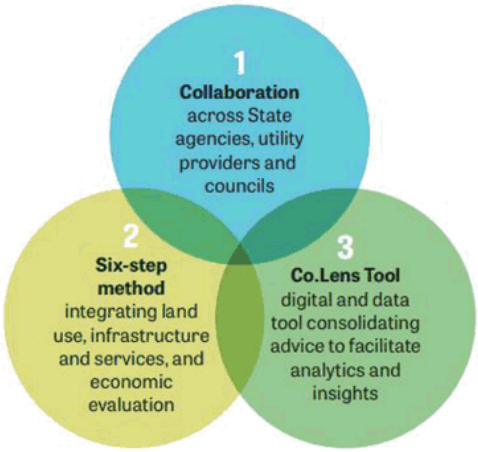


Figure 1 – PIC model

At a high-level, Council is supportive of the intent of each component of the PIC model. However, more information is needed on each of the components to understand the quantitative and qualitative inputs into the overall model, the key assumptions made around growth and infrastructure needs, and the methodology used in each component to understand and validate the outputs of the PIC for GPOP. Comment on each of the components is included below:

Component 1: Collaboration

The draft PIC asserts that one of the key components into the preparation of the model is a collaborative approach across State agencies, utility providers and local councils. This process is supported in principle; however, Council would like to gain a greater understanding on the influence and involvement of each agency in the process of preparing the PIC, and in particular, determining local infrastructure priorities. Unfortunately, in the case of preparing this draft PIC there was no ongoing collaboration with Council.

Collaboration with State Government

The draft PIC provides an extensive list of state agencies that were consulted during the preparation of the PIC. It also says that *"The City of Parramatta Council and Cumberland Council have provided valuable local insights and expertise with respect to key steps in the PIC method, including scenario development and the green infrastructure assessment"*. In response to this extract from the draft PIC, Council would like to clarify that its involvement in the draft PIC was limited to the provision of information requested by the GSC; it was not a process that involved ongoing collaboration.

Council would like to understand the role and level of influence the state agencies had in the preparation of the infrastructure priorities within the draft PIC. Particularly, the priorities in relation to infrastructure needs, as these are matters that require ongoing collaboration with Council to ensure they align with the infrastructure strategies and plans of Council. A greater understanding of how the priorities were prepared is required from Council to ensure confidence in the recommendations of the PIC.

Collaboration with Local Government

Council understands that the process was led by the GSC's Infrastructure Delivery Committee, who partnered with a number of state agencies who contributed to the formation of the pilot. However, given the City of Parramatta Council constitutes the majority of the GPOP boundary, the PIC

preparation process would have benefited from a dedicated Council representative contributing across all stages of the preparation of the draft PIC. It is disappointing that there was not closer consultation with Council in preparing this draft PIC.

Seconding a Council officer into the team preparing the PIC would have ensured that local place-based planning is being influenced by the local planning authority who understands the area and the community. A similar arrangement was had with Council and UrbanGrowth NSW during the preparation of the Parramatta Road Urban Transformation Strategy and ensured that the priorities listed in this strategy were reflective of the needs of Council and hinged off the existing strategic planning and infrastructure investigation work being carried out for the community.

Collaboration with First Nations

The draft PIC does not make reference to how First Nations people were consulted as part of the development of the draft PIC. It is important that engagement on infrastructure decisions that affect Aboriginal and Torres Strait Islander communities be carried out as part of this process. Council requests more information around how this has occurred and is planned for the future.

Component 2: Six-step method

The GSC applied a six-step method (shown in **Figure 2**) during the outcome setting and growth forecasting phase of the preparation of the model. From the high level information provided in the draft PIC, this component of the model preparation involved the 'practical testing' of four growth scenarios for GPOP, the associated land use changes and infrastructure needs, and an economic evaluation to determine the most cost effective way to sequence orderly development in GPOP.

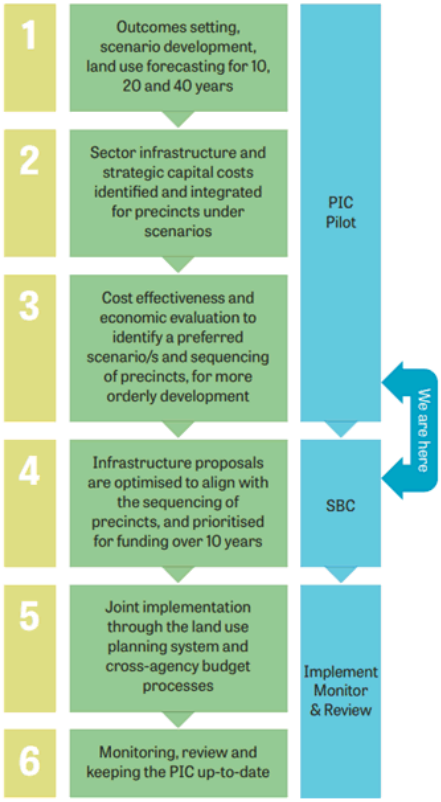


Figure 2 – Six-step method

Assumptions around growth scenarios

The draft PIC says that the 18-month pilot started by identifying 10, 20, and 40-year forecasts for population, dwellings and jobs under four growth scenarios: existing, incremental, transformative and visionary. Council requests more information and clarification around the assumptions that have been used as part of the testing for the growth scenarios, and what data has been used to inform job and housing targets. The draft PIC could be strengthened by referencing Cumberland Council and City of Parramatta Council's Local Housing Strategies and Local Strategic Planning Statements to demonstrate cohesion and alignment across the strategic planning framework.

Based on the content of the draft PIC provided, the level of growth in dwelling and job targets under each scenario progressively increases based on the amount of city-shaping transport infrastructure accounted for in each scenario. Council acknowledges that this aligns with good planning practice (i.e. Transit Oriented Development), with transport connectivity being imperative in achieving liveability, productivity and sustainability. However, there are other factors that need to be accounted for that influence density and land use change. It is important to consider more localised infrastructure when determining the appropriate density for a precinct. For example, the cost of acquiring land to deliver new regional open space necessary for existing and new communities to recreate should equally be ranked in importance when determining whether a precinct can accommodate growth.

Consideration of physical environment in land use planning

Council would like to understand at what step during the outcomes setting, scenario development, and land use forecasting was consideration given to the physical constraints of the GPOP area. Consideration of place-based attributes such as amenity, climate and sustainability, the natural and built environment, and physical constraints (for example, roads and transport infrastructure) is important in determining how much density an area can accommodate; and what density is appropriate to ensure the quality and design of the built environment is not compromised. This is critical in delivering on the Region Plan's key themes of sustainability, liveability and productivity.

Consideration of place-based attributes is important in planning for GPOP due to the fragmentation of the land mass caused by a number of physical barriers. These include the Parramatta River, the M4, James Ruse Drive, western rail line, Sydney Olympic Park and parklands on the south. The GPOP area is not physically contiguous, with there being few precincts that have a continuous connected street network. This can often present a challenge in place-based planning in attempting to provide connected and walkable precincts in line with the goal of sustainable city making.

Council recommends that the methodology used to determine the preferred growth scenario for GPOP include design and testing of options that look at the physical environment and the place-based attributes needed to align with the key themes of the Region Plan.

Current infrastructure provision

Council assumes as part of the six-step method a 'stocktake' or assessment of the current state and local infrastructure in GPOP and its utilisation by the community would have been carried out to determine the gaps and to prioritise infrastructure needs. Council has concerns that it was not collaborated with adequately during this process, which would have provided a strong evidence base for the infrastructure priorities in the strategy due to Council's local knowledge and understanding of the needs of the community. Discussion on the existing gaps, in particular on a local level, in the draft PIC is needed to help justify the items proposed for delivery over the next five to ten years in Actions 4 and 5. At this point, Council is not sure where this list is derived from and what analysis was done to inform the list.

Infrastructure priorities

Council agrees with the GSC that GPOP has experienced unprecedented growth in both housing and jobs that has placed pressure on infrastructure within the area. However Council requests more information on the methodology used in identifying and prioritising proposals within GPOP. Discussion of the costs and benefits that were evaluated as part of 'step three' of the 'six step' PIC method should be incorporated within the PIC to ensure greater understanding and transparency.

The analysis is not clear on how funded and unfunded proposals are considered and this needs further clarification for Council to have confidence in recommendations resulting from this plan.

Funding

The draft PIC says that all the necessary infrastructure was identified with the relevant agencies, utility providers and, on some aspects, local councils. Costs as well as potential sources of funding were estimated for each of the 26 precincts. Council requests further information on this process to understand how the estimated costs were determined, how consideration was made for projects that are partially or fully funded already, and more detail on the nominated funding source for each infrastructure priority to understand how the model was prepared. This is to help Council validate the recommendations and findings of the draft PIC, understand Council's responsibility in delivering certain infrastructure and the financial implications, and how this relates to other capital works being delivered by Council.

For example, the funding diagrams indicate 9% for 'Other' funding sources which includes council rates and developer contributions. It then references that 'green grid links' and 'local libraries' would be paid for via this type of funding. Council would like to understand the implications on Council and their existing projects, which many are not fully funded.

Component 3: Co.Lens Tool

Council recognises that a purpose-built tool by the GSC called 'Co.Lens' was used to store the data, information and advice generated through the PIC pilot. The tool was used to assess population, dwelling and job forecasts and the service and infrastructure costings under each scenario and for each precinct, over 10, 20 and 40 year timeframes

The draft PIC asserts that the tool was essential in determining the key findings and proposed actions. It also says that the tool will have a critical role in the monitoring and review of the PIC, and ensure the information being used to inform decisions is dynamic and up to date.

Council is unable to comment on the effectiveness and functionality of this tool as insufficient detail around the inputs and methodology has been provided and unfortunately it presents as a 'black box'. Council appreciates the complexity of using these sort of economic and quantitative modelling tools, and understands that the inputs and outputs are difficult for public consumption during consultation. However, in order for Council to understand and have a confidence in the findings and recommendations of the PIC model, Council requires more information into the data and the assumptions used. For example, more information is required regarding specific factors influencing the cost of an additional new resident or job per precinct. This is only provided at a very high level and appears to influence the staging of future investment under the PIC.

Council notes that the draft PIC explains that some inputs to the method and modelling are commercially sensitive and need to remain confidential to the partners involved, and the NSW Government. However, Council considers that it should be privy to this information as it is a key local

government stakeholder in the GPOP area. Council would like to see the inputs and outputs of this tool, and also to understand how the outputs influence decision making.

How could we improve the model? For example is there anything we missed?

Partnership with Council

The model could be improved by ensuring its preparation is done in equal partnership and ongoing collaboration between the NSW Government and local councils. Given the intention of the model is to deliver place-based outcomes, it is imperative that councils are closely involved in identifying the priorities and needs of their local communities. Council strongly believes that local councils need to be collaborated with early in the preparation of the models to contribute to the assumptions around spatial planning, land use changes, precinct sequencing, and growth targets.

Furthermore, councils need to be empowered through this model to advocate for the state, regional and local infrastructure priorities identified through Council-driven investigations and planning strategies. This will ensure the model is genuinely collaborative, place-based, and originates from the needs of the local communities. The success of any tool pivots around the ownership of stakeholders directly impacted by its application.

Early partnership with Council will ensure the model aligns with the priorities of Council's existing infrastructure strategies and is reflective of the 'grass roots' needs of local communities. Councils have dedicated teams who focus on place-making, community and social infrastructure planning, and asset delivery. The close collaboration of the NSW Government and these teams across councils will help in the preparation and successful application of these models in the future.

Alignment with Council infrastructure research, strategies and priorities

The validity of the model would be strengthened by reference to local planning and infrastructure strategies prepared by Council. This would demonstrate to all stakeholders and the community that a holistic and cohesive planning process has been undertaken. It would also provide confidence to readers that the model, which has been prepared at a state government level, has adequately considered, incorporated and adopted local planning initiatives and infrastructure needs.

Council's archive of infrastructure research papers, strategies, plans and priorities is constantly evolving and needs to be considered as part of the PIC process. This will enable informed and evidence-based decision-making on housing growth, local cultural and social infrastructure provision in GPOP.

These documents include the:

- Draft *Local Strategic Planning Statement* (alignment with the draft PIC is discussed below).
- Draft *Local Housing Strategy* (alignment with the draft PIC is discussed below).
- *Culture and Our City: A Cultural Plan for Parramatta's CBD 2017-2022* adopted in July 2017 outlines a range of cultural infrastructure priorities, some of which are identified in the draft PIC (these are discussed below in relation to the infrastructure priorities).
- *Aboriginal and Torres Strait Islander Cultural Infrastructure – community needs analysis* was completed in July 2019, and a feasibility study and business case will be commissioned soon.
- Draft *Community Infrastructure Strategy*, which was just on public exhibition.

- *Water Quality Improvement Analysis*, which looked at ways to reduce pollutants and increase swimming in the Parramatta River;
- *Flood Reduction Options Analysis study*, which identifies flood risk reduction projects.
- *Parramatta Ways*, which looks at the 'green grid' infrastructure corridor projects.

Council recommends that when further developing the priorities outlined in the PIC, that the GSC refer to these strategies, which are underpinned by extensive consultation, research and analysis, to inform its next steps and to ensure that there is alignment at a local and state level for the prioritisation, investment and sequencing of cultural, environmental and social infrastructure in the GPOP area.

In addition, Council is proactively seeking opportunities to better understand the infrastructure needs of its community, and regularly carries out studies to provide an evidence-base for infrastructure prioritisation. It is recommended that when the PIC is reviewed, that the priorities be reconfirmed by the results of any additional studies and strategies prepared by Council relating to local infrastructure needs to ensure the PIC is robust and fit-for-purpose.

How could this model be used to help other places? How can community and industry better participate?

Council understands that the preparation of the draft PIC model was required under Objective 2 of the Greater Sydney Region Plan, with the pilot to be run in GPOP due to the unprecedented growth occurring within this 'stand-alone' precinct. Council agrees this precinct is a suitable region to pilot the model due to the existing and future anticipated growth, GPOP's location within the geographic centre of Greater Sydney, the existing committed and investigated city-shaping infrastructure, and the important role of GPOP in rebalancing housing and employment opportunities across not only the Central River City but also Greater Sydney.

Council recommends that prior to the PIC model being used in other areas, the success in application of the PIC model in GPOP first be adequately evaluated prior to it being replicated or 'rolled out' across other areas. An evaluation framework should be prepared, with collaboration with local councils, to determine whether the PIC model has achieved its aims and objectives.

The PIC identifies four indicators to be utilised in monitoring the performance of the document, these include:

P1 - Jobs, education and housing
P2 - 30-minute city
P3 - Walkable places
P4 - Addressing urban heat

These four indicators are supported broadly, however more detail as to how these are going to be measured need to be included in the draft PIC and prepared in conjunction with councils and the local community of GPOP. Establishment of an appropriate evaluation framework and relevant outcomes measurement is considered critical to demonstrate whether the PIC model makes a difference for infrastructure outcomes.

Key learnings from the pilot PIC in GPOP (including the feedback provided as part of this consultation process) should be considered before progressing with this model in other places. Engagement with the community and industry during the early stages of the preparation of the model should occur to ensure it is reflective of the needs of those impacted by the recommendations.

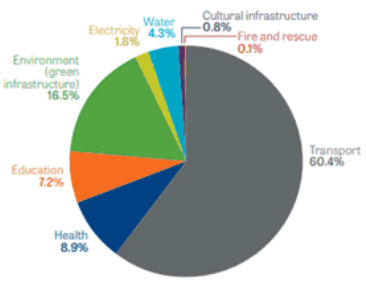
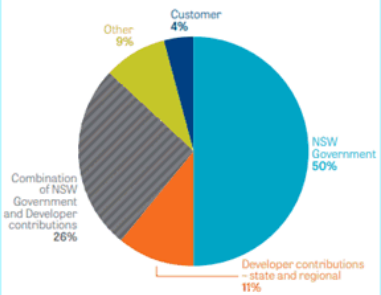
2.2. Key findings for GPOP

What findings from GPOP do you agree with?

The PIC includes five findings that were derived from the model used to assess and evaluate the growth scenarios, and to inform the key actions. In response to the question, broadly, Council requires more information to make a detailed assessment of each finding. Council's comments on each finding is included in **Table 1**.

	Finding from draft PIC	Council comment
1	*The 'Transformative' Scenario 3 and 'Visionary' Scenario 4 for GPOP delivered the greatest liveability, productivity and sustainability benefits, and these outweighed the costs. These scenarios delivered around double the net benefits of the 'Incremental' Scenario 2.*	In principle, Council supports this finding with the delivery of infrastructure and city-shaping projects across the GPOP area contributing to greater liveability, productivity and sustainability benefits. Council advocates for the major transport and city-shaping infrastructure included in the Visionary Scenario 4 to deliver the greatest liveability, productivity and sustainability benefits for GPOP. However, this is supported at the growth projected for dwellings and jobs in the Transformative Scenario 3 (noting, the assumptions around how these growth targets have been calculated has not been). **Assessment of scenarios and benefits** Council requests further information as to how the net benefits were calculated, and what quantitative and qualitative criteria were used in the assessment of the four scenarios. Council would like to understand the criteria used to measure liveability, productivity and sustainability; and what weighting was given to the cost of infrastructure delivery versus the 'place-based' benefit of its delivery. For example, in assessing each scenario, was the cost of infrastructure delivery the primary consideration in assessing the net benefits and preferred scenario? Equal weighting needs to be given to the qualitative and more subjective measures during the assessment of the net benefit of each scenario to give recognition to the way people experience public spaces. In relation to the determination of the 'place-based' benefits, Council has concern that these were determined without consultation with Council and the community. In addition, Council would like to understand what testing was undertaken to determine whether the

		required amount of floor space (approximately 11-12 million square metres) and related facilities, including open space, can be accommodated in the GPOP area. **Job creation and economic growth** The PIC under the Transformative Scenario forecasts for 105,000 additional jobs. However it is not clear how this job growth will be enabled or achieved; other than via infrastructure support. While important, infrastructure alone will not deliver the job growth needed in the GPOP region. Further information on the policy intervention needed to support jobs in the region would create a more robust model to address these issues. As discussed in 'Part 2: Other matters', Council supports the release of the Investment Prospectus. Council requests partnership in the delivery of the Prospectus to ensure job growth is supported and GPOP continues to progress as an economic 'powerhouse' in the Central River City. Council also seeks clarification on how job growth projects have been calculated and what land assumptions were used to inform this. From review of the PIC, the actions lack specific projects that support job growth and industry development. In addition, job and dwelling growth should equally be prioritised to deliver a truly livable and connected area.
2	*Great places need a wide range of social, economic and environmental infrastructure such as trees, parks, schools and health facilities. Public transport and roads accounted for 60 per cent of infrastructure costs in GPOP but these are key to the Central City becoming a 30-minute city (see Figure 1).*	Council in principle agrees broadly with Finding 2. As discussed above in relation to the preparation of the model, Council needs more information on how the types of infrastructure assessed in the PIC Pilot were selected to make GPOP a 'great place'. Council acknowledges the importance of transport infrastructure in delivering connected and productive places. However, regional and local infrastructure is equally as important in creating functional and livable places. To validate Finding 2, further discussion in the PIC is needed regarding: • the mechanisms for funding required to deliver essential infrastructure at regional, district and local levels is needed.

	Figure 1: Proportion of capital costs by sector apportioned to GPOP – 20 years  	• how the proportion of capital costs by sector apportioned to GPOP was determined. • the cost of local infrastructure (including ongoing operation and maintenance) that will be needed to complement the proposed infrastructure in the draft PIC priorities.
3	*The scale of necessary infrastructure requires a clear and upfront understanding of costs, and of who should be contributing to them, in order to guide better decisions and achieve the most effective use of resources (see Figure 2).* **Figure 2:** Identified funding source for capital costs apportioned to GPOP – 20 years  	Council agrees in principle with the concept of Finding 3. However again, more information is needed to understand how the funding sources have been calculated and what information was an input into the draft Strategic Business Case. Funding security and a clear understanding of the source of funding is crucial in the realisation of the PIC. The draft PIC states, 'The PIC Pilot has focused mostly on state and regional infrastructure, with limited inclusion of local infrastructure'. Council officers are concerned that the exclusion of local infrastructure is likely to impact on using a networked approach for decision making. To support and validate Finding 3, Council requests that the PIC incorporate more detailed discussion regarding the mechanisms and funding associated with the delivery of infrastructure in local places, giving consideration to ensuring a networked approach with state and regional infrastructure. In addition, a value sharing mechanism is recommended to enable the delivery of the necessary community infrastructure across Central City district.
4	*The cost of delivering new homes and jobs varies across the 26 precincts in GPOP, owing to differing local conditions and levels of existing infrastructure. The cost of accommodating a new resident or job varied from under $50,000 in some precincts to more than $100,000 in others.*	More information is needed to understand how this has been calculated. In particular, what are the quantitative and qualitative inputs in calculating the cost of accommodating a new resident and job in each precinct.

5	*If all recent and proposed land-use changes in GPOP were to happen in the near term, it would not be possible to fund all the necessary infrastructure at the same time. Growth must be sequenced to meet market demand, but it must not outpace the NSW Government's capacity to fund services and infrastructure.*	This is supported in principle. There is value in focusing on some precincts, rather than trying to facilitate growth everywhere. However, this must be pursued with the principle of equity and recognition that infrastructure should be available to communities when they come online to take advantage of the opportunity to create a sense of community cohesion and belonging, which is particularly important for changing or new communities. It is recommended that to further support and validate this finding, that the PIC detail the required timing of infrastructure delivery aligned to the delivery of housing to ensure it supports growing and emerging communities as housing is delivered, not after.

Table 1 – Feedback on key findings

Do you think there is anything else that could be considered?

Council has some recommendations that align with the intention and aim of the draft PIC in relation to delivering great places that are liveable, productive and sustainable.

Affordable housing

Housing affordability is a crucial factor in determining how people experience a place, and contributes to the liveability and sustainability of a place. The inclusion of affordable housing and the finding that 'most precincts in GPOP have potential to support the implementation of the Region Plan's Objective 11: Housing is more diverse and affordable' is supported. However, the PIC does not provide a clear indication of the proposed affordable housing target for GPOP.

Council recommends that the GSC set an affordable housing target for the whole of Greater Sydney to provide improved guidance and assurance of affordable housing delivery. It is recommended that the target considers Council's Affordable Rental Housing Target for 2036 of 9,500 dwellings.

Whilst this recommendation is not in relation to the timing and sequencing of infrastructure, the provision of affordable housing is an important city-shaping factor that must be considered when planning for growth in precincts.

Best practice

Council recommends that the PIC include evidence that best practice has been considered in planning for regional and local infrastructure. It is recommended that a review of open space, recreation, and community facility benchmarks in high density and infill areas is undertaken to make sure the most suitable approach is being used for the provision of this sort of infrastructure in GPOP.

Universally accessible places

Equal access is considered imperative in delivering great places that are liveable, productive and sustainable. Council recommends that all publically owned buildings in GPOP be audited to determine their compliance with Disability Discrimination Act standards and overall accessibility. A plan should be

developed to make all buildings of regional and district use accessible, and consideration to allocating funding to upgrade assets should be accounted for in the PIC.

Council requests the inclusion of the principle of 'Universal Accessibility' in the assessment of liveability. Council has an understanding of the barriers people living with disabilities encounter whilst participating in community life. These are not just about the individual or their impairment. Disability arises from the interaction between people living with impairments and the physical, attitudinal, communication and social barriers they face in their environment.

When developing Council's Disability Inclusion Action Plan (2017) the community voiced that the following focus areas were of primary importance to them in creating an inclusive community:

- Developing positive community attitudes and behaviours.
- Creating liveable communities.
- Supporting access to meaningful employment.
- Improving access to services through better systems and processes.

Council considers these to be important considerations when creating 'great places' and need to be considered as part of Finding 2.

Advocating for the creative economy in GPOP

Job creation features strongly throughout the document, yet the role of creative and cultural industries in generating jobs, and its flow on impact of encouraging innovation in other sectors is not acknowledged. Council recommends that the draft PIC reflect the District Plan around the diversity of economic activity, stating that continued investment in the arts, screen and cultural sectors attracts a skilled workforce and encourages innovation in other sectors.

In addition, we recommend that the GSC acknowledge that the Parramatta North heritage core is a significant opportunity to establish a cultural and creative industries hub through the adaptive reuse of its heritage buildings. Council submitted three proposals for creative uses of the buildings in the Parramatta North Urban Transformation and is yet to be notified of the outcome.

2.3. Proposed actions for GPOP

Do you understand why we need to sequence development in GPOP?

Council understands and supports the need to sequence development in GPOP to ensure growth is managed in a coordinated way where new dwellings and jobs are delivered alongside the necessary infrastructure needed to create great places that are livable, productive and sustainable. The need for infrastructure to be available for new residents, workers and visitors upon their arrival to an area is essential. The majority of the GPOP area is included within the City of Parramatta Council Local Government Area and therefore will be accommodating the majority of future growth.

The need to sequence development and align it with infrastructure delivery was made apparent during the preparation of the Draft Local Strategic Planning Statement (LSPS) and Draft Local Housing Strategy (LHS). The community expressed a strong concern with the rate of forecasted growth which is expected to see Council's population double from 2016-2036. Residents specifically raised concerns over the impact on this growth on the capacity of roads and public transport, along with the impacts on amenity and liveability, air quality, waterways, local character and the visual impacts of towers.

Residents feel that the growth rate over the next 20 years is a rate that is too fast and should be slowed or moderated so it is delivered once infrastructure is built so that the change occurs more slowly. For example in the Wentworth Point and Carter Street precincts, there is the sentiment that local infrastructure relating to community facilities and green open space was not delivered in line with housing release. In these precincts, growth has outpaced infrastructure provision and the community strongly identifies with the issues and impacts this has on their way of life and the liveability of their neighbourhood. Council recommends that the draft PIC prioritises addressing the infrastructure gaps in Wentworth Point and Carter Street as part of Phase 1 of the sequencing plan to ensure that the existing community is supported prior to new additional dwellings being delivered.

Another expressed view was around the equity of growth across Greater Sydney. Residents asked why the rate of growth in the City of Parramatta LGA was so significant when other Councils' growth rates within Greater Sydney appeared to be much slower or less significant. They asked why the growth was not being shared across the wider metropolitan area. Whilst the rationale for growth in the City of Parramatta LGA (and effectively in GPOP given the majority of GPOP is located in the City of Parramatta LGA) is justified from a strategic planning perspective as documented in the Region Plan and District Plan, the sequencing and timing of this growth is imperative to deliver great places and help manage community expectations around growth. The coordination of growth with infrastructure delivery will deliver sustainable, productive and livable places for current and future communities.

Do you have feedback on the sequencing plan?

The PIC model progressed with Scenario 3 – 'Transformative':

GPOP undergoes a step change in connectivity and becomes a 30-minute city. This will require some land use change around new metro stations, a new light rail line through Ermington and Melrose Park across the Parramatta River to Wentworth Point, Sydney Olympic Park and Carter Street, and relief on the T1 rail line from Granville to Strathfield.

The first three proposed actions from the draft PIC identify the high-level sequencing for the growth of the 26 precincts in GPOP under the 'Transformative' Scenario that the model was based on. This is shown in **Table 2**.

Action	Description
1	Sequencing Plan – Phase 1: Focus on precincts where growth can be aligned with already committed infrastructure to support job creation and new development. The suggested priority areas in Phase 1 are: • Parramatta (CBD, North and South) • Westmead (Health and South) and Wentworthville Precincts • Rydalmere to Carlingford Precincts • Wentworth Point and Carter Street Precincts.
2	Sequencing Plan – Phase 2: Focus on aligning growth with future city-shaping infrastructure. The suggested priority areas in Phase 2 are: • Sydney Olympic Park Precinct • Homebush-North Strathfield Precinct • Melrose Park and Ermington Precincts • Granville, Auburn, Lidcombe and Flemington Precincts.
3	Support existing uses in the remaining precincts across GPOP and review their potential over time. These precincts include: • Harris Park, Dundas Valley and the Shorts Corner Precincts • Rydalmere, Camellia Industrial, Auburn, Lidcombe and Silverwater Precincts • Camellia-Rosehill Precinct.

Table 2 – Sequencing Plan from draft PIC

Council in principle supports the rationale of sequencing growth around committed infrastructure. The Transformative Scenario projects 105,000 dwellings in GPOP by 2036. Of this target of 105,000 dwellings, Council requests the portion that is just for the City of Parramatta LGA to enable a valid comparison to the draft LHS forecast for GPOP of 77,548 dwellings to the year 2036. Council is unable to comment or test the dwelling numbers for the other scenarios as insufficient detail has been provided in the draft PIC around the assumptions for growth under each of these scenarios.

In relation to the sequencing of growth, Council has conducted a comparison between the sequencing of growth in the Draft LHS (which considers the planning proposals and precincts within the City of Parramatta area only) and the sequencing within the draft PIC. As the draft PIC does not provide timeframes around the sequencing of development within each precinct included in both Phase 1 and Phase 2 this comparison was limited and done using the information provided. Council has referenced the timeframes of delivery for each precinct based on the draft LHS and it is recommended that the draft PIC reflect this as it is a strong evidence based for the sequencing and timing of housing.

Council notes that the draft PIC says that "If all recent and proposed land use changes in GPOP were to happen in the near terms, it would not be possible to fund all of the necessary infrastructure at the

same time." Council supports this as it is consistent with the Draft LHS. **Table 3** includes a comparison of growth sequencing with Council's Draft LHS with the Draft PIC in relation to housing.

Draft Local Housing Strategy		Draft PIC		Comments
Draft LHS Precinct	Draft LHS release timing	Corresponding Draft GPOP PIC Precincts	Corresponding Draft GPOP PIC timing/supporting text	
PLANNING PROPOSALS (WITHIN COUNCIL PRECINCTS)				
Parramatta CBD PP area	Late 2020	Parramatta South Parramatta CBD Parramatta North (part)	Phase 1 Phase 1 Phase 1	Both the Draft LHS and draft PIC timeframes are consistent.
Granville PP (part of south area)	2020-2021	Part of the Granville Precinct	Phase 2	Phase 2 timing consistent with Draft LHS provided delivery does not occur prior to 2021+.
Melrose Park (Victoria Rd frontage extending to Hope St)	2020-2021 (Delivery: 2021-2026)	Part of the Melrose Park Precinct	Phase 2	Provided Phase 2 means that delivery of this part precinct does not commence prior to 2021, council supports this sequencing.
Granville (remainder of south area in the Parramatta Road Urban Transformation Strategy)	2021-2026	Part of the Granville Precinct	Phase 2	Provided Phase 2 means that delivery of this part precinct does not commence prior to 2021, council supports this sequencing.
Melrose Park (south of Hope St)	2022-2023 (Delivery: 2023-2036)	Part of the Melrose Park Precinct	Phase 2	Provided Phase 2 means that delivery of this part precinct does not commence prior to 2023, council supports this sequencing.
Camellia Town Centre	2020-2021 (Delivery: 2022-2036)	Camellia-Rosehill	Remaining Precinct	The draft PIC delays the delivery of the Camellia Town Centre. This is inconsistent with the Draft LHS which estimates delivery commencing from 2022. Refer to separate detailed comments.
Parramatta East (Former ADHC Site)	2022-2023 (Delivery: 2025-2036)	Rydalmere/ Dundas	Phase 1	The draft PIC does not allocate timeframes to the delivery of housing in the precincts listed in Phases 1 and 2. As long as the

				delivery of housing in Phase 1 does not occur before 2025, the draft PIC is consistent with the draft LHS.
Westmead	2022-2023 (Delivery: 2025-2036)	Westmead Health	Phase 1	The draft PIC does not allocate timeframes to the delivery of housing in the precincts listed in Phases 1 and 2. As long as the delivery of housing in Phase 1 does not occur before 2025, the draft PIC is consistent with the draft LHS.
Rydalmere/ Ermington	Investigation area - Post 2026	Rydalmere & Rydalmere/Dundas precincts	Remaining Precincts	The draft PIC does not allocate timeframes to the delivery of housing in the precincts listed in Phases 1 and 2. As long as the delivery of housing in Phase 1 does not occur before 2025, the draft PIC is consistent with the draft LHS.
Parramatta CBD to Epping Corridor	Investigation area - Post 2026	Corridor not shown	N/A	Commencement of the investigation of growth along these corridors prior to 2026 is the preferred timeframe as per Council's Draft LHS.
Parramatta CBD to Norwest Corridor	Investigation area - Post 2026	Corridor not shown	N/A	Commencement of the investigation of growth along these corridors prior to 2026 is the preferred timeframe as per Council's Draft LHS.
PRECINCTS (COUNCIL OR STATE-LED)				
Carter Street	2015 onwards	Carter Street	Phase 1	It is noted that the draft PIC includes a dwelling number of 5,500 for the Carter Street Precinct. This is consistent with the draft LHS, and its inclusion in Phase 1 of the sequencing plan is supported.
Carlingford (rezoned)	(Refer to last column)	Carlingford Precinct	Phase 2	Council's Draft LHS sees 1,663 dwellings (medium case) between 2021-2026 and 3,229 dwellings (medium case) between 2026-2036 and exclusive of affordable housing. Provided Phase 2 is consistent with these dwelling delivery timeframes, then the Phase 2 sequence is supported for the Telopea Precinct.
Telopea	(Refer to last column)	Telopea-Oatlands	Phase 2	Council's Draft LHS sees 1,140 dwellings between 2016-2021, 1,766 dwellings (medium case) between 2021-2026, and 1,560 dwellings (medium case) between 2026-2036. Provided Phase 2 is consistent with

				these dwelling delivery timeframes, then the Phase 2 sequence is supported.
Camellia Town Centre	(See Camellia Town Centre above)	(See Camellia Town Centre above)	(See Camellia Town Centre above)	(See Camellia Town Centre above)
Sydney Olympic Park	(Refer to last column)	Sydney Olympic Park	Phase 2	The draft PIC does not allocate timeframes to the delivery of housing in the precincts listed in Phases 1 and 2. As long as the delivery of housing in Phase 2 does not occur before the draft LHS timeframes below, then draft PIC is consistent with the draft LHS. • 1,904 dwellings between 2016 and 2021, • 2,786 dwellings (Planning Forecast scenario) between 2021 and 2026, and • 5,571 dwellings (Planning Forecast scenario) between 2026 and 2036.
Westmead Health Precinct	(See Westmead above)	(See Westmead above)	(See Westmead above)	(See Westmead above)
Parramatta North	(Refer to last column)	Parramatta North	Phase 1	The draft PIC does not allocate timeframes to the delivery of housing in the precincts listed in Phases 1 and 2. As long as the delivery of housing in Phase 1 does not occur before the draft LHS timeframes below, then draft PIC is consistent with the draft LHS. • 0 dwellings between 2016 and 2021, • 401 dwellings (Planning Forecast scenario) between 2021 and 2026, and • 401 dwellings (Planning Forecast scenario) between 2026 and 2036.
SPECIFIC WENTWORTH POINT SITES				
Wentworth Point - Block H	(Not provided in Draft LHS)	Wentworth Point	Phase 1 and proposed Action 1 (p.44 of Draft PIC)	The inclusion of Block H is supported in Phase 1 provided this relates to the planning and delivery of **Block H: Scenario 1** which is for

				a proposed 55,000 sqm of GFA (equating to a total of 642 dwellings). However, the planning and delivery of **Block H: Scenario 2** for 85,000 sqm of GFA (equating to a total of 997 dwellings) is only supported if Parramatta Light Rail (Stage 2) and Sydney Metro West are delivered first. It is noted that Council will have the opportunity to consider the revised planning controls for the site shortly. Any growth above 55,000 sqm (i.e. that of Scenario 1) should be sequenced as part of Phase 2 or Remaining Precincts in the Draft PIC. Thus, it would be helpful that the Draft PIC clarify this. Furthermore, because assessment of this site has progressed since the issuing of the Draft LHS (as exhibited), the revised LHS will reflect this.
Wentworth Point - RMS land	(Not provided in Draft LHS)			Council's Draft LHS assumes that this site does not progress with increased residential density. It would be helpful that the Draft PIC clarify this.

*this table excludes the Harmonisation Planning Proposal Stages 1 and 2

Table 3 – Comparison of the draft PIC sequencing with the draft Local Housing Strategy

Remaining Precincts

Camellia

Camellia in the draft PIC is split into two precincts: Camellia-Rosehill and Camellia Industrial. Both precincts have been excluded from land use change due to the relatively high costs of accommodating a new resident or job in the precinct and local environmental constraints. The draft PIC asserts that development in these precincts can continue under existing land use zones and controls, or with some adjustments, and may be reviewed over time to allow for their evolution.

The draft PIC supports the existing uses of the Camellia-Industrial precinct as it is said to form a high-value cluster of employment and urban services lands for the Central City (in conjunction with Rydalmere, Auburn, Lidcombe and Silverwater Precincts).

The Camellia-Rosehill Precinct was assessed by the infrastructure and service providers in the draft PIC as having high upfront costs if redeveloped for residential uses, relative to other precincts. It also has flooding and contamination problems that pose significant risks to the delivery of infrastructure. There are also potential land use conflict issues with the operations of the wider Camellia Industrial Precinct, should residential uses be permitted. Therefore the draft PIC recommends that the existing uses in the Camellia-Rosehill Precinct, including the Rosehill Racecourse, remain to support the employment and industry cluster and to avoid any land use conflicts.

This position is contrary to the draft Camellia Town Centre Master Plan 2018 produced by the DPIE, which proposes a significant change of use to accommodate residential and commercial uses in the precinct along the Parramatta River. This is also contrary to the strategic rationale of the sequencing plan which recommends land use changes around significant infrastructure and city-shaping projects.

Parramatta Light Rail Stage 1 is committed to delivering a station in Camellia-Rosehill, which will provide rapid transport to the Parramatta CBD. Parramatta Light Rail Stage 2 is also considering an alternative alignment through Camellia which would further increase the precinct's accessibility. Retaining the existing land uses in light of the investment of transport infrastructure within this area is questioned and contrary to the existing strategic planning work that has been carried out. Whilst Council understands the high-cost of delivering infrastructure within this area to support residential uses, further consideration needs to be made on the future of this area to support the investment in light rail, the precinct's strategic positioning close to the Parramatta CBD, and its current underutilisation.

Council encourages further consideration of the type and density of land use in this precinct with close reference to the existing masterplan and strategic planning work that has occurred within this precinct over the last decade. On 2 November 2019, just prior to the launch of the draft PIC on 7 November 2019, the Minister for Planning and Public Spaces announced a new approach to 'supercharge' Sydney's precinct planning process. Camellia was listed as a precinct where collaborative planning is supported between councils, state agencies and the community together to resolve complex issues and drive quality place outcomes. This further supports the evolution of the Camellia precinct, and questions the position of the drat PIC, which was released only days later.

In light of the volume of strategic and master planning work that has progressed for the precinct, retaining the existing uses, which has seen the precinct underdeveloped and underutilised, is not supported by Council. This positon does not respond to the investment in light rail (committed under Stage 1 and being investigated under Stage 2) and will not provide any incentive to remediate highly contaminated land.

Council recommends that further analysis of the cost of growth under various land use scenarios is required to determine the most suitable uses and density for the precinct. Under a residential or mixed use scenario, this could involve testing different dwelling numbers and the extent of the Camellia Town Centre footprint to determine what density is viable from an infrastructure cost perspective. An option may be to reduce the dwelling numbers to a point at which the infrastructure spend may be more reasonable whilst still providing an incentive to facilitate remediation, urban renewal close to the Parramatta CBD, and transit oriented development due to the location of the light rail stop.

Whilst contrary to the DPIE masterplan for the precinct, if the cost of redeveloping Camellia with residential uses is not viable, non-residential scenarios of land use change could be explored. Camellia as an employment precinct could be further tested which would look at amending the controls to facilitate higher value industries with a focus on increasing employment densities particularly around the new light rail station. For example, this could include high tech industry, eco-industries, research and development, and cultural/creative industries which need large floorplates and are close to the Parramatta CBD.

Council notes that under either renewal scenario (residential or non-residential) infrastructure investment is required to improve the connectivity and accessibility of the precinct; remediate the land; and deliver public domain and amenity improvements. However, the land use will determine the quality and extent of the infrastructure required, and therefore the overall cost of infrastructure to renew in the precinct.

Part of this process should include exploring the opportunities for land use change (of any form, residential or non-residential) in collaboration with the private sector. Further investigation into the delivery of infrastructure in partnership with the private sector could be explored to support land use change (regardless of the intensity of the change) as the landowner will be the beneficiary of any land use change and renewal at Camellia. This could also look at the option of requiring developers to make the full contribution to all relevant threshold infrastructure to make renewal of the precinct achievable.

The Planning Proposal for the land at 181 James Ruse Drive, Camellia was endorsed by Council for finalisation in February 2018. The Planning Proposal seeks a B4 Mixed Use and RE1 Public Recreation zone; height of building control of 126m (40 storeys); and an FSR of 5.3:1. The revised planning controls are to deliver 3,250 dwellings and 15,000 sqm of retail and commercial floorspace. The Planning Proposal is currently awaiting finalisation by the DPIE. Should the State Government adopt the draft PIC in its current form, the Planning Proposal would be contrary to the PIC. A decision on the future land use of the site at 181 James Ruse Drive will sit with DPIE.

A Planning Proposal was lodged in December 2016 for the land at 1-9 Grand Avenue, Camellia to enable mixed use development (including residential uses). The proposal was amended in 2019 to respond to the DPIE's draft Camellia Town Centre Masterplan 2018. As part of this Planning Proposal, the landowner is proposing to contribute towards enabling infrastructure (including the bridges over Parramatta River/Duck Creek) to facilitate renewal of the precinct as part of a future VPA. This further supports the need to explore and test the role of the private sector in contributing to infrastructure in Camellia. This Planning Proposal has not yet progressed through the Gateway determination process. This is because Council's position is that the rezoning of this site is best managed as part of the broader Camellia master planning process, which is now in question by the recommendations of the draft PIC.

Harris Park and Rose Hill

Harris Park and Rose Hill has been removed as a growth priority due to its 'heritage character'. However the local character, coupled with its high flood affectation, proximity to the Parramatta CBD, and service by Parramatta Light Rail make it a potential focus for future open space to service the

CBD. The future use of this area for this purpose should be explored as it is unclear how the open space needs of GPOP will be met.

Rydalmere and Silverwater

The existing industrial uses of these precincts are important, however further work is required to ensure that the transformation of these precincts are accelerated appropriately to align with global trends in the space. Advanced manufacturing, high-tech industries and maximising traditional industrial lot sizes will modernise these precincts. This is needed to deliver on the Central City vision in the District Plan and Region Plan, but also to ensure that industrial uses in these precincts remain sustainable and economically viable into the future.

Epping

Council recommends that the GPOP boundary be amended to include Epping. Council's draft LSPS identifies Epping as a Strategic Centre and forecasts an additional 4,300 jobs by 2036 (bringing the total from 5,100 in 2016 to 9,400 in 2036). Council is committed to supporting jobs in Epping with a key action from the draft LSPS requiring the preparation a planning proposal to mandate a minimum amount of commercial floor space on certain larger sites in Epping. The delivery of jobs and supporting Epping as a Strategic Centre aligns with the District Plan.

The community of Epping throughout the Epping Precinct Planning Review process expressed the lack of infrastructure to support the existing and future community, which is expected to grow further with the delivery of 8,755 dwellings by 2036. The expected growth will place further stress on existing state and community infrastructure and spaces, and there are significant challenges (including funding) in delivering new infrastructure and spaces.

Council strongly recommends that Epping be included in GPOP (and subsequently in the draft PIC) to ensure its status as a Strategic Centre with focus on job creation is supported by the necessary infrastructure needed to align with the Region Plan's key themes of liveability, productivity, and sustainability. The draft PIC should be updated to allocate both state and local infrastructure priorities to address the current deficit in infrastructure and to 'future proof' the precinct for the growing community of both residents and workers.

In addition, the delivery of light rail from Carlingford to Epping (discussed below under 'Sequencing and transport planning') would improve access to Epping for the residents of GPOP, and subsequently increase the catchment of workers to support the uptake of jobs in Epping. This also aligns with the '30 minute city' policy position of the Region Plan.

Sequencing and transport planning

There are some concerns and recommendations from a transport planning perspective which are outlined below relating to the sequencing plan:

- Council advocates for the delivery of Parramatta Light Rail Stage 2 and Sydney Metro West which are either not committed or fully funded. These transport infrastructure projects are critical in GPOP's evolution towards a liveable, sustainable and productive place.
- Council strongly recommends that the GSC work with the PIC partners to progress the investigation of light rail from Carlingford to Epping. The delivery of light rail through this area will provide the 'missing link' in the public transport network. It will also provide certainty to the community who have had this transport connection included and excluded from the State government's transport priorities a number of times over the last few decades. The connection will increase the mobility of the community within GPOP to Epping (and Sydney's north), helping to support the generation of jobs in the Epping Town Centre. Furthermore, the inclusion of Epping in

the GPOP boundary, coupled with the delivery of light rail between Carlingford and Epping, will help support the full realisation of the GPOP vision.

- Council recommends fast-tracking the investigation and delivery of any infrastructure identified in Future Transport 2056 Strategy, in particular the rail lines identified. Council's Central City Rail Report details the economic benefits to the region if the infrastructure identified in this strategy are achieved.
- GPOP would significantly benefit from a direct rail connection being made between Parramatta and the Aerotropolis.
- The PIC should scope and plan for the delivery of additional infrastructure such as north-south public transport connections through Parramatta, additional road works, and additional pubic transport prior to growth occurring under Phase 2.
- Action 3 (see Table 2) of the draft PIC suggests that the land use in the remaining precincts in GPOP be revised as required. However infrastructure improvements should still be considered through these areas to support the growth of the other precincts in Phase 1 and Phase 2 and the mobility of the community. For example, this could include new rail lines heading north and south from Parramatta and major road works like James Ruse Drive and Hassall Street.
- Council recommends that Ermington and Melrose Park need further planning to understand its potential as a growth corridor and support its inclusion in Phase 2 of the sequencing plan. Currently this area, and Wentworth Point, are poorly serviced by public transport and need to be connected to both Parramatta Light Rail Stage 2 and Sydney Metro West just to support existing development and current proposals. The opportunity has been identified to investigate 'social housing renewal/expansion' in this corridor, which needs to be underpinned by broader planning.
- The draft PIC states that a further review of the Sydney Olympic Park Master Plan will be needed to unlock new potential enabled by a new metro station and light rail stops. Council officers are concerned given the following items:
  - By 2036, 25,000 people are already expected to live in Sydney Olympic Park (an increase of 22,400 people) under existing planning controls.
  - Sydney Olympic Park is contained within Catchment 6 of the City of Parramatta, the most underserved catchment in terms of open space and recreation facilities available to the general public. Currently, there are significant gaps in provision of community space in this Catchment, with 18m^2 of community space provided per 1,000 people (with benchmark provision of 80m^2 per 1,000 people). These gaps will be exacerbated into the future.
  - Council is concerned about the proposal to intensify development at Sydney Olympic Park without consideration of required local, district and regional infrastructure to support this growth.
- Wentworth Point and Carter Street Precincts are included in Phase 1, but do not have the committed infrastructure of Parramatta Light Rail Stage 2. Whilst their inclusion is contrary to the rationale for Phase 1, which involves sequencing growth around committed transport infrastructure, Council acknowledges these precincts have already progressed through master planning, rezoning and development processes. As discussed above under 'Do you understand why we need to sequence development in GPOP', there is an infrastructure deficit that Council recommends the draft PIC address as a priority in Phase 1. Council requests the GSC work with the PIC partners to progress Parramatta Light Rail Stage 2 to ensure these precincts (which already have established communities) are adequately supported by transport infrastructure. In addition, whilst transport infrastructure is crucial in the sequencing of growth, the supporting local infrastructure is also required to deliver on the Region Plan's key themes of productivity, liveability and sustainability. Local infrastructure needs to be delivered concurrently with transport infrastructure to support these communities due to the existing infrastructure deficit.

What do you think about the service and infrastructure priorities? Have we missed anything?

Council recognises the need to prioritise the delivery of services and infrastructure to ensure the needs of the community are being met in a coordinated and timely way. The draft PIC outlines that the infrastructure priorities were prepared in collaboration with a number of partners, including state agencies. Council requests more information on how the priorities were determined and what consideration was given to Council owned infrastructure plans. Council believes the draft priorities in the PIC would have been more robust if they had been prepared with greater collaboration with Council. This is because Council understands the needs of the local community, and early collaboration with Council will ensure a true and genuine place-based approach is adopted for infrastructure delivery.

Council notes that the infrastructure priorities do not have estimated costings or funding sources allocated against them. The draft PIC states that they are subject to further investigation and business cases. There is some high level commentary around funding sources, however more information and certainty is needed around how the priorities are to be funded.

Community infrastructure priorities

Council's draft Community Infrastructure Strategy (CIS) outlines the City of Parramatta Council's long-term direction for community infrastructure provision. The document focuses on community infrastructure over which Council has primary responsibility for, or has chosen to play a role in delivering, or seeks to advocate for on behalf of the community. It notes and embeds the principles of access and inclusion in social infrastructure decision making and delivery. Close reference and consideration with the recommendations of this strategy would provide a strong evidence base for the priorities in the PIC.

Council recommends additional community infrastructure priorities be included for the Wentworth Point and Carter Street Precincts. They are identified in Phase 1 of the high-level sequencing plan, however only appear to have a potential primary and secondary school listed for delivery.

Joint infrastructure arrangements

While mention is made with regard to making use of school assets outside of school hours for cultural infrastructure, there is no mention made of joint use infrastructure arrangements for community infrastructure within schools such as sportsgrounds, play spaces, school halls, libraries and aquatic facilities. Council recommends that joint use infrastructure arrangements for community infrastructure within schools such as sportsgrounds, play spaces, school halls, libraries and aquatic facilities is captured and prioritised in the short term within the draft PIC.

Social housing renewal and expansion at Ermington and Melrose Park

Council recommends that this needs to be reassessed and supported by further planning work as Parramatta Light Rail Stage 2 is still being investigated.

Libraries

There are two proposals for contribution to library expansions; the locations provided are Ermington and Telopea. Council's draft CIS discusses in depth the requirement for library space across the local government area, particularly in the form of community hubs, paired with community space such as meeting rooms.

The draft CIS makes the following recommendations with regard to these library locations:

- Deliver a new Telopea District Library of 2,250m² as part of the future Telopea Village Shopping precinct at 21 Sturt Street, Dundas Valley. This will need to include library, meeting rooms, exhibition and performance space. This is an additional 1,980m² of library floor space.
- Redevelop Ermington Library into a larger community hub facility of 3,500- 5,000m², inclusive of collocated library space (1,500-3,000m²) with community space (2,000m²). This is approximately 1,080-2,580m² of additional library floor space.

The gap analysis as part of the draft CIS, identifies catchment areas that currently experience the largest deficiency in library space and will likely to experience an exacerbated gap by 2036. In order of highest to lowest need, the catchments are:

- Catchment Four (inclusive of suburbs: Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hills, Rosehill and Clyde).
- Catchment Two (inclusive of suburbs: Carlingford, North Rocks, Dundas, Dundas Valley and Telopea).
- Catchment One (inclusive of suburbs: Winston Hills, Toongabbie, Westmead, Northmead, Old Toongabbie, Pendle Hill, Wentworthville and Constitution Hill).
- Catchment Six (inclusive of suburbs: Sydney Olympic Park, Wentworth Point, Lidcombe, Silverwater and Newington).
- Catchment Five (inclusive of suburbs: Melrose Park, Rydalmere and Ermington).
- Catchment Three (inclusive of suburbs: Epping, Beecroft and Eastwood NB: this Catchment falls outside the boundary of GPOP, however should be considered in a networked approach).

The gap analysis provides a good evidence base to support the PIC proposal to contribute to a library expansion at Telopea. It also identifies that there are additional locations where library infrastructure is required.

Given the significant growth occurring in the City of Parramatta, the development of 5 Parramatta Square (5PS) will play a critical role in serving the future library requirements of residents, visitors, workers and students visiting the Parramatta CBD. Demand generated by the increasing population may be supported through provision of an additional library service offering close to the CBD, for example North Parramatta, which will be intended to complement offering proposed at 5PS. Council recommend that consideration be given to provision of an additional library service offering close to the Parramatta CBD, to complement library offering proposed at 5PS.

Open space

The draft CIS identifies new indoor and sporting facilities as priority infrastructure due to our existing sporting fields already at or near capacity resulting in significant under-provision to cater for increasing demand facilitated through urban renewal. As this type of infrastructure is typically provided on a district or regional scale within a metropolitan context, the PIC needs to identify new indoor and outdoor sporting facilities as priority infrastructure.

Public domain and city-shaping priorities

The PIC underrepresents Council's role in delivering public infrastructure. Council is leading a number of city-shaping projects that aim to support the Parramatta CBD and its growing population of workers, residents, and visitors. Revitalising the river and realising Civic Link are major city-shaping projects for

the Parramatta CBD which Council is leading. These are not entirely funded, deliver on the four indicators for place-based planning, and should be included in the draft PIC. This is because they interface and enhance a number of other priorities such as Parramatta Park, Justice Precinct, MAAS, and light rail, and provide the potential for a much greater cumulative impact in supporting the Parramatta CBD and GPOP.

The draft PIC references a masterplan for the Parramatta Justice Precinct. Council recently commissioned a gap analysis for the Parramatta legal and justice sector to identify opportunities for expanding the sector, to realise greater economic benefits for the city and improve equity of services. Council requests clarification on what the masterplan seeks to achieve, as well as any studies or analysis that informed the inclusion of the masterplan in the PIC.

Cultural infrastructure priorities

Re-development of Riverside Theatres

Council is currently working with Create NSW to develop a business case for the redevelopment of the Riverside Theatres. We recommend that the GSC re-iterate that an immediate cultural infrastructure priority is the redevelopment of Riverside Theatres, with consideration of the National Theatre of Parramatta as well as its Riverside programs and creative enterprise in general. This is articulated in the Council's Reimagining Riverside Theatres document and in the Cultural Plan as one of the community's top priorities.

Joint-use cultural facilities at selected GPOP schools

Council agrees with the draft PIC's intention of improving access to cultural facilities. The NSW Cultural Infrastructure Plan 2025+ states that there are opportunities to increase the availability and quality of vital cultural infrastructure. The NSW Department of Education adopted the Community Use of School Facilities Policy to enable the joint-use of schools for other purposes. However, evidence of successful long-term joint-use agreements between schools and councils needs to be researched including an evaluation of the outcomes for students, the community and the cultural sector.

Within the City of Parramatta, there is a poor track record of schools agreeing to work with Council to share school facilities for community benefit. In Council's experience, making requests to individual schools for shared facilities is a challenging process and often results in the Principal disengaging with the process irrespective of the Community Use of School Facilities Policy adopted by the NSW Department of Education. Council appreciates that Principals have increasingly more responsibility for more initiatives across their school community, and assessing requests to share school facilities may simply be a low priority.

Therefore Council recommends that the draft PIC reduce its reliance on the shared use of cultural and other school facilities because, whilst good in principle, in practice this has proven unworkable. Unless there is a major policy change to streamline the process, it is unlikely to accommodate for the cultural infrastructure shortfall in GPOP.

New arts and cultural facilities for Parramatta Artist Studios and Gallery

New cultural facilities for Parramatta Artist Studios and Gallery feature strongly in 'Culture and Our City: A Cultural Plan for Parramatta's CBD 2017-2022' (Cultural Plan). The importance of these facilities will continue to grow in importance as the city continues to transform as the Central River City. The new facilities in GPOP provide an opportunity to forge a different model of art-form development than what we see in Sydney's major cultural institutions, which focus on the presentation and consumption of art.

The Parramatta Artists' Studios are currently operating from leased premises in a building that will be demolished for the Sydney Metro West. Therefore establishing a permanent and expanded home for the studios is an immediate Council priority. Council recommends that the PIC continue to advocate for immediate investment into the Parramatta Artist Studios and a major gallery, and its location be determined by collaboration with Council. Both facilities have a complementary and distinct purpose and function. The studios enable the development of art practice and the gallery enables the presentation of work, and also addresses the historical lack of presentation in Parramatta.

Parramatta Digital and Performance Centre

Council's Cultural Plan advocates for the development of independent screen culture, digital literacy, and content production and screen economies in the region. This includes digital literacy, training and employment pathways, film festivals, partnerships with institutions and industry, and attracting businesses and projects to locate and produce / film in Parramatta to grow a Western Sydney-based digital and screen industry.

Council supports the draft PIC's inclusion of a Parramatta Digital and Performance Centre, and recommends the centre include:

- Production and post-production facilities
- Training/ education centre
- Public screening and presentation facility
- Suite of leasable spaces to house screen/ digital creative organisations and enterprises.

Information and Cultural Exchange (ICE) and Curiousworks are two digital arts and community cultural development organisations in Western Sydney that could be further supported by a Parramatta Digital and Performance Centre. The ICE established a digital arts facilities in Parramatta in 2010, and Council supports the opportunity to further expand on the cultural offering of these organisations in Western Sydney.

Parramatta Indigenous Centre for STEM Excellence

Council supports the delivery of Indigenous cultural infrastructure in Parramatta as a medium term priority. However, Council strongly recommends that the draft PIC not specify the focus of the Indigenous Cultural Infrastructure and replace all references to 'Parramatta Indigenous Centre for STEM Excellence' with 'Aboriginal Cultural Infrastructure for Parramatta' (to be developed in partnership with the City of Parramatta and on the basis of extensive local Aboriginal engagement).

The planning, design and delivery of any indigenous cultural infrastructure in GPOP must be underpinned by extensive and all-encompassing collaboration and empowerment with First Nation communities. This is to ensure any future centre has been informed by a strong evidence base and is reflective of the needs of the community to help foster ownership by the First Nations community. This is also consistent with the right to free, prior and informed consent required in the United Nations Declaration on the Rights of Indigenous Peoples.

Transport priorities

The draft PIC lists transport priorities contributing to 60% of the infrastructure needs to deliver on the 30-minute city vision of the Region Plan and provide connectivity for the GPOP community to employment, study, and recreation opportunities. Council has the following recommendations for consideration in the draft PIC:

- Bus layover and interchange capacity are already at or near capacity and expected to be critically constrained in the coming years. This is discussed in Council's Strategic Transport Study which supports the Parramatta CBD Planning Proposal. Council recommends that the PIC should include for the augmentation of bus layover capacity in addition to the already listed interchange upgrades for Parramatta CBD in Stage 1.
- Major interchange upgrades are likely to be needed. This includes train station upgrades; and interchange layout, performance and capacity upgrades to seamlessly tie together light rail, metro, trains and buses in Parramatta and Westmead in Phase 2.
- Council has made numerous requests to the State Government for bus service improvements around Olympic Park, Newington and Wentworth Point. These should be addressed as a matter of urgency to serve current residents and businesses, and expanded to serve Phase 1 and 2 developments in this area. This includes additional services connecting to the T1 Northern Train Line at Rhodes, to the T1 Western Train Line at Lidcombe, and express services to Parramatta. This is especially important as Wentworth Point and Carter Street are proceeding without Parramatta Light Rail Stage 2 or funding for Sydney Metro West.
- The Strategic Transport Study for Parramatta CBD suggests that a major opportunity exists to serve pedestrian and cycling trips as more people will live within five km of the Parramatta CBD. An additional Phase 1 priority should be added for Council and the State Government to work together to develop and deliver a connected pedestrian, green grid, and active travel network for the area encompassed by Parramatta, Westmead, Wentworthville and Granville. This will likely be the most efficient and effective transport infrastructure investment to serve the CBD.
- Travel demand management should extend further than just technology solutions. Initiatives such as green travel plan requirements by councils, travel management associations (like Connect Macquarie Park), and programs like TfNSW's Travel Choices should be expanded to provide effective, useful marketing and information to help change travel behaviours. This should be identified and prioritised in both phases. There is also the potential to consider and embed technology in public domain upgrades to facilitate a dispersed interchange for the city river foreshore and civic link, connecting ferry, future metro, Parramatta Light Rail and heavy rail.
- Council supports the short-term priority of active transport improvements along sections of Parramatta Light Rail Stage 1. However, it is unclear where or how this would be incorporated into the current delivery program.
- Council supports the short-term priority of improving accessibility at North Strathfield and Harris Park stations, and Parramatta and Rydalmere ferry wharves.
- Council is unsure of the scope of the 'future road and transport improvements at key locations along on Pennant Hills Road, Kissing Point Road, Victoria Road and Woodville Road', however supports projects which achieve an accessible interchange with Parramatta Light Rail Stage 1 particularly the Pennant Hills Road, Carlingford Stop, and, the Kissing Point Road, Dundas Stop.
- The medium-term priority for transport interchange upgrades at Parramatta CBD and Westmead CBD is supported as it supports the realisation of Civic Link in Parramatta and an integrated masterplan (with Parramatta Light Rail and Sydney Metro West) for Westmead Train Station in Westmead.

Environment (green infrastructure) priorities

Regional open space

The draft PIC highlights the importance of environment (green) infrastructure for liveability and sustainability in the precinct, particularly the benefits of increased open space and tree canopy (as recognised in Council's Environmental Sustainability Strategy and draft Community Infrastructure Strategy). It identifies 'green infrastructure' as the second most costly infrastructure type (16%) largely

due to the both the cost and amount of land required for open space acquisition. However, despite the importance of green infrastructure and strong emphasis on collaboration between state and local government, 'green' infrastructure is identified as 'local infrastructure' to be predominantly funded by local government. Whilst the state government will fund regional open space, it lacks identification of additional regional open space acquisition and inadequately relies upon the upgrade of existing regional open space at Parramatta Park and Sydney Olympic Park, which already service metropolitan-wide catchments and have limited capacity to accommodate the additional demand created through GPOP growth.

New and existing district and local level open spaces typically accommodate the majority of the increased demand from housing and jobs growth, as they are more accessible to local communities; however, regional open spaces are destinations that attract visitation from a large catchment and provide comparatively minimal contribution to meeting the additional demand created through urban renewal. The resulting acquisition and embellishment costs for Council are likely to be significant and result in an unsustainable financial burden that would be more appropriately shared between state and local governments. Council requests this is addressed as an immediate priority in the draft PIC to ensure the delivery of this type of infrastructure is achieved as part of Phase 1 of the sequencing plan.

There are a number of local open space and green infrastructure projects that when considered collectively form regional corridors and present the opportunity to balance the needs of GPOP (for example, the Parramatta River has a number of local projects that combine into a more significant project and present on a regional scale). Council has done recent work to identify a number of these corridors that exist within GPOP and are aligned with the priority growth quadrants. These corridors require joint partnership between state and local government to deliver.

Council has been recently contacted by the Department of Planning, Industry and Environment to assist in the preparation of a place-based green infrastructure strategy. Through this process further information is being provided on regional works within these corridors addressing green infrastructure benefits for GPOP. The outcome of this work should inform the final priorities of the PIC.

Sustainability

The draft PIC reflects some of the District Plan's sustainability strategic priorities. These include the priorities relating to waterways, canopy and green grid connections, water efficiency only, and urban heat and drought. However it does not include others such as bushland and biodiversity. Council also recommends that these be addressed when planning for open spaces and green infrastructure.

Priorities around building sustainability need to be included in the draft PIC to deliver a sustainable GPOP. Low carbon interventions or infrastructure has not been proposed and is considered a significant oversight especially given the increase in energy demand and peak energy demand as a result of growth.

Priorities dealing with local waste infrastructure and facilities also need to be included for GPOP.

Water priorities – 'Blue Infrastructure'

The draft PIC does not adequately address the need for 'blue infrastructure' in GPOP. Council recommends that the 'blue' infrastructure priorities needs to be expanded to include flood risk reduction and water quality improvement projects.

Council completed a Water Quality Improvement Analysis, which looked at ways to reduce pollutants and increase swimming in the Parramatta River; and a Flood Reduction Options Analysis study, which

identifies flood risk reduction projects. Council strongly recommends the findings of these studies, and the associated infrastructure project requirements, be prioritised in the draft PIC.

Further, Council recommends that the City River upgrade be included as a priority, along with Parramatta river foreshore access, connectivity, and water quality improvements.

Council supports the draft PIC's identification of a recycled water network across GPOP. This will assist in the mitigation of urban heat and provide a sustainable water source for open space and park irrigation, which is expected to increase with a change in climate. Council recommends non-potable water networks for parks should be prioritised in the draft PIC.

Council welcomes close involvement with the GSC to refine the list of green and blue infrastructure to provide a more comprehensive and strategic list of proposals that reflect work carried out to date by Council.

Other

The list below includes other comments relating to various actions from the PIC:

- The PIC projects 1,000 new jobs for the North Parramatta precinct. Council considers this a missed opportunity and conservative in nature given the precinct's proximity to the Parramatta CBD and Westmead and a proposed Sydney University Campus in this location. The close location to these new employment precincts which both position North Parramatta strongly for further job growth and investment.
- Council suggests renaming the Western Sydney Start-Up Hub to the Central City Start-Up Hub. This is to align with the GSC's vision and the Central City District Plan.
- The importance of the Night Time economy is not referenced in the PIC and what infrastructure is needed to support its growth. The PIC should also address the regulations that inhibit the growth of the night time economy and related cultural infrastructure.
- Infrastructure to support visitors from within and outside GPOP, NSW and Australia needs to be considered and planned for in the PIC. This includes transport infrastructure which connects them to essential services and destinations within and outside GPOP.

2.4. Realising the PIC proposals

How do we make sure the proposals from the Place-based Infrastructure Compact are delivered?

Relationship to strategic planning framework

Council understands the intent of the PIC model is to better integrate land use and infrastructure investment decision-making processes of the NSW Government and provide greater certainty to the community and the development industry. However it is not clear how the PIC will be applied during strategic planning processes or where it sits in the hierarchy of strategic and statutory plans relevant to GPOP. Figure 3 includes the various plans governing GPOP, however it does not include the PIC model.

The draft PIC explains that should the NSW Government endorse the recommendations of the GSC in the PIC, then the respective strategic plans within Figure 3 will need to be updated to reflect the recommendations of the PIC. Council assumes this would be in relation to the dwelling and jobs growth forecasted in the Transformative scenario and the sequence plan for development within the five key actions (i.e. Phase 1 and Phase 2).

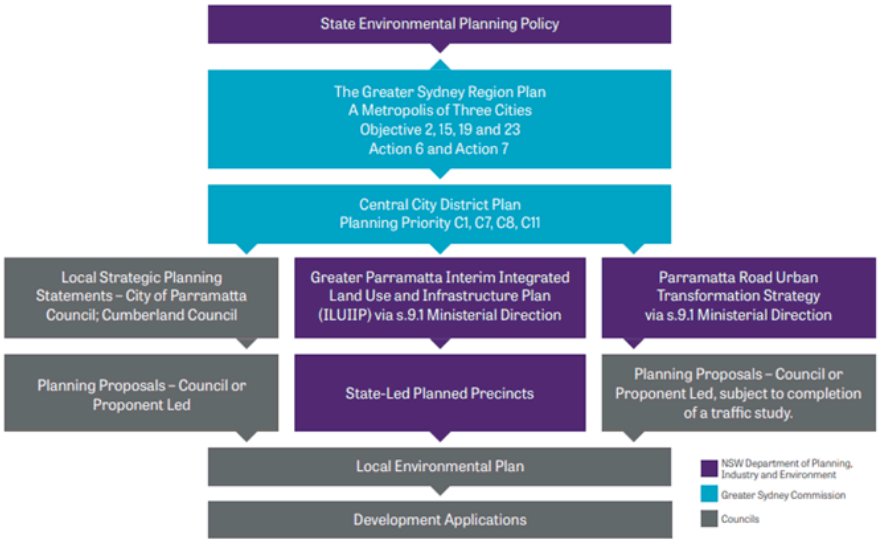


Figure 3 – Hierarchy of strategic planning documents

To realise the PIC, Council recommends its application and reference be embedded as part of the statutory planning process to ensure it is given sufficient weighting during decision making and the planning proposal assessment process.

Funding

The PIC Pilot found that of the estimated $20 to $30 billion capital infrastructure costs apportioned to GPOP, 50 per cent would need to be funded by the NSW Government and 11 per cent through developer contributions where there was a direct relationship with the new development. Around 26 per cent of infrastructure costs would need to be paid for with a combination of NSW Government funding and developer contributions.

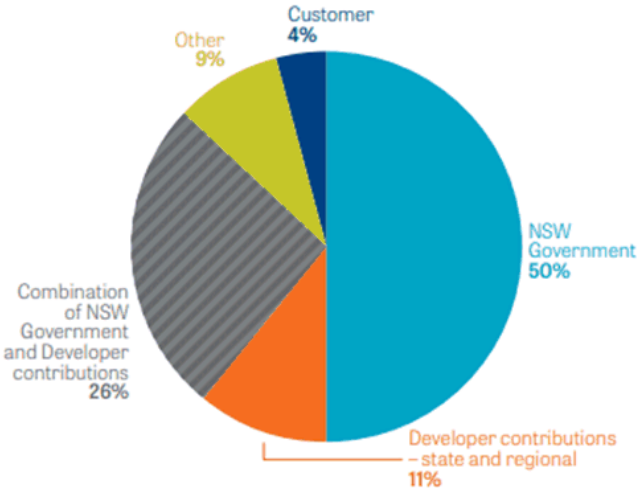


Figure 4 – Funding sources

Securing funding sources for the infrastructure priorities is crucial in the realisation of the draft PIC. The draft identifies funding sources for capital costs apportioned to GPOP under the 'Transformative' Scenario 3 for a 20 year growth forecast. More detailed information is needed on each of the funding sources included in Figure 4 to give confidence and certainty to the Council on how the priorities will be achieved. In addition, Council would like certainty that the contributions to state infrastructure are not at the expense of local infrastructure, which are also important in place-making and city shaping.

Council would like to understand what assumptions have been made around the calculation of development contributions, and what sort of mechanisms (i.e. Section 7.11/Section 7.12 Plans, State Infrastructure Contributions, and Voluntary Planning Agreements) are needed to collect these. In particular, what arrangements need to be put in place to ensure the funding is collected in the right timeframe to deliver the infrastructure to match growth. In addition, the PIC would benefit from identifying the cost considered for each priority, the funding source, and who is responsible for its delivery.

The draft PIC outlines that should the State Government adopt the recommendations of the draft PIC, the next step in its implementation would be in relation to the finalisation of business cases for state agencies' capital investment plans and NSW government budget processes. This process should be carried out before the PIC's infrastructure priorities are finalised to ensure that what is recommended can be delivered or the list of priorities can be reassessed/re-ranked.

Sequencing

Council recommends that the PIC be implemented through a precinct by precinct based process for each of the Phase 1 and Phase 2 areas. Part of this would involve the infrastructure proposals being tested and ranked against each other and the Central District priorities. This would be followed by their cost benefit to identify which should be prioritised for delivery, along with their funding mechanism identified.

What level of transparency should there be around infrastructure planning and delivery in places undergoing significant change and growth?

It is important that the community and key stakeholders, such as Council, be informed of the outcome of the consultation process of the draft PIC. It is recommended that an outcomes report be prepared by the GSC summarising the feedback from this consultation process and identifies how the feedback has been considered in progressing with the draft PIC. This would increase the level of transparency around the preparation of the PIC and demonstrate to the community how their feedback has been considered. Where feedback cannot be adopted by the GSC in the draft PIC, explaining the rationale behind its exclusion would assist with transparency.

This submission in a number of sections discusses the importance of partnering and collaborating with Council. This is considered fundamental in ensuring the tier of government closest to the community has the ability to genuinely contribute to the preparation of the PIC and the best way to manage significant change and growth. Furthermore, this submission requests the GSC provide the data and assumptions used to calculate the various growth scenarios, the cost of a resident or job in each precinct, and the cost of infrastructure. Providing this information will help improve the transparency of the infrastructure planning and delivery process.

How can we keep you up to date with delivering the PIC proposals?

Continued and genuine engagement with all key stakeholders, including Council, is important to ensure the PIC is reflective of the needs of the local community of GPOP. As outlined above, the preparation and release of a community consultation outcomes report would keep the community and key stakeholders informed of how decisions have been made. Regular updates and email correspondence to key stakeholders partnered in the PIC would assist in ensuring the latest information is conveyed to stakeholders.

In relation to the delivery of specific PIC infrastructure proposals, collaboration and partnership with delivery agencies and Council is critical in the planning, design, and development of infrastructure. A Memorandum of Understanding, or some mechanism of the like, could be arranged to ensure joint partnership and ensure each stakeholders contributes into the process. This will ensure Council and key stakeholders have genuine oversight of the infrastructure and their design is reflective of the investigation and insight Council has over the needs of their community.

In terms of ensuring the broader community is kept updated with the delivery of the PIC proposals, Council suggests that innovative and robust ways of sharing this information with the community of GPOP be explored. As work progresses on the concept, design, and planning of the final list of priorities, updates could be provided to the community using social media platforms and community information 'drop in sessions'.

3. PART 2: Other matters

Precinct boundaries

Figure 5 shows the draft PIC's proposed high-level sequencing plan for the 26 precincts within GPOP.

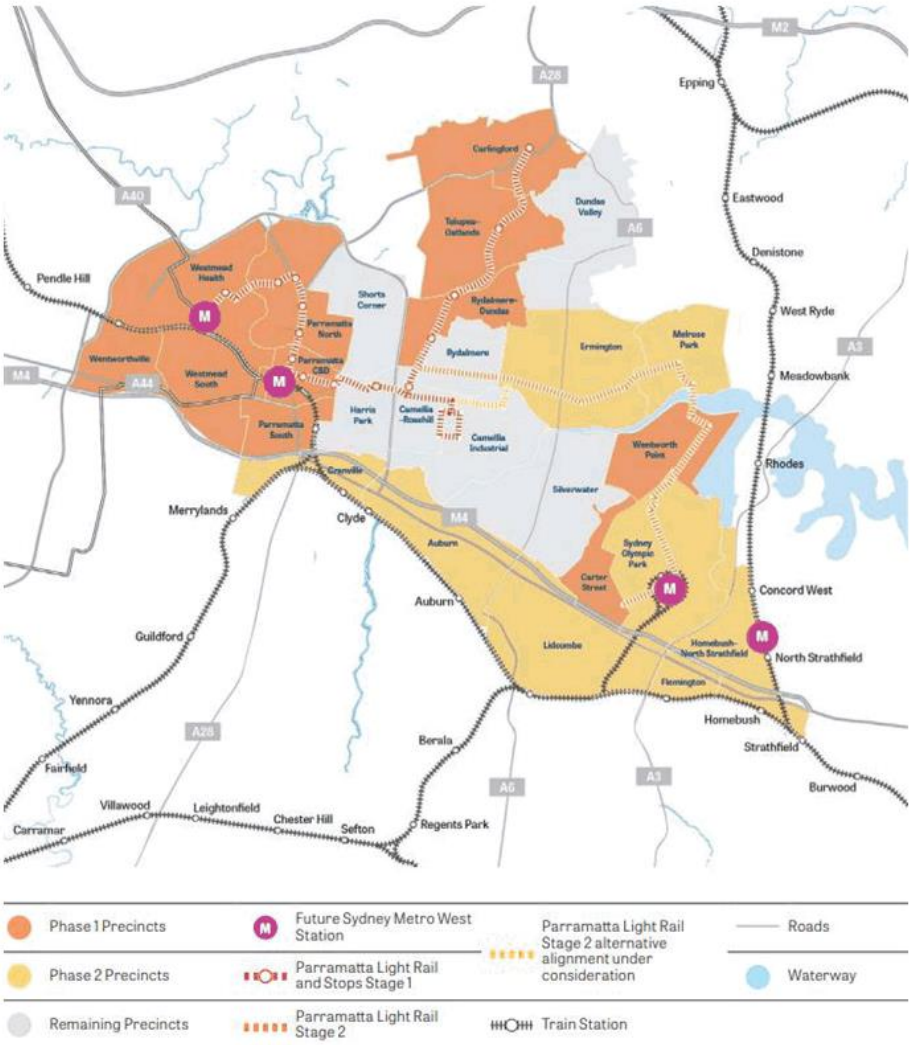


Figure 5 - High-level sequencing plan for the delivery of growth and infrastructure.

Council broadly supports the sequencing of growth in line with already committed infrastructure (i.e. through Phase 1 precincts) followed by the coordinated and timely growth in Phase 2 precincts, which focus around future city-shaping infrastructure. However, Council notes that the inclusion of Camellia in 'Remaining Precincts' is not supported and inconsistent with the strategic planning framework for this area (as discussed above under the heading 'Do you have feedback on the sequencing plan?').

There is concern around the extent of the precinct boundaries shown in the draft PIC and the expectations this will set for landowners and developers. A number of the precincts in Phase 1 (such as Carlingford and Telopea) have been, or are currently, subject to master planning processes being led either by the State government or Council. This was / is to review the planning controls around the Parramatta Light Rail Stage 1 corridor and to assess the scale of growth each precinct can accommodate. This is reflective of transit oriented development; and will help connect future communities to the Parramatta CBD, and through to other parts of Greater Sydney via a connection with heavy rail and the future Sydney Metro West.

The Wentworth Point and Carter Street precincts have similarly undergone master planning and rezoning processes to accommodate for growth.

The specific location of the anticipated growth and land use change within these precincts is reflected in Council's draft Local Strategic Planning Statement (LSPS) as shown below in **Figure 6.**

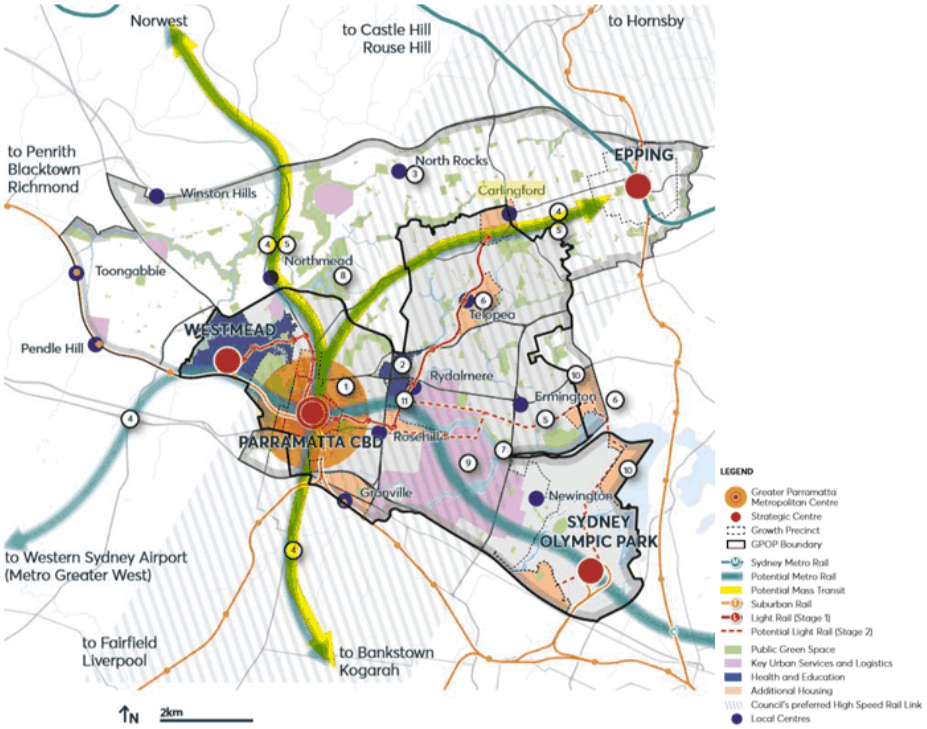


Figure 6 – Structure Plan towards 2036 in Council's draft LSPS

The areas planned for land use change and additional housing in each precinct is shown in orange. This is to indicate that the growth in dwellings is not to be spread across the entire precinct; but rather to be concentrated in specific localities around city-shaping infrastructure. This has been done intentionally by Council to manage the expectations of landowners and developers, and provide a strategic rationale to not support the lodgement of planning proposals seeking growth in other areas outside of the precinct. The extent of the orange areas was determined using an evidence-based approach as part of the preparation of the draft LSPS.

Council recommends the precincts within the draft PIC (in particular Wentworth Point, Carter Street, Carlingford and Telopea) be updated to only show the areas to receive additional housing to align with the draft LSPS. This will ensure a coordinated approach to planning is delivered, and to provide the

justification for refusing planning proposals seeking an uplift in areas outside of the precincts not flagged for additional housing.

Investment Prospectus

Council is supportive of the release of the Investment Prospectus for GPOP. The Prospectus is an important recognition of GPOP as an integral part of the NSW economy, and Council supports the initiative.

Council wrote to the NSW Government and Treasury on 28 November 2019 to offer its partnership in delivering the final GPOP Prospectus. Council is keen to evolve the governance model in a number of key precincts across the GPOP region to foster key relationships within these precincts, such as the model set up in the Westmead Alliance.

Council would like to contribute its GPOP knowledge, resources, funding and capabilities into a partnership with the NSW Treasury to deliver the prospectus. Some initial considerations on the Prospectus include the following:

- The preparation of a prospectus for each of GPOP's primary precincts to account for the unique character of each one. The Parramatta CBD, Westmead, North Parramatta, Sydney Olympic Park, and Rydalmere are unique in terms of their current land use, prevalent industries, projected growth, value proposition and capacity to accommodate jobs.
- Carry out further work to refine the target audience for the Prospectus to ensure that it addresses specific needs of the business and investor communities, with clear and compelling messages crafted for the audience and its segments. Council has significant marketing and corporate communication resources to drive investment in GPOP, which can contribute to the final Prospectus.
- The inclusion of a comparative analysis of major commercial centres nationally, and within the Greater Sydney region. This will allow benchmarking for GPOP against these centres, and identify how GPOP is distinct from them.
- The inclusion of the measures of success, which would detail what Prospectus has achieved in terms of outcomes for the GPOP region.

Draft PIC Cover Page

The cover title does not indicate the PIC is for the GPOP area. If the GSC is intending to roll out PICs across Greater Sydney, each PIC document would need to be clearly identifiable to a spatial area. A map on the front cover would assist with this. Also, the title also makes it difficult for the community to comprehend what the document is about. Secondly, the title A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot is ambiguous and unnecessarily wordy and difficult for the community to understand.

INNOVATIVE

ITEM NUMBER	18.3
SUBJECT	FOR APPROVAL: Draft Melrose Park Southern Structure Plan
REFERENCE	RZ/9/2016 - D07113059
REPORT OF	Senior Project Officer Land Use Planning
PREVIOUS ITEMS	14.1 - Draft Melrose Park Southern Structure Plan - Council - 24 Jun 2019 6.30pm
APPLICANT:	Holdmark Property Group and Goodman Limited
LANDOWNER:	Multiple

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY DISTRICT PLANNING PANEL: NIL

PURPOSE:

The purpose of this report is to detail submissions received during the public exhibition of the draft Southern Structure Plan for Melrose Park, respond to issues raised and provide a recommended process for managing planning proposals in the precinct. The report recommends that the draft Southern Structure Plan be adopted subject to the changes as detailed in this report.

RECOMMENDATION

(a) **That** Council adopt the draft Southern Structure Plan for Melrose Park provided at **Attachment 3** subject to the following changes detailed in (i) to (vii), below and as illustrated in **Figure 3** and **Figure 4**:

i. Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.

ii. Amend the Floor Space Ratio (FSR) on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution table to 1.66:1.

iii. Insert a 20m landscape buffer along the Wharf Road frontage.

iv. Show the extent of the Andrew Street view corridor through the site.

v. Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins Road (with the exception of the tower on the inner part of block S3 and S16).

vi. General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.

vii. Further minor inconsequential amendments as detailed in the report.

(b) **That** Council endorse the approach of considering individual site-specific planning proposals within the southern precinct providing they adhere to the structure plan and are in accordance with the parameters detailed in this report and **Attachment 1**.

(c) **That** Council advise all submission authors of Council's decision regarding the draft Southern Structure Plan.

(d) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the structure plan that may arise during the finalisation process.

BACKGROUND

1. Council adopted the Parramatta Employment Lands Strategy (ELS) at its meeting of 11 July 2016, which identified the Melrose Park precinct as being a Structure Plan precinct suitable for redevelopment for non-industrial uses due to the decline in the pharmaceutical manufacturing industry within the precinct (refer to **Figure 1**).

2. In late 2016, the two major landowners within the precinct, Holdmark and Goodman, collaborated to prepare a draft Structure Plan for the southern part of the precinct on behalf of all landowners within the precinct.

3. A structure plan for the northern part of the Melrose Park precinct was adopted by Council at its meeting of 12 December 2016.

4. At its meeting of 24 June 2019, Council considered a report on the draft Melrose Park Southern Structure Plan and resolved to adopt a revised scheme prepared by Council officers with a recommended FSR of 1.7:1 across the southern precinct and publicly exhibit the amended draft Structure Plan for a period of 28 Days.

5. The draft Southern Structure Plan (as amended) was publicly exhibited from 14 August to 10 September 2019 (refer to **Attachment 3**). The results of the public exhibition are summarised in this report with more detailed analysis to the key issues provided at **Attachment 1** to this report.

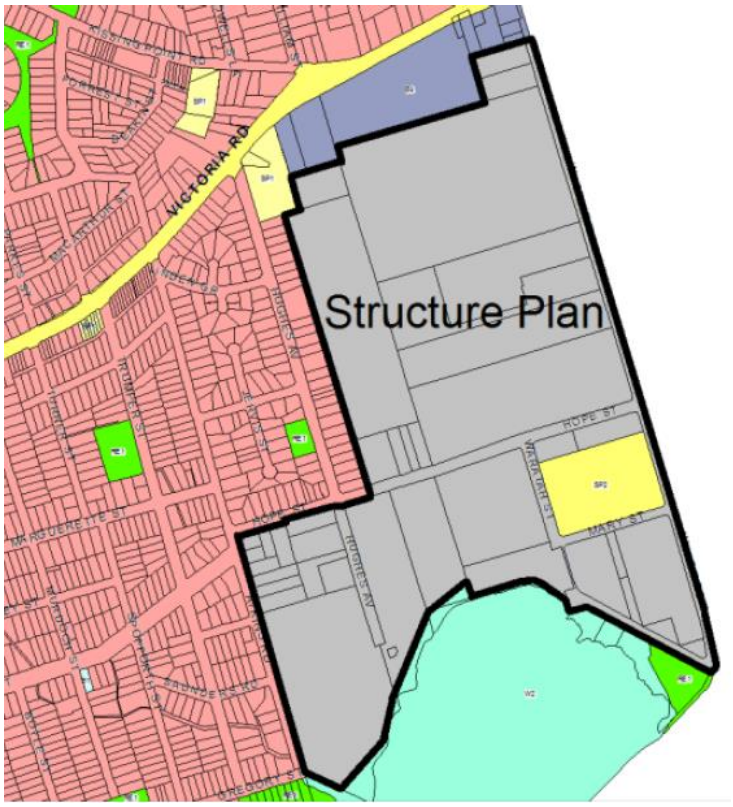


Figure 1. Melrose Park Structure Plan Precinct

OVERVIEW

6. The draft Southern Structure Plan development scheme, as exhibited (refer to **Figure 2**), is a high-level document that is intended to act as a guide for future development and inform the preparation of a future rezoning proposal for the precinct. It is not intended to provide detailed planning controls and incorporates some flexibility to enable changes to be made at the planning proposal stage should this be required as a result of thorough urban design testing and technical analysis, including, but not limited to, flooding/stormwater and contamination, ecology, heritage and traffic.

Figure 2. Draft indicative development scheme, as exhibited

7. The draft Southern Structure Plan (**Attachment 3**) provides an indicative development scheme for the precinct that achieves a floor space ratio (FSR) of approximately 1.7:1 across the southern precinct, which could potentially yield in the order of 3,700 dwellings. It seeks to identify indicative densities, locations of open space and new roads, which will be further refined through the planning proposal stage.

CONSULTATION

8. The draft Southern Structure Plan (as amended) was publicly exhibited from 14 August to 10 September 2019. During this time, the community was invited to comment on the draft Plan including owners and occupiers from within both the City of Parramatta and City of Ryde Council areas within a radius of 1km from the southern precinct. A comprehensive notification process was undertaken and the exhibition material was available on Council's website and at Council libraries.

9. Government Agencies (including City of Ryde Council) were also notified in writing of the public exhibition in addition to relevant local State Members of Parliament.

10. A total of 23 submissions were received during the exhibition period. Refer to **Table 1** below for a breakdown of the submissions received.

	Number	**Breakdown**
Government Agencies	3	City of Ryde Council (Council officer submission) Transport for NSW/RMS (joint submission) NSW Office of Sport
Owners / Occupiers / Others	20	City of Parramatta LGA – 7 City of Ryde LGA – 8 Not stated / other - 5
Total	**23**	

Table 1. Breakdown of submissions received

KEY ISSUES

11. The key issues raised by the community and public agencies are summarised below. Detailed responses to these issues are provided in **Attachment 1** and a summary of the submissions received is provided at **Attachment 2**.

Density, Building Height and Amenity

12. A number of submissions raised concern over the indicative building heights in the draft Plan, the number of dwellings proposed to be accommodated in the southern precinct and amenity impacts on existing low density residential development adjacent to the precinct, particularly to the east of Wharf Road.

13. Council also received a submissions from land owners within the Precinct (Holdmark Property Group and multiple landowners subject to the Investigation Area). These submission raised concerns over the exhibited FSRs for their sites identified as Holdmark East (Lots S12, S13 and S14) and the Mixed Precinct. The submission relating to Holdmark East proposes that an increased FSR could be accommodated within the site whilst still maintaining consistency

with the key objectives of the Southern Structure Plan. The submission relating to the Mixed Precinct, wished for the FSR to be reconsidered given the potential implications of PLR Stage 2. These matters are discussed1 din further detail within **Attachment 1**.

Traffic, Parking and Transport Management and Accessibility Plan (TMAP)

14. Multiple submissions raised concerns regarding the potential impacts on traffic, and the ability of the road network to tolerate the increased demand for on-street car parking. Comment was also made on the accuracy of the assumptions and conclusions of the TMAP. Note that the TMAP was not subject to public exhibition.

Open Space

15. Submissions commented on the provision of open space, stating that it is insufficient and lacks connectivity to existing areas of public open space outside the precinct.

Infrastructure

16. Submissions raised concern relating to the inadequacy of funding for the required infrastructure to support the increased population and dependency on existing facilities within the Ryde LGA which are funded by City of Ryde Council.

Investigation Area / Parramatta Light Rail

17. Landowners affected by the Investigation Area which applies to properties in the north-west corner of the southern precinct due to the future Parramatta Light Rail (PLR) Stage 2, raised concern regarding the impact that this would have on the development potential and value of these properties. Comment was made regarding the perceived inequities and why the Investigation Area was not applied to properties along the entire proposed PLR Stage 2 alignment within Melrose Park.

RECOMMENDED CHANGES

18. Following consideration of all issues raised in submissions received during the public exhibition period and further design refinement, the changes detailed below are proposed to be made to the draft Southern Structure Plan (refer to **Figure 3** and **Figure 4**). Both the Revised Structure Plan shown in **Figure 3** and the Floor Space Distribution table in **Figure 4** must be read in conjunction in order to understand the extent of amendments made post exhibition. It is not considered that the following proposed changes will require a re-exhibition of the draft Southern Structure Plan.

    - Insert the label ‘S16’ to the block below ‘S3’ on the development scheme.

    - Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.

- Include the proposed width of predominantly 20m for streets on the design scheme, except those subject to potential Parramatta Light Rail Stage 2 implications.

- Label existing streets.

- Mark the proposed playing field as open space (coloured in green).

- Mark the land underneath the high voltage power lines as open space (coloured green).

- Amend the FSR on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution table to 1.66:1.

- Insert a 20m landscape buffer along the Wharf Road frontage.

- Show the extent of the Andrew Street view corridor through the site
- Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins Road (with the exception of the tower on the inner part of blocks S3 and S16).
- General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.

19. It is considered that further changes to the Structure Plan based upon matters raised in submissions are not sufficiently justified or are not necessary at this stage of the planning process for the precinct.

20. Detailed justification of this position is provided at **Attachment 1**.

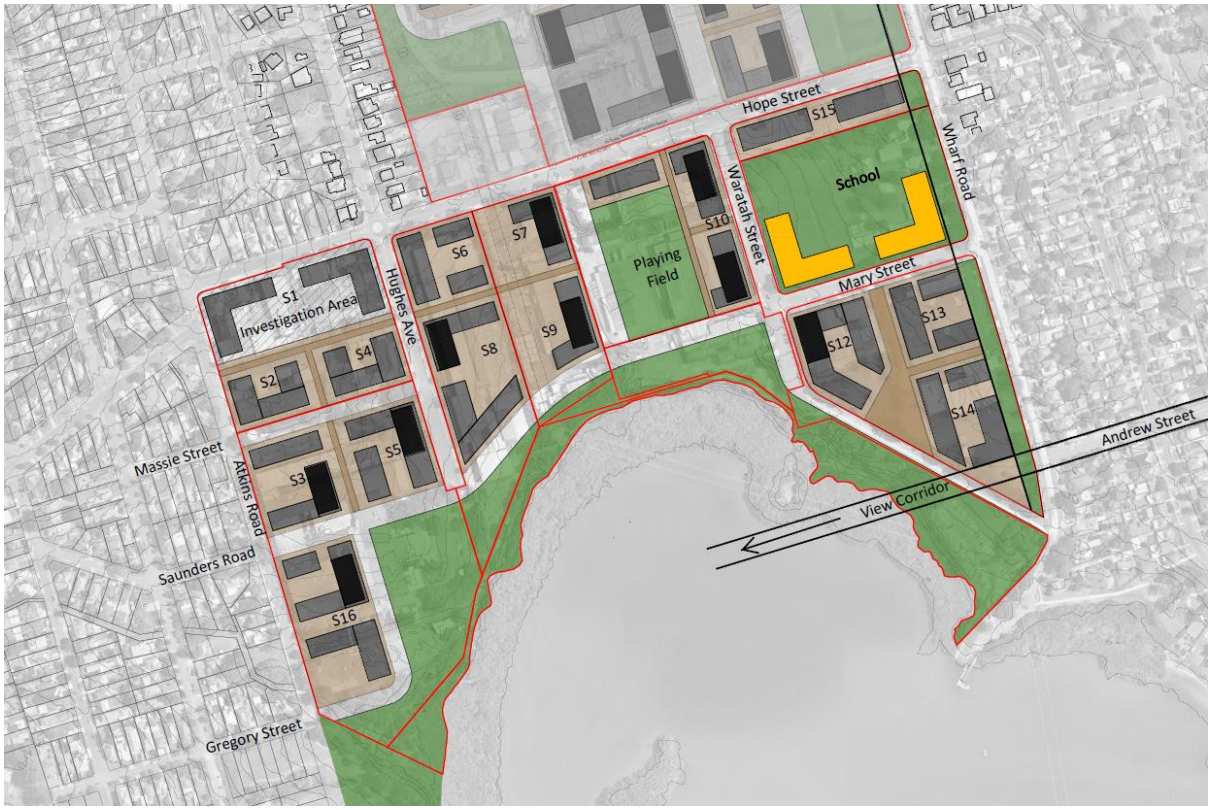


Figure 3. Revised Structure Plan

	Site Area	GFA	FSR	Max Height (m)
LOT S1 (TBC)	12608	12608	1.0	12
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9	6380	16656	2.6	58
LOT S10	9539	45436	4.8	63
LOT S12	9508	32241	3.4	64
LOT S13	7328	16429	2.2	26
LOT S14	6217	22135	3.6	26
LOT S15	6763	12230	1.8	26
Overall Net FSR	**114160**	**327649**	2.9 :1	

Mixed Precinct	**24390**	33064	**1.36 :1**
Site Area (Holdmark West)	**51607**	92353	**1.79 :1**
Site Area (George Weston)	**22823**	41506	**1.82 :1**
Site Area (Powerlines)	**16472**	32256	**1.96 :1**
Site Area (Goodman)	**25593**	45436	**1.78 :1**
Site Area (Holdmark East)	**42694**	70805	**1.66 :1**
Site Area (Hope St sites)	**6740**	12230	**1.81 :1**
Total	**190319**	327649	**1.72 :1**

Figure 4. Revised Floor Space Distribution Table

NEXT STEPS / WAY FORWARD

21. Should the draft Southern Structure Plan be adopted by Council, planning proposals can then technically progress in the southern precinct.

22. Council officers' preferred approach is for one precinct-wide planning proposal to be prepared for the southern precinct, which will be coordinated and funded by landowners. This approach will prevent multiple planning proposals being lodged and will ensure that a coordinated approach continues to be taken in the precinct.

23. Nonetheless, Council officers are aware of the practicalities in preparing one planning proposal for the precinct given the lengthy process involved in preparing the structure plan and the varying levels of redevelopment interests within the precinct. Therefore, the lodgement of individual planning proposals could be acceptable subject to the following requirements:

    - Site-specific planning proposals must adhere to the Southern Structure Plan as endorsed by Council. Variation can only be considered if there is a demonstrated improved public benefit such as the increased provision of infrastructure and will result in a better planning outcome.

    - Site-specific planning proposals must take into consideration the cumulative impacts of development proceeding across the entire precinct and not only on the site subject to the planning proposal. This includes the preparation of technical studies that will be required to encompass the whole precinct, such as infrastructure needs, flooding, traffic, social impact and open space.

- Site-specific planning proposals must not rely on development proceeding on an adjoining/nearby site to achieve the applicant's desired outcome. For example, the planning proposal must not include 'half roads' or non through-roads as an interim measure.

24. Landowners within the 'Mixed Precinct' will be required to lodge one planning proposal applicable to all affected properties, smaller lot size of these properties, which will be difficult to redevelop on their own and still achieve the desired outcome. Further, there are also implications of PLR Stage 2 on these properties as the corridor has not yet been confirmed.

25. All landowners will be required to contribute towards infrastructure provision in the southern precinct and Council officers will continue to refine the infrastructure needs list and associated funding mechanism that will apportion infrastructure costs in an equitable manner for all southern landowners. This may include the development of a new section 7.11 Development Contributions Plan for the precinct in addition to a planning agreement associated with each planning proposal.

26. A site-specific Development Control Plan (DCP) will also need to be prepared for the southern precinct to support any planning proposal in the southern precinct.

CONCLUSION

27. The draft Southern Structure Plan was publicly exhibited from 14 August to 10 September 2019.Twenty-three (23) submissions were received including twenty (20) from community members / others and three (3) from Government Agencies.

28. The submissions raise a number of concerns relating to the redevelopment of the southern precinct in general and the proposed scale of redevelopment. In response, the precinct was endorsed by Council for redevelopment for non-industrial uses upon adoption of the ELS in 2016 and therefore it is considered that there is planning merit in adopting the draft Southern Structure Plan to facilitate this redevelopment. It is considered that the majority of issues raised in submissions can be addressed during the planning proposal and development application stages, and in the site specific DCP that will be prepared to cover the southern precinct.

29. Some amendments are recommended to be made to the draft Southern Structure Plan as a result of submissions received and are detailed in this report. Subject to those amendments being made, it is recommended that the draft Southern Structure Plan be adopted by Council.

FINANCIAL IMPLICATION FOR COUNCIL

30. The financial implication for Council associated with amending and implementing the Southern Structure Plan and progressing site-specific planning proposals within the precinct will not exceed normal resourcing operational costs within the Land Use Planning budget.

Amberley Moore
Senior Project Officer Land Use Planning

Michael Rogers
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1⇩	Council Officer Responses to Key Issues Raised in Submissions	16 Pages
2⇩	Summary of Council Officer Responses to Issues Raised in Submissions	13 Pages
3⇩	Exhibited Draft Melrose Park Southern Structure Plan	56 Pages

REFERENCE MATERIAL

1. SITE CONTEXT

The site subject to the draft Southern Structure Plan (draft Plan) (refer to **Attachment 3**) is bound by Hope Street, Wharf Road, Parramatta River and Atkins Road (refer to **Figure 1** below) and is zoned IN1 General Industrial and SP2 Educational Establishment under Parramatta Local Environmental Plan (PLEP) 2011. Current land uses include a variety of general industrial operations, open space and Melrose Park Public School. The primary school is not subject to change under the draft Plan.

Figure 1. Land subject to the draft Melrose Park Southern Structure Plan outlined in yellow

The southern precinct is surrounded by predominantly low density residential development to the east and west, industrial uses to the north, which are subject to the draft Melrose Park North Planning Proposal to redevelop the site also for non-industrial uses and Parramatta River to the south.

2. ROLE OF THE STRUCTURE PLAN AND KEY ELEMENTS

A Structure Plan is intended to act as a guiding document for future redevelopment of an area and provide high-level strategic principles to identify indicative locations for new infrastructure such as open space, roads and commercial areas. It also provides indicative locations of proposed density, however it does not directly amend any planning controls currently applicable to the site and final outcomes are subject to further urban design testing.

Key elements of the draft Plan include:

- Creation of a connected and legible precinct with new 20m wide roads (except those subject to the proposed PLR Stage 2 alignment) to provide consistency with existing roads, accommodate on-street parking and provide for active transport.
- Provide connected active and passive open space area including a playing field.
- Provide non-residential floor space for retail/commercial uses and community facilities.

3. CONSULTATION

The draft Plan (as amended by Council resolution (a) on 24 June 2019) and supporting Council report and Minutes from 24 June 2019 were publicly exhibited from 14 August to 10 September 2019. During this time, the community was invited to comment on the draft Plan. Notification methods used in the exhibition included:

- Letters to all owners and occupiers within a 1km radius of the southern precinct, including those within the Ryde LGA (approximately 5,000 letters).
- Advertisements in the *Parramatta Advertiser* and *Northern District Times*.
- Placement of the draft Plan on Council's website.
- Hard copies of the draft Plan made available at Council's Customer Contact Centre, Parramatta Library and Ermington Branch Library.

Public Agencies were also notified in writing of the public exhibition, with the following agencies consulted:

- City of Ryde Council
- Transport for NSW
- Sydney Water
- Roads and Maritime Services
- Parramatta Light Rail
- Department of Planning, Industry and Environment
- Endeavour Energy
- Ausgrid
- NSW Health
- Western Sydney Local Health District
- Department of Education

In addition, the State members of Parliament, Dr Geoff Lee, Member for Parramatta and Victor Dominello, Member for Ryde were notified of the exhibition in writing.

A total of twenty-three (23) submissions were received during the exhibition period, as detailed in **Table 1** below.

	Number	**Breakdown**
Government Agencies	3	City of Ryde Council (Council officer submission) Transport for NSW/RMS (joint submission) NSW Office of Sport

Owners / Occupiers / Others	20	City of Parramatta LGA – 7 City of Ryde LGA – 8 Not stated / other - 5
Total	**23**	

Table 1. Breakdown of submissions received

A number of key issues were raised in the submissions and these are addressed below. Responses to other matters such as amenity, heritage, education needs and housing mix raised in submissions are provided at **Attachment 2**.

4. COUNCIL OFFICER RESPONSES TO KEY ISSUES RAISED IN SUBMISSIONS

4.1. Density, Building Height and Amenity

A number of submissions raised concern over the indicative building heights in the draft Plan, the number of dwellings proposed to be accommodated in the southern precinct and amenity impacts on existing low density residential development adjacent to the precinct, particularly to the east of Wharf Road.

<u>Council Officer Response</u>

Density

A Structure Plan is a high-level planning document that does not seek to finalise planning controls on the site. Instead, it provides indicative built forms that have only been tested at a high level to demonstrate that the proposed density can be achieved on the site. The densities proposed in the draft Plan have been informed by the Transport Management and Accessibility Plan (TMAP) that was prepared for the entire Melrose Park precinct and high-level urban design testing. The TMAP identifies that up to 11,000 can be accommodated across the precinct (north and south) from a traffic and transport perspective on condition that Sydney Metro West, light rail (or bus equivalent) and a bridge to Wentworth Point and are provided. Without Sydney Metro West, a bridge to Wentworth Point and light rail (or equivalent bus service), the TMAP concludes that the overall dwelling yield for the precinct will need to be reduced to 6,700 dwellings across the northern and southern parts, providing the identified road infrastructure works are undertaken. Should no commitment be made by the State Government for the delivery of the required infrastructure then the overall dwelling yield will be restricted to 6,700 dwellings across the precinct and result in a 40% reduction in the overall density being applied to both the northern and southern precincts until such time that the transport commitment of Sydney Metro West, the bridge to Wentworth Point and light rail (or bus equivalent) is made. It is noted that the State Government has announced a commitment to the Sydney Metro West, however in order for the full dwelling yield to be realised in Melrose Park, the bridge and light rail (or bus equivalent) are also required. An FSR of 1.7:1 cross the southern precinct could potentially accommodate up to 3,700 dwellings. Should a 40% reduction in the dwelling yield need to be applied to the southern precinct, a lower yield of approximately 2,200 dwellings could potentially be delivered.

The final density for the southern precinct is subject to further urban design testing that will be undertaken as part of the planning proposal process, which could result in variation to the structure plan being undertaken, depending on individual site contexts and commitment by the State Government to transport infrastructure provision.

Building Height

The draft Plan locates the tallest buildings away from the perimeter of the precinct to help reduce the perception of density and visual impact on surrounding residents. The proposed maximum building height in the precinct is 68m (approximately 20 storeys), which is located on the central block 'S10' adjacent to the proposed playing field (refer to **Figure 2**). The building heights on the perimeter of the precinct which have an interface with existing low density residential development within the Parramatta and Ryde LGAs are proposed to range from 6-8 storeys. Additional landscape areas on the development sites will also be required for these interfaces to increase the separation, and the existing road separation of 20m will also assist in reducing the impacts of the development. The site specific Development Control Plan (DCP) is proposed to be prepared for the precinct and will contain development controls relating to setbacks and built form.

Comment was made in relation to lots 'S13' and 'S14' (refer to **Figure 2**) as they appeared to have no identified building heights in the Floor Space Distribution Table on page 22 of the draft Plan and concern was raised that these lots had no upper height limit. This omission was rectified early in the exhibition period, with an amended Floor Space Distribution Table made available to the public labelling each lot (refer to **Figure 3**). It was also noted in some submissions that no lot identification number was applied to the block below 'S3' on the draft Plan and concern was raised over the building heights proposed on this lot. This lot is included in the Floor Space Distribution Table and identified as 'S16', with a proposed FSR of 3.9:1 and maximum building height limit of 58m (approximately 18 storeys) for the tower building located in the inner part of the lot with 6-8 storeys for the buildings that interface with the existing low density development on the western side of Atkins Road.

Concern was raised regarding the proposed height limit on block S15 (refer to **Figure 2**) on the corner of Hope Street and Wharf Road north of the existing Melrose Park Public School and the potential overshadowing impacts on the school and existing playing field that may result from having tall buildings on the northern side of the school. The height limit that has been applied to this lot is a maximum of 26m (approximately 8 storeys), which his slightly higher than the height for buildings along Wharf Road and Atkins Road. This is due to the location of this block being primarily along Hope Street and therefore it does not have a direct interface with existing low density residential development to the east. Nonetheless, it is acknowledged that some overshadowing impacts may occur on the school and the full extent of this will be addressed in detail as part of any future planning proposal for this site.

Building configuration and heights are subject to refinement as a result of further urban design testing that will be undertaken as part of the planning proposal process.

Figure 2. Draft indicative development scheme, as exhibited

	Site Area	GFA	FSR	Max Height (m)
LOT S1 (TBC)	12608	15130	1.2	20
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9	6380	16656	2.6	58
LOT S10	9539	45436	4.8	63
LOT S12	9508	29035	3.1	58
LOT S13	7328	20110	2.7	26
LOT S14	6217	16639	2.7	26
LOT S15	6763	12230	1.8	26
Overall Net FSR	**114160**	**325150**	2.8	:1
Mixed Precinct	**24390**	35585	**1.46**	**:1**
Site Area (Holdmark West)	**51607**	92353	**1.79**	**:1**
Site Area (George Weston)	**22823**	41506	**1.82**	**:1**
Site Area (Powerlines)	**16472**	32256	**1.96**	**:1**
Site Area (Goodman)	**25593**	45436	**1.78**	**:1**
Site Area (Holdmark East)	**42694**	65783	**1.54**	**:1**
Site Area (Hope St sites)	**6740**	12230	**1.81**	**:1**
Total	**190319**	325150	**1.71**	**:1**

Figure 3. Amended Floor Space Distribution Table, as exhibited

Amenity

As part of any redevelopment of a precinct of this nature, there will likely be some impact on adjoining residential areas given the proposed land use changes. Potential impacts on the amenity of existing residents adjacent to the precinct will be addressed in further detail during the planning proposal and development assessment stages, and as part of the site-specific DCP that will be prepared for the southern precinct, with particular attention paid to the interface between the proposed high density and existing low density development. The site-specific DCP will be subject to further community consultation. All development will be required to meet relevant Australian Standards and the Apartment Design Guide (ADG) provisions to ensure any potential negative impacts are minimised.

Recommended Action

Update the draft Plan to include a label on lot 'S16'. Continue to refine building heights, built form and building setbacks, to be addressed as part of the future planning proposal and site-specific DCP for the precinct.

4.2 Traffic, Parking and Transport Management and Accessibility Plan (TMAP)

Multiple submissions raised concerns regarding the increase in traffic and potential impacts on the road network, the ability of the road network to tolerate the increased demand for on-street car parking, and the accuracy of the assumptions and conclusions of the TMAP.

Council Officer Response

It is acknowledged that any redevelopment within the Melrose Park precinct will have some impact on the local road network. Therefore, it is important that any such impacts are managed to ensure these road networks can still function as intended. The TMAP was prepared in response to a Gateway Determination condition in relation to the Melrose Park North Planning Proposal and was the subject of extensive review and consultation by the TMAP reference group which included stakeholders from Council, State Agencies and applicants from the northern and southern precincts. The TMAP has been provisionally endorsed by Transport for NSW (TfNSW) and Roads and Maritime Services (RMS).

The TMAP is an informing document to the draft Plan and provides a comprehensive analysis of the potential traffic and parking impacts and mitigation requirements as a result of future redevelopment of the Melrose Park precinct. It also provides a Staging Plan for the delivery of required road upgrades and public transport infrastructure to service the precinct as well as recommended parking rates to minimise the impacts on nearby local roads, which are considered appropriate to Council officers in these circumstances. However, the TMAP document was not subject to public exhibition as part of the draft Plan. An opportunity to provide further comment on the validity of the TMAP will be provided as part of the future exhibition of the draft Melrose Park North Planning Proposal and a detailed response to all issues will be provided at this time. As a result, detailed responses are not provided in this report. Nonetheless, from a traffic perspective, although the TMAP identifies that there will be impacts on the road network as a result of the proposed redevelopment, it concludes that these are manageable and that the density proposed in the southern precinct can be supported providing the identified infrastructure upgrades are undertaken at the relevant stages of redevelopment.

In addition, any redevelopment will be required to provide adequate off-street parking for residents and visitors in accordance with the recommended rates in the TMAP which will be complemented by on-street parking within the precinct.

Recommended Action

No action from a traffic and transport perspective is required at this stage. An opportunity to comment on the TMAP will be provided when the document is formally publicly exhibited in conjunction with the revised Melrose Park North Planning Proposal, at which time detailed responses will be provided.

4.3 Open Space Provision

Submissions commented on the provision of open space, stating it is insufficient for the projected population and lacks connectivity to existing areas of public open space outside the precinct. It was suggested that the land to the north of Melrose Park Primary School (S15) be provided as open space.

Council Officer Response

The proposed provision of public open space in the southern precinct is identified as 20% of the developable area of the site which is consistent with the requirements of Council's draft Community Infrastructure Strategy. The developable site excludes existing areas of public open space, such as the land along the river foreshore, and existing roads or any land that is otherwise constrained and not considered to be developable, such as land underneath the high voltage power lines unless it can be demonstrated that it is usable. The proposed public open space intends to provide for new active and passive recreation uses adjacent to the river foreshore, a new park in the western part of the precinct and a new playing field in the centre of the precinct. This public open space will be provided in addition to communal/private open space that will be delivered on individual developments sites for the use of residents as per the requirements of the Apartment Design Guide. The precinct is also located within relatively close proximity to George Kendall Riverside Park to the west which will provide for a variety of recreation uses.

It is proposed that connections to existing active transport facilities such as the Parramatta Valley Cycleway will be provided throughout the precinct to encourage its usage. Connections to existing active transport links outside the Parramatta LGA such as the Ryde River Walk will require consultation with and agreement from City of Ryde Council, which can be undertaken as part of the planning proposal process.

Should the land north of Melrose Park Public School be provided as open space, this would eliminate any potential amenity impacts on the school site as a result of high density redevelopment such as overshadowing. This land is under multiple ownership and in order for it to be provided as open space, it would need to be acquired by Council. At this stage, Council is not in a position to acquire this land, however there is the possibility for it to be explored in greater detail as part of the preparation of a future Section 7.11 Contributions Plan or Voluntary Planning Agreement (VPA) between the landowners and Council as part of a future planning proposal seeking a contribution for the provision of open space in the precinct. This will need to be assessed against the provision of other required infrastructure as part of this process. Alternatively, this land could provide for an expansion of the school grounds should the Department of Education determine this necessary. This would require a separate agreement between the landowners and the State Government.

Recommended Action

No further action is required in relation to open space provision as part of the finalisation of the draft structure plan.

4.4 Infrastructure

A number of submissions raised concern regarding the funding of the required infrastructure to support the increased population as a result of the redevelopment of Melrose Park and dependency on existing facilities within the Ryde LGA which are funded by City of Ryde Council ratepayers. Some submissions also noted the importance of ensuring that appropriate consideration had been given to the provision of school facilities to service the needs of the incoming population.

Council Officer Response

Council officers acknowledge that significant infrastructure is required to support the anticipated population and in developing the draft Plan, a strong emphasis was placed on the requirement for this part of the precinct to be as self-sufficient as practicable in regards to providing facilities for new residents. As a result, landowners/developers will be required to contribute towards the cost of this infrastructure, with the amount dependent on the level of density they are seeking on their respective sites. The overall infrastructure needs of the precinct will be determined as part of the Infrastructure Needs List that is being prepared by Council to help inform future VPAs associated with planning proposals or new development contributions plan in the Melrose Park precinct to ensure the necessary facilities are provided to new residents.

In relation to addressing the potential impacts on facilities within the Ryde LGA, it is difficult to measure the extent of anticipated use. The nearest recreation facilities to the Melrose Park precinct that are located within the Ryde LGA include the privately operated Ryde-Parramatta Golf Club on Victoria Road, Melrose Park Playground off Lancaster Avenue and Meadowbank Park at the end of Adelaide Street which is one of Ryde's major sporting and recreation areas, containing a netball and tennis courts as well as a number of playing fields, a skate park and passive recreation areas. The nature of this facility would mean that users would originate from a larger regional catchment in addition to casual use by local Ryde residents. Although the redevelopment of Melrose Park precinct may result in an increase in casual usage, it is not anticipated that a significant impact would be experienced in relation to use from organised sports as participants in the activities utilising these facilities also reside in areas outside the Parramatta and Ryde LGA and usage cannot necessarily be attributed to the new residents of the Melrose Park precinct.

Melrose Park Playground may experience an increase in use by new residents living on the eastern side of the precinct, however it is not expected to be significant given the new open spaces areas within the Melrose Park redevelopment itself will provide similar facilities.

In relation to education facilities, Council has consulted with the Department of Education regarding the future education needs of the precinct throughout this process and it is acknowledged that the increase in population will result in additional demand being placed on existing education facilities. Any upgrades to existing school facilities and/or new school infrastructure will be undertaken and delivered in accordance with the State Government's requirements and delivered at the agreed stages using the forecasting information provided by the Department of Education to inform the size and type of schools that are required. A new 2ha school site has been identified in the northern precinct to help address the additional demand that will incorporate a new playing field and other facilities that could potentially benefit from a shared-use arrangement with the community. Any proposed upgrades to the existing primary school will be addressed as part of the planning proposal process in the southern precinct.

Ensuring that the educational needs of the incoming population are met through the provision of appropriate school infrastructure is a key planning consideration and Council officers will work closely with the Department of Education to help ensure this infrastructure is provided.

Recommended Action

No action is required at this stage; however, the provision of infrastructure in the precinct is a key consideration for future development and will be linked to the density potential in the precinct as part of the future planning proposal. This will ensure that the proposed development can be supported in this area.

4.5 Investigation Area / Parramatta Light Rail

Landowners within the Investigation Area located in the north-west corner of the southern precinct raised concerns regarding the impact that this would have on the development potential and value of these properties especially when the draft Plan nominates an FSR of 1.2:1 and maximum building height of 20m (approximately 6 storeys) which the landowners consider too low. Comment was also made regarding the Investigation Area and why it was not applied to all properties along the proposed PLR Stage 2 alignment within Melrose Park and why these specific landowners were not consulted prior to the draft Plan being reported to Council.

Council Officer Response

The Investigation Area identified within the draft Plan applies to 61-65 Atkins Road, 2B and 2C Hope Street and 64 and 78 Hughes Avenue (refer to **Figure 2**). The Investigation Area was applied to respond to current uncertainty regarding the proposed PLR Stage 2 alignment, which is still under investigation by Transport for NSW (TfNSW). As a result, it is difficult to determine the impacts, if any, that the proposed light rail will have on the future developability of these properties. On this basis Council officers made an assumption that developability of these properties could be restricted for these properties, and for the purposes of the draft Plan applied lower FSR and building height controls.

The application of the Investigation Area to these properties only along the proposed PLR Stage 2 corridor within Melrose Park was restricted to the north-west due to the fragmented ownership pattern in this part of the precinct and the relatively small size of the land parcels. These factors restrict the ability of the FSR that is “lost” from these properties as a result of PLR Stage 2 purposes to be easily redistributed upon land under the same ownership compared to other larger sites along the proposed alignment which can absorb the FSR within the same site.

Discussions with affected landowners were conducted post-exhibition, where they suggested the retention of the existing building height and FSR controls on these properties as per the Parramatta LEP 2011, which prescribes a 12m height limit and FSR of 1:1 so as to not make an assumption about the future developability of these properties until there is more certainty regarding the impacts of PLR Stage 2. The future development of the site would be reviewed to determine future density following the State Government’s decision on PLR Stage 2.

Recommended Action

Amend the Floor Space Distribution Table from a 20m maximum building height to 12m and FSR from 1.2:1 to 1:1 for these properties as per the current building height and FSR controls contained

within Parramatta LEP 2011 and note that the final building height and FSR controls will be determined once there is certainty regarding PLR Stage 2.

4.6 Lots S12, S13 and S14 and Adjoining 'Green' Lot

A submission was received from the landowner (Holdmark) of properties identified as lots S12, S13 and S14 on the draft Plan on the eastern side of the precinct. Holdmark also own a site to the immediate west of Waratah Street opposite lot S12 which is identified as 'Green' on the exhibited map. It is considered by the landowner that the FSR that has been applied to this group of lots of 1.54:1 is inequitable compared to other sites within the precinct and will not enable the site to achieve its development potential. The landowner's justification for this position is that the site is surrounded by existing public roads and is therefore able to redevelop without the need for adjacent properties to contribute towards the delivery of new roads, that it is a relatively large landholding under one ownership and that the landowner is one of the key facilitators in the preparation of the draft Plan. The landowner is seeking an increase to the indicative FSR across all of these lots to 1.8:1 and considers that an appropriate built form outcome can be achieved with the increased FSR.

<u>Council Officer Response</u>

Supplementary to this submission, the landowner provided an indicative design scheme to demonstrate that the additional density could be achieved on these lots. The applicant submitted a revised scheme that included an overall FSR of 1.8:1 on the site. It is noted that the scheme is consistent with Council's structure plan objectives relating to the 20m setback to Wharf Road and the 6-8 storey built form within the transitional perimeter zone whilst also maintaining a single tower element (20 storeys). However, the built form outcome at this density is not supported for the following reasons:

- The length of the buildings. The scheme includes a building in excess of 130m in length on the western edge of the developable site which will result in a built form outcome that will impact on the perceived density within the site. Building lengths of no more than 100m are considered optimal from a design perspective.
- The building separations will further exacerbate the perception of density within the site. Although it is acknowledged that the applicant's revised scheme provides for the minimum Apartment Design Guide (ADG) requirements for building separation, these do not provide for high amenity courtyard spaces. The width of the courtyard should be not less than the height of the surrounding buildings for perimeter block built forms. This is consistent with the approach that has been applied within the northern structure plan area. Having all buildings just meeting the minimum ADG building separation requirements would impact on the ability of the scheme to meet the other ADG requirements such as solar access.
- The built form along Wharf Road consists of a building edge with no courtyard opening. Having the ends of buildings facing Wharf Road as articulated in **Figure 4** reduces the perception of density to the lower density areas on the eastern side of Wharf Road. This principle is also applied to the built form fronting Wharf Road to the north.
- Obstruction of the view line from Andrew Street. This density would compromise the view corridor from Andrew Street in the east.

A key consideration of the redevelopment of the precinct (including the northern precinct) is to ensure that an appropriate interface with the existing low density residential development on the eastern side of Wharf Road and western side of Atkins Road is provided. This is achieved by locating

6-8 storey buildings on the lots along perimeter of the precinct, with 6 storeys on the outer edge and 8 storeys buildings behind. An increase in density that results in these perimeter buildings increasing in height is not considered to be an acceptable outcome. Additional density that will overshadow the ecologically sensitive mangrove vegetation along the river foreshore and affect views is also not considered to be an acceptable outcome.

Subsequent urban design testing for this site has revealed that a small increase in the FSR can be achieved on this site above that identified in the draft Plan. It is considered that an increase from the 1.54:1 FSR as identified in the draft Plan to 1.66:1 can still achieve an appropriate built form outcome and provide consistency with the design principles that have been applied to the Melrose Park precinct (refer to **Figure 4**). This scheme provides the following benefits:

- maintains the desired 6-8 storey perimeter building heights
- provides a single 20 storey tower located in the inner part of the site
- maintains the desired view corridor from Andrew Street (on the eastern side of Wharf Road) through to the foreshore area
- provides more appropriate building lengths consistent with Council's requirements
- includes a greater built form separation along the southern edge of the developable site that increases views to the foreshore

Based on the above, it is recommended that the structure plan be amended to reflect the revised density for the Holdmark East site.

An exception to the perimeter site building heights is being applied to block S16 on the western side of the precinct (also owned by Holdmark) which shows a tower on the inner part of the site. This is due to the requirement of this site to provide for open space which impacts on the ability to redistribute the allocated GFA on this site. This results in the need for a tower building to be located in the 8 storey height zone that is being applied to other perimeter sites.

In relation to the matter of the equal distribution of density across the precinct, it is considered by Council officers that the density distribution as indicated in the draft Plan is proportional. Holdmark's combined landholding is approximately 49% of the precinct and the density able to be achieved with the exhibited FSRs across the combined landholdings facilitates a GFA and dwelling yield that equates to approximately 49% of the overall density within the precinct on Holdmark-owned land. Notwithstanding the above, the increase in density on the Holdmark East site is still proportional to the density distribution across the precinct. It may appear that some other landowners within the precinct have been allocated a higher FSR despite not dedicating land for public benefit, however these landowners will still be required to contribute towards the delivery of infrastructure to service the needs of the precinct as identified in the new contributions plan that will be prepared for the precinct, or if appropriate, a planning agreement.

Figure 4. Indicative scheme demonstrating consistency with the structure plan principles and broader Melrose Park precinct (Holdmark site outlined in dashed red).

Recommended Action

Amend the FSR on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution table to 1.66:1 (refer to **Figure 6**).

5. ADDITIONAL CHANGES TO THE STRUCTURE PLAN POST-EXHIBITION

Following the exhibition, further urban design refinements have been undertaken by Council officers to respond to the continuing work on the Melrose Park North Planning Proposal to ensure that both precincts maintain a cohesive street network. Further, additional built form amendments have been made to better facilitate the densities proposed in the southern precinct. These refinements do not impact on the FSRs applied to individual sites. The extent of these changes are detailed below:

- Adjustments to the new north south roads within the southern precinct to align with those proposed in the northern precinct
- Additional tower located within block S3 to facilitate a new east west street continuing from Massie Street and ensure proposed development has a street frontage
- Reduction to the size of open space provided at S10 due to the amended road alignment of north south road to the west.
- The east west street between Hughes Avenue and the northern road to the west of S10 has become a minor access street.
- The north south street between S2, and S4; S3 and S5 has been amended to become a minor access street.
- The east west street between Hughes Avenue and Atkins Road has been amended to become a minor access street.

- Block forms and building footprints have been amended to relate to the revised street layout.
- Building footprint in S16 has been amended to accommodate the existing creek line through the south west corner of the site.

SUMMARY OF PROPOSED CHANGES

In summary, the following changes are proposed to the draft Plan for Council endorsement which are illustrated in **Figure 5**. Both the Revised Structure Plan shown in **Figure 5** and the Floor Space Distribution table in **Figure 6** must be read in conjunction in order to understand the extent of amendments made post exhibition. They include:

i. Insert the label 'S16' to the block below 'S3' on the development scheme.

ii. Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.

iii. Include the proposed width of predominantly 20m for streets on the design scheme, except those subject to potential Parramatta Light Rail Stage 2 implications.

iv. Label existing streets.

v. Mark the proposed playing field as open space (coloured in green).

vi. Mark the land underneath the high voltage power lines as open space (coloured green).

vii. Amend the FSR on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution table to 1.66:1.

viii. Insert a 20m landscape buffer along the Wharf Road frontage.

ix. Show the extent of the Andrew Street view corridor through the site

x. Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins Road (with the exception of the tower on the inner part of block S3 and S16).

xi. General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.

The recommended changes are intended to improve legibility and provide clarification for users of the structure plan.

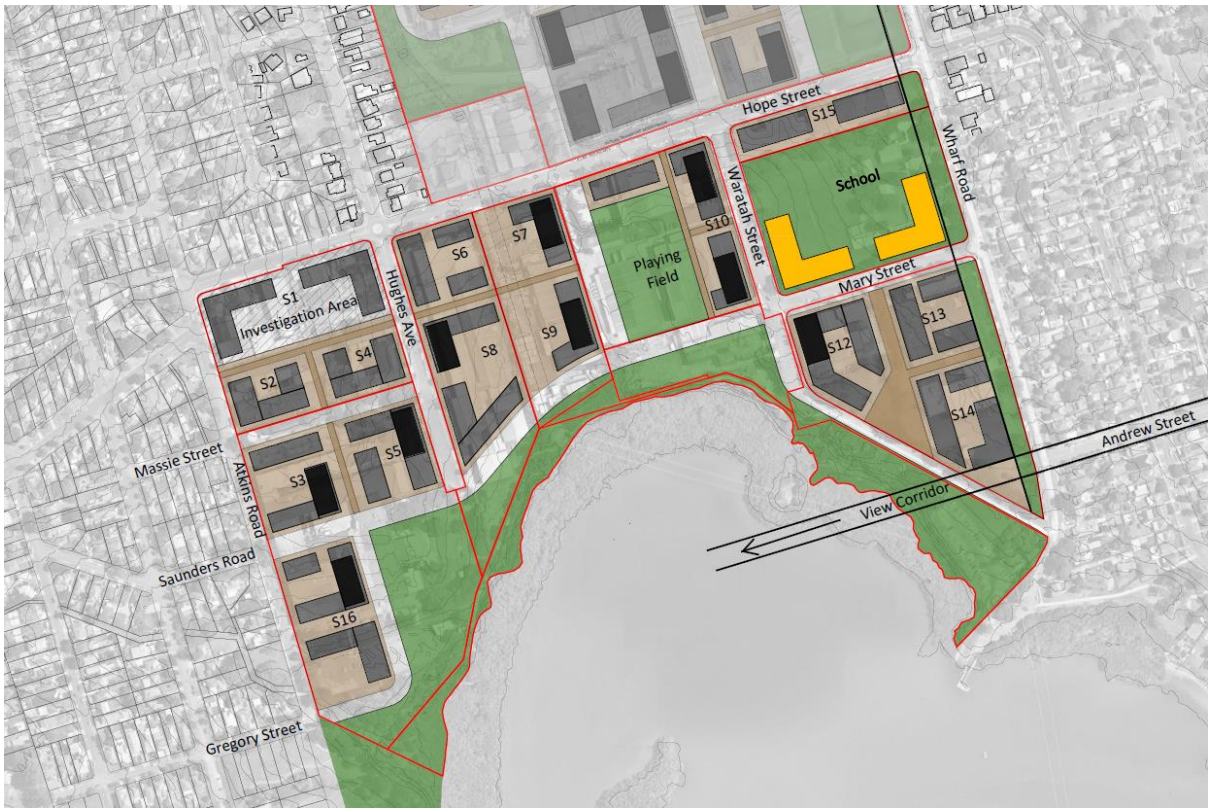


Figure 5. Revised Structure Plan

	Site Area	GFA	FSR	Max Height (m)
LOT S1 (TBC)	12608	12608	1.0	12
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9	6380	16656	2.6	58
LOT S10	9539	45436	4.8	63
LOT S12	9508	32241	3.4	64
LOT S13	7328	16429	2.2	26
LOT S14	6217	22135	3.6	26
LOT S15	6763	12230	1.8	26
Overall Net FSR	**114160**	**327649**	2.9	:1

Mixed Precinct	**24390**	33064	**1.36 :1**
Site Area (Holdmark West)	**51607**	92353	**1.79 :1**
Site Area (George Weston)	**22823**	41506	**1.82 :1**
Site Area (Powerlines)	**16472**	32256	**1.96 :1**
Site Area (Goodman)	**25593**	45436	**1.78 :1**
Site Area (Holdmark East)	**42694**	70805	**1.66 :1**
Site Area (Hope St sites)	**6740**	12230	**1.81 :1**
Total	**190319**	327649	**1.72 :1**

Figure 6. Revised Floor Space Distribution Table

6. PLANNING PROPOSAL APPROACH

The southern precinct of Melrose Park comprises 21 properties and over 22 landowners including strata-owned properties. The major landowner in the precinct is Holdmark, owning approximately 49% of the land area in two separate sites. Refer to **Figure 7** for a map showing land ownership in the southern precinct. In order to ensure that the precinct redevelops in a coordinated and efficient manner, consideration has been given to the management of the planning proposal process upon finalisation of the structure plan. The 'Hope Street' and 'Mixed Precinct' areas are strata properties under multiple ownership.

There are currently two planning proposals that have been formally lodged with Council, being for 112 Wharf Road, 1 Mary Street and 30 Waratah Street, owned by Holdmark, and 6 Hope Street, owned by Goodman, which were both submitted in 2016 (refer to **Figure 7**). These planning proposals have not been progressed due to Council's position that planning proposals would not be progressed in Melrose Park until the structure plans for the respective parts of the precinct i.e. north and south had been finalised. The structure plan for the northern precinct was finalised in December 2016 and therefore the Melrose Park North Planning Proposal has been able to progress.

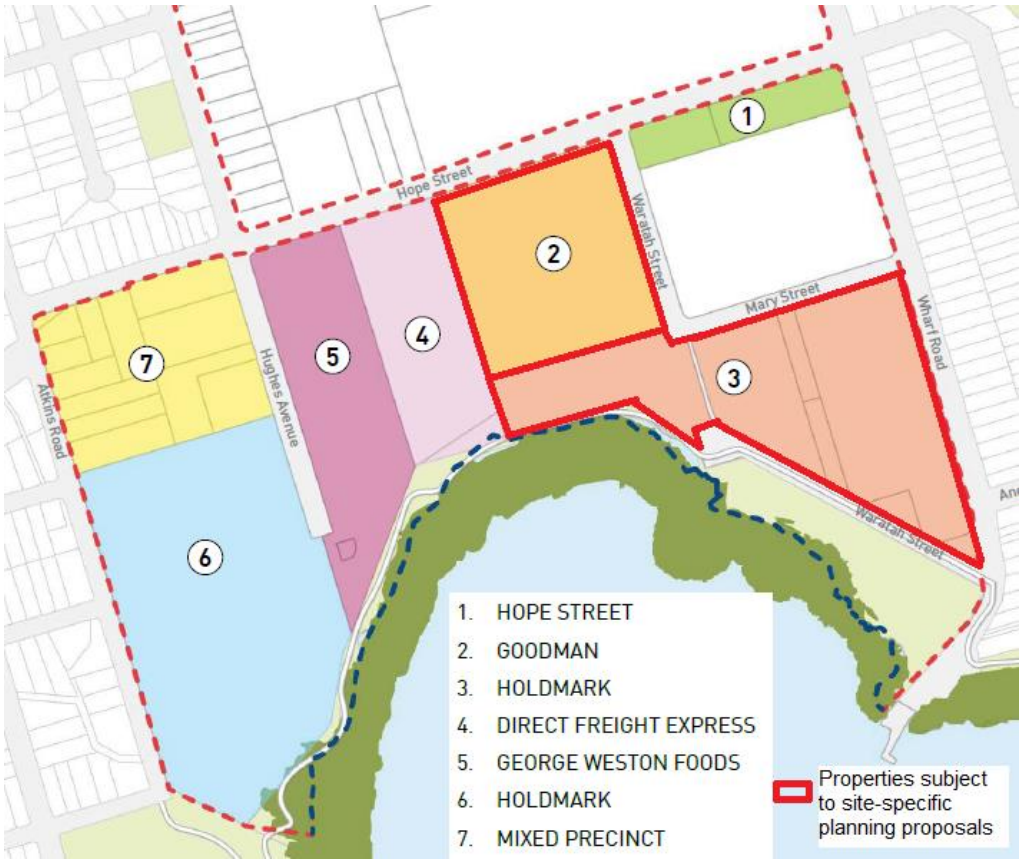


Figure 7. Land ownership in the southern precinct, with sites subject to lodged planning proposals outlined in red.

Council officers have considered two approaches that can be utilised to progress the planning proposal process in the southern precinct, both of which require the proposal/s to be prepared in accordance with the guiding principles of the structure plan. The options include:

Option 1 – One Precinct-Wide Planning Proposal

The Council report of 24 June 2019 outlined an approach for the management of planning proposals in the southern precinct which includes the preparation of one precinct-wide planning proposal based on the guiding principles of the structure plan. In this approach, landowners in the southern precinct would be responsible for coordinating and preparing the necessary technical studies to

accompany the planning proposal, which will enable a holistic approach in the assessment and include of a single assessment, reporting and exhibition phase.

Option 2 – Individual Site-Specific Planning Proposals

This option involves individual land owners preparing and submitting a site-specific planning proposal for their respective properties, consistent with the structure plan's guiding principles. Each applicant would need to undertake the relevant technical assessments to support their planning proposal. This approach would involve separate assessment, reporting and exhibition phases for each planning proposal and require individual site-specific DCP amendments. Based on the indicative scheme included in the draft Plan, this could result in approximately 7 separate planning proposals and site-specific DCPs being submitted to Council.

Both options present challenges for both Council and landowners and the preparation of one precinct-wide planning proposal is the preferred approach of Council officers.

Nonetheless, Council officers are aware of the practicalities in preparing one planning proposal for the precinct given the lengthy process involved in preparing the structure plan and the varying levels of redevelopment interests within the precinct. Therefore, the lodgement of individual planning proposals could be acceptable subject to the following requirements:

- Site-specific planning proposals must adhere to the Southern Structure Plan as endorsed by Council. Variation can only be considered if there is a demonstrated improved public benefit such as the increased provision of infrastructure and will result in a better planning outcome.
- Site-specific planning proposals must take into consideration the cumulative impacts of development proceeding across the entire precinct and not only on the site subject to the planning proposal. This includes the preparation of technical studies that will be required to encompass the whole precinct, such as infrastructure needs, flooding, traffic, social impact and open space.
- Site-specific planning proposals must not rely on development proceeding on an adjoining/nearby site to achieve the applicant's desired outcome. For example, the planning proposal must not include 'half roads' or non through-roads as an interim measure.

An exception to this is applies to properties within the 'Mixed Precinct' (refer to **Figure 7**), which will be required to take a collaborative approach and lodge one planning proposal applicable to these properties. This is due to the smaller lot size of these properties, which will be difficult to redevelop on their own and still achieve the desired outcome. Further, there are also implications of PLR Stage 2 on these properties as the corridor has not yet been confirmed.

All landowners will be required to contribute towards infrastructure provision in the southern precinct and Council officers will continue to refine the infrastructure needs list and associated funding mechanism that will apportion infrastructure costs in an equitable manner for all southern landowners. This may include the development of a new section 7.11 Development Contributions Plan for the precinct in addition to a planning agreement associated with each planning proposal.

Each planning proposal will need to be accompanied by a set of site-specific development controls which will form a new site specific DCP for the Melrose Park South Precinct. It is at this stage that further refinement can be undertaken with regard to the built form for each site in order to achieve the best outcome.

Responses to Issues Raised in Submissions on the Draft Melrose Park Southern Structure Plan

Issue	Council Officer Response
Building Heights	
	A number of submissions raised concern over the proposed building heights identified in the draft Plan and how the interface with existing low density development and the school is addressed, missing building height detail for lots S13 and S14 in the Floor Space Distribution Table, and the distribution of height across the precinct. The building heights identified in the draft Plan are indicative and are based on high level urban design modelling that will be subject to further refinement as part of the planning proposal process. Generally, building heights on each block will be lower on the perimeter of the site (6-8 storeys) with the tallest buildings (18-20 storeys) located on the inner part of each block. This is to help ensure a reasonable transition to the existing surrounding low density residential development can achieved and the bulkiness of the development is away from existing low density areas. In addition to building setbacks from the boundary of the properties, a 20m wide landscape strip along Wharf Road will also be provided as an additional buffer between the new and existing development. Some overshadowing of the school grounds may result from the proposed development as indicated in the draft Plan. The true extent of this will be refined as part of any future planning proposal for this site, however will be minimised as much as practicable to ensure appropriate solar access is provided to the school grounds. The omission of a building height limit for lots S13 and S14 was rectified during the public exhibition. The Floor Space Distribution Table was amended to show an indicative 26m height limit (approx. 8 storeys) on these lots and made publicly available for the majority of the exhibition period. The FSR shown on the original table is correct and has been retained. The distribution of height within the precinct has been applied based on the need to achieve a built form outcome that responds to the constraints of the precinct, regardless of whether the properties interface with the low density residential area within the Ryde LGA or Parramatta LGA.
Density / Context	
	Submissions commented on and raised concerns relating to the scale of development, distribution of density, impacts on character and the proposed dwelling yield. The dwelling yield for this precinct is subject to further refinement of the built form that will be undertaken as part of the future planning proposal process. The indicative dwelling yield for the southern precinct based on a floor space ratio (FSR) of 1.7:1 is approximately 3,770 units. This figure, although referenced in the Council report

	of 24 June 2019 is not detailed in the draft Plan due to subsequent changes made to the document prior to exhibition. Multiple submissions raised concerns regarding the proposed density and that is considered to be an overdevelopment of the precinct and will affect the character if the area. It is acknowledged that the density proposed under the draft Plan will result in a significant increase in dwellings in this area and should it be realised, will create a change in the character of the precinct. However, it is considered that it can be supported provided the necessary infrastructure is provided for new residents. This includes upgrades to the road network, improved public transport services and new open space. Council officers will continue to consult with landowners throughout the planning proposal process to ensure the best outcome possible is achieved for the precinct and further opportunities to comment on the proposed redevelopment will be provided as part of any upcoming formal community consultation period. Should development proceed as indicated in the draft Plan then the character of the precinct will change. Nonetheless, there will be benefits to the redevelopment for new and existing residents, such as increased open space and community facilities in addition to the new town centre proposed in the northern precinct. The density within the precinct has been informed by the TMAP, which identifies that up to 11,000 dwellings can be accommodated across the north and south precinct on condition that Sydney Metro West, light rail (or bus equivalent) and a bridge to Wentworth Point and are provided. Without Sydney Metro West, a bridge to Wentworth Point and light rail (or equivalent bus service), the TMAP concludes that the overall dwelling yield for the precinct will be reduced to 6,700 dwellings across the north and south parts, providing the identified road infrastructure works are undertaken. Should no commitment be made by the State Government for the delivery of the required infrastructure then the overall dwelling yield will be restricted to 6,700 dwellings across the precinct and result in approximately a 40% reduction in the overall density being applied to both the north and south precincts until such time that the transport commitment of Sydney Metro West, the bridge to Wentworth Point and light rail (or bus equivalent) is made. It is noted that the State Government recently announced a commitment to Sydney Metro West, however, the commitment to all three transport infrastructure items must be made in order for the full dwelling yield to be realised. The distribution of height within the precinct has been undertaken based on the need to achieve a built form outcome that responds to the constraints of the precinct regardless of whether the properties interface with development within the Ryde LGA or Parramatta LGA. Concern was raised regarding the impact that the proposed redevelopment will have on the existing character of the area. It is acknowledged that the character of the Melrose Park area will change as a result of redevelopment

	given the recommendation of the Employment Lands Strategy (ELS) (2016) identifies this precinct as a structure plan precinct where non-industrial land uses can potentially be accommodated. Council's ELS identifies this precinct as being suitable for redevelopment for non-industrial uses due to the changing nature of the pharmaceutical manufacturing industry, which formerly had a strong presence in this precinct. Council officers acknowledge that there are many long-term residents within the vicinity of the precinct and are continuing to work with the applicants to ensure the best possible outcome is achieved within this context.
Overshadowing	
	Concern was raised regarding potential overshadowing of the mangroves and the existing school site. The mangrove vegetation along the river foreshore has high ecological significance and therefore the built form of future redevelopment will need to respond to this environmental consideration in an appropriate manner. The foreshore area is subject to a riparian buffer zone that reflects best practice under the Office of Water guidelines The potential impacts of development, including overshadowing, near this sensitive vegetation have been considered as part of the draft structure plan and will be refined as part of the planning proposal process and site specific Development Control Plan (DCP) for the precinct. It is acknowledged that some overshadowing of the school grounds may result from the proposed development as identified in the draft Plan. The true extent of this will be refined as part of the future planning proposal, however will be minimised as much as practicable to ensure appropriate solar access is provided to the school grounds.
Traffic / Transport / TMAP	
	A number of submissions raised concerns in relation to traffic management and adverse impacts on the road network within the precinct and Ryde LGA. Questions were also raised regarding the integrity and accuracy of the Transport Management and Accessibility Plan (TMAP) that was prepared for the Melrose Park precinct. A TMAP was prepared to test the traffic and transport capacity of the entire Melrose Park precinct, which was overseen by a reference group that included stakeholders from Council, State Agencies (RMS, TfNSW and Department of Planning, Infrastructure and Environment) and applicants from the northern and southern precincts. The TMAP has been provisionally approved by the RMS and TfNSW. The TMAP identifies the necessary infrastructure upgrades, including active transport links that will be required to help manage the increased traffic and at which stage in the redevelopment these works need to occur. The TMAP concludes that there will be impacts on the surrounding network, however these were considered manageable. In addition to the requirements of the TMAP, further traffic and transport investigations will need to be undertaken as part of the planning proposal process when more detail is known regarding the density proposed on each site. This will also

	give consideration to and be in accordance with the necessary traffic safety measures that will need to be implemented near the existing primary school. The TMAP recommends parking rates which will be further refined as part of the planning proposal and site specific DCP processes. The TMAP was not part of the exhibition material for the draft Plan and therefore detailed responses have not been provided. The opportunity to comment on the TMAP will be available during the exhibition of the revised Melrose Park North Planning Proposal. It is proposed that connections to existing active transport facilities such as the Parramatta Valley Cycleway will be provided throughout the precinct to encourage active transport usage. Connections to existing active transport links outside the Parramatta LGA such as the Ryde River Walk will require consultation with and agreement from City of Ryde Council, which can be undertaken as part of the planning proposal process.
Open Space	
	A number of submissions raised concerns regarding the provision of open space within the precinct, suggesting that there is an undersupply of open space provided in the draft Plan. A question was also asked regarding the provision of open space within the precinct for use as a regional sporting facility. The draft Plan provides 20% of the developable area for use as public open space, which excludes existing areas of open space, existing roads and land that is constrained and not considered to be developable, such as land underneath the high voltage power lines unless it can be demonstrated that it is usable space. The new areas of open space are intended to provide for active and passive uses to serve the needs of the local residents and includes a playing field in the central part of the precinct. These areas are not intended to provide for formal organised sports or be considered as a regional sporting facility as these needs cannot be completely addressed within the precinct due to space constraints and the requirement for ancillary facilities in association with these spaces, including amenities buildings and parking. It is considered that these needs can be addressed in part by the nearby George Kendall Riverside Park to the west which will provide for a variety of recreational uses. This public open space will be in addition to communal/private open space that will be provided on individual developments sites for the use of residents as per the requirements of the Apartment Design Guide. Opportunities for additional public open space will also be investigated as part of the planning proposal process for the precinct as well as on individual sites. In addition, a 20m landscape zone has been introduced along the Wharf Road frontage which is a continuation from the northern precinct. This area will provide a buffer between the proposed high density development and existing low density residential development on the eastern side of Wharf Road. A similar landscape zone could potentially be introduced on the western side of the precinct and will be explored further as part of the planning proposal process.

Education Needs	
	Concern was raised regarding the ability of existing school facilities to meet the future education needs of the residents and how this is being addressed in planning for the area. The statistical data that was used to inform the projected student places required to meet the demand of the anticipated growth was also questioned. It was suggested that Lot S15 be incorporated into the existing Melrose Park Public School site. A submission also expressed an objection to the announcement by the State Government regarding the closure of Marsden High School. The figures included in the draft Plan are a result of independent analysis undertaken by HillPDA by the applicant for the purposes of the structure plan. Throughout the course of developing the structure plan, Council officers have consulted with the NSW Department of Education regarding the future education needs of the precinct as a result of the proposed redevelopment. The increase in population will result in additional demand being placed on existing education facilities and as a result, improvements to the current level of education facilities within the precinct have been identified as being required. However, any identified upgrades to existing school facilities and/or new school infrastructure will be undertaken and delivered in accordance with the State Government's requirements and delivered at the agreed stages using the forecasting information provided by the Department of Education to inform the size and type of schools that are required. A new 2ha school site has been identified in the northern precinct to help address the additional demand that will incorporate a new playing field and other facilities that could potentially benefit from a shared-use arrangement with the community. Any proposed upgrades to the existing primary school will be addressed as part of the planning proposal process in the southern precinct. In relation to Lot S15 to the immediate north of the Melrose Park Public School site, while it would likely be beneficial for this site to be incorporated into the existing school site, this would require acquisition by the State Government and is beyond the scope of the structure plan. Council officers have raised the matter of the closure of nearby Marsden High School with the State Government on multiple occasions, however this is beyond the control of Council and the scope of the structure plan. Council officers will continue to liaise with the Department of Education to ensure the educational needs of the incoming population will be catered for into the future.
Heritage	
	There are three items of local heritage significance within the Melrose Park south precinct as identified in Schedule 5 of the Parramatta Local Environmental Plan (LEP) 2011. These are item I1 - Ermington Bay Wetlands,

	I64 - an inter-war bungalow at 64 Hughes Avenue and I82 - Ermington Bay Wharf (refer to **Image 1**). Concern was raised regarding a Well that is located near one of the high voltage power line stanchions at the southern end of Wharf Road and that there appeared to be a lack of consideration given to its significance as part of the draft Plan. Council is aware of the Well, however at present there is little information available regarding its history and has not been identified as an item of heritage significance. Due to its location near the stanchion, protection from vegetation and location within a proposed open space area, it is considered to be at relatively low risk of disturbance by any future redevelopment. However, further investigations may be undertaken regarding its potential heritage significance as part of a future heritage study as part of the planning proposal process. Concern was raised by the owners of the heritage item at 64 Hughes Avenue in relation to the application of the Investigation Area on this site and resultant reduced redevelopment potential. Refer to Attachment 1 for a detailed response on this matter.
Strategic Context	
	Comment was made on the strategic merit of the proposed redevelopment suggesting that there is inconsistency with the Actions and Objectives of the State Government's Central City District Plan which adopts a 'retain and manage' approach for industrial/employment lands. Concern was raised regarding the loss of employment lands and subsequent pressure this will place on remaining industrial areas and that insufficient regard has been given to the job targets set in Council's Employment Lands Strategy (ELS). The Melrose Park Precinct is identified in Council's ELS (adopted 2016) as an area that is suitable for redevelopment for non-industrial uses. This is due to the precinct as a whole at this time being predominantly occupied by a number of large pharmaceutical manufacturers which operate in purpose built facilities that are not easily able to be adaptively re-used for other industrial uses. Due to the size of the precinct and current land use practice of not locating residential land uses adjacent to industrial land uses, the suitability of the Melrose Park precinct for redevelopment was assessed as a whole, rather than in parts or individual sites. It is acknowledged that subsequent to the ELS being adopted by Council the State Government released the Central City District Plan which adopts a 'retain and manage' approach for industrial/employment lands. However, the District Plan is a high-level strategic planning document that applies a broad approach for the management of employment lands within the district. Conversely, the preparation of the ELS involved individual detailed analysis of the performance of each employment lands precinct within the Parramatta LGA which has enabled individual recommendations and actions to be provided for each precinct as a result of this analysis. In the case of Melrose Park, it is considered to be a declining industrial area due to multiple influencing factors and was therefore identified as being suitable for redevelopment for non-industrial uses. In addition, the planning process for the redevelopment of this precinct

	commenced prior to the District Plan's release and to the point where a Gateway determination has been issued for the Melrose Park North Planning Proposal. It is therefore is considered that the precinct retains sufficient strategic merit for the purposes of developing a structure plan. Further, Council has not received formal advice from the State Government recommending that further strategic planning work relating to the redevelopment of the southern precinct not proceed. Should the State Government consider any future planning proposals in the precinct to be inconsistent with the District Plan, this will be addressed at the Gateway determination stage. Nonetheless, should the structure plan be adopted, full consideration to this matter will be addressed during the planning proposal process. At this stage it is not considered necessary to amend the ELS to reflect the Actions and Objectives of the District Plan, however it could be investigated as part of any future review of the ELS.
Housing Mix	
	The matter of providing an appropriate housing mix in the precinct was raised during the public exhibition, with comment made that there is no genuine mix of housing types and residential zones and that there is an oversupply of apartment within a 5 km radius of the precinct. The draft Plan indicates that only residential flat buildings are proposed within the precinct and that there are existing areas of high density residential development in nearby suburbs. The proposed density of the precinct has been informed by the TMAP and urban design testing, however to achieve this Council officers have emphasised the need for appropriate infrastructure to support the increased population and for the precinct to be 'self-sufficient'. As a result, it is considered that in order for additional open space, transport services and other community benefits to be delivered in the precinct, residential flat buildings are required to achieve the proposed densities. Housing mix is addressed in Council's draft Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), both of which will need to be considered as part of the assessment of future planning proposals within the Parramatta LGA.
Parramatta Light Rail Stage 2	
	A number of submissions raised the matter of the proposed Parramatta Light Rail (PLR) Stage 2, including concerns regarding its integration with the existing road network, uncertainties about the impacts it may have developable land requirements and concerns over using this service as a justification for the increased density. The alignment of PLR Stage 2 corridor through Melrose Park is still under investigation and any potential impacts on private properties are not confirmed at this time. As a result, the draft Plan incorporates a level of flexibility to enable the light rail corridor to be accommodated should it proceed. The TMAP identifies that up to 11,000 dwellings in total can be supported across the entire precinct providing light rail (or an equivalent bus service), a bridge to Wentworth Point and Sydney Metro West are delivered. However, the TMAP also concludes that redevelopment of this precinct is not entirely predicated on the delivery of PLR Stage 2 (or an equivalent bus

	service) a bridge to Wentworth Point and Sydney Metro West. It considers that increased density can be supported within Melrose Park up to 6,700 dwellings without this infrastructure providing the identified improvement/upgrades to the local road network are undertaken at the required stages.
Investigation Area	
	Objection was raised by landowners within the proposed Investigation Area in the north-west corner of the precinct in relation to the impact that this would have on the development potential and value of these properties due the relatively low FSR of 1.2:1 and building height (20m) that had been applied to these properties, and perceived inequality. Please Refer to Attachment 1 for a detailed response on this matter.
Economic Benefits	
	The matter of economic impacts / benefits from the proposed redevelopment was raised in relation to the provision of jobs within the precinct. The ELS states that the entire precinct (north and south) has the capacity to provide for 2,546 under the existing IN1 General Industrial zone at the time it was prepared and requires an equivalent number to be provided across the precinct as part of any future redevelopment. The revised Melrose Park North Planning Proposal proposes to provide 30,000m2 of non-residential floor space (15,000m2 of retail space and 15,000m2 of commercial space) which equates to approximately 2,500 jobs in the northern precinct. The southern precinct also identifies a component of non-residential floor space of 3,000m2 which equates to approximately 250 jobs. In total, there is the potential ability for the precinct to provide approximately 2,750 jobs as part of the proposed redevelopment which is an additional 204 jobs than what is currently able to be provided in the precinct. As the proposed overall job number is in excess of the identified job target in the ELS it is therefore considered to satisfy the employment number requirement for the precinct. The final non-residential floor space provision in the southern precinct will be determined as part of the planning proposal process. Nonetheless, regardless of job numbers, a key criteria for the precinct is for its ability to provide for the needs of the precinct through the provision of retail and commercial facilities and it is considered that this is being appropriately addressed.
Social Impacts	
	Concern was raised regarding the potential impacts on existing residents and facilities within the Ryde LGA as a result of the increased number of new residents, and who will be responsible for funding the maintenance of facilities within Ryde that are being used by residents from the Parramatta LGA. As previously noted, a key criteria for the redevelopment for Melrose Park is for the precinct to be self-sufficient

	in addressing the infrastructure needs of the community. This includes open space and retail / commercial uses. Given the precinct is on the boundary with the Ryde LGA, new Melrose Park residents may utilise certain facilities within Ryde, however, it is not anticipated that this will be a significant as similar facilities and services are proposed to be provided within the City of Parramatta LGA. Notwithstanding, it is also considered possible that residents within the Ryde LGA will utilise the new facilities within the Parramatta LGA. Further, the redevelopment of Melrose Park incorporates significant upgrades to road infrastructure along Victoria Road and many users who live outside the Parramatta LGA will benefit from these improvements. In this regard, it is not considered reasonable for the City of Parramatta to contribute towards the cost of maintenance and upgrades of facilities within the Ryde LGA.
Notification / Consultation	
	The future of the notification for the public exhibition was raised in some submissions, stating that not all landowners were advised of the exhibition. An extensive notification of the public exhibition was undertaken, with approximately 5,000 letters sent to owners and occupiers within a 1km radius of the southern precinct including those within the Ryde LGA. In addition, notices were placed in the Parramatta Advertiser and Northern District Times, content was placed on Council's website and hard copies were made available at Council's Customer Contact Centre, Parramatta Library and Ermington Branch Library during the exhibition period. Council's property database was used as the source of address details within the City of Parramatta LGA and address details for owners and occupiers within the Ryde LGA were provided by City of Ryde Council. Council continually updates its property database to reflect changes in ownership and will continue to do so into the future. The level of notification undertaken as part of this public exhibition is consistent with, and in many instances more extensive, than what would normally be undertaken for a planning proposal and is considered to be appropriate in this instance.
Environmental Impacts / Contamination / Environmentally Sensitive Design	
	Concern was raised regarding the suitability of the precinct for residential development given the existing industrial uses on the site, impacts on the nearby mangrove system and incorporation of environmentally sensitive design into the new development. There is a potential risk for some sites to be contaminated within the precinct as a result of the industrial/commercial uses currently and previously located on properties. An initial assessment of the precinct undertaken by consultants Senversa recommends that further site investigations be undertaken to determine the full extent of any contamination in accordance with and to satisfy the requirements of State Environmental Planning Policy (SEPP) 55 - Remediation of Land. It is anticipated that some remediation works will be required prior to redevelopment of the precinct, however these can be addressed during the planning proposal and

	subsequent development application stages. It is not considered that this matter should prevent the structure plan from being finalised. With regard to Environmentally Sustainable Design, this is required to be incorporated into the redevelopment of the precinct and will be addressed as part of the planning proposal and site specific DCP processes.
Flexibility in the Plan	
	Comment was made regarding the ability for changes to be made to the structure plan once finalised. The draft Structure Plan is intended to act as a guide for future development in the precinct and by nature has incorporated an element of flexibility to enable some changes to be made during the planning proposal process. This includes refinements to the density, open space allocations, road alignments and the interface with the proposed light rail, for example. These matters will be addressed as part of more detailed urban design testing that is undertaken as part of any planning proposal within the southern precinct, at which time more certainty can be provided as to the type and extent of development likely to be achieved on each site.
Land Ownership / Use in Surrounding Areas	
	Comment was made regarding the accuracy of the stated land uses in the surrounding area, including the presence of public housing in Ermington, and reference to the number of industrial sites that have been converted to churches in the suburb. The adjacent suburb of Ermington has a notable proportion of social housing scattered throughout, which is primarily older, low density mid-20th century housing stock and accounts for approximately 15% of all housing in the suburb. This proportion of social housing is above the 5% average for the City of Parramatta LGA so it is reasonable to state that there is a significant presence of this type of housing in Ermington. With regards to the conversion of industrial sites into churches in Melrose Park, a survey of existing uses has not been undertaken since the finalisation of the Employment Lands Strategy in 2016 and therefore the specific number of churches currently operating in the precinct cannot be confirmed. It is known, though, that there is significant redevelopment interest in the southern precinct and therefore it is reasonable to assume that a number of premises may be changing use in the short term, including for use as places of public worship. The redevelopment of Melrose Park needs to be considered at a precinct-wide-level and as it not considered appropriate to enable redevelopment of part of the precinct for residential uses while retaining industrial uses in another part as this could create amenity impacts particularly at the interface of conflicting land uses in relation to operational and access requirements. As a result, for the purposes of enabling redevelopment of the precinct

	to occur, it is considered appropriate for a precinct-wide approach to be utilised.
Suburb Boundary	
	Comment was made regarding the suburb boundary of Melrose Park. The suburb of Melrose Park is located within both the Ryde and City of Parramatta LGAs with the western boundary being Hughes Avenue within the City of Parramatta. A portion of the southern precinct is also located within the suburb of Ermington, however for the purposes of easy reference, this redevelopment precinct is being referred to as Melrose Park. It is not proposed that an alteration to the current suburb boundary of Melrose Park be undertaken in association with the redevelopment. In addition, adjusting a suburb boundary is not a planning consideration and is subject to a separate process unrelated to the structure plan.
Infrastructure Funding	
	A number of submissions raised concern about the funding of required infrastructure to support the increased population, both within and outside the precinct, particularly within the Ryde LGA. Concern was also made regarding the commitment to enabling density without certainty that the required infrastructure can be provided. Council officers are in the process of finalising an infrastructure needs list for the precinct which will form the basis of any future Voluntary Planning Agreements (VPAs) and development contributions associated with the redevelopment of the precinct. A requirement for this precinct it is to be as self-sufficient as possible in the provision of infrastructure and this will ensure the necessary infrastructure is provided within the precinct or a contribution is made towards the provision of identified infrastructure outside the precinct. During the planning proposal process, a new section 7.11 Contributions Plan will be developed to ensure the infrastructure need is provided for and funded by development.
Construction Disturbance	
	Comment was made regarding the disruption to residents during the construction phase of the redevelopment. Matters relating to the impacts of construction are beyond the scope of the structure plan and will be addressed as part of the development application process. Nevertheless, for any development of this nature, a construction management plan will be required to minimise any disruptions to surrounding residents during this phase.
High Voltage Power Lines / Services	
	Comment was made regarding the presence and undergrounding of the high voltage power lines within the precinct. A submission also made providing recommendations and comments on the provision of electrical services in the precinct.

	The high voltage power lines are owned by Ausgrid and traverse both the north and south parts of the precinct in a north-south direction. They have a visual and physical impact and are considered a constraint to redevelopment, however do not supply electricity to the precinct. In the southern precinct, Lots S7 and S9 are affected, with the lines and associated easement running along the eastern boundary of these properties. Development within this easement is considerably restricted and consideration to the proximity of development near the power lines is required. It is Council officers' preference for these power lines to be undergrounded however this is a significant cost that cannot be easily attributed to landowners. Council officers will continue to consult with relevant stakeholders regarding the relocation of these lines, however at this stage, no agreed outcome has been reached. Nevertheless, the structure plan has been developed on the assumption that the high voltage power lines will remain aboveground and the proposed development does not encroach on an easement. In relation to general electricity supply, Endeavour Energy has advised that network upgrades will be required to support the proposed development as are a number of other standard considerations, which can be addressed at the development application stage to determine the full extent of works that will be required.
Affordable Rental Housing	
	Concern was raised in relation to the provision of affordable rental housing, with reference made to the number of units proposed to be provided by Payce in the northern precinct. The provision of affordable rental housing in Melrose Park and the broader Parramatta area is a key consideration for Council. As part of the revised Melrose Park North Planning Proposal, 145 units are proposed to be provided by Payce with 20 of these units dedicated to Council in perpetuity, however this rate has not yet been finalised and will be subject to a further report on the proposed VPA within the northern precinct of Melrose Park. Given the nature of the structure plan, the proportion of affordable housing to be provided as part of redevelopment of the southern precinct has not been specified at this stage and will be refined as part of the planning proposal process, consistent with Council's Affordable Housing Policy (2019), which nominates that 10% of land value uplift in all areas outside the Parramatta CBD will be shared with Council for the purposes of providing affordable rental housing. This 10% land value will form part of the overall 50% value capture sought by Council under the Planning Agreements Policy. As noted, this will be addressed in more detail following the progression of any planning proposal in the precinct.
High Pressure Fuel Pipeline	
	Comment was made regarding the need for consideration and management of the high pressure fuel pipeline that runs through the precinct. Council is aware of the pipeline, owned by Viva Energy Australia, which runs in an east-west direction through the city and distributes fuel to facilities to eastern Sydney. Consultation has been undertaken with Viva, the State

	Government and landowners regarding the potential implications on development occurring within proximity to this pipeline and the necessary management approaches. Consultation will continue throughout the planning process a detailed Hazard Assessment will be required as part of the planning proposal process.

Figure 1. Heritage items within the southern precinct

Melrose Park Southern Precinct Structure Plan

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CITY OF PARRAMATTA

Prepared By

Holdmark Property Group

2/2-4 Giffnock Avenue,
Macquarie Park, NSW 2113
P: (02) 9889 5540
www.holdmark.com.au

Goodman

Level 17, 60 Castlereagh Street
Sydney NSW 2000
P: (02) 9230 7400
www.goodman.com

Cox Architecture

L6, 155 Clarence Street
Sydney NSW 2000
P: (02) 9267 9599
www.coxarchitecture.com.au

City Plan Services

120 Sussex Street
Sydney NSW 2000
P: (02) 8270 3500
www.cityplan.com.au

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1.0 Introduction

1.0 Introduction

1.1 BACKGROUND

The transformation of Sydney's industrial precincts into new residential, retail and commercial uses, reflects the changes to Australia's economy and the importance of new, high amenity residential development to meet the need for new housing in Sydney's growth.

As the industrial and pharmaceutical manufacturing base declines, Melrose Park's location on Parramatta River, half way between the CBD and Parramatta, and the availability of large contiguous sites makes the industrial areas suitable for renewal.

This Structure Plan examines the framework for change at Melrose Park, the site context, and the land use response, for future redevelopment of this strategic site.

1.2 PURPOSE OF THE SOUTHERN STRUCTURE PLAN

The purpose of this Structure Plan is to provide high-level strategic principles to guide the future redevelopment of the Melrose Park Southern Precinct.

The Structure Plan identifies indicative locations for new infrastructure such as new open space and roads to accommodate mixed use development. It has also considered the layout of the Northern Structure Plan and the indicative location of the Parramatta Light Rail Stage 2, which is currently proposed to run through the precinct.

The location of this infrastructure is indicative only. The location, details and funding mechanisms will be confirmed at Planning Proposal stage, once certainty regarding the land use outcome is known and consultation with state agencies is undertaken. It is anticipated that future Planning Proposals and/or contributions mechanisms will accommodate the equity between development, open space and infrastructure on individual sites.

The Structure Plan has been developed to provide flexibility, to accommodate any changes within the precinct as the planning phase progresses.

FIGURE 1.1. Melrose Park from North West

1.3 SITE CONTEXT

Located on the northern bank of the Parramatta River, Melrose Park is a suburb of some 70 hectares lying 17 kilometres west of the Sydney CBD and 8 kilometres west of Parramatta. Bounded by Victoria Road to the north and the Parramatta River to the south, since the 1950's it has been largely light industrial use with a clustering of Pharmaceutical businesses.

The area was once part of the 1792 Field of Mars. The subdivision in favour of eight marines included John Colthread's grant of 80 acres which extended across Wharf Road.

The site of today's boat ramp at the end of Wharf Road was originally the Pennant Hills Wharf – an important site from which goods and materials from the north-west were transported to Sydney Town.

The existing industrial precinct is a discreet precinct close to large areas of post-war Housing Commission residential at Ermington and Telopea. Areas to the north around Kissing Point Road and to the east at Ryde have seen the construction of extensive apartment development in the last decade.

The industrial precinct can increasingly be seen as an isolated remnant of mid-20th Century employment. With poor access and no potential for growth, new precincts on the M7 with space for expansion and good links across Sydney are increasingly attractive for light industrial companies. A number of industrial sites at Melrose Park have been repurposed as churches.

FIGURE 1.2. Melrose Park site context

FIGURE 1.3. Melrose Park site 1943

FIGURE 1.4. Melrose Park site 2017

1.4 WATERFRONT RENEWAL

The transformation of the Parramatta River from an industrial waterfront to a high quality residential environment has been underway for almost two decades. In the context of a rapidly growing Sydney, the renewal process has significantly accelerated over the last five years.

The scale of development along the Parramatta River and the relationship of built form to the water has been constantly evolving as both changes to in the residential market occur and more sophisticated planning evolves.

Three key elements underpin new waterfront development along the Parramatta River:

- The creation of a publicly accessible waterfront
- The creation of an appropriate scale along the waterfront
- Opportunities for increased height across wider precincts.

A series of previously industrial sites have been renewed or are currently in the process of regeneration. These areas include:

- Balmain Power Station
- Breakfast Point
- Cabarita
- Shepherds Bay
- Rhodes Peninsula
- Wentworth Point
- Ermington
- Camellia.

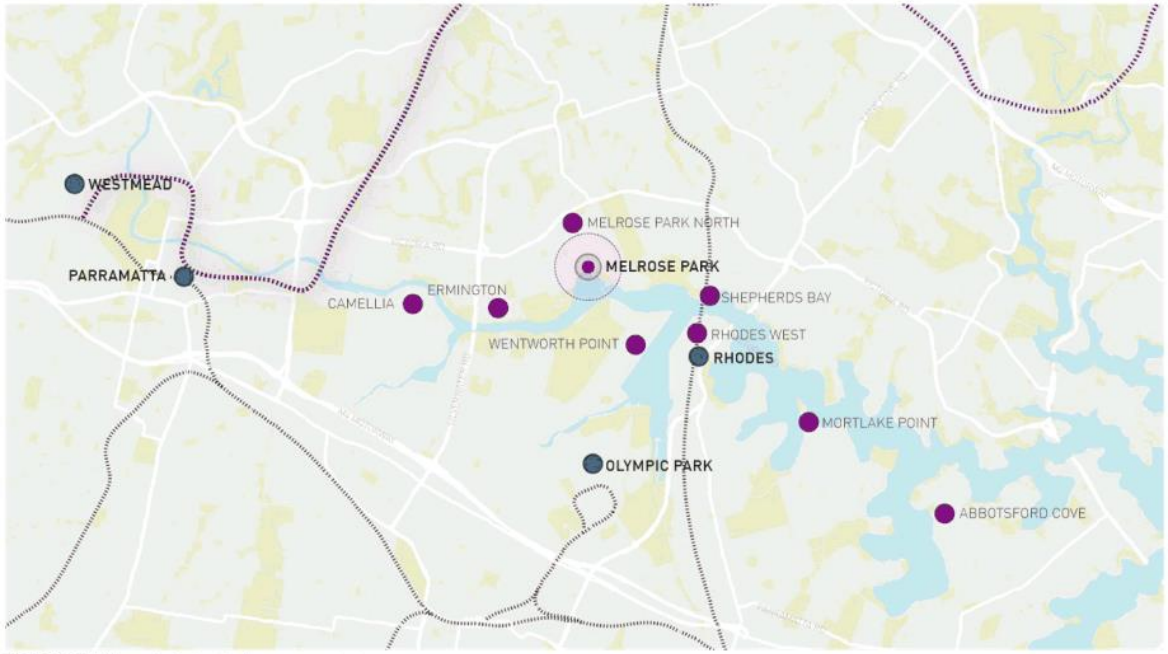


FIGURE 1.5. Melrose Park site development context

FIGURE 1.6. Rhodes precinct overlooking the Parramatta River

FIGURE 1.7. Looking south on Wharf Road to Rhodes

1.5 SOUTHERN PRECINCT LAND OWNERSHIP

Unlike the Northern Precinct which is predominantly under single ownership, the Southern Precinct Structure Plan area is made up of 18 properties held by numerous landowners.

While there are five sites in excess of 15,000m², the north west corner of the precinct is fragment ownership with some 12 parcels over 24,390m². The property at 71-73 Atkins Road is in strata ownership.

1.	HOPE STREET	6,740 m²
2.	GOODMAN	25,593 m²
3.	HOLDMARK	42,694 m²
4.	DIRECT FREIGHT EXPRESS	16,472 m²
5.	GEORGE WESTON FOODS	22,823 m²
6.	HOLDMARK	51,607 m²
7.	MIXED PRECINCT	24,390 m²
	TOTAL SITE AREA	**190,319 m²**

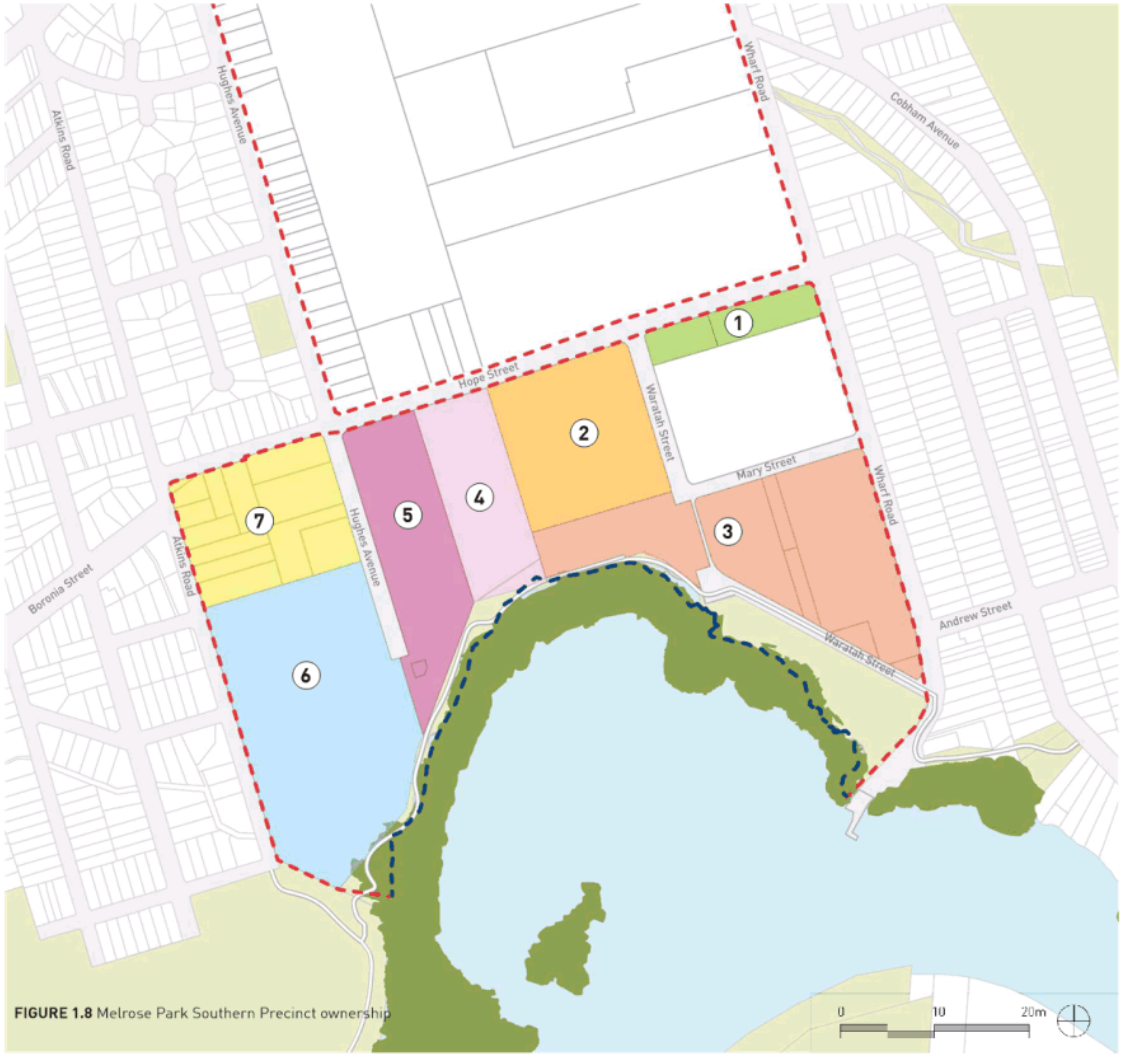


FIGURE 1.8 Melrose Park Southern Precinct ownership

1.6 PRECINCT EXTENT

Unlike the Northern Precinct which largely consists of one major landowner, the Southern Precinct includes a number of sites in different ownerships. There are five major land owners along the waterfront with a series of smaller land holdings in the north-west corner of the precinct.

The Melrose Park Southern Precinct comprises land to the south of Hope Street to the Parramatta River extending from Wharf Road in the east to Atkins Road in the west.

The wider Southern Precinct includes existing public roads, the boat ramp and park at the end of Wharf Road, and the Melrose Park Public School.

FIGURE 1.9: Melrose Park Southern Precinct ownership

1.7 CITY OF PARRAMATTA PRIORITIES

As major industrial users relocate to more accessible and more economic land in Sydney's west, the City of Parramatta has acknowledged the potential for transformation of the whole Melrose Park industrial precinct.

Parramatta's Employment Lands Study released in 2016 identifies the need to carefully manage the transition of jobs.

In 2016 Council considered an overall framework for future planning of Melrose Park. Both the Northern and Southern precincts have responded to this.

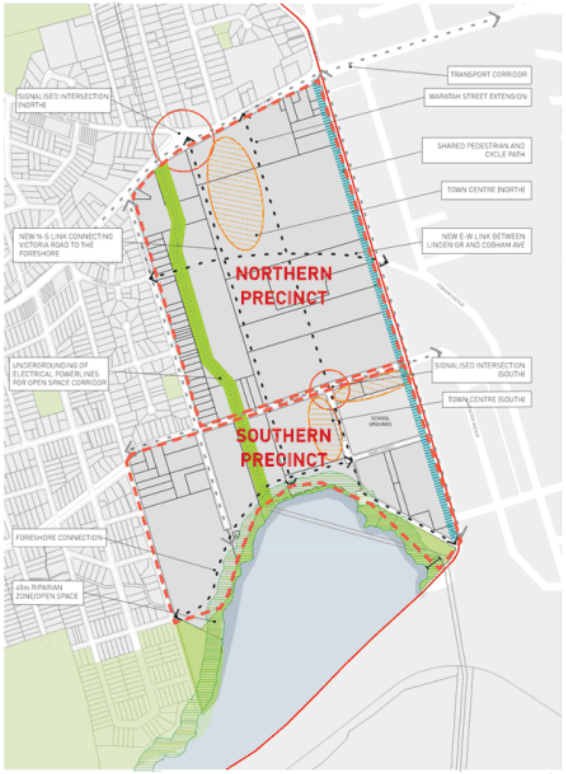


FIGURE 1.10. City of Parramatta Melrose Park planning prinicples diagram, 2016

1.8 PLANNING PROCESS

The Structure Plan will not rezone land, it will only provide a strategic planning framework to guide future Planning Proposals (rezoning applications) within the precinct.

Once the Structure Plan is adopted, landowners will need to prepare and lodge individual Planning Proposals with Council to rezone and seek the legislative amendments to the planning controls (e.g. land use zone, heights and FSR controls) in the Parramatta Local Environmental Plan 2011.

The timing of this process will be determined by each individual landowner. Landowners will therefore be able to remain in place and continue to operate their businesses, until they are ready to lodge a Planning Proposal.

Once the legislative amendments have been gazetted, landowners will be able to lodge Development Applications for the approval and construction of individual buildings within the precinct.

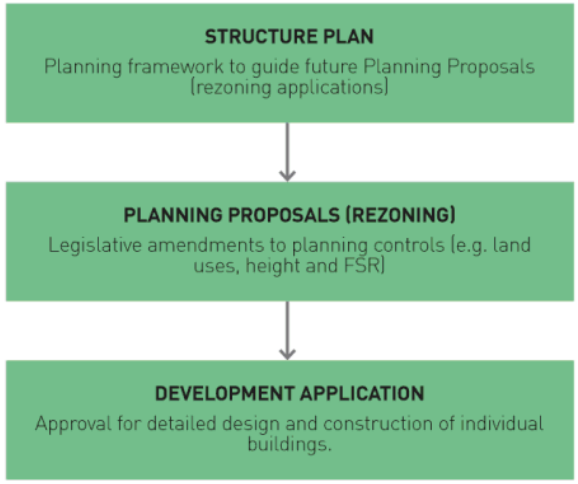


FIGURE 1.11. Melrose Park Southern Precinct Structure Plan planning process

2.0 Precinct Assessment

2.0 Precinct Assessment

2.1 EXISTING USES

Employment

Developed in the 1960's of what was then agricultural land, the Melrose Park light industrial area provided employment within the growing Ermington area. The site saw the co-location of a number of drug and pharmaceutical companies including Glaxo Smith Kline, Pfizer, Eli Lilly and Reckitt Benckiser. Some light manufacturing occurred in the area however there was a large component of storage and distribution.

With the shift in the economy and the relocation of major industrial uses to the M7 corridor, there has been a gradual decline in the extent of employment within Melrose Park.

The large sites within the precinct have allow efficient consolidation into future residential and mixed use development sites.

While there are a number of sites with large office support, most are manufacturing or warehouse facilities with low employment densities. Many are vacant. The site with the largest office component - Pfizer - lies close to Victoria Road

FIGURE 2.0. Existing land uses surrounding and within the Melrose Park Precincts

FIGURE 2.1. Existing form and landscape in Melrose Park Southern Precinct, 2016

Residential

Melrose Park's residential area is located east of Wharf Road through to the edge of the Ryde Parramatta Golf Course and Adelaide Street. In 2011, there were 519 dwellings housing a population of 1,471 (2011 Census) with a median age of 38 years.

The Melrose Park Public School (K to 6), located on Wharf Road, was founded in 1945. It currently has 194 enrolments for 2016.

Housing stock in the adjoining Ermington area dates largely from the 1950's and 1960's with large component of Housing Commission properties.

The site's proximity to the city and to Parramatta has seen residential prices increase across surrounding areas.

Open Space

As a largely industrial suburb, Melrose Park has limited open space. While bounded by parks and a golf course to the east and open space, within the precinct the only open space is located on the Parramatta River.

The newly upgraded George Kendall Riverside Park (a rehabilitated landfill site) provides important active recreation opportunities.

Significant work has been undertaken along the riverfront with the construction of the Parramatta Valley Cycleway.

FIGURE 2.2. Existing form and landscape in Melrose Park Southern Precinct, 2016

2.2 EXISTING CONTROLS

Land Use

IN1 – General Industrial

SP2 – Educational Establishment

W2 Recreational Waterway

Floor Space Ratio

Industrial 1.0:1

Building Heights

Industrial 12m

Foreshore Building Line

approximately 30m setback to the Mean High Water Mark.

Heritage

Bulla Dairy, Parramatta River Wetlands, Ermington Wharf

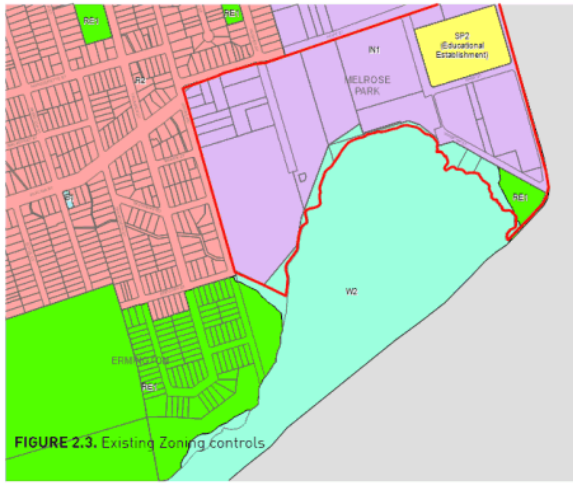


FIGURE 2.3. Existing Zoning controls

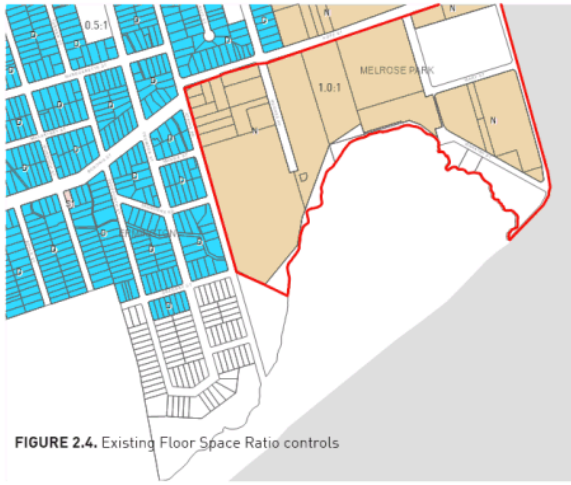


FIGURE 2.4. Existing Floor Space Ratio controls

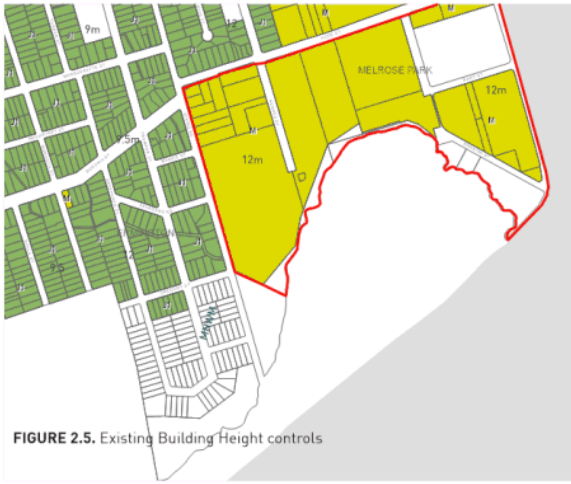


FIGURE 2.5. Existing Building Height controls

FIGURE 2.6. Existing Heritage Items125

FIGURE 2.7. Foreshore Building Line

2.3 SITE CONDITIONS

2.3.1 LANDFORM

The precinct slopes gently south towards the Parramatta River. On industrial sites, there has been extensive benching on the land to accommodate large storage and manufacturing sites.

An old creek line lies to the west of Waratah Street and Hughes Avenue however this has been largely built over.

The land falls away to the east of Cobham Avenue where the golf course follows a creek line.

The gentle topography makes the precinct suitable for redevelopment for residential and commercial uses.

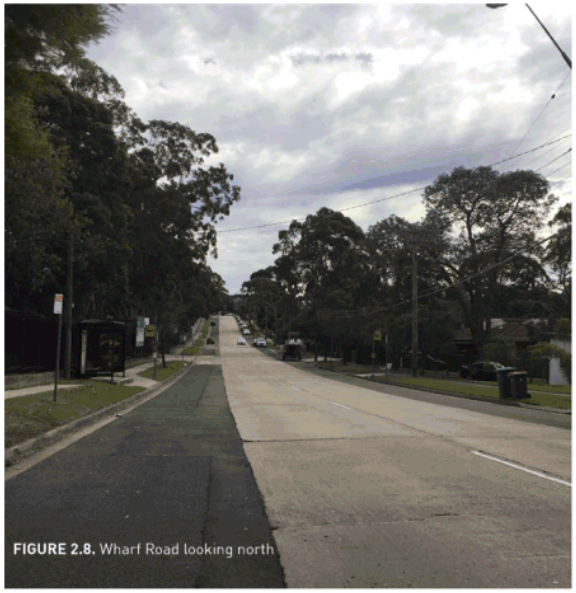


FIGURE 2.8. Wharf Road looking north

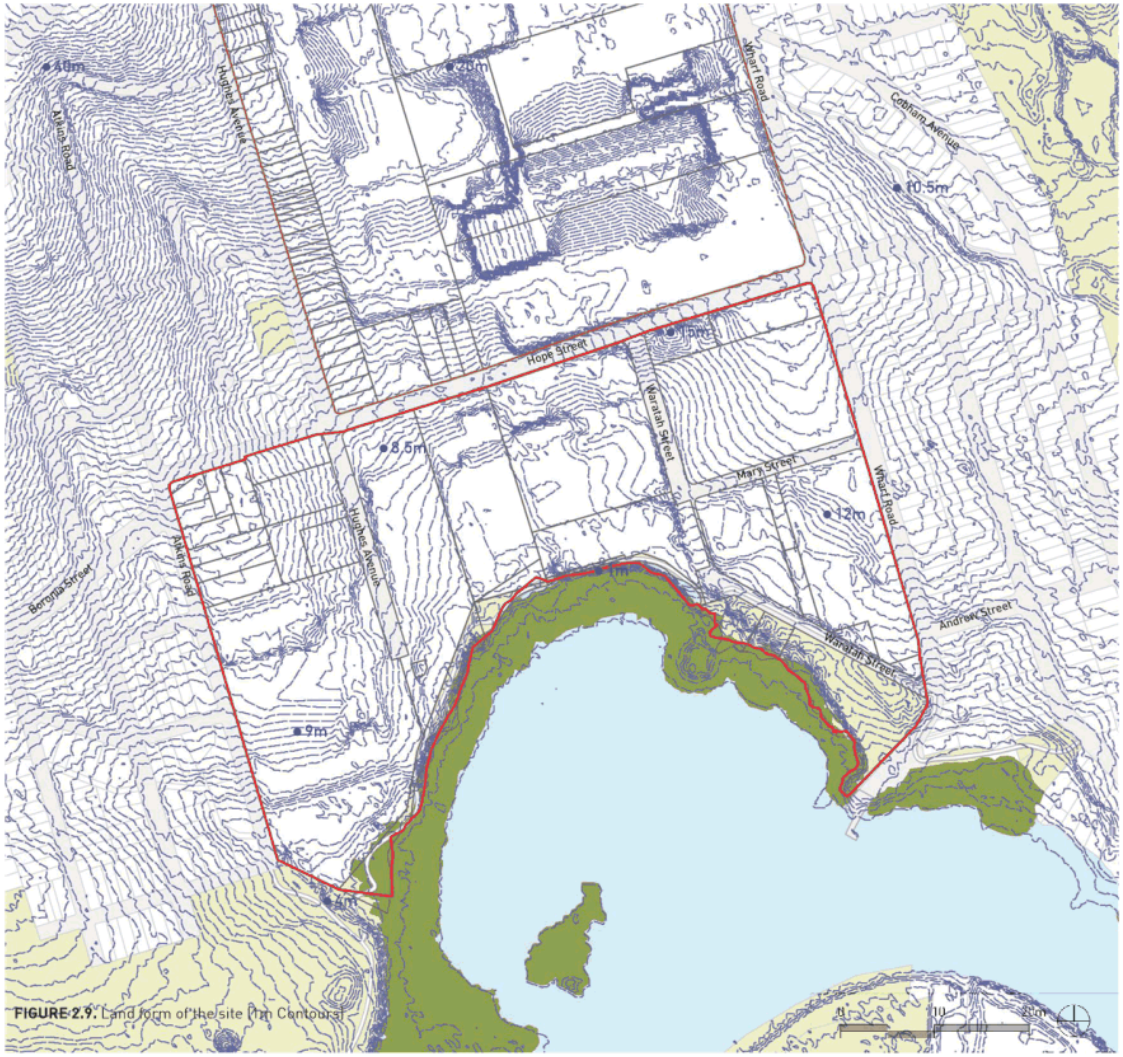


FIGURE 2.9. Land form of the site (1m Contours)

2.3.2 VEGETATION

Having been developed in the 1960's, the Melrose Park precinct has an established street tree framework. There is extensive tree planting on a number of the large industrial sites.

Major tree planting is predominantly eucalyptus. The riverfront is lined by dense mangroves.

There is no major open space within the site. The park at the end of Wharf Road is dominated by parking for the adjoining boat ramp.

FIGURE 2.10. Existing Vegetation in the Southern Precinct

FIGURE 2.11. Existing Vegetation in the Southern Precinct

2.3.3 ACCESS

Victoria Road is main point of access for the site. A number of roads lead down into the precinct – Wharf Road, Hughes Avenue, Atkins Avenue and Trumper Street – however only Wharf Road and Trumper Street are currently signalised to allow access from the site.

Plans for the redevelopment of the North Precinct at Victoria Road are believed to include a new signalised leg to the Kissing Point Road signalised intersection. This will serve the whole precinct however it will particularly assist the redevelopment of the North Precinct.

Access to West Ryde and Meadowbank rail stations will be via Andrew Street to the east.

FIGURE 2.12. Victoria Road intersection

FIGURE 2.13. Wharf Road looking south

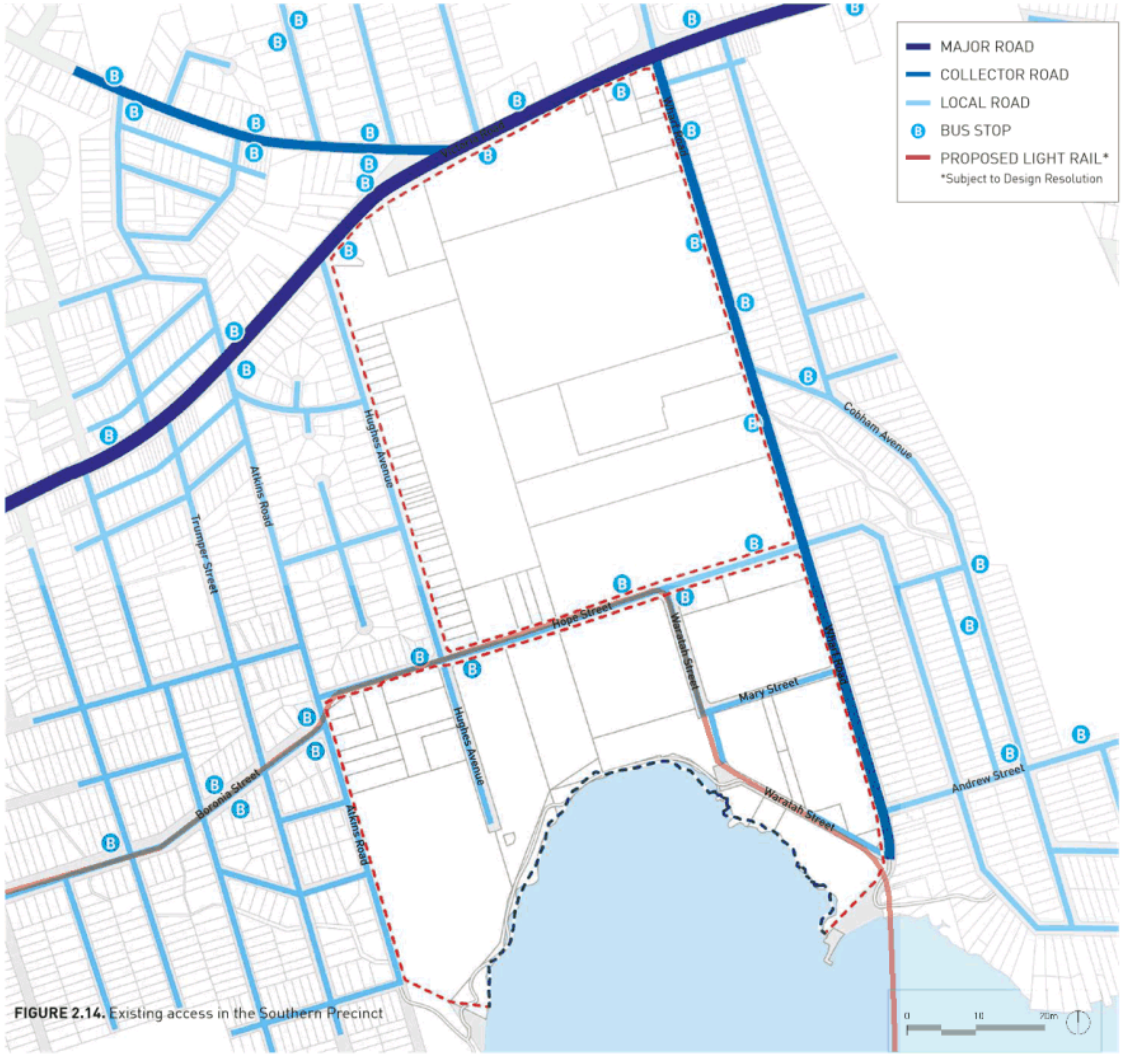


FIGURE 2.14. Existing access in the Southern Precinct

2.3.4 SERVICES

As an industrial precinct, Melrose Park has significant trunk infrastructure available.

The site lies on the route of major overhead power infrastructure High voltage lines cross the Parramatta River from Wentworth Point and land on the north side at the end of Wharf Road.

Two other towers are located on the river to the west before passing through industrial sites.

The Viva Gore Bay high pressure fuel line runs along Hope and Waratah Streets before turning up Wharf Road to Andrew Street and along Lancaster Avenue.

There are trunk sewer lines at the ends of Waratah Street and Wharf Road.

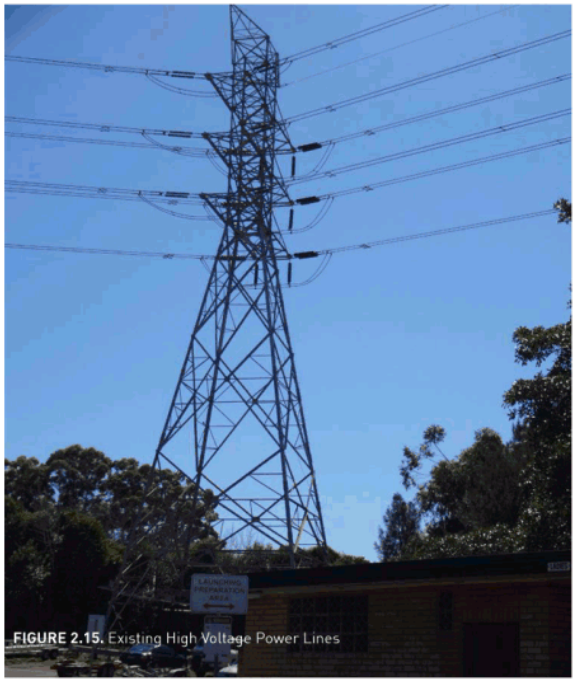


FIGURE 2.15. Existing High Voltage Power Lines

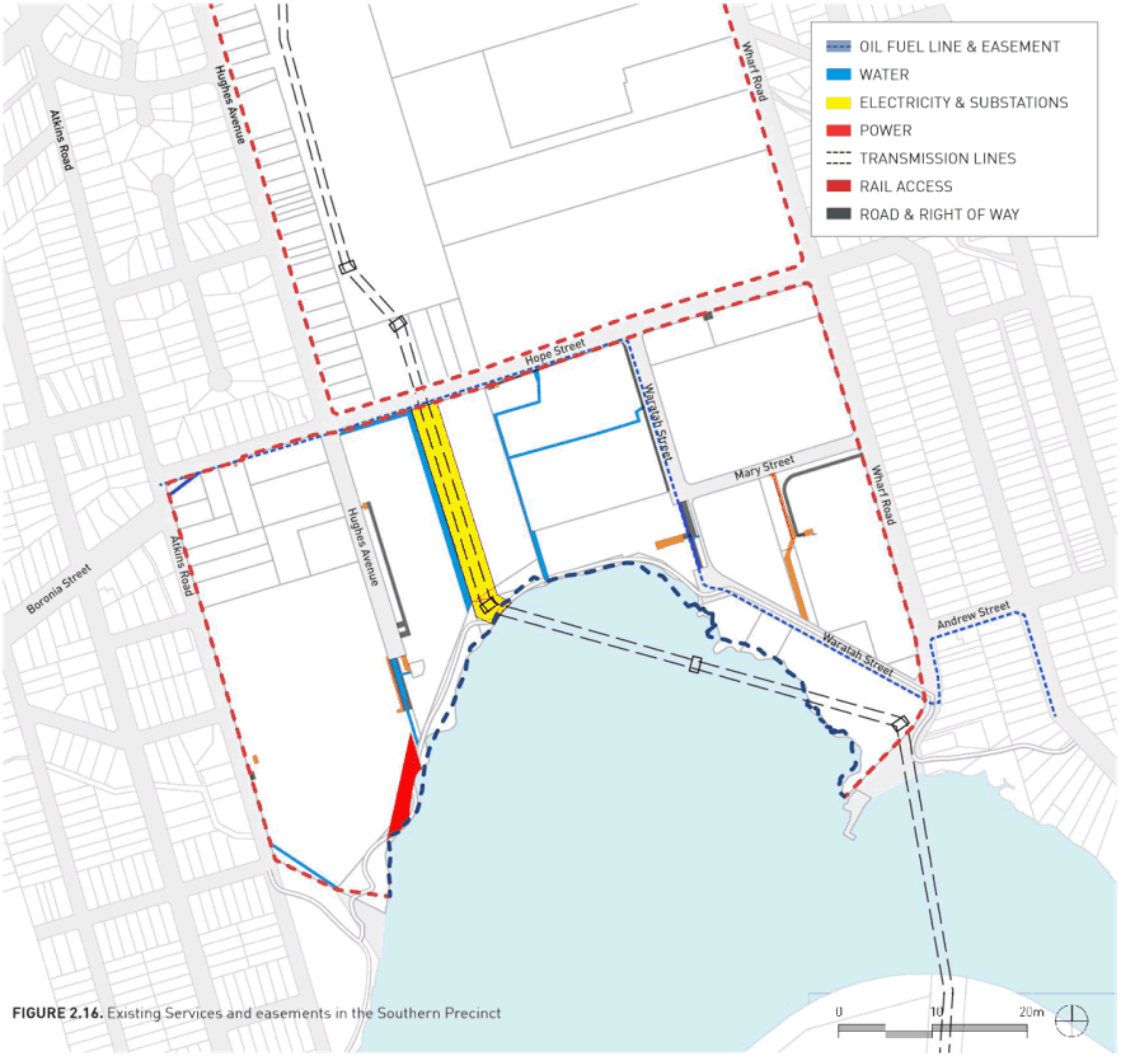


FIGURE 2.16. Existing Services and easements in the Southern Precinct

2.4 NORTHERN PRECINCT STRUCTURE PLAN

In 2016, Council approved the Structure Plan for the Northern Precinct at Melrose Park.

A Planning Proposal was subsequently lodged with Council to seek the legislative amendments to the Parramatta Local Environmental Plan 2011. This Planning Proposal received a Gateway Determination on 27 September 2017.

Given the preliminary stage of the redevelopment of the Northern Precinct, the Southern Structure Plan has been developed to create sufficient flexibility to respond to any changes and to ensure one integrated approach has been adopted for the redevelopment of Melrose Park.

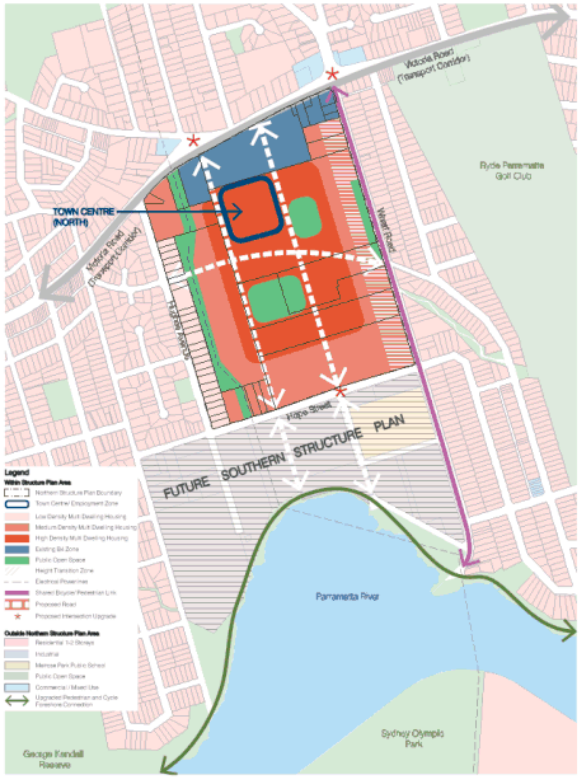


FIGURE 2.17. Melrose Park Northern Precinct Approved Structure Plan, February 2017

FIGURE 2.18. Melrose Park Northern Precinct artists impressions

3.0 Structure Plan

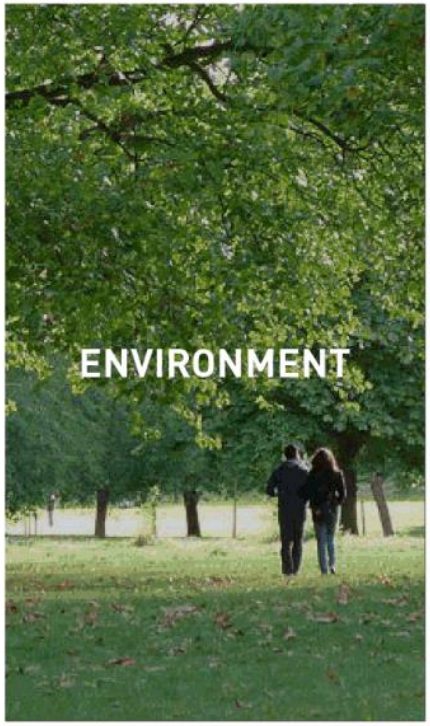
3.0 Structure Plan

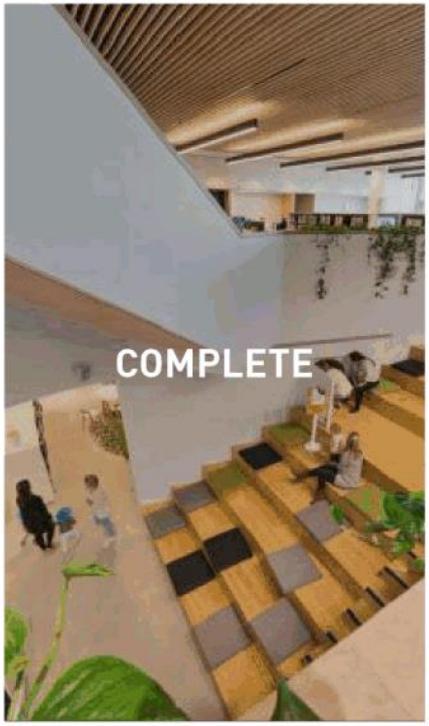
3.1 VISION

The transformation of Melrose Park into a new 21st Century connected and liveable suburb builds on the site's riverfront location, its history and its natural environment.

As a new living and growing community, the plan is underpinned by four guiding elements

- New housing models
- A focus on the environment
- A real quality of life
- A complete community





3.2 THE STRUCTURE PLAN

This scheme focuses the density around the major north-south corridor that connects with Victoria Road in Melrose Park North and concentrates the tallest buildings along this spine. It also positions the playing field in a more central location (6 Hope Street, owned by Goodman) that is closer to the active uses along the spine and main commercial/retail area that is provided in the precinct. The GFA that would otherwise be achieved on the land used for the playing field is then able to be redistributed onto the remainder of the site which is under Goodman ownership in the form of tower buildings resulting in no net loss of GFA for this landowner.

This scheme is based on a number of master plan priniciples, including:

- Location of uses reflects the site topography, public transport services and relationship to the river
- A fine grain street network with a clear hierarchy to establish an identity for the precinct
- Building typologies and heights that reinforce the street hierarchy
- Buildings that define and align with streets and open space
- Maximise accessibility
- Provide view corridors to the sky and open space
- Approximately 20% of the site is open space.

The PLR Stage 2 alignment is still under investigation by TfNSW and not yet established. It is proposed that the area highlighted on the plan be deferred from the draft Plan until further detail is available on the implications of these sites as a result of the proposed light rail.

GREEN SPACE
SCHOOL
INVESTIGATION AREA

FIGURE 3.1. Melrose Park Southern Precinct Structure Plan

0 10 20m

3.3 FLOOR SPACE DISTRIBUTION

	SitE Area	GFA	FSR	Max Height (m)
LOT S1 (TBC)	12608	15130	1.2	20
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9				58
LOT S10				63
LOT S12				58
LOT S13				0
LOT S14				0
LOT S15				26
Overall Net FSR	**114160**	**325150**	2.8	:1
Mixed Precinct	**24390**	35585	**1.46**	**:1**
Site Area (Holdmark West)	**51607**	92353	**1.79**	**:1**
Site Area (George Weston)	**22823**	41506	**1.82**	**:1**
Site Area (Powerlines)	**16472**	32256	**1.96**	**:1**
Site Area (Goodman)	**25593**	45436	**1.78**	**:1**
Site Area (Holdmark East)	**42694**	65783	**1.54**	**:1**
Site Area (Hope St sites)	**6740**	12230	**1.81**	**:1**
Total	**190319**	325150	**1.71**	**:1**

Please refer to separate Table

FIGURE 3.2. Floor Space Distribution

Illustrative Response

NOTE

THE FOLLOWING INDICATIVE RESPONSE IS BASED ON AN INDICATIVE BUILT FORM LAYOUT AND IS SUBJECT TO CHANGE

Indicative Response

1. MOVEMENT NETWORK

1.1 INDICATIVE ROAD NETWORK

The street network is the key element in the public domain framework. While providing vehicular access across the precinct, it more importantly creates a safe and legible pedestrian network that delivers amenity and facility through landscaping, planting and paving treatments.

The network seeks to:

- Build on the existing road network – Atkins Road, Hughes Avenue, Waratah Street and Mary Street.
- Link to the north-south primary road grid that extends through the North Precinct.
- Create a finer grained residential scaled block pattern through a network of minor roads to service new development.

Existing roads within the Southern Precinct were designed to accommodate industrial vehicles and are 20m in width. New roads will match this width. Narrower widths may be considered in some locations but is subject to testing.

A new north-south road west of Waratah Street will be 25m.

The final road reserve at Waratah Street will be resolved during detailed design of the future light rail.

FIGURE 4.2. 20m Road Reserve - Existing and New Local/Primary Roads

1.2 INDICATIVE CYCLE NETWORK

A key element in the Structure Plan is access across the precinct by bicycles and the establishment of an integrated cycle network. Provision needs to address the needs of both commuter and recreational cyclists.

As identified by the City of Parramatta, there are five key elements:

- A north-south link in a dedicated corridor on sites along the west side of Wharf Road.
- An east-west corridor provided on two sides of Hope Street.
- A north-south link on two sides of Waratah Street extending into the Northern Precinct.
- A north-south recreational link that follows the high voltage power lines.
- An east-west link along the waterfront park that connects to the Parramatta Valley Cycleway.

FIGURE 4 .3. Shared Cycle Path

2 BUILT FORM

2.1 ILLUSTRATIVE PLAN

An illustrative plan has been developed that tests the key principles and objectives of the structure plan while responding to the site and its opportunities.

The illustrative plan demonstrates a potential response that can accommodate a range of density scenarios. It draws on both statutory requirements (the Apartment Design Guide) and best practice urban design.

The key principles underlying the plan are:

- Streets are defined by built form
- A range of building heights are introduced to create variety in the urban form
- A human scale of generally 3-4 storeys is created at the street interface
- A continuous 7-8 storey general scale is established along the waterfront
- Maximum height of approximately 20 storeys
- Flexible building envelopes are identified with adequate separation between buildings
- Appropriate setbacks at street level ensure transition zones between apartments and the street.
- The amenity of future residents (solar access, open space and public domain) is reflected in the planning
- Key landscape elements are retained
- A network of new public open spaces complements private and communal open space
- The road network and permeability of the built form allows views through the precinct to the water from sites to the north.

The final plan will be subject to the design on individual lots and the market and design requirements of each individual owner.

The illustrative plan presents a possible scenario where the above principles can be realised.

2.3 WATERFRONT SCALE

Definition of the waterfront will be achieved by the creation of a consistent, human scaled built form to the Parramatta River,

On other developments along the Parramatta River, different approaches have been adopted based on the proximity to the water and the length of the streetwalls.

At Melrose Park, the heights along the waterfront respond to the distance to the water and the depth of the mangrove fringe. With the provision of the waterfront road, buildings are generally more than 30m from the MHWM.

Principles guiding the waterfront scale are:

- Generally 6-8 storeys maximum along the waterfront.
- Articulate upper floors to reduce the scale of the streetwall.
- Taller buildings are to be setback from the waterfront.

FIGURE 4.4. Transition zone of a private development and park interface

FIGURE 4.5 . Indicative Transition zone character

2.4 PRECINCT WIDE BUILT FORM

As part of an integrated approach to scale and building heights across the wider precinct, the proposed height limits along the waterfront are part of a strategy that seeks to step heights away from the river and into the middle of the site. The introduction of taller buildings allows more variety in the built form outcome and helps deliver well scaled streets and public open spaces. The Structure Plan:

- Develops a consistent ground level expression of four storeys
- Plans for different scales across the precinct to create variety in the built form response
- Matches heights of Northern Precinct
- Lowers heights towards the Parramatta River
- Ensures that the street level experience is not overpowered by tall buildings

FIGURE 4.6 . Indicative built form character

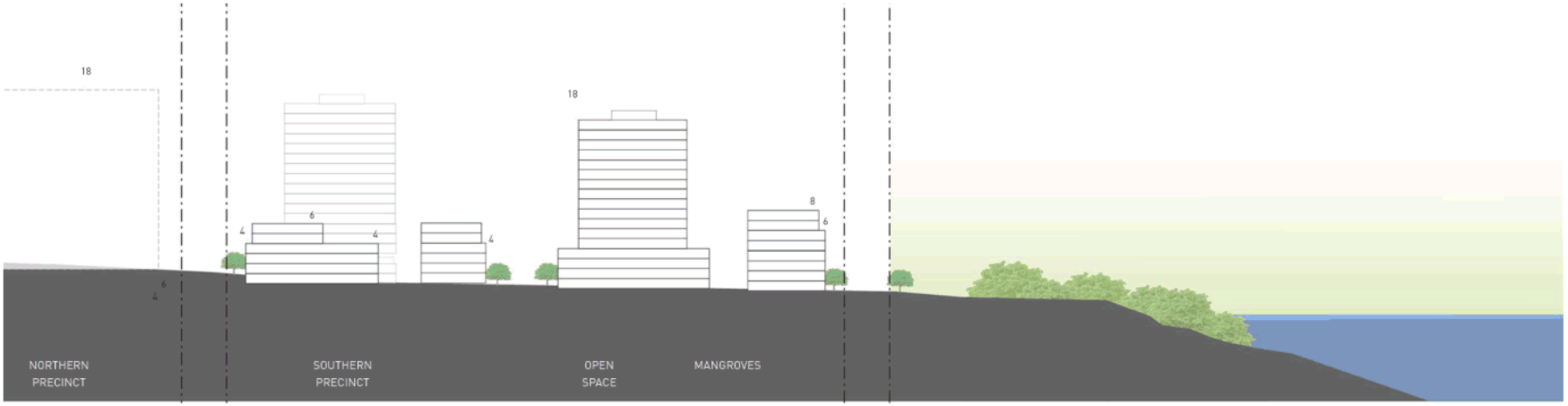


FIGURE 4.7. Transition of built form and height across the Southern Precinct

2.5 STREET FORM AND SETBACKS

The creation of walkable, human scaled streets is a key objective of the Structure Plan.

The repurposing of existing streets and the network of new roads within the precinct represent an opportunity to create a new streetscape environment with an improved public domain experience. Managing the scale of buildings at the street frontage is an important element. Several principles guide the location of setbacks:

- All residential will be set back from the street frontage by a minimum of 3m.
- The Structure Plan seeks to create a predominant 3-4 storey street wall to all streets.
- On major streets, this may be increased with setbacks preferred above level 4.
- Taller elements may come down to the street where the setback to the street is increased.

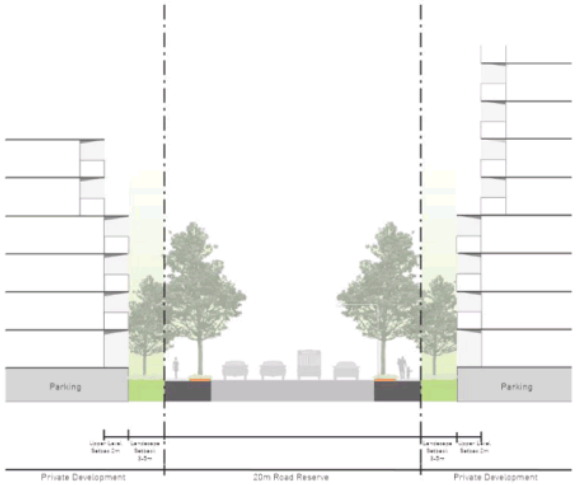


FIGURE 4.8. Street wall and setback

2.6 SOLAR ACCESS TO COMMUNAL OPEN SPACE

Solar access is a critical element in high density neighbourhoods. While the ADG focuses on solar access to apartments, it also seeks to ensure adequate solar access to courtyards and communal open space.

While this will be subject to detailed design, in order to facilitate solar access to courtyards, lower buildings are located on the north edges of perimeter blocks.

Communal spaces may also be located on rooftops. A variety of heights within a block allows communal open space to be located on low-rise building rooftops where there is a better relationship to the street.

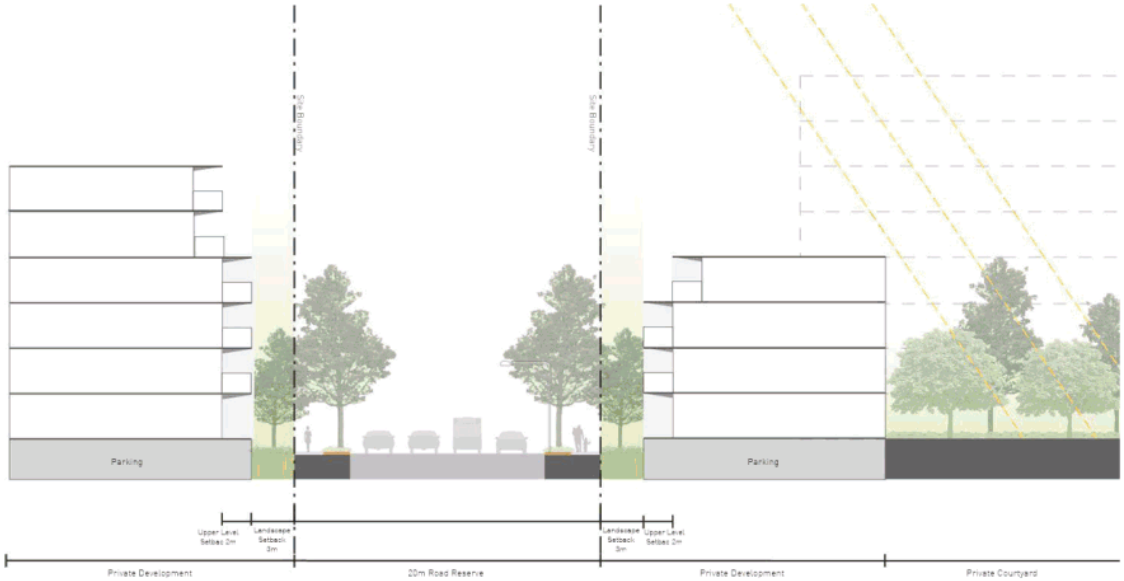


FIGURE 4.9. Solar access in communal open spaces

FIGURE 4.10. Indicative communal open spaces

2.7 BUILT FORM ORIENTATION

The Apartment Design Guide has clear objectives in terms of solar access and building separation. The orientating of high rise buildings along a north-south access improves opportunities to meet the 70% target with a majority of units on the east and west facing elevations.

By running the building axis north-south, overshadowing is also reduced through the middle of the day when the narrower east-west dimension means less shadowing.

Controls on the maximum area of tower floor plates not only helps overshadowing impacts but delivers better and more elegant building forms across the precinct.

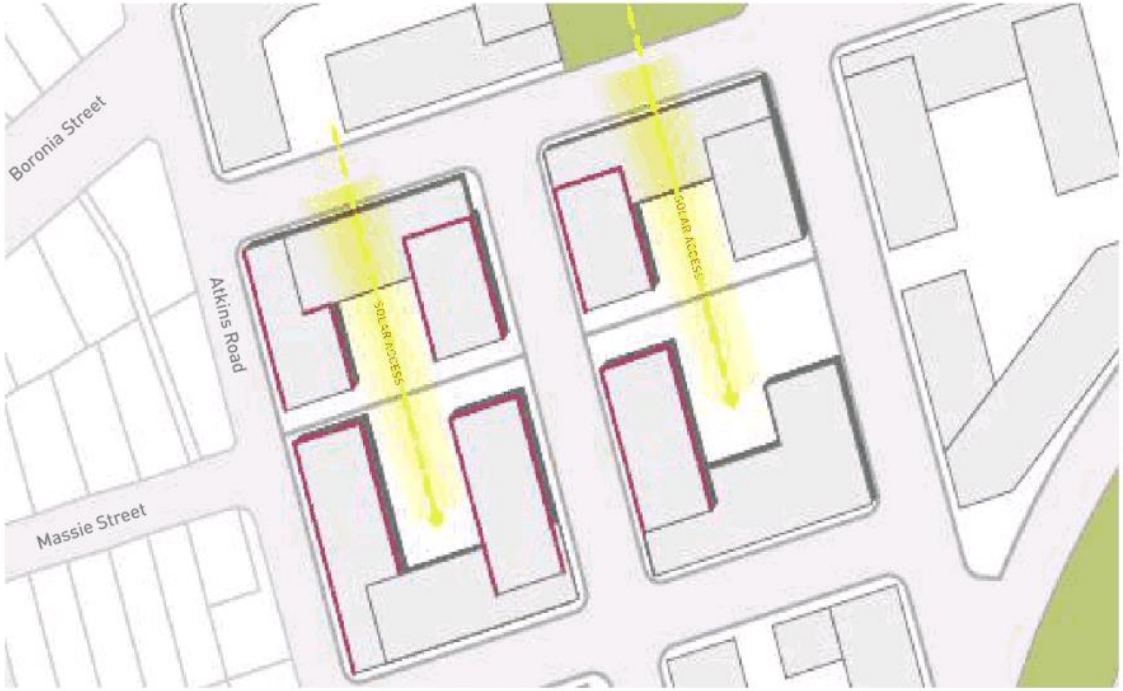


FIGURE 4.11. Illustrative building separation and solar access in the Southern Precinct

FIGURE 4.12 Indicative built form and separation

2.8 OVERSHADOWING

New, tall development has the potential to impact development to its south by overshadowing and restricted solar access.

Development of the Structure Plan has tested overshadowing impacts using parametric modelling.

Potential heights have been modelled and adjusted to ensure good solar access.

Good solar access in open spaces is a major concern and

- Parks – no more than 50% of parks should be overshadowed between 10am and 2-pm mid-winter (22 June)
- Sensitive mangroves should receive full sun as measured between 9am and 3pm mid-wither.

FIGURE 4.13. Existing Mangroves on Waratah Street

A1 Supporting Studies Summary

A1.1 TRAFFIC

In order to establish levels of traffic and appropriate development densities, a Transport Management & Accessibility Plan (TMAP) has been prepared for the combined North and South Precincts.

NORTH PRECINCT		SOUTH PRECINCT	
Land Use	GFA/Dwellings	Land Use	GFA/Dwellings
Residential			
Dwellings	6,850 Dwellings	Dwellings	4,238 Dwellings
Non Residential			
Commercial	15,000m²	Commercial	4,400m²
Retail	12,500m²	Retail	3,100m²

The key conclusions of the Melrose Park TMAP are:

- The scale of development envisaged for Melrose Park (as outlined above) presents significant but manageable challenges for transport infrastructure and services for both the road and public transport network.
- The additional traffic demands as a result of Melrose Park development on the surrounding local road network fall within acceptable capacity thresholds.
- Sydney Metro West will deliver significant benefits for residents from Melrose Park with high-capacity and more frequent services between Parramatta CBD, Sydney Olympic Park and Sydney CBD.
- A new active and public transport bridge across Parramatta River will provide substantial
- connectivity improvements between Melrose Park, Rhodes and Sydney Olympic Park before light rail is implemented.
- The increased frequency of the T1 Northern Line (to 8 services per hour) will provide capacity to support the development and will continue once Sydney Metro North West opens in 2019
- Parramatta Light Rail Stage 2 would provide a direct link to the Parramatta CBD, and connect to Sydney CBD via the broader rail and metro networks
- The new bridge across Parramatta River will provide fast, direct, high frequency services linking Melrose Park to Rhodes Station and future metro station at Sydney Olympic Park. The full development (11,000 dwellings) can be supported by either bus or light rail services across the bridge.
- An integrated package of measures needs to be implemented as the development progresses, with the package containing a mix of policy, infrastructure and transport services measures
- The TMAP recommends a total off-street parking supply of 9,441. A total on-street parking supply of approximately 700 and 500 spaces is being proposed for the northern and southern precincts respectively. It is proposed to initially provide levels of parking in accordance with CoP DCP, and gradually decrease parking provision as the public transport initiatives are implemented.

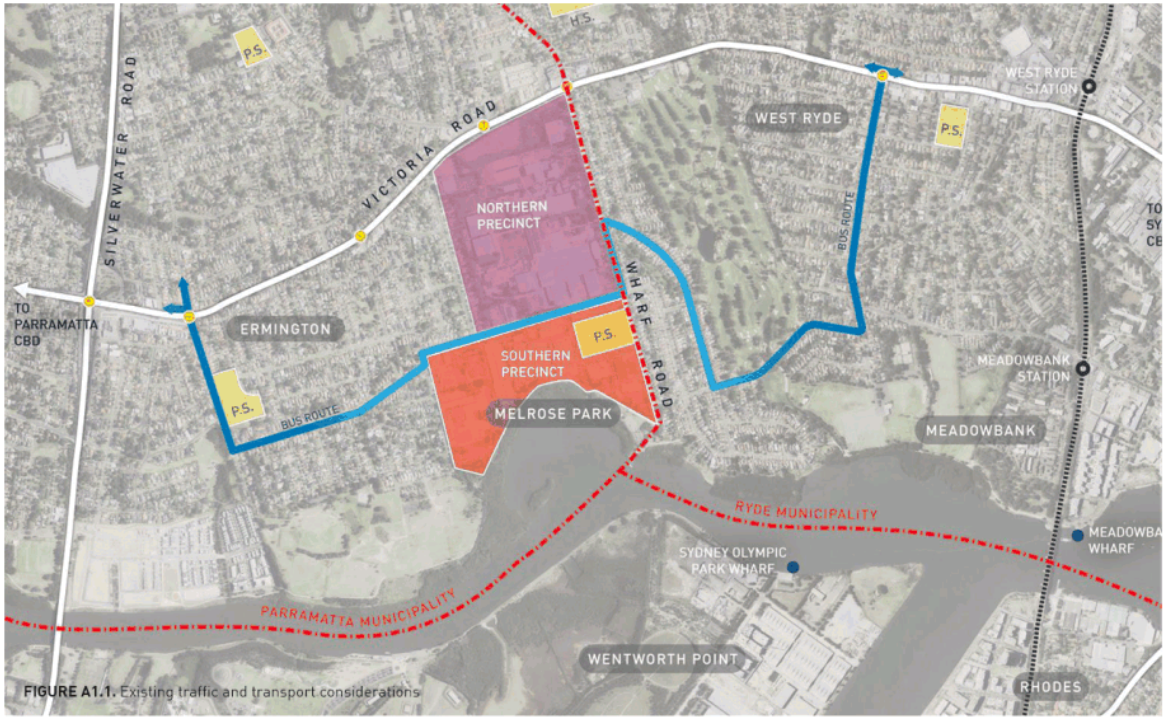


FIGURE A1.1. Existing traffic and transport considerations

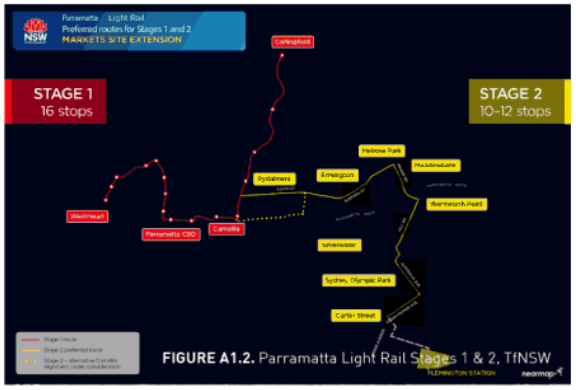


FIGURE A1.2. Parramatta Light Rail Stages 1 & 2, TfNSW

A1.2 SERVICES

A1.2.1 POWER

Demand for the proposed development can be compared to the existing light industrial use on the land. Applying a demand rate of 0.04 kW/m2/day for the existing light industrial use over the precinct, a demand of 7 MW/day is calculated.

This is lower than the expected demand of the proposed development and, subject to the detail site calculations and requirements, some amplification may be required to suit the expected demand range of the development.

Further investigation and applications will be required with Endeavour Energy by a qualified electrical consultant to confirm final capacity. Notwithstanding these investigations it is considered that power supply will be able to be provided to the development site.

High voltage transmission lines are located on the western side of the 4 Hope Street property. The transmission towers traverse a north-south alignment between Parramatta River and Hope Street through the subject area in an easement of minimum dimensions of 33m (100 ft).

There are detailed requirements for building and uses and built elements within the easement identified in the Transgrid Easement Guidelines – Third Part Development document

Initial studies have been undertaken on the potential to underground these services both within the Hope Street property and across the Parramatta River frontage. Any adjustments, alterations or disruption to the asset will need to be made at the expense of the developer. Further assessment and costings are required prior to commitments to underground these services. Uses above any buried power lines will generally be limited to open space or parking.

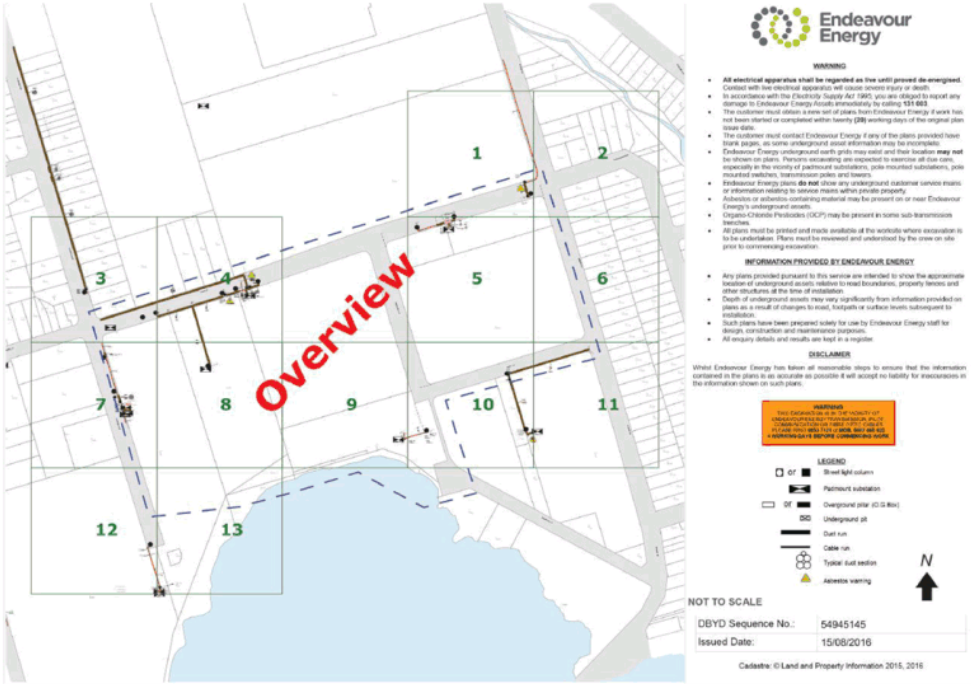


FIGURE A1.3. Endeavour Energy power services in the Southern Precinct

A1.2.2 WATER

Sydney Water is the servicing authority for potable water in the suburb of Melrose Park. A number of Sydney Water assets lie within the precinct:

- Several large diameter water mains are present in Hope Street including a 900mm and 1200mm Ductile Iron Cement (mortar) Lined (DICL) main and a 1200 SCL main.
- 200mm CICL and 150mm uPVC water supply mains locatwd on the western side of Waratah Street.
- A 150mm uPVC water supply mains located on the eastern side of Wharf Road.
- A 100mm CICL in Hughes Avenue.
- A disused 300 CICL main is also present on the eastern side of Hughes Avenue.

Potable Water Demand

Typical water demand rates for different land uses are provided in Table 2.1 below.

Land Use Design Criteria Units Potable Water Demand

Max Day Demand kL/unit/day	1.6
Multi/ high Rise Units Max Day Demand kL/N Floor Ha/day	33.5
Light Industrial Max Day Demand kL/N Ha/day	40
Medium Industrial Max Day Demand kL/N Ha/day	66
Suburban Commercial Max Day Demand kL/N Ha/day	40

Utilising the multi-unit rate of 33.5kL/ N Floor Ha/day over 4700 apartments with a GFA of 379,400m^2 of residential development a demand for the development can be calculated.

A demand in the order of **1270 kL/day** is expected to be met to service the indicative built form layout.

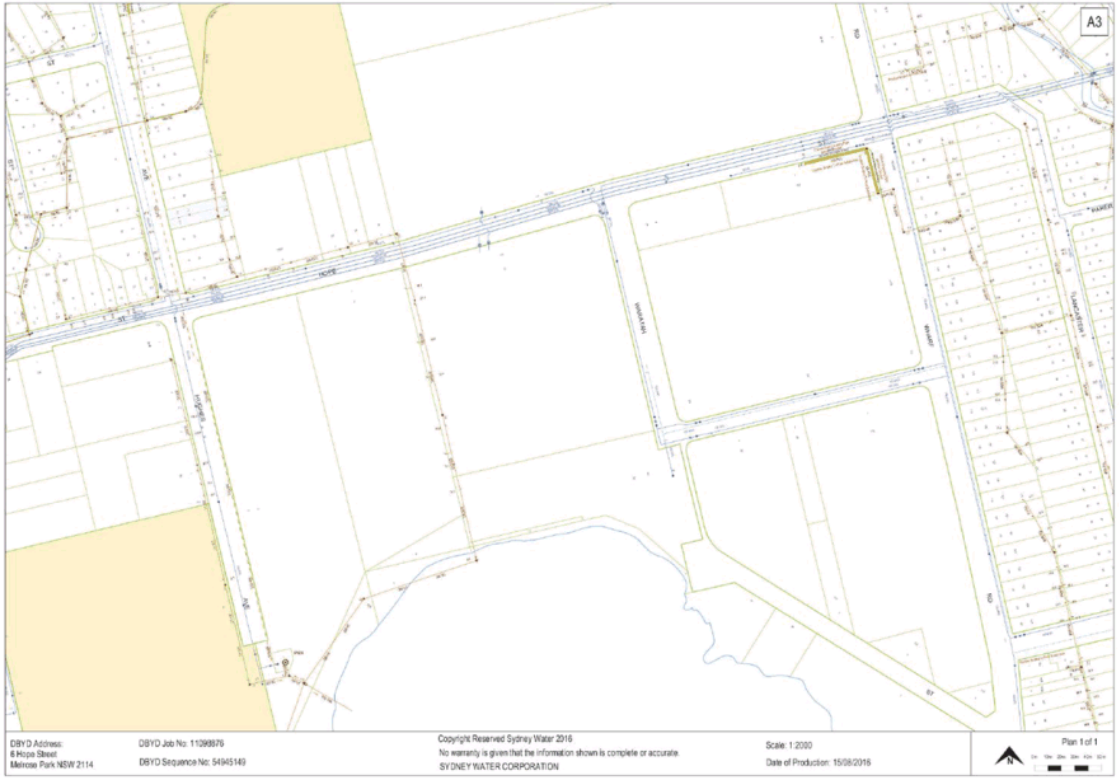


FIGURE A1.4. Sydney Water services in the Southern Precinct

A1.2.3 SEWER

Sydney Water is the servicing authority for sewage disposal in the suburb of Melrose Park.

A number of existing assets lie within the precinct:

- A 225mm CICL sewer main on the 6 Hope Street property, running adjacent to the western boundary of the property 6 Hope Street (being the common boundary of 4 & 6 Hope Street) to the south.
- The sewer main above increases to 300mm immediately to the south of the property and traverses two properties to the west to Sewer Pump Station SP0230.
- A 225mm VC on the western side of Hughes Avenue with which also conveys waste water to Sewer Pump Station SP0230.
- A 225mm uPVC main services Melrose Park Public School with a main located on the corner of Hope Street and Wharf Road which conveys waste water to the east of the Precinct.

The existing DN225 and DN300 mains located in the precinct are expected to have capacity in the order of 26 l/s and 45 l/s respectively. An estimate of the Average Dry Weather Flow (ADWF) for the project has been calculated based on 80% of the expected 1270 kL/day demand. An ADWF of 1016 kL/day or 11.7 L/s has been estimated for the development.

The estimated capacity of the connecting main is above the required output from the development, as such it is expected that the existing main will be sufficient to cater for the development.

The extent of the upstream catchment being serviced by the main however is not known and confirmation of the proposed strategy will need to be performed in conjunction with Sydney Water via a Sydney Water Qualified Water Service Coordinator during project application stage.

Notwithstanding the further investigations and applications required with Sydney Water, it is considered that waste water reticulation will be able to be provided to the development site.

A1.2.4 TELECOM

Existing local telecommunications services and optic fibre routes are located in proximity to the development.

Optus fibre optic cables run along both the northern and southern sides of Hope Street and the Hope Street property frontage.

At the time of writing, there have been no responses from NBN Co or other telecommunication providers including Telstra.

It is expected that the existing local cable network would not have the capacity to service the proposed development and that new underground cabling would be required to suit the project requirements. Normally this would be completed on a project by project basis.

Demand and capacity calculations have not been provided for telecommunications as these are not readily quantifiable like the other services provided. The requirements for telecommunications would need to be formalised via a Telstra Smart Community (or similar) registration.

Notwithstanding the further investigations and applications required with Telstra, it is considered that telecommunication infrastructure will be able to be provided to the development site

A1.2.5 GAS

Jemena is the servicing authority for gas supply adjacent to the site.

Gas infrastructure is available in the form of secondary high pressure mains with 1050kPa capacity running along the Hope Street and Waratah Street property boundaries at a distance of 0.8-2.6 metres from the boundary line.

The existing DN250 main will have a carrying capacity in the order of 300-500m3/hour or 7,200-12,000m3/day. Confirmation of sufficient capacity for gas supply will be required by a specific application to Jemena.

Jemena uses an energy demand of 20 gigajoules per year to estimate the average annual domestic usage of natural gas for residential dwellings. This usage rate typically equates to the utilisation of a natural gas hot water tank, cook top and heating point.

The natural gas usage estimate for the project, assuming supply to residential units only. This estimate uses a conversion factor of 39.6 m3 / GJ to convert the estimated energy usage into a volume of gas.

LAND USE	Residential
NUMBER OF DWELLINGS/UNITS	4300 Design basis
CONVERSION RATE (GJ/DWELLING/YR)	20
(M3/GJ)	39.6
USAGE (GJ/YR)	94,000
USAGE (GJ/DAY)	258
USAGE (M3 /DAY)	10.200

The estimated natural gas usage for up to approximately 4,300 residential apartments is approximately 10,200 m3/day. It should be noted that this natural gas demand estimate excludes demands from commercial premises. Without details of the specific proposed land uses it is difficult to estimate a gas demand for these areas. To meet BASIX requirements, it is expected that the residential units will require a natural gas connection.

Subject to further investigations and applications with Jemena, it is considered that gas supply will be able to be provided to the development site if required. We would expect this to be delivered on an as-needed basis for individual lots.

1.2.6 DRAINAGE AND FLOODING

Drainage

Several council drainage lines and associated easements are present on across the precinct. The existing drainage lines vary in diameter from 525mm to 1050mm, and are generally located along pre-existing low points and gullies drainage urbanised drainage paths to Parramatta River.

There are currently 5 discharge points to the Parramatta River. The legal point of discharge from the precinct will be located in conjunction with the existing site, council inter-allotment drainage lines and discharge locations to Parramatta River.

If a new outlet is required, then it the design of the new outlet structure will be assessed in accordance with the NSW Office of Water Document Controlled Activities: Guidelines for Outlet Structures.

As part of the existing industrial/ commercial developments in the precinct, an extensive in-ground drainage system is present. It is expected that the majority of house drainage will be made redundant as part of the new structure plan development.

The minor system will consist of a piped drainage system designed to accommodate the 1 in 20-year ARI storm event (Q20). This results in the piped system being able to convey all stormwater runoff up to and including the Q20 event. The major system has been designed to cater for storms up to and including the 1 in 100-year ARI storm event (Q100). This major system employs overland flow paths to safely convey excess runoff from the site.

As part of the new development, the council drainage and easements from the low point in Hope Street will need to be considered. Realignment of a portion of the drainage line will be required to suit the new building layout over the site. Consideration to overland flow from the low point will also be required. Relocation of drainage routes would be done utilising proposed transport and access routes (new public roads, pedestrian pathways etc).

Water quality and detention across the precinct are important considerations:

- City of Parramatta's stormwater water quality objectives will be met via a treatment train which comprises a combination of proprietary and WSUD measures.
- Detention systems totalling a storage volume in the order of 8000m2 would be required for the development site. It is expected that due to the size of the development that the detention systems for the development would be dispersed across the Precinct at strategic locations, relating to the catchment breakdown and discharge locations from the Precinct.

The exact routes and network will form part of future detailed development application as and concept stormwater management designs.

Flooding

A Flood Enquiry Application was made to Parramatta City Council. Council data on flood levels and drainage infrastructure contained in their database files shows that there are two council drainage pipes which pass through the site. The information does not show the specific flood level adjacent to the site.

An estimate of the 1 in 100-year flood level of 1.5m has been made based on interpolating flood level contours shown on the flood map. It is noted that Council is in the process of updating their Floodplain Risk Management Strategy which may change the flood levels from those that have been currently provided.

The flood enquiry information shows the site will be clear of the PMF flood event extent. The defined the Flood Planning Levels (FPL) for the site based on the 1 in 100 year ARI storm flood level plus 500mm freeboard, allowing for the development to be sited above the 1 in 100 year ARI flood level. The FPL for the development varies depending on where it is in relation to the Parramatta River and local overland flow paths.

The precinct is significantly higher than the estimated FPL of RL 2.0m AHD for the Southern Precinct based on flooding relating to the Parramatta River.

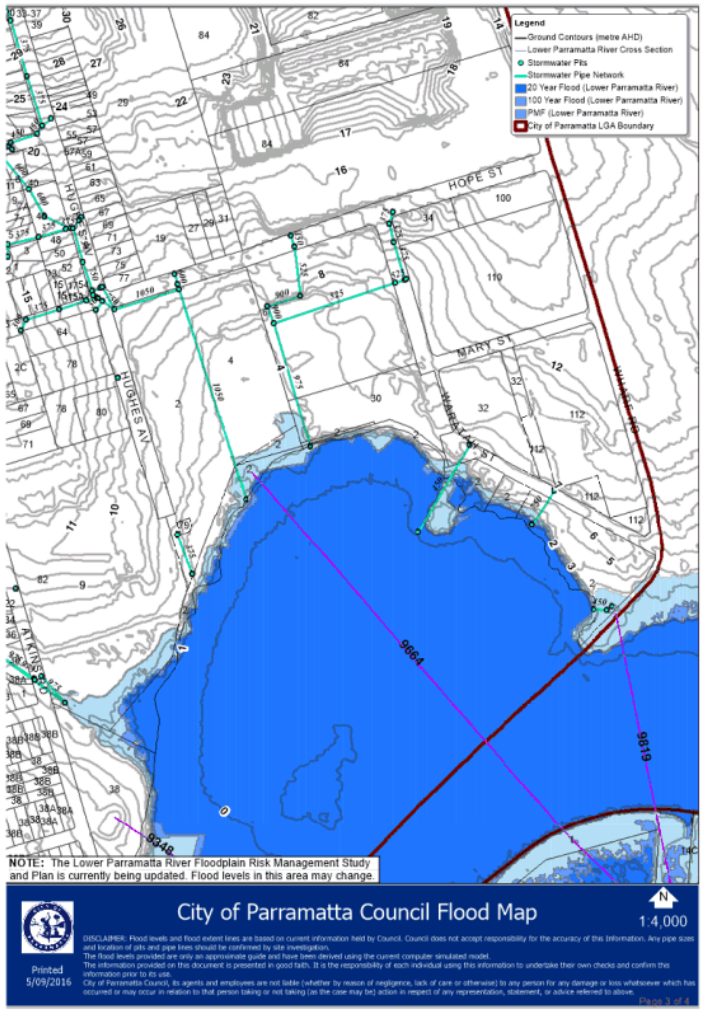


FIGURE A1.5. Flood Map, City of Parramatta Council

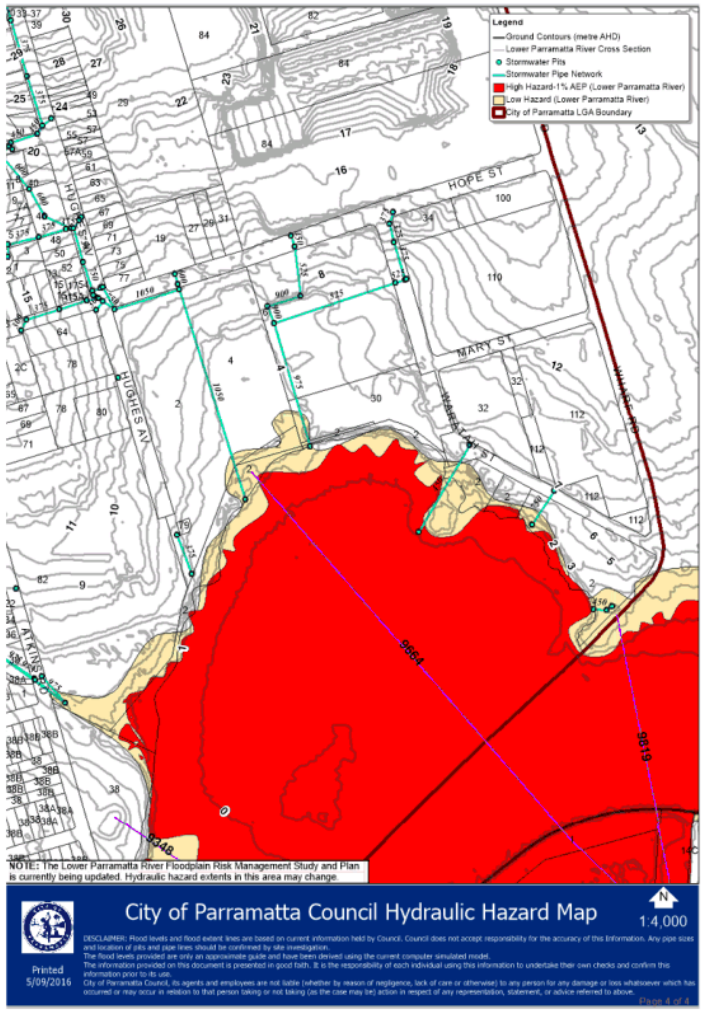


FIGURE A1.6. Hydraulic Hazard Map, City of Parramatta Council

A1.2.7 HIGH PRESSURE OIL LINE

A high-pressure oil or petroleum pipeline is shown to be present in proximity to the development. The pipe line is operated by Viva Energy Australia and is described as the Gore Bay Pipeline containing either oil or petroleum.

The pipeline is located on the southern side of Hope Street and traverses the northern precinct boundary between Atkins Street and Waratah Street. At the intersection of Hope Street and Waratah Street, the pipe line heads in a southerly direction along the western side of Waratah Street to The Parramatta River and to the east of the development precinct.

Viva advise that the measurement length associated with the pipeline is defined as 132m. This measurement is based on the radius of the 4.7kW/m2 radiation contour for a full bore rupture, as per Australian Standard AS2885.1.

There are many examples where medium-high density residential development has been safely constructed close to oil pipelines.

Viva have advised that as part of the detail design and further future development applications on the site that a Safety Management Study (SMS) shall be undertaken in accordance with AS2885 to ensure the safety of the surrounding environment and people regarding the maintenance, operation and integrity of the pipeline. Clearances would need to be confirmed as part of the required Safety Management Study.

It is to be recognised that sensitive structures and uses such as school, retail, childcare, residential buildings and other similar uses may require further consideration.

FIGURE A1.7. High Pressure Oil Line in the Southern Precinct

A1.3 CONTAMINATION

Across the precinct, there is a risk of potential contamination primarily associated with current and historical commercial / industrial land uses within and adjacent to the Site including:

- current operations including storage, handling, processing / use and transportation of petroleum products, chemicals and hazardous substances;
- historical land use practices; and
- adjacent industrial land use practices and known contamination.

It is expected there is a moderate–high risk of contamination primarily from the current and historical storage and use of chemical products.

As such, it is the opinion of specialist consultant Senversa that site investigation works should be undertaken to assess the nature and extent of contamination, to determine the suitability of the Site for the proposed development and to aid in the development of a remedial method / management approach (where necessary) to enable site development.

Prior to undertaking further works, a Sampling and Analysis Quality Plan (SAQP) detailing the required Data Quality Objectives for further investigation should be developed. As part pf the SAQP, a detailed chemical storage inventory should be undertaken throughout the Site, to adequately quantify and characterise onsite fuel / chemical storage quantities / locations and aid in the development of a robust investigation methodology.

Based on information reviewed as part of this study, it is expected that some level of site remediation and / or environmental management is likely to be required prior to or during site redevelopment

While the full extent of site remediation cannot be determined until further investigation works have been undertaken it is likely that (as a minimum) chemical / fuel storage infrastructure and associated contaminated fill / natural soil materials will require remediation management to enable site redevelopment to a more sensitive use.

Additional contamination studies will be undertaken during the Development Application (DA) Stage.

A1.4 HERITAGE

A Heritage Assessment and Heritage Impact Statement has been prepared for the site that aims to assess the heritage of the subject site, review the proposed Structure Plan and to produce a statement of heritage impact relating to heritage issues for the existing buildings and the immediate streetscape.

Three listed items are located within the precinct:

Suburb	Camellia (& Ermington; Parramatta; & Rydalmere)	Ermington	Ermington
Item Name	Wetlands	Bulla Cream	Ermington Wharf
Address	Parramatta River	64 Hughes Avenue	Wharf Road (end of)
Property Description	Local	Lot 1, DP 128574	-
Significance	I1	Local	Local
Item No.	-	I64	I82

There are a number of other listed items outside the Southern Precinct area.

Recommendations from the heritage review are:

- Retain and respect the existing Heritage Item Wetlands I1, including an appropriate buffer zone between the wetlands and any future development.
- Retain and respect the existing Heritage Item Wharf I82, including an appropriate buffer zone between the wetlands and any future development.
- Conserve the original 1925 building fabric of the Bulla Cream Brick Bungalow (I64), in accordance with the ICOMOS Burra Charter.
- Conserve the existing boundary of the Bulla Cream Diary brick bungalow and the adjacent associated factory buildings located on the site (I64) as Heritage Curtilage.
- Conserve the original street layouts, wherever possible, to enhance interpretation of the former Melrose Park street patterns, in accordance with ICOMOS Burra Charter.
- Further detailed heritage reports should be prepared at Development Application stage for other non-listed factory buildings within the whole precinct, to outline suitable design techniques or interpretation of former factories to ensure future development is sympathetic to the former heritage context of the precinct. Retain mixed use development to reflect former mixed uses and diversity.
- Any new buildings, services, streetscape and landscaping or activities in or in the vicinity of the whole precinct should have regard to the existing scale, style and character of the site and context of heritage landscapes and heritage buildings, including the adjacent residential properties.
- Undertake a Heritage Interpretation Strategy and Heritage Implementation Plan to highlight the former industrial scale building types and uses previously occupying the precinct.

As the only built heritage item in the site, there was a focus on the Bulla Cream Dairy site.

The report recommends that a detail heritage report be prepared at Planning Proposal/ Development Application Stage to determine whether any of the other industrial buildings on the allotment can be retained. There are successful examples of commercial adaptations of buildings which have incorporated the existing fabric of industrial buildings such as the former Jimmy Barnes site (known as 'The Grounds') at Alexandria.

Further refinement of the curtilage could be considered at Planning Proposal and Development Application Stages. The curtilage is required around the heritage items to ensure the bulk and height of any new adjacent development is not inappropriate and does not overwhelm these items.

FIGURE A1.8. Heritage curtilage around the Bulla Cream site on Hope Street

A1.5 ECOLOGY

An ecological constraints analysis of the precinct has identified vegetated areas within the foreshore area as being of high and moderate ecological constraint.

Outside the foreshore area, the study area comprises moderate and low ecological constraints. If required as part of the precinct planning process, removal of vegetation identified as moderate and low constraint and outside the existing vegetated foreshore areas will not have a significant ecological impact.

Saltmarsh communities are extremely sensitive area to changes in microclimate and it is understood that shading of these areas is likely to have an impact, potentially resulting in dieback and/or changes in species composition. A solar study test based on the proposed building layout has been prepared to model solar access from built structures. It is recommended that a comparison of existing and proposed shadowing be further investigated at development application stage.

Redevelopment and management within the foreshore buffer area must align with biodiversity protection aims and objectives identified in relevant planning documents. It is believed increased protection and management access within the foreshore buffer could be achieved as part of the Southern Structure Plan by providing an integrated management approach by protecting existing revegetated areas, providing additional revegetated areas where identified and providing additional managed open space with appropriate native urban landscape plantings.

Therefore, it is recommended the proposed foreshore buffer area encompasses a mix of existing revegetated areas, additional revegetated areas (between 20 and 30 metres of additional revegetation in key areas around saltmarsh, estuarine mangrove forest and stormwater drainage line between Atkins Road and Waratah St and 20 metres at Waratah Street and managed open space with appropriate native urban landscape plantings. This will provide an adequate protection and management access to the existing vegetation communities. We do not believe it necessary for the 40m buffer area to be completely revegetated.

It is understood the proposed precinct will not have a direct impact on foreshore lands or vegetation other than the planted native and exotic trees outside of the wetland and revegetated areas in the south of the study area. Additional recommendations have been provided to facilitate additional protection. With these recommendations, plus addressing the indirect impacts though implementing recommended mitigation measures, the proposed Melrose Park Southern Structure Plan will be consistent, from a biodiversity perspective, with the principles identified above in the relevant planning documents.

A mixed use precinct would allow for a wide variety of land uses and potentially the removal or direct impact to vegetation within the study area. It is it assumed there will be no direct removal of wetland vegetation or existing revegetation/regrowth areas within the foreshore areas and the vegetation removed would be native and exotic landscape planting with weedy patches. The removal of vegetation from the site would therefore not result in any direct impacts to any TECs or threatened flora and fauna species.

The following measures are recommended to avoid impacts to adjoining high conservation value areas. The ameliorative measures have been designed in consideration of relevant legislation and guidelines:

- Ensure future proposals establish vegetative and open space buffers in foreshore areas to 20 - 30m from the edge of the Ermington Wetlands.
- Clearly identify/demarcate the construction footprint area to staff undertaking the works to ensure direct impacts to vegetation are confined to the assessed footprint.
- Develop and implement a Sediment Control Plan for the proposed works. The Sediment Control Plan should control sediment and stormwater runoff within the works site, and prevent detrimental impacts from occurring on adjacent land, in particular areas of the EEC Coastal Saltmarsh, and areas of Estuarine Mangrove Forest. The Sediment and Erosion Control Plan should also identify locations for any stockpiles, and vehicle areas, and appropriate controls for these.
- Use native species for landscaping as part of any proposed works. The Sydney Harbour Foreshore and Waterways DCP (section 5.6) provides guidance for planting such as the use of endemic species and those found in the local landscape.

It is concluded that, from an ecological perspective, the proposed structure plan is acceptable and is capable of being consistent with the relevant legislation.

FIGURE A1.9. Ecology in the Southern Precinct

A1.6 ECONOMIC AND RETAIL ASSESSMENT

The Parramatta Employment Lands Study 2013 found that strong demand for housing, a decline in traditional manufacturing and the poor location of some employment lands presented an opportunity to rezone some land for residential or mixed uses.

The Southern Precinct fits these criteria:

- It is in high demand for residential uses because of its waterfront position and proximity to major employment centres and amenities. The precinct looks across the Parramatta River to Wentworth Point and Rhodes, two examples of the strong preference currently being displayed for medium to high rise waterfront residential developments
- It is in an industrial precinct dominated by pharmaceutical companies. The precinct's pharmaceutical cluster is currently undergoing a major restructuring which has seen manufacturing components increasingly move offshore, leaving only the commercial aspects of the business which do not require industrial floorspace
- The precinct is 1km from a major arterial road and is accessed via a residential area and school zone. If the Northern Structure Plan proceeds the Southern Precinct will eventually be surrounded by residential uses

Non-industrial land based sectors are projected to add 45,500 jobs between 2011 and 2041 in the Parramatta LGA, while industrial land based sectors are only expected to add 4,165 jobs.

It is imperative that land that remains for industrial uses is well located to support the Parramatta LGA's competitiveness as a manufacturing and logistics centre.

If the Southern Precinct pharmaceutical industries move offsite there's a high probability that their sites will remain vacant, both because the residual buildings are likely to be specialised to pharmaceutical manufacturing and also because the location of the sites, at the bottom of a peninsula and surrounded by residential uses, limits the types of manufacturing activities that can be undertaken.

It is unlikely that these large sites will be absorbed by warehousing, transport, distribution and logistics businesses, which have increasingly shifted their preferred locations from the inner city to the Outer-West and South-West of Greater Sydney to take advantage of improvements to the outer orbital ring roads and motorways (M5 and M7) and the proposed development of intermodal facilities such as the Moorebank Intermodal.

Summary of Economic Benefits

In summary, the Structure Plan would create the following benefits for the Southern Precinct:

- A net increase of 4,238 units accommodating an additional population of 9,665, equivalent to 2.5% of the projected growth in the Parramatta LGA population by 2031
- An additional $132.1m a year on retail expenditure by residents which will support jobs in both the Northern Precinct and Southern Precinct local centres, as well as surrounding centres
- New affordable housing in close proximity to employment, transport and amenities
- Onsite provision of 293 jobs in retail, community and commercial uses.

However, the economic benefits of the Southern Structure Plan also need to be considered in conjunction with the Northern Structure Plan with which it is fully integrated. The redevelopment of the entire Melrose Park Precinct could accommodate an additional population of around 22,165 persons by 2031 or 5.8% of the additional projected population for the Parramatta LGA. In addition, the proposed employment uses across the precincts have the potential to create up to 1,325 jobs in industries which are projected to experience strong growth.

The Metropolitan Strategy and the Sub Regional Strategy targets give impetus to the need to create housing and employment opportunities in proximity to transport and amenities. The Structure Plan is in accordance with these strategies.

FIGURE A1.10. Properties in the Southern Precinct

A1.7 SOCIAL IMPACTS

The key social benefits arising from the Southern Precinct Structure Plan include:

- The provision of approximately 4,238 modern units in a desirable waterfront location in close proximity to transport, employment and amenities
- Development of a new indoor recreational facility, provision of substantial areas of open space, and development of onsite retail and commercial uses
- Affordable housing provision
- Section 94 contributions

The key social impacts potentially arising from the development are:

- The addition of a population of approximately 9,747 on top of a projected population for the Northern Precinct of approximately 12,972 would significantly increase demand for local community facilities in the area, not all of which would be met by the proposed combined onsite provision. The cumulative population would also trigger demand for some district level facilities
- An additional cumulative population in the local area in excess of approximately 20,000 would put additional demand on education and health facilities, which would not be provided for onsite
- The Southern Precinct would experience a net loss of jobs post development as the bulk of employment uses would be located in the Northern Precinct Local Centre. However, the cumulative employment generation potential across both precincts on completion is projected to exceed the current combined industrial employment levels
- The Structure Plan would create jobs in retail, community and commercial uses, but there will be a loss of employment opportunities for occupations in manufacturing or trades in the area.

The following additional information or inputs will be required to supplement this preliminary analysis:

- Consultation with key stakeholders, to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population – across both precincts
- Consultation with the community to identify potential impacts and the perception of the current residential amenity of the area.

At this stage, based on the information available, it is considered likely that the redevelopment of the Southern Precinct in accordance with the Southern Structure Plan would create significant net benefits to the community.

A1.8 EDUCATION FACILITIES

The redevelopment of both precincts will create demand for additional school places for both government and non-government schools. It is likely that the Department of Education would undertake their own analysis for estimating demand in growth areas and in determining how this growth would be accommodated.

In projecting the age structure of the future population of the Precinct, HillPDA has applied the age structure proportions for Meadowbank as of the 2011 census. Meadowbank presents a similar population characteristic due to recent high density development and close proximity to the subject site. The projected future population characteristics of age groups that will require education appear below.

Age Group	% Meadowbank	Melrose Park		Cumulative
		Southern	Northern	
Primary Schoolers (5 to 10)	3.0%	292	389	680
Secondary Schoolers (12 to 17)	2.2%	214	285	499
Tertiary education (18 to 24)	13.7%	1,335	1,777	3,106

The population projections suggest:

- There will be significant growth among children of school age following the redevelopment of Melrose Park (approx. 506 in southern and 674 in the northern precincts of Melrose Park) which would increase demand for primary and secondary schooling.
- Additionally, the redevelopment would trigger a high proportion of young adults aged 18-24 years (13.7%) when compared to greater Sydney (10%), this is likely to cause an increase in demand for tertiary education facilities.

Elton Consulting prepared a report for PAYCE in February 2016 for the Northern Precinct following preliminary discussions with the Department of Education. During these discussions the Department reported the following:

- Rydalmere East Public School has capacity for additional students (note capacity is based on land capacity and classroom infrastructure).
- Melrose Park has capacity for some additional students. The Department advised that there was capacity to grow to 250 students without the need for major modifications.
- Marsden High School is constrained, in terms of available area, to enable enrolment capacity to be increased.

In relation to primary schools there is capacity at both Melrose Park and Rydalmere East Public Schools for additional students.

The purpose of this preliminary report is to inform the precinct planning for Melrose Park Southern Precinct. Consultation with Council and a more detailed analysis will be required later in the redevelopment process.

This report has considered the demand for community facilities and open space provisions to service an expected population of approximately 9,747 persons in the Southern Precinct and the cumulative population growth of approximately 22,719 in the Southern and Northern Precincts.

In determining the future community demand our assessment has taken into consideration:

- The existing and likely demographic characteristics and dwelling typologies
- The existing level of provision of community infrastructure and its ability to meet demand
- Current City of Parramatta Policy.

Based on these factors the estimated need appears below.

	Melrose Park South	Cumulative (Melrose Park North & South)
Childcare	188 childcare places	438 childcare places
Library	272m² additional floor space	635m²
Community Centre/Hub	780m² additional floor space	1,815m² additional floor area
Open Space	Inclusion of passive open space within the site	N/A
Sport and Recreation Facilities	2 playing fields (soccer/ rugby (league size) 5 multi-purpose outdoor courts	1 indoor sports facility

It is concluded that the demand for community facilities generated by the redevelopment of the Southern Precinct could be accommodated by upgrading existing infrastructure in the vicinity of the precinct and by providing additional local infrastructure (such as new local parks) within the precinct.

A1.9 CONSULTATION

Over the last 12 months there has been consistent consultation and engagement with all the landowners in the Southern Precinct.

As requested by Council, landowner consultation was undertaken as agreed with the City of Parramatta staff, including:

- A letter sent (by Council) to all landowners in October 2016. The letter provided the landowners with balanced information to ensure they understood:
  - what a Structure Plan is, why a Structure Plan is required
  - what the Structure Plan process involves
  - the land that the Structure Plan covers
  - how landowners could be involved.
- A second letter was distributed (by Council) to the same (thirty two) landowners in January 2017. The focus of this letter was to invite the landowners to an informal drop-in information session. The letter also included details on the Structure Plan process.
- Following the information session and interest in the draft Structure Plan Council asked Goldman and Holdmark to meet further with landowners. The aims were to seek feedback and importantly, support for the draft Structure Plan and the future vision for the Precinct. Four meetings were scheduled with various groups of landowners by phone and email.
- The City of Parramatta scheduled a meeting on the 29 May 2017, for all interested landowners to meet with Council staff and discuss the process for finalisation of the draft Structure Plan.
- The draft Structure Plan was circulated to all landowners for review and comment.

The majority of landowners have provided in principle support for the lodgement of the draft Structure Plan approach, including GSK (one of the largest landowners within the precinct). Where appropriate the draft Structure Plan was amended to address concerns.

It has been confirmed with Council that a response has been received from all landowners within the precinct, except from 54 Hughes Avenue (owner of the heritage item).

Considerable effort was undertaken to consult with the owner/their representatives, including (refer to Consultation Report for record of communication):

- Invitations were sent to the landowner information session and one on one landowner meetings, with no response received.
- Several discussions over the phone and via email were undertaken to explain the justification behind the structure plan, the reason for the heritage curtilage around the site and attempt to find a solution to address concerns.

Pursuant to the Parramatta Local Environmental Plan 2011, the site including all of its buildings have been identified as local heritage items. In accordance with the heritage report prepared by Tropman and Tropman Architects (provided at Appendix B-4), the site's existing buildings should be retained and the site's boundary should act as a curtilage area to minimise any impacts. To ensure that the site has some development potential the curtilage area has been reduced to only protect the site's main heritage bungalow.

The heritage report recognises that the proposal is only a structure plan and significant attempts have been undertaken to ensure equitable development potential is achievable across all land holdings. For this reason, it acknowledges that the curtilage area for the purpose of the structure plan is acceptable, however further detailed heritage reports should be prepared at Planning Proposal/ Development Application stage (should this particular site be redeveloped) to refine the curtilage area and to determine whether any of the Bulla Cream Dairy Site's other buildings could be retained.

It is considered that Council's requirements for consultation with landowners have been met, as detailed in this report, with the majority providing in principle support for the lodgement of a draft Structure Plan to Council.

A summary of the consultation communication is provided below:

Letter sent to inform of the Structure Plan process and to invite their participation	October 2016 (no response)
Invitation sent to invite to landowner information session and "one on one" landowner meetings	January 2017 (no response)
Landowner meeting with Council	29 May 2017
Submission received from Milestone Management (owner's representative)	14 July 2017 (date received from Council)
Phone discussion with Milestone Management to discuss justification and potential solutions	10 August 2017
Email confirming conversation and to request a response	10 August 2017
Detailed discussion with Milestone Management regarding structure plan, justification and potential solutions	15 August 2017 (approximately)
Update discussion with Milestone Management.	9 October 2017
Update emails to and from Milestone Management	11 October 2017

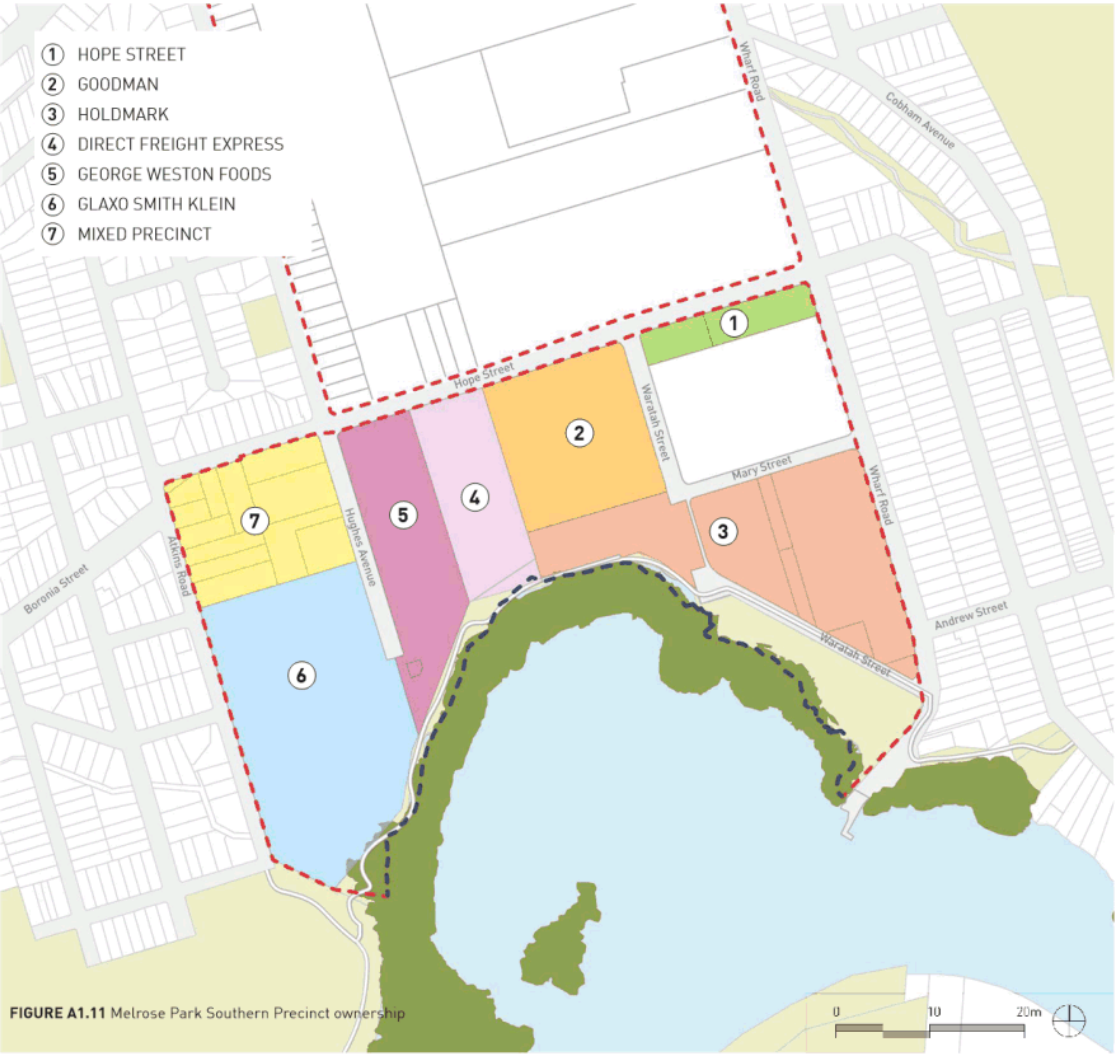


FIGURE A1.11 Melrose Park Southern Precinct ownership

FIGURE A1.12. Consultation with precinct landowners

48 | MELROSE PARK SOUTHERN PRECINCT STRUCTURE PLAN

Indicative Floor Space Distribution Table

(replaces Figure 3.2 in the draft Plan)

CITY OF PARRAMATTA

	SitE Area	GFA	FSR	Max Height (m)
LOT S1 (TBC)	12608	15130	1.2	20
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9	6380	16656	2.6	58
LOT S10	9539	45436	4.8	63
LOT S12	9508	29035	3.1	58
LOT S13	7328	20110	2.7	26
LOT S14	6217	16639	2.7	26
LOT S15	6763	12230	1.8	26
Overall Net FSR	**114160**	**325150**	2.8	:1
Mixed Precinct	**24390**	35585	**1.46**	**:1**
Site Area (Holdmark West)	**51607**	92353	**1.79**	**:1**
Site Area (George Weston)	**22823**	41506	**1.82**	**:1**
Site Area (Powerlines)	**16472**	32256	**1.96**	**:1**
Site Area (Goodman)	**25593**	45436	**1.78**	**:1**
Site Area (Holdmark East)	**42694**	65783	**1.54**	**:1**
Site Area (Hope St sites)	**6740**	12230	**1.81**	**:1**
Total	**190319**	325150	**1.71**	**:1**

INNOVATIVE

ITEM NUMBER	18.4
SUBJECT	FOR APPROVAL: Pre-Gateway - Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)
REFERENCE	RZ/5/2018 - D07149307
REPORT OF	Land Use Planning Manager
APPLICANT	Jattca Pty Ltd
OWNER	St Johns Parramatta Endowment Fund

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL - Nil

PURPOSE:

This report seeks Council's endorsement of a Planning Proposal for the land at 195 Church Street, 65-79 Macquarie Street, 38 and 41-45 Hunter Street, Parramatta for the purposes of forwarding it to the Department of Planning, Industry and Environment (DPIE) for a Gateway determination. The report also seeks:

- endorsement to proceed with the preparation of a site-specific Development Control Plan;
- authorisation for the Chief Executive Officer to progress negotiations on a Planning Agreement;
- authorisation for further investigations and consultation with the applicant and adjoining owners on potential road closures and changes to the way sites are accessed by vehicles in the precinct.

RECOMMENDATION

(a) **That** Council endorse the Planning Proposal at **Attachment 2** for the purpose of public exhibition to amend Parramatta LEP 2011 for land at 195 Church Street, 65-79 Macquarie Street, 38 and 41, 43 and 45 Hunter Street, Parramatta, to pursue the following amendments to Parramatta Local Environmental Plan 2011:

i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown in Figure 7 (Recommended - Zoning) of this report.

ii. The Floor Space Ratio (FSR) map be amended to apply a maximum incentive FSR of 10:1 in the location shown in Figure 7 (Recommended - FSR) of this report with no FSR being applied to the portion containing the Cathedral, also mapped in Figure 7 (Recommended - FSR) of this report.

iii. An additional site-specific local provision be included, which allows unlimited FSR for office development on the portion of the site labelled 10:1* in Figure 7 of this report (Recommended - FSR) of this report.

iv. The sliding-scale provisions contained within Parramatta LEP 2011

remain applied to the subject site.

v. The Height of Building Map be amended to apply a maximum building height control of 211 metres Reduced Level (approximately 60 storeys) and 12 metres (approximately 3 storeys) in the locations shown in Figure 7 (Recommended - Building Height) of this report with no building height being applied to the portion containing the Cathedral, also mapped in Figure 7 (Recommended - Building Height) of this report.

vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.

vii. The existing heritage item identified as St. John's Parish Church Hall (Item 1713) be de-listed from Schedule 5 of the LEP.

viii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 10 in Attachment 1, is identified on the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6 metre wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.

ix. An additional site-specific provision to allow car-parking as a permissible use on a small portion of the land zoned SP1 – Special Activities (Place of Public Worship), shown in Figure 9 in Attachment 1, in conjunction with any redevelopment of the St John's Church Site.

x. Is consistent with Council's policy position, endorsed 25 November 2019, in relation to Sun Access Plane – Parramatta Square where any new development on affected land must not result in any additional overshadowing between 12pm and 2pm of the nominated area on Parramatta Square during midwinter on 21 June.

xi. Maximum parking rates be adopted as an additional local provision, consistent with the Parramatta CBD Planning Proposal Strategic Transport Study rates endorsed by Council on 10 April 2017.

(b) **That** the revised Planning Proposal be forwarded to the DPIE with a request for a Gateway Determination;

(c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition, in accordance with the following principles:

i. Significant heritage interpretation of the Church Hall recommended above for delisting and potential future demolition;

ii. A minimum 5 metre width for the new pedestrian through link (laneway) with no building overhangs and activation of the laneway;

iii. Requirements for the new civic square including scale, treatment, tree planting and deep soil;

iv. Controls consistent with the Parramatta CBD Planning Proposal flood requirements, basement design (flood-proofing), requirement for an overland flow study, water sensitive urban design requirements, no habitable floor space to be provided below the ground level;

v. Vehicular access and servicing arrangements for the site; and

vi. Built form controls relating to the tower forms on the site including but not limited to tower setbacks from adjoining properties, and setbacks from retained heritage items.

(d) **That** the CEO be authorised to negotiate a Planning Agreement with the landowner that takes into consideration:

i. the public benefits offered by the landowner in submissions to Council to date;

ii. Council's Planning Agreements Policy and Parramatta CBD Planning Proposal Community Infrastructure Framework acknowledging that the public benefits offered by the landowner are proposed to offset the demolition of the Church Hall. The works proposed to offset the loss of the Church Hall should not be taken into consideration when determining whether any offer from the landowner is consistent with the abovementioned Council Policy and Framework.

iii. that any planning agreement contribution is in addition to the development contributions required under Council's CBD Development Contributions Plan.

(e) **That** an assessment of whether the eastern portion of Hunter Street adjoining the subject site's western boundary should be closed and sold to the Church for inclusion in the new civic space, be considered concurrently with Planning Agreement negotiations with the Applicant/ landowner.

(f) **That** the outcome of negotiations on the Planning Agreement and the assessment of the closure of the eastern portion of Hunter Street be reported back to Council for endorsement prior to public exhibition of any Planning Agreement, at the same time the draft site-specific DCP is reported to Council for exhibition purposes.

(g) **That** prior to any exhibition the Applicant be requested to provide urban design analysis and other supporting documents for the Planning Proposal that are consistent with the Council's resolved position and any conditions of the Gateway Determination to ensure the exhibition material is consistent.

(h) **That** upon the issue of a Gateway Determination the Planning Proposal, draft DCP, and Planning Agreement be exhibited concurrently and that the exhibition outcomes be reported back to Council.

(i) **That** Council officers commence negotiations with the owners of 181 Church Street, Parramatta to seek agreement to the implementation of alternate vehicle access arrangements to this site from Hunter and/or Marsden Street.

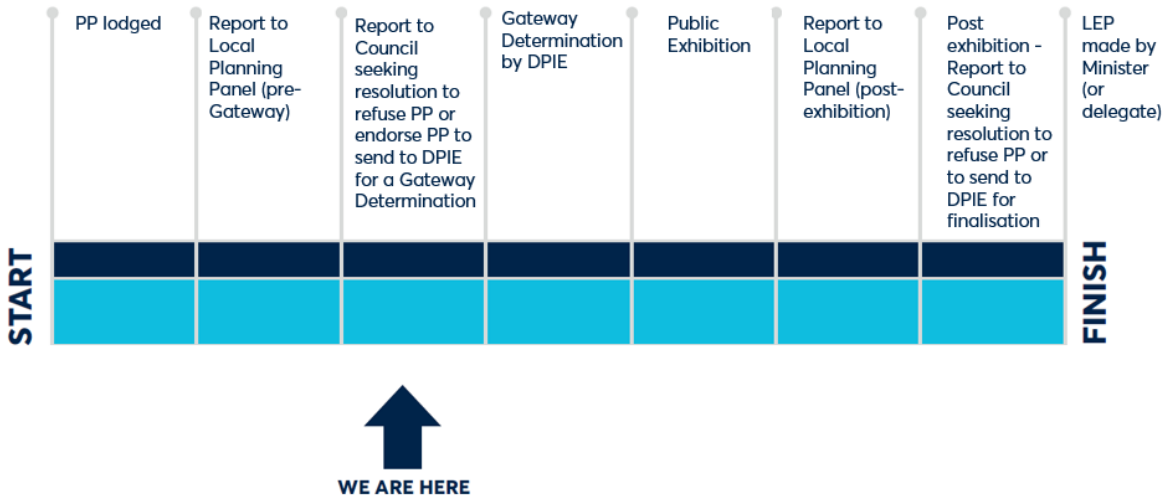
(j) **That** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

(k) **Further, that** Council note the advice of the Local Planning Panel of 3 December 2019 is inconsistent with the Council officer's recommendation in this report. The Panel's advice is to:

i. Retain the listing of the Church Hall on the heritage schedule; and

ii. Consult with landowners of 41 and 43 Hunter Street, prior to requesting a Gateway determination.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. On 29 May 2018, Jattca Property Solutions (the Applicant) lodged a Planning Proposal to Council on behalf of the landowner (Anglican Church Property Trust Diocese of Sydney, as Trustee for the Parish of Parramatta and the St John's Parramatta Endowment Fund) in relation to land at 195 Church Street and 68-79 Macquarie Street and 45 Hunter Street, Parramatta. The subject site is commonly referred to as the St John's Church site.

2. The applicant's Planning Proposal is based on a 100-year master plan envisaged for the subject site prepared by the Applicant and includes the following (**Attachment 3** contains images of the proposed development preferred by the Applicant):
   - A new setting for the state heritage listed St John's Anglican Cathedral through an enhanced public domain comprised of the provision of a new public square (proposed to remain under the ownership of the Church but accessible by the public), and a new pedestrian laneway accessed from Macquarie Street;
   - A new northern tower comprised of 45-storeys (approximately 192 metres) including a minimum of 4,000 square metres of Church uses ancillary to the Cathedral, ground floor active uses within a three-storey podium, and 44,000 square metres of A-Grade leasable office space within the tower element (providing approximately 4,000 jobs) which would require the demolition of the existing locally heritage listed Church Hall located immediately north west of the State listed Cathedral;
   - A new southern tower comprised of 43-storeys (approximately 152 metres) containing ground floor active uses and 15,000 square metres of residential accommodation; and
   - Shared basement car parking extending from the north of the site, to the south of the site with proposed vehicular access off Macquarie Street.

3. The Applicant's preferred redevelopment option involves the demolition of the Church Hall, which is a listed Heritage Item. The Applicant was asked to prepare three design options regarding the treatment of the Church Hall to allow a proper assessment of the proposal and the potential alternatives. The options put forward by the Applicant and assessed by Council officers were:

i. The Church Hall is retained with any new building constructed beside the Hall;
ii. The Church Hall is retained and the new A-grade office building cantilevers over the Hall; and
iii. The Church Hall is demolished to allow for a larger civic space and better activation from a new A-grade office building.

4. The Applicant's original Planning Proposal did not propose to de-list the Church Hall from Schedule 5 of Parramatta LEP 2011, but instead to show its removal in the site-specific DCP and manage its removal as part of a future development application. Council officers advised the Applicant that if officers were to support the removal of the Church Hall, it would be on the basis that the Church Hall was formally de-listed. As such, the Applicant subsequently amended their proposal to now seek the de-listing of the Church Hall from Schedule 5 of Parramatta LEP 2011.

5. Further detail on the application and the applicant's justification is included in the Urban Design report lodged with the application (Refer to **Attachment 3)**.

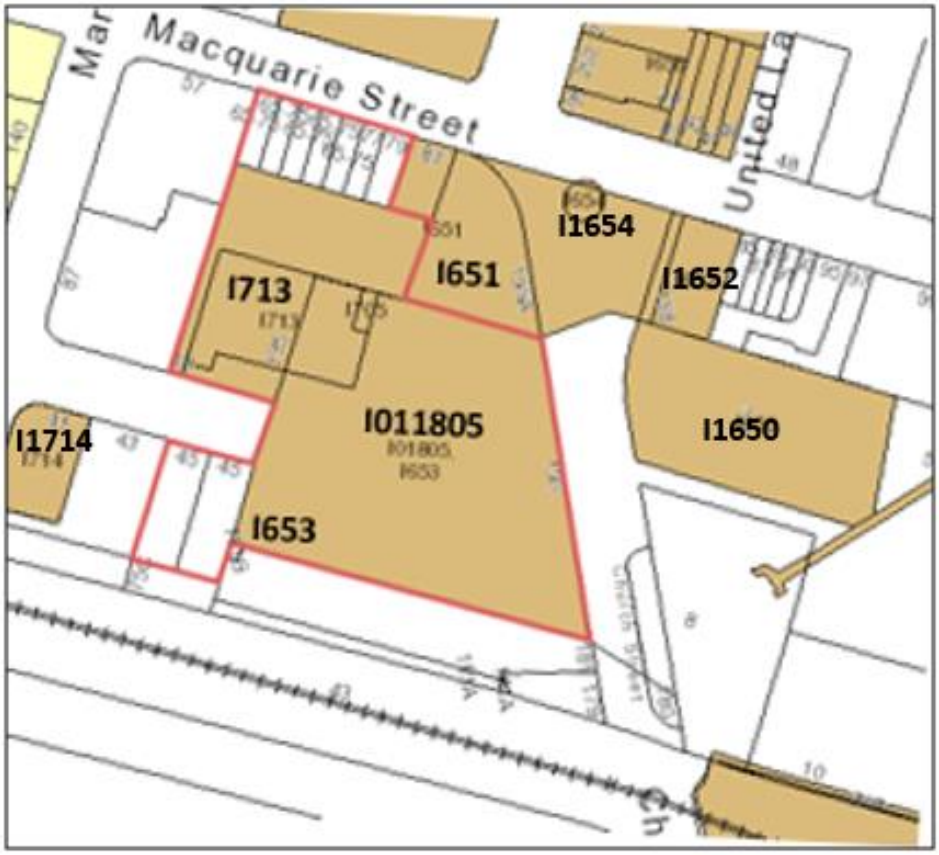
THE SUBJECT SITE AND SURROUNDING CONTEXT

6. The subject site contains 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta. These properties comprise of twelve (12) allotments currently owned by the Anglican Church Property Trust, Diocese of Sydney, as Trustee for the Parish of Parramatta and the St John's Parramatta Endowment Fund (See Figure 1). The subject site is irregular in shape and has a total site area of 10,857 square metres.

7. The combined site has frontages to Macquarie Street (north), Centenary Square (east), Hunter Street (west) and the railway corridor (south). The site is about 100 metres from Parramatta Railway Station and Parramatta Light Rail Stage 1 stop on Macquarie Street, and is adjacent to Parramatta Square.

8. There are currently site-specific Planning Proposals being processed for three adjoining sites at 57 Macquarie Street, 20 Macquarie Street and one site with two frontages at 197- 207 Church Street and 89 Marsden Street. Details of what is proposed on these sites are provided in **Attachment 1** but each of these sites have Planning Proposals before Council where buildings with heights between 90 metres (25-storeys) and 180 metres (50-storeys) are proposed.

Figure 1 – Subject site and listed heritage items in the locality (site shown in outlined in red)



9. In the location shown in **Figure 1**, the subject site contains a State heritage item known as St John's Anglican Cathedral (I011805) and several local listed items including:
   - St John's Parish Church Hall (Local Listing I713);
   - Warden's (Verger's) Cottage (Local Listing I653); and
   - St John's Building (façade included in local listing I651 for Centenary Square and adjoining buildings).

10. These items as they relate to their respective allotments, contribute to the setting and curtilage of the St John's Anglican Cathedral. There are also a number of heritage items on sites surrounding the subject site and the details of these are provided in the Local Planning Panel report included as **Attachment 1.** The subject site and its surrounds is a critical heritage precinct in the Parramatta CBD with a group of listed buildings on the site and surrounding it that represent an important part of the history of Parramatta. Heritage impacts are an important part of the assessment of this proposal.

COMPARISON OF EXISTING, PARRAMATTA CBD PLANNING PROPOSAL, APPLICANT'S AND RECOMMENDED CONTROLS

11. A comparison of existing, Parramatta CBD Planning Proposal, the Applicant's and recommended controls is shown in Table 1 below.

Table 1 – Comparison of controls

	Parramatta LEP 2011	Parramatta CBD Planning Proposal, endorsed by Council on 25 November 2019	Applicant's Planning Proposal	Council officer's recommended controls
Zoning	Part B4 Mixed Use, part SP1 Special Activities	Part B4 Mixed Use, part SP1 Special Activities	Part B4 Mixed Use, part B3 Commercial Core, Part SP1 Special Activities	Part B4 Mixed Use, part B3 Commercial Core, part SP1 Special Activities
Maximum height of building	Part 24m, part 18m, part 36m and part no height control	Part 24m, part 18m, part 12m, part 36m, part 211RL and part no height control	Part 28m and part no height control	Part 12m part 211 RL and part no height control
Maximum FSR	Part 3:1, part 10:1 and part no FSR shown	Part 3:1, part 10:1 and part no FSR shown	Part 13.5:1 and part 9.4:1 and part no FSR shown	Part 10:1 and part no FSR shown (refer to special clauses)
Parramatta CBD Planning Proposal special clauses	Sliding-scale applies	Sliding-scale applies Aeronautical investigation clause	Seeking exemption from sliding-scale Aeronautical investigation clause	Sliding-scale applies Aeronautical investigation clause Unlimited FSR on Proposed B3 Commercial Core fronting Macquarie Street
Site-specific clauses	Nil	Nil	Nil	Additional permitted use to allow basement parking on part of SP1 Special Activities zoned land.
Heritage status Church Hall	Listed	Listed	De-list	De-list

	Parramatta LEP 2011	Parramatta CBD Planning Proposal, endorsed by Council on 25 November 2019	Applicant's Planning Proposal	Council officer's recommended controls
Maximum gross floor area (GFA)	6,870 m^2 fronting Macquarie Street 2,592 m^2 fronting Hunter Street	6,870 m^2 fronting Macquarie Street 5,184 m^2 fronting Hunter Street (applying sliding-scale)	57,900 m^2 office GFA fronting Macquarie Street 14,500 m^2 fronting Hunter Street	Unlimited office GFA fronting Macquarie Street 5,184 m^2 in B4 Mixed Use Zone (applying sliding-scale)
Maximum dwelling yield *= maximum GFA / 85 m^2 for high density dwellings*	Approximately 111 apartments (both Macquarie and Hunter Street sites)	Approximately 142 apartments (both Macqaurie and Hunter Street sites)	171 apartments (Hunter Street building)	61 apartments (Hunter Street building)

ASSESSMENT OF KEY ISSUES

Office building proposed at the northern side of the site (fronting Macquarie Street)

12. **Figure 2** shows the Applicant's proposed development for the northern part of the site. There are three critical issues in the assessment of the office tower proposed at the northern end of the site:
    a. inconsistency with the Parramatta CBD Planning Proposal;
    b. de-listing and removal of the existing Church Hall; and
    c. potential for the new office tower to overshadow the portion of Parramatta Square where solar access is protected under Parramatta LEP 2011.

Figure 2 – Applicant's preferred development option

Inconsistency with Parramatta CBD Planning Proposal

13. As indicated in **Table 2,** the Applicant is proposing significant changes from the existing controls but the more relevant basis of assessment is to compare the proposal to the draft Parramatta CBD Planning Proposal controls. These controls represent Council's current policy framework for sites in the CBD. The differences between the Applicant's proposal and the Parramatta CBD Planning Proposal controls are summarised in **Table 2**.

Table 2 - Comparison Parramatta CBD Planning Proposal controls and applicants proposed controls as originally submitted for northern side of site.

	Parramatta CBD Planning Proposal	**Application as originally submitted**
Zoning	B4 Mixed-Use	B3 Commercial Core
Height of Building	Part 24m (6-7 Storeys), part 28m (7-8 storeys) part 12m (3-4 storeys)	Removal of all height controls
FSR	3:1	13.5:1

14. The Parramatta CBD Planning Proposal controls are informed by a heritage study undertaken by Urbis. The Applicant has put forward a suite of studies to argue that additional density and height is appropriate for this site **(Attachments 3, 4, 5, 6, 7, 9, 10, 12 and 13)**. Council obtained an independent heritage review undertaken by Hector Abrahams and Associates (**Attachment 8**) that recommended the Church Hall be retained but that they had no objection to a taller building and more density in the area of the subject site north of the Hall.

De-listing and removal of the Church Hall

15. The Applicant has provided a number of heritage and other studies to justify the proposed de-listing and future removal of the Church Hall. The Applicant's justification for the removal of the Church Hall is summarised as follows:
    a. The Church Hall has continuously evolved over time to support the needs of the Church congregation and now needs to evolve again to meet

modern day requirements. The design and configuration of the Church Hall does not meet the need of modern congregations;

b. The Church wishes to expand its ancillary facilities in the podium of the new proposed office tower on the northern side of the site and retaining the Church Hall means the new facilities would be fragmented across two buildings rather than incorporated and integrated in one new building;

c. It is not viable for an A-grade office tower to be provided on site if the Church Hall is retained. In addition, the cost of constructing an A-grade office tower that is designed to accommodate the Church Hall and cantilever over the top of the Church Hall will add to the design complexity and cost of the redevelopment impacting on its viability;

d. The Church wishes to provide a new civic space and new pedestrian laneway linking the new civic space to Macquarie Street along the western edge of the site, to provide an improved public domain outcome in front of the Cathedral. Removing the Church Hall will allow for the new civic space to be larger, better connected to other civic space around the Church and to Centenary Square and be better activated as the existing Church Hall has limited opportunities for openings and interactions along its southern edge fronting the new civic space. The area of civic space that the Church is able to contribute to the new civic square can be increased by 640 square metres from 1,210 square metres to 1,850 square metres, if the Church Hall is removed;

e. For the Church to make their 100-year masterplan financially viable, they need to be able to develop a viable A-grade office building. This would also be a valuable contribution to the CBD where employment uses should be encouraged;

f. Retaining the Church Hall would limit the ability to achieve a continuous functional basement; and

g. The public benefit from the new public domain and the additional A-grade jobs will outweigh the public loss associated with the future demolition of the locally listed Church Hall.

16. As part of the assessment, Council asked the Applicant to provide details of the different development outcomes on the site if the Hall is demolished or retained including an option with an office tower cantilevering over the Church Hall.

17. As indicated above, the independent heritage assessment recommended the Church Hall be retained and that any tower adjoining it should not cantilever over the Hall. This position is supported by Council’s Heritage Advisor and the Heritage Advisory Committee.

18. An independent assessment was undertaken by JPW Architects to test the viability of providing an A-grade office building if the Church Hall is retained. The key conclusions were that it is possible to achieve an A-grade office tower if the Church Hall is removed or if it cantilevers above the Hall but not if the Church Hall is retained.

19. Copies of the heritage and A-grade office viability studies Council engaged are provided in **Attachments 8 and 11.**

20. An assessment of the economic benefits of the proposal was obtained from Council’s Economic Development team who acknowledged the benefits and

demand for additional A-grade office space in this location in the Parramatta CBD.

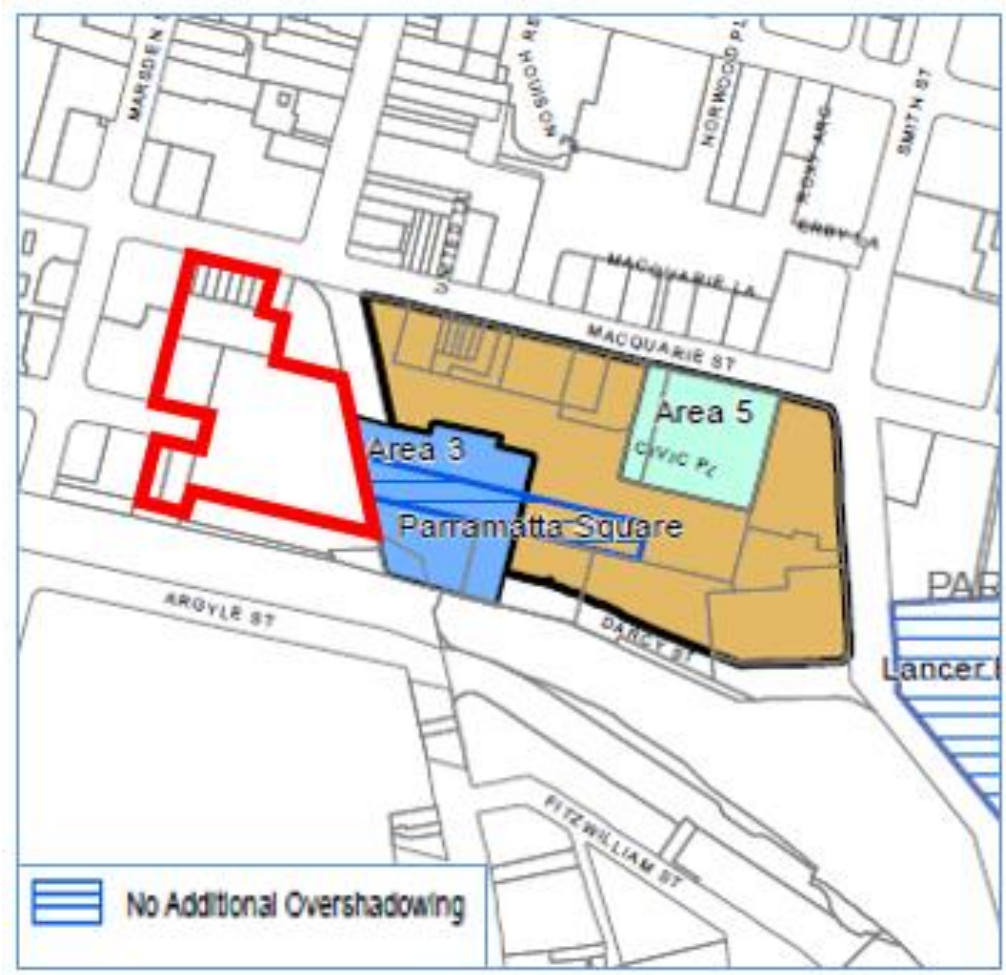
21. The recommendation on whether the Church Hall should be demolished rests on the net public benefit from the project. The operational issues associated with the operation of the Church are secondary issues. The key issue is whether the public benefits accruing from the larger new civic space, the improved level of design and activation of this space and the economic benefits of an A-grade office space outweighs loss the community will experience by having a locally listed heritage item demolished. After considering the issues, Council officers consider that on balance the public benefits accruing to the community by the proposal are greater than the loss associated with potential demolition of the Church Hall, consequently, it is recommended Council support the Applicant's proposal to de-list the Church Hall. De-listing the Church Hall from the heritage schedule in the Parramatta LEP 2011 will simplify the assessment of any future development application for demolition and increase the likelihood that any future proposed demolition will be approved.

Overshadowing of Parramatta Square

22. **Figure 3** shows the portion of Parramatta Square that the Parramatta LEP 2011 seeks to protect from overshadowing between 12pm and 2pm year round. Under the Parramatta CBD Planning Proposal, it is proposed that this area be protected between 12pm and 2pm on 21 June. This would allow some overshadowing during other times of the year providing there is no shadow impact on 21 June.

23. The northern office tower proposed by the Applicant complies with the proposed Parramatta CBD Planning Proposal control which would protect the site on 21 June from 12 pm to 2pm. The proposed office tower would overshadow the key portion of Parramatta Square between 12pm and 2pm during two periods of the year from March to May and August to October, but complies with the Parramatta CBD Planning Proposal controls.

Figure 3 – Subject site in relation to Parramatta Square Sun Access Plane



24. The conclusion of the assessment is that taller buildings can be supported on the northern portion of the site from a heritage viewpoint and that there is a net public benefit in promoting an A-grade office building on this site by allowing for the demolition of the existing Church Hall. Also, the shadow impact is consistent with Council's overshadowing policy. Given these conclusions, the Applicant's proposed de-listing and demolition of the Church Hall and an increase in FSR and heights are supported on the northern part of the site. The specific FSR and height recommended are discussed later in the report.

Residential building proposed at the southern end of site (fronting Hunter Street)

25. The residential tower development is shown in **Figure 2**. The Applicant is proposing a 43-storey (154 metre high) residential tower building with up to 15,000 square metres of floor area. Development on the southern end of the site would be limited to the 45 Hunter Street site because the remainder of the southern part of the site is within the state listed curtilage of the Cathedral where development would not be supported.
26. The applicant is also seeking to expand the existing B4 Mixed Use zoned area immediately west of the Cathedral, as shown in to **Figure 4**. This would allow an FSR to be applied to this land. This proposal if accepted would allow the Applicant to avoid application of the sliding-scale provision (by having sufficient land area to maximise the FSR) and allow a much bigger building on 45 Hunter Street than would be permitted under the Parramatta CBD Planning Proposal.

A comparison of the development permitted under the Applicant's proposal and the Parramatta CBD Planning Proposal is shown in **Table 3**.

Figure 4 – Applicant's proposed zoning

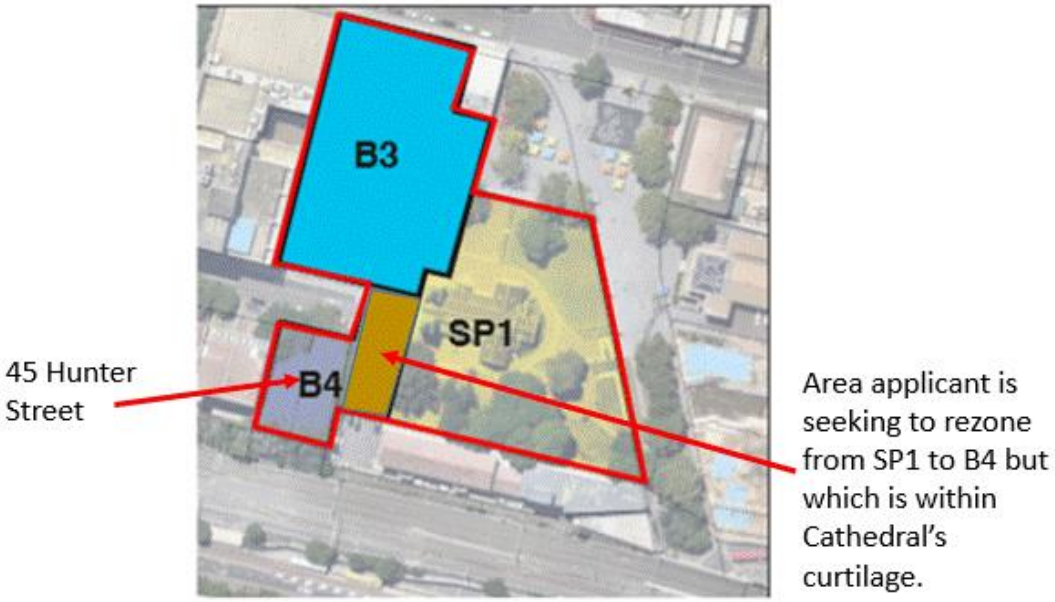


Table 3 – Comparison of Applicant's proposed and Parramatta CBD Planning Proposal controls

Scenario	Site Area (approx.)	FSR with Sliding-scale FSR	Floor Space Achievable	Height of building
Applicant's proposal	1,600 m^2*	9.4:1	14,500 m^2	45-storeys
CBD Planning Proposal and recommendation for this site-specific Planning Proposal	864 m^2^	6:1	5,184 m^2	8-storeys

**Area Applicant is proposing to zone B4 Mixed use*
^Site area of 45 Hunter Street.

27. A detailed assessment of the urban design impacts indicates that permitting the Applicant's proposed controls would produce an unacceptable urban design outcome with large towers with minimal setbacks and large blank walls on 45 Hunter Street and the adjoining site at 43 Hunter Street. The design outcome is inconsistent with the objectives of the Apartment Design Guide and Council's policy framework. This detailed assessment is provided in **Attachment 1**. A better urban design outcome is achieved by encouraging amalgamation of 43 and 45 Hunter Street to obtain one tower with setbacks that comply with the objectives for the Apartment Design Guide and Council's policy framework.

28. Given the findings of the urban design assessment, a planning policy that encourages amalgamation of these sites is recommended. The existing Parramatta LEP 2011 and the Parramatta CBD Planning Proposal both contain sliding-scale controls that seek to encourage amalgamation by allowing the landowners to achieve a higher FSR if they amalgamate their sites and achieve the greater site area and urban design outcomes. It is recommended that the FSR and height controls be permitted to increase in accordance with the Parramatta CBD Planning Proposal and that the current sliding-scale controls

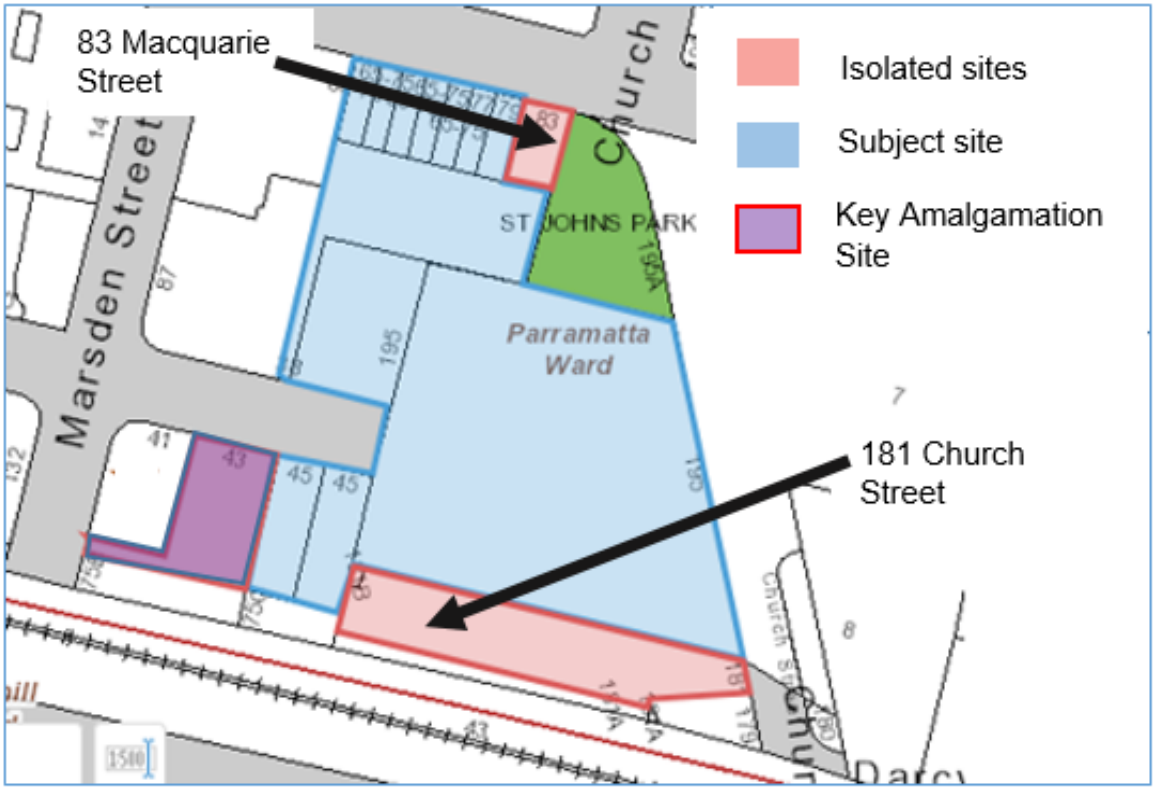
be applied to encourage amalgamation and achievement of better urban design outcomes.

ASSESSMENT OF OTHER PLANNING MATTERS

29. An assessment of traffic, vehicle access, flooding and other statutory matters are provided at **Attachment 1**.

30. This assessment includes an analysis of the impact of this Proposal on two sites at 83 Macquarie Street and 181 Church Street that will become isolated unless they can be amalgamated with the Church site and developed in an integrated manner. The two sites are shown in **Figure 5**.

Figure 5 – Isolated sites



31. The isolated site assessment concludes that, if the two sites are developed separately, the development potential they will be able to achieve will not be greater than what is permitted under current controls in Parramatta LEP 2011 due to constraints related to protecting the view corridor to St John's Cathedral.

32. If they are amalgamated with the Church site, the net development potential will not increase and the urban design outcomes will not be significantly different.

33. Given this, there is no benefit to any landowner or additional incentive to amalgamate these sites with the Church site if these sites are included in the subject site-specific Planning Proposal. These isolated sites are not considered an issue that warrants Council making a decision not to progress the current site-specific Planning Proposal.

34. The assessment of these additional issues has identified a range of further amendments to the planning controls that are recommended for inclusion in the Planning Proposal. These are summarised in Table 4.

Table 4: Additional recommended controls

Recommended control	Justification
Allow basement parking as an additional permitted use in part of SP1 Special Activities (Place of Public Worship) zoned land to allow a single connected basement to be achieved **Figure 6 : Applicant proposed basement parking Plan**	The basement parking is unlikely to have a significant impact on the heritage significance of the Cathedral. The potential benefits of achieving a large basement that links both the proposed building on the site is acknowledged. Allowing this additional permitted use will allow the impact of a basement to be considered in more detailed at Development Application stage where otherwise it would not be permitted and not able to be considered.
Include car parking rates for the Parramatta CBD Planning Proposal endorsed by Council on 10 April 2017	Ensure consistency with Council's resolved position on parking in the Parramatta CBD. The planning proposal would be unlikely to be supported by State Government planning or transport agencies unless this is included.

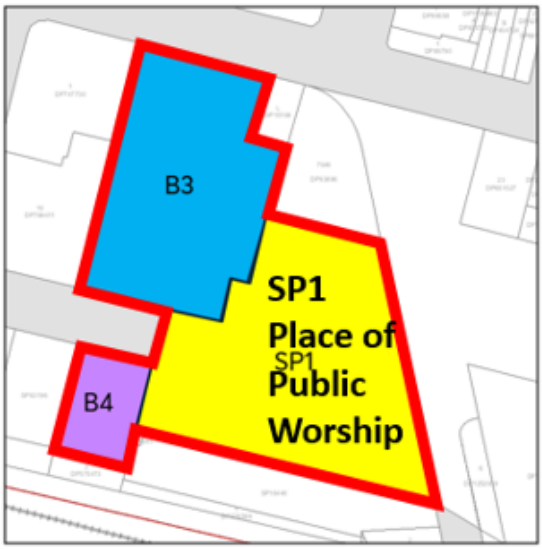
Recommended control	Justification
Include a 6m strip of land parallel to the rail line impacting on 41, 43 and 45 Hunter Street on the Land Reservation Acquisition Map to ensure that a new laneway can be delivered. While technically this will make Council the acquisition authority for this land it is envisaged that the laneway will be delivered as an infrastructure contribution that would be negotiated when these sites are redeveloped in the future rather than acquired by Council. Given the boundaries of the lots the impact on 43 and 45 is to take a 6m strip along the southern boundary of these site. However, 43 Hunter Street has a battle-axe handle driveway linking the site to Marsden Street that is approximately 4.5 metres wide so an additional 1.5m will be required. The proposed access way would cover this battle-axe driveway and so the land take from 41 Hunter Street will be in the order of 1.5m. (see Figure 10 in **Attachment 1** for location of vehicle access laneway)	This laneway provides pedestrian safety benefits in Hunter Street and will ensure the new proposed civic space is more pedestrian friendly, by taking vehicles accessing these properties off Hunter Street. This also would provide an opportunity to resolve an access issue associated with 181 Church Street (ie Queensland Arcade). Current vehicle access to the Queensland Arcade site involves vehicles driving across a pedestrian zone immediately north of the Church Street railway underpass which represents an on-going pedestrian safety issue. This laneway could provide alternate access to this site to assist in resolving this pedestrian safety issue.
Solar Access provision to protect Parramatta Square from overshadowing,	To apply controls consistent with Parramatta CBD Planning Proposal that propose to protect solar access in Parramatta Square. Details of these controls have been provided previously in this report.
Apply clause 7.6 Aeronautical Operations to this site	Given the height of the proposed buildings an assessment of their impact on aeronautical operations will be required to be undertaken at development application stage.

RECOMMENDED ZONING, FSR AND HEIGHT CONTROLS

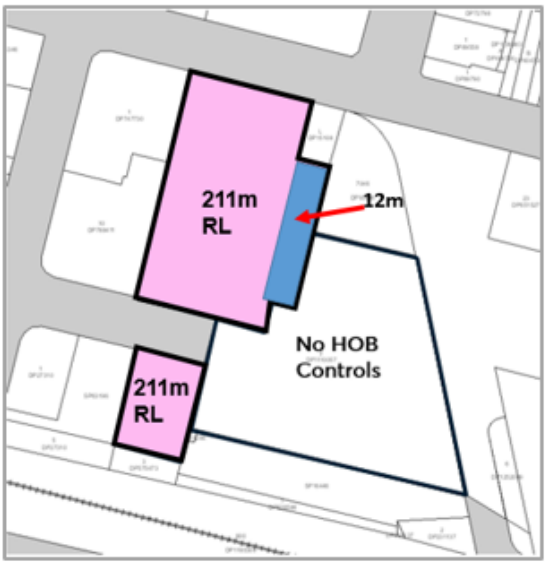
35. As a result of the assessment undertaken the zoning, FSR and height of buildings controls recommended for the site are shown in the **Figure 7**

36. The controls recommended are consistent with the Parramatta CBD Planning Proposal except for the zoning change to enable a new A-grade commercial building on the northern part of the site. The benefits associated with the new civic space and A-grade office building are considered on balance to provide adequate justification for the recommended de-listing of the Church Hall and the increase in FSR and height on the site.

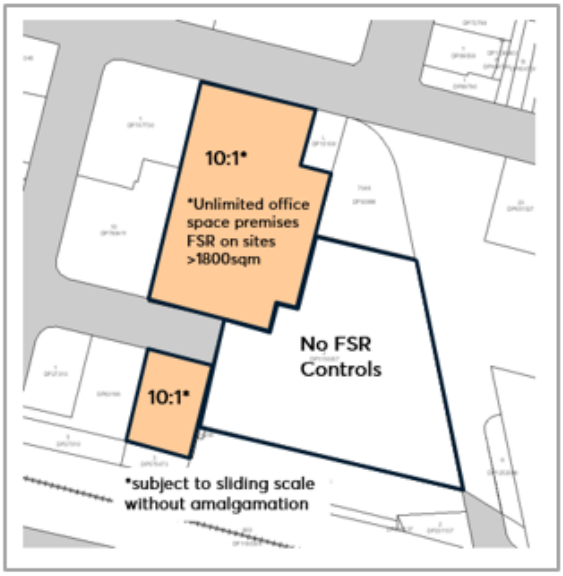
Figure 7: Recommended Zoning, Height of Building and FSR Controls



Recommended Zoning



Recommended Height Of Building



Recommended FSR

SALE OF PART OF HUNTER STREET

37. The proposed delivery of the new civic square is supported in principle as it will contribute to the supply of new open space in a strategically important area within the CBD, will enhance the setting of the western part of the site, which currently presents as a cul-de-sac at the end of Hunter Street, and complements existing adjoining civic spaces.

38. The Applicant's proposal includes the closure of part of Hunter Street to create a new rectangular civic space and to accommodate a new basement car park as shown in **Figure 8**. Council officers consider there is merit in pursuing the new civic space if the subject site is to be redeveloped in accordance with the Planning Proposal lodged.

Figure 8 – Portion of Hunter Street Applicant wishes to acquire to allow for basement car park

39. It is recommended that Council in parallel with ongoing discussions with the Applicant on the Planning Agreement, undertake a more detailed assessment of the merits of closing the relevant portion of road and selling it to the Church. The assessment would be provided at the same time the report to progress the Planning Agreement for the site is reported to Council.

DEVELOPMENT CONTROL PLAN

40. Council officers will work with the Applicant to prepare a draft site-specific DCP for the site, based on issues raised during the assessment of the proposal including but not limited to built form, flooding, heritage interpretation, access and service arrangements and requirements for the pedestrian laneway and civic square. The draft site-specific DCP will be reported to Council prior to its exhibition.

PLANNING AGREEMENT

41. The Applicant submitted potential public benefits as part of their original Planning Proposal with further detail provided in a letter to Council on 12 September 2019. The Applicant has agreed to include the following in a Planning Agreement should Council be supportive of their proposal and in particular the de-listing and demolition of the Church Hall:

- New civic space and laneway;
- Immediate temporary vehicle access to 181 Church Street; and
- Future permanent vehicle access along the rear of 45 Hunter Street.

42. Negotiations on the Planning Agreement should take into consideration the following issues:
    a. Council's Planning Agreements Policy;
    b. Council's Parramatta CBD Planning Proposal Value Sharing Framework;
    c. The delivery of the proposed civic space, new pedestrian lane and embellishment of these spaces is proposed to offset the removal of the Church Hall. When assessing the Applicant's offer against the CBD Planning Proposal, the value of these works should not be taken into account when determining whether the Applicant's offer is consistent with Council's policy framework.
    d. The recommended negotiating position is that any planning agreement contribution be in addition to development contributions required at the development application stage under Council's CBD development contributions plan.

43. A Draft Planning Agreement will be reported to Council for endorsement before it is placed on public exhibition.

LOCAL PLANNING PANEL ADVICE

44. The Local Planning Panel considered a detailed assessment report on the Planning Proposal at its meeting on 3 December 2019. An extract of the Minutes from the Panel's meeting is provided at **Attachment 12**.

45. The Panel's advice to Council relates to two key matters:
    a. de-listing the Church Hall from the heritage schedule; and
    b. consulting with landowners of 41 and 43 Hunter Street.

<u>De-listing the Church Hall</u>

46. The Panel endorsed the Planning Proposal with all Council officer recommended amendments except Council officer's recommended amendment to de-list the Church Hall from the heritage schedule. The Panel does not consider de-listing the Hall is appropriate. The Panel would instead prefer the merits of demolishing a listed heritage item to be tested further as part of a future development application by the Applicant.

47. Council has commissioned a number of heritage reports, which include consideration of the subject site and Church Hall, in connection with the current site-specific Planning Proposal as well as the Parramatta CBD Planning Proposal. Council officers have also sought advice from Council's Heritage Adviser and Heritage Advisory Committee. The Applicant has also commissioned multiple heritage reports. Given the comprehensive advice sought to date, it is unlikely that a further heritage report commissioned as part of a development application will reveal any significant new information.

48. As noted in this report, Council officers acknowledge that de-listing and demolishing the Church Hall will impact on heritage, however, consider that on balance the public benefits that will be derived from de-listing and demolishing the Church Hall are of sufficient strategic importance to justify de-listing the Church Hall. The three key public benefits to be accrued from de-listing and demolishing the Church Hall are a larger new civic space, better activation of the civic space, and the provision of A-grade office space. These benefits will be particularly important owing to the site's central and strategically important location.

49. If Council seeks to retain the Church Hall and does not allow a cantilever the merit of zoning this portion of the site B3 Commercial Core is in question as an A-grade office tower cannot be achieved. This recommendation is critical to the corresponding Council officer recommendation on the zoning of the site. In the report to the Local Planning Panel it has been noted that if demolition of the Church Hall is supported then it should be conditional upon the zoning of the relevant portion of the site being amended from B4 Mixed Use (which permits residential development) to B3 Commercial Core (which prohibits residential development). This will effectively "lock in" the public benefit by requiring the site to provide a commercial/office use and prevent the site from being developed for a residential purpose after the Church Hall is demolished. If an A-grade commercial tower is not possible Council could consider retaining the existing B4 Mixed Use zoning to provide more flexibility in the future use of the site to the owner.

50. However, it should be noted that the Applicant originally proposed the B3 Commercial Core zoning and have written to Council following the Local Planning Panel meeting of 3 December 2019 confirming that they support the B3 Commercial Core zoning being applied to this portion of the site regardless of the decision that is made by Council on the listing of the Church Hall.

51. The Panel's advice is that the preparation of a draft DCP for the site should address a number of principles including the following principle that relates to the Church Hall:

    "Significant heritage interpretation of the Church Hall for potential future demolition"

52. If Council resolves to retain the listing of the Church Hall, as per the Panel's advice, Council officers advise that the draft DCP to be prepared for the site should incorporate controls that promote the retention and interpretation of the Church Hall. Section 3.42 of the *Environmental Planning and Assessment Act 1979* states that the purpose of a DCP is to give effect to the aims and objectives of the relevant planning instrument. If the Church Hall remains listed the aim and objective of Council's Parramatta LEP 2011 will be that the Church Hall be retained, enhanced and interpreted as a heritage item. Therefore, any DCP controls that are drafted should facilitate the retention, enhancement and interpretation of the Church Hall not foreshadow its demolition. As noted, retention of the Church Hall will mean that the three key benefits from removing the Church Hall cannot be realised.

53. The Applicant when they first submitted the Planning Proposal were not seeking to have the Church Hall de-listed. They amended their Planning Proposal after a request from Council officers once Council officers advised the Applicant that de-listing was the officers' preferred position to ensure planning controls will be consistent.

54. The Applicant in their original Planning Proposal were proposing that the listing be retained but that the Church Hall be demolished. The process they envisaged to achieve this outcome was that a Development Application would be lodged to seek approval to demolish the Church Hall. The Applicant as part of this process was requesting that Council consider DCP controls that allowed for/envisaged the Church Hall potentially being demolished.

55. If the Church Hall is not delisted and DCP controls that specifically contemplate removal of the Church Hall are not prepared, the absence of specific DCP controls relevant to the demolition will mean Council cannot determine the planning framework to positively influence the design of a proposed development proposing to remove the Church Hall at the development application stage. As Council will not be able to impose controls, if the relevant planning panel supports removing the Church Hall, the panel rather than Council will determine issues such as:
    a. how far back the new commercial podium should be setback;
    b. what the minimum expanded area of the new civic square must be if the Church Hall is removed;
    c. design of the new podium to ensure appropriate activation of the new civic square;
    d. what the tower setback from the new podium should be to minimise visual amenity impacts of the new tower on the new civic square ensure; and
    e. interpretation of the Church Hall in the new development if the Church Hall is removed.

56. Instead, in the absence of specific DCP controls on how to address these matters, the applicant will propose their own approach on how to do this. It will also mean Council cannot negotiate to secure the expansion of the new civic square in the Planning Agreement. Instead, it would rely on the applicant volunteering to offer to enter into a Planning Agreement at the development application. As noted, expansion of the new civic square is one of three key public benefits underpinning the Planning Proposal.

57. The decision that Council makes on the draft DCP will be critical. The advice of Council officers is that if the listing of the Church Hall is to be retained the draft DCP should include controls that are consistent with the aim and objectives of the Parramatta LEP 2011 and that seek to retain, enhance and interpret the Church Hall as a heritage item.

58. Including DCP controls that envisage that the Church Hall may be demolished (despite it being heritage listed) would result in an inconsistent policy framework. It would leave the community having to interpret controls where it is unclear whether Council supports demolition or not, and would set a precedent

for other sites/applicants who may seek two possible development scenarios in the DCP controls for their site if they contain a heritage item: one with the heritage item retained and one with it demolished. Council officers do not consider that this would be an appropriate precedent.

59. Council officers' recommendations is that the Church Hall be de-listed to provide a clear policy framework for the future redevelopment of the subject site.

Consulting with landowners of 41 and 43 Hunter Street

60. The Panel also consider that the revised Planning Proposal should be forwarded to the DPIE with a request for a Gateway determination only after consultation with landowners of 41 and 43 Hunter Street.

61. It is understood the landowners are concerned about Council officers' recommendation that the Planning Proposal be amended so that a portion of land at 41, 43 Hunter Street is identified on the Land Reservation Acquisition Map. As noted, this is to facilitate the creation of a 6-metre wide vehicle laneway to provide future vehicle access to these three sites and the Queensland Arcade site at 181 Church Street (refer to Figure 10 in Attachment 1 for the location of the proposed lane).

62. It is understood landowners' concerns include the level of notification provided before the Panel meeting, potential financial impacts and a perception Council officers recommended the amendment to favour the Applicant.

63. Council officers recommended the amendment for public interest reasons, namely, to assist with addressing public safety, amenity and accessibility issues associated with current vehicle access arrangements to Queensland Arcade. Council officers did not recommend the amendment to favour the Applicant.

64. As outlined in this report, the preferred approach is for affected landowners to dedicate the land when they redevelop their sites, so they can still 'harvest' the floor space from the dedicated land and it does not impact on their sites' development potential. Compulsory acquisition is not the preferred approach.

65. In the unlikely event the land is acquired compulsorily, it would be governed by the *Land Acquisition (Just Terms Compensation) Act 1991*. A key objective of this Act is to guarantee that, when land affected by a proposal for acquisition by an authority of the State is eventually acquired, the amount of compensation will be not less than the market value of the land (unaffected by the proposal) at the date of acquisition.

66. When Council proposes a change to planning controls it typically consults with affected landowners during the statutory public exhibition phase of the planning proposal. There is also a risk the DPIE may determine that the Planning Proposal cannot progress or it may impose conditions that substantially change the Planning Proposal.

67. If Council accepts the Panel's advice to consult before requesting a Gateway Determination, it will require the submission of a further report to Council in 2020 so that Council can consider the outcome of this consultation with the owners of 41 and 43 Hunter Street prior to the Planning Proposal being referred to the DPIE. If following this consultation Council decides to proceed and a Gateway Determination is issued, a further statutory consultation period will be required where these landowners will be consulted a second time. The duplication of the consultation will extend the timeframe for the processing of this Planning Proposal.

68. Council officers do not consider that the consultation process should be duplicated and recommend that the Planning Proposal be forwarded to the DPIE immediately and the owners of 41 and 43 Hunter Street be consulted as part of the statutory consultation process required after the DPIE provides a Gateway determination.

FINANCIAL IMPLICATIONS

69. The report has flagged that Council may need to acquire a narrow strip of land along the rear of 41 and 43 Hunter Street to enable a future vehicle laneway. Council will only need to acquire the land if Council is unable to facilitate the dedication of land for this laneway through the redevelopment of these sites.

70. A preliminary assessment of the financial impact of any future acquisition has been provided to Council under separate cover. The new vehicle laneway will be considered for inclusion in the new Parramatta CBD Contributions Plan being prepared in parallel with the CBD Planning Proposal. Options will be pursued to minimise the likelihood that Council will need to formally acquire the land. The option of having the land dedicated to Council at no or minimal cost as part of redevelopment of the relevant sites will be the first option pursued.

71. A contribution to Council for community infrastructure should be sought as part of ongoing negotiations on the Planning Agreement. This might take the form of a monetary contribution to fund Council works but the details of this are subject to negotiation with the Applicant. The Applicant as part of the discussions to date has flagged the potential dedication of a portion of 45 Hunter Street to create the new vehicle lane as a potential inclusion in a future Planning Agreement.

72. The potential closure and sale of part of Hunter Street to allow the Church to create a new rectangular civic space with car parking below should also be investigated. The sale of this land would also generate revenue for Council, which could also be allocated to community infrastructure provision in the CBD.

CONCLUSION AND NEXT STEPS

73. It is recommended that Council endorse a Planning Proposal for the purposes of public exhibition that proposes to amend Parramatta LEP 2011 to apply the following controls on the subject site:
    - Rezone a portion of the site from part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) to B3 Commercial Core;
    - Apply an FSR of 10:1 on the northern portion to be zoned B3 Commercial Core and include a special provision that allows unlimited office floor space on this part of the site;
    - Apply FSR controls to the remainder of the site consistent with the Parramatta CBD Planning Proposal and apply the sliding-scale contained in Parramatta LEP 2011 to the B4 Mixed Use portions of the site;
    - Apply a maximum height of building control of 211 metres RL for the majority of the portion of the site proposed to be zoned B3 Commercial Core with a height limit of 12 metres to be applied to a strip adjoining Centenary Square;
    - Apply height of building controls to the remainder of the site in accordance with the Parramatta CBD Planning Proposal, which proposes 211 metres RL for the B4 Mixed Use zone with no height controls for the portion recommended to retain the existing SP1 Special Activities (Place of Public Worship) zone;
    - Apply the solar access provisions to protect the public domain of Parramatta Square and aeronautical operations clause consistent with the Parramatta CBD Planning Proposal;
    - Remove the Church Hall from the heritage schedule;
    - Allow basement parking as an additional permitted use in a portion of the SP1 Special Activities (Place of Public Worship) zoned land;
    - Identify on the Land Reservations Acquisition Map the parts of 41, 43 and 45 Hunter Street required for potential acquisition to enable creation of a new vehicle laneway; and
    - Apply the Parramatta CBD Planning Proposal car parking rates.

74. Should Council endorse the attached Planning Proposal subject to the recommendations of this report, the Council will prepare the Planning Proposal for forwarding to the DPIE to seek a Gateway Determination.

75. While waiting for the Gateway Determination, Council officers will work with the Applicant to prepare a draft site-specific DCP for the site, based on the issues raised within this report. In addition, the Applicant will be invited to negotiate a Planning Agreement. A separate report will be provided to Council on these matters to seek Council's endorsement for exhibition purposes, concurrent with the Planning Proposal.

Jonathon Carle
Land Use Planning Manager

Geoff King
Group Manager City Strategy

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1⇩	Attachment 1 - Report to Local Planning Panel (including extract of minute from panel meeting)	40 Pages
2⇩	Attachment 2 - Planning Proposal -St John's Cathedral Site, 195 Church Street, 65-79 Macquarie Street, 38 and 41-45 Hunter Street1	54 Pages
3⇩	Attachment 3 - Applicant Urban Design Report	104 Pages
4⇩	Attachment 4 - Applicant Traffic Assessment	74 Pages
5⇩	Attachment 5 - Applicant Heritage Impact Statement	56 Pages
6⇩	Attachment 6 - Applicant Draft Conservation Management Plan	236 Pages
7⇩	Attachment 7 - Applicant Submission Solar Access to Parramatta Square	25 Pages
8⇩	Attachment 8 - City Commissioned Heritage Advice	16 Pages
9⇩	Attachment 9 - Applicant Heritage Report Responding to Independent Heritage Review	19 Pages
10⇩	Attachment 10 - Applicant Landscape Report Responding to Independent Heritage Review	8 Pages
11⇩	Attachment 11 - City commissioned independent office building concept assessment	41 Pages
12⇩	Attachment 12 - Applicant ground plane study responding to independent office building assessment	10 Pages
13⇩	Attachment 13 - Applicant further heritage assessment responding to independent office building assessment	2 Pages

REFERENCE MATERIAL

MINUTES OF THE LOCAL PLANNING PANEL HELD IN RYDALMERE OPERATIONS CENTRE, 316 VICTORIA RD, RYDALMERE ON TUESDAY, 3 DECEMBER 2019 AT 3.38PM

PRESENT

Stephen O'Connor in the Chair, David Johnson, Deborah Sutherland and Maree Turner.

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson Stephen O'Connor, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

The Chairperson Stephen O'Connor advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

APOLOGIES

There were no apologies made to this Independent Hearing and Assessment Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest made to this Independent Hearing and Assessment Panel.

INNOVATIVE

5.1 SUBJECT Pre-Gateway - Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE RZ/5/2018 - D07104155

REPORT OF Land Use Planning Manager

The Panel considered the matter listed at Item 5.1, attachments to Item 5.1 and the matters observed at the site inspection

PUBLIC FORUM

- Tina Tang speaking in support of the planning proposal.
- Matthew Baldry speaking against the planning proposal.
- Cheryl Bates speaking against the planning proposal.
- Lou Wehbe speaking against the planning proposal.

Note: The Panel adjourned the meeting at 4.08pm during consideration of this matter and returned at 4.35pm.

2057 **DETERMINATION**

That the Local Planning Panel provides the following advice to Council:

a) **That** Council endorse the Planning Proposal at **Attachment 1** to amend Parramatta LEP 2011 for land at 195 Church Street, 65-79 Macquarie Street, 38 and 41, 43 and 45 Hunter Street, Parramatta, to pursue the following amendments:

i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown in Figure 12 (Recommended - Zoning) of this report.

ii. The Floor Space Ratio (FSR) map be amended to apply a maximum incentive FSR of 10:1 in the location shown in Figure 13 (Recommended - FSR) of this report with no FSR being applied to the portion containing the Cathedral, also mapped in Figure 13 (Recommended - FSR) of this report.

iii. An additional site-specific local provision be included, which allows unlimited FSR for office development on the portion of the site labelled 10:1* in Figure 13 (Recommended - FSR) of this report.

iv. The sliding-scale provisions contained within Parramatta LEP 2011 remain applied to the subject site.

v. The Height of Building Map be amended to apply a maximum building height controls of 211 metres Reduced Level and 12 metres in the locations shown in Figure 14 (Recommended - Building Height) of this report with no building height being applied to the portion containing the Cathedral, also mapped in Figure 14 (Recommended - Building Height) of this report.

vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.

vii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 10 of this report, is identified on the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6m wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.

viii. An additional site-specific provision to allow car-parking as a permissible use on a small portion of the land zoned SP1 – Special Activities (Place of Public Worship), shown in Figure 9 of this report, in conjunction with any redevelopment of the St John's Church Site.

ix. Is consistent with Council's policy position (endorsed 25 November 2019) in relation to Sun Access Plane – Parramatta Square where any new development on affected land must not result in any additional overshadowing between the hours of 12pm to 2pm within the nominated area on

Parramatta Square during midwinter on 21 June.

x. Maximum parking rates be adopted as an additional local provision, consistent with the Parramatta CBD Planning Proposal Strategic Transport Study rates endorsed by Council on 10 April 2017.

b) **That** the revised Planning Proposal be forwarded to the DPIE with a request for a Gateway Determination after consultation with the property owners of 41 and 43 Hunter Street;

c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition, in accordance with the following principles:

i. Significant heritage interpretation of the Church Hall for potential future demolition;

ii. A minimum 5 metre width for the new active site-through link (pedestrian laneway from Macquarie Street) with no building overhangs and activation of the laneway;

iii. Requirements for the new civic square including scale, treatment, tree planting and deep soil;

iv. Controls consistent with the Parramatta CBD Planning Proposal flood requirements, basement design (flood-proofing), requirement for an overland flow study, water sensitive urban design requirements, no habitable floor space to be provided below the ground level;

v. Vehicular access and servicing arrangements for the site; and

vi. Built form controls relating to the tower forms on the site including but not limited to tower setbacks from adjoining properties, and setbacks from heritage items.

d) **That** the CEO be authorised to negotiate a Planning Agreement with the landowner that takes into consideration:

i. the public benefits offered by the landowner in submissions to Council to date;

ii. Council's Planning Agreements Policy and Parramatta CBD Planning Proposal Community Infrastructure Framework acknowledging that the public benefits offered by the Applicant are proposed to offset the demolition of the Church Hall. The works proposed to offset the loss of the Church Hall should not be taken into consideration when determining whether any offer from the Applicant is consistent with the abovementioned Council Policy and Framework.

iii. that any contribution is in addition to the development contributions required under Council's CBD Development Contributions Plan.

e) **That** an assessment of whether the eastern portion of Hunter Street adjoining the subject site's western boundary should be closed and sold to the Church for inclusion in the new civic space, be considered concurrently with Planning Agreement negotiations

with the Applicant/ landowner.

f) **That** the outcome of negotiations on the Planning Agreement and the assessment of the closure of the eastern portion of Hunter Street be reported back to Council for endorsement prior to public exhibition of any Planning Agreement, at the same time the contents of the draft site-specific DCP is reported to Council for exhibition purposes.

g) **That** prior to any exhibition the Applicant be requested to provide urban design analysis and other supporting documents for the Planning Proposal that are consistent with the Council's resolved position and any conditions of the Gateway Determination to ensure the exhibition material is consistent.

h) **That** upon the issue of a Gateway Determination the Planning Proposal, draft DCP, and Planning Agreement be exhibited concurrently and that the outcomes are reported back to Council.

i) **That** Council officers commence negotiations with the owners of 181 Church Street, Parramatta to seek agreement to the implementation of alternate vehicle access arrangements to this site from Hunter and/or Marsden Street.

j) **Further, that** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

The Panel decision was unanimous.

REASONS FOR DECISION

The Panel did not consider the delisting of a heritage item as an appropriate course of action.

The Panel supports the remainder of the findings in the report and endorsed the reasons contained in that report.

5.2 SUBJECT Post-exhibition: Planning Proposal, draft Site Specific Development Control Plan and Planning Agreement for 295 Church Street, Parramatta

REFERENCE RZ/14/2014 - D07107109

REPORT OF Project Officer

The Panel considered the matter listed at Item 5.2, attachments to Item 5.2 and the matters observed at the site inspection

PUBLIC FORUM

- Adam Coburn speaking in support of the planning proposal.

Note: The Panel adjourned the meeting at 4.48pm and returned at 4.55pm.

INNOVATIVE

ITEM NUMBER	5.1
SUBJECT	Pre-Gateway - Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)
REFERENCE	RZ/5/2018 - D07104155
REPORT OF	Land Use Planning Manager
APPLICANT	Jattca Pty Ltd
OWNER	St Johns Parramatta Endowment Fund

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL - Nil

PURPOSE:

The purpose of this report is to seek the Local Planning Panel's advice on a Planning Proposal at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (the site containing St John's Anglican Cathedral and associated Church owned buildings), for the purposes of requesting a Gateway Determination from the Department of Planning, Industry and Environment (DPIE).

RECOMMENDATION

That the Local Planning Panel consider the following Council officer recommendation in the Panel's advice to Council:

a) **That** Council endorse the Planning Proposal at **Attachment 1** to amend Parramatta LEP 2011 for land at 195 Church Street, 65-79 Macquarie Street, 38 and 41, 43 and 45 Hunter Street, Parramatta, to pursue the following amendments:

   i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown in Figure 12 (Recommended - Zoning) of this report.

   ii. The Floor Space Ratio (FSR) map be amended to apply a maximum incentive FSR of 10:1 in the location shown in Figure 13 (Recommended - FSR) of this report with no FSR being applied to the portion containing the Cathedral, also mapped in Figure 13 (Recommended - FSR) of this report.

   iii. An additional site-specific local provision be included, which allows unlimited FSR for office development on the portion of the site labelled 10:1* in Figure 13 (Recommended - FSR) of this report.

   iv. The sliding-scale provisions contained within Parramatta LEP 2011 remain applied to the subject site.

   v. The Height of Building Map be amended to apply a maximum building height controls of 211 metres Reduced Level and 12 metres in the

locations shown in Figure 14 (Recommended - Building Height) of this report with no building height being applied to the portion containing the Cathedral, also mapped in Figure 14 (Recommended - Building Height) of this report.

vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.

vii. The existing heritage item identified as St. John's Parish Church Hall (Item 1713) be de-listed from Schedule 5 of the LEP.

viii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 10 of this report, is identified on the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6m wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.

ix. An additional site-specific provision to allow car-parking as a permissible use on a small portion of the land zoned SP1 – Special Activities (Place of Public Worship), shown in Figure 9 of this report, in conjunction with any redevelopment of the St John's Church Site.

x. Is consistent with Council's policy position (endorsed 25 November 2019) in relation to Sun Access Plane – Parramatta Square where any new development on affected land must not result in any additional overshadowing between the hours of 12pm to 2pm within the nominated area on Parramatta Square during midwinter on 21 June.

xi. Maximum parking rates be adopted as an additional local provision, consistent with the Parramatta CBD Planning Proposal Strategic Transport Study rates endorsed by Council on 10 April 2017.

b) **That** the revised Planning Proposal be forwarded to the DPIE with a request for a Gateway Determination;

c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition, in accordance with the following principles:

i. Significant heritage interpretation of the Church Hall recommended above for delisting and potential future demolition;

ii. A minimum 5 metre width for the new active site-through link (laneway) with no building overhangs and activation of the laneway;

iii. Requirements for the new civic square including scale, treatment, tree planting and deep soil;

iv. Controls consistent with the Parramatta CBD Planning Proposal flood requirements, basement design (flood-proofing), requirement for an overland flow study, water sensitive urban design requirements, no habitable floor space to be provided below the ground level;

v. Vehicular access and servicing arrangements for the site; and

vi. Built form controls relating to the tower forms on the site including but not

limited to tower setbacks from adjoining properties, and setbacks from heritage items.

d) **That** the CEO be authorised to negotiate a Planning Agreement with the landowner that takes into consideration:

i. the public benefits offered by the landowner in submissions to Council to date;

ii. Council's Planning Agreements Policy and Parramatta CBD Planning Proposal Community Infrastructure Framework acknowledging that the public benefits offered by the Applicant are proposed to offset the demolition of the Church Hall. The works proposed to offset the loss of the Church Hall should not be taken into consideration when determining whether any offer from the Applicant is consistent with the abovementioned Council Policy and Framework.

iii. that any contribution is in addition to the development contributions required under Council's CBD Development Contributions Plan.

e) **That** an assessment of whether the eastern portion of Hunter Street adjoining the subject site's western boundary should be closed and sold to the Church for inclusion in the new civic space, be considered concurrently with Planning Agreement negotiations with the Applicant/ landowner.

f) **That** the outcome of negotiations on the Planning Agreement and the assessment of the closure of the eastern portion of Hunter Street be reported back to Council for endorsement prior to public exhibition of any Planning Agreement, at the same time the contents of the draft site-specific DCP is reported to Council for exhibition purposes.

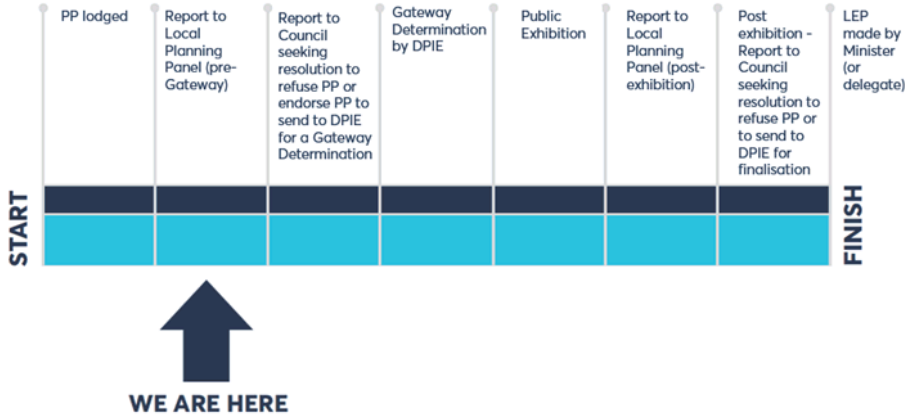
g) **That** prior to any exhibition the Applicant be requested to provide urban design analysis and other supporting documents for the Planning Proposal that are consistent with the Council's resolved position and any conditions of the Gateway Determination to ensure the exhibition material is consistent.

h) **That** upon the issue of a Gateway Determination the Planning Proposal, draft DCP, and Planning Agreement be exhibited concurrently and that the outcomes are reported back to Council.

i) **That** Council officers commence negotiations with the owners of 181 Church Street, Parramatta to seek agreement to the implementation of alternate vehicle access arrangements to this site from Hunter and/or Marsden Street.

j) **Further, that** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. On 29 May 2018, Jattca Property Solutions (the Applicant) lodged a Planning Proposal to Council on behalf of the landowner (Anglican Church Property Trust Diocese of Sydney, as Trustee for the Parish of Parramatta and the St John's Parramatta Endowment Fund) in relation to land at 195 Church Street and 68-79 Macquarie Street and 45 Hunter Street, Parramatta. The subject site is more commonly referred to as St John's Church.

2. The Planning Proposal is based on a 100-year master plan envisaged for the subject site prepared by the Applicant and includes the following (Figure 1 contains images of the proposed development preferred by the Applicant):

   - A new setting for the St John's Anglican Cathedral through an enhanced public domain comprised of the provision of a new public square (proposed to remain under the ownership of the Church but accessible by the public), and a new pedestrian laneway with proposed access from Macquarie Street;
   - A northern tower comprised of 45-storeys (approximately 192 metres) including a minimum of 4,000 square metres of Church uses ancillary to the Cathedral, ground floor active uses within a three-storey podium, and 44,000 square metres of A-Grade leasable office space within the tower element (providing approximately 4,000 jobs);
   - A southern tower comprised of 43-storeys (approximately 152 metres) containing ground floor active uses and 15,000 square metres residential accommodation; and
   - Shared basement car parking extending from the north of the site, to the south of the site with proposed vehicular access off Macquarie Street.

Figure 1 – Applicant's preferred development option

3. The Applicant's preferred option involves the demolition of the Church Hall, which is a listed Heritage Item. The Applicant was asked to prepare three design options regarding the treatment of the Church Hall to allow a proper assessment of the proposal and the potential alternatives. The options put forward by the Applicant and assessed by Council officers were :
   i. The Church Hall is retained with any new building constructed beside the Hall;
   ii. The Church Hall is retained and the new A-grade office building cantilevers over the Hall; and
   iii. The Church Hall is demolished to allow for a larger civic space and better activation from a new A-grade office building.

4. The Applicant's original Planning Proposal did not propose to de-list the Church Hall from Schedule 5 of Parramatta LEP 2011, but instead to show its removal in the site-specific DCP and manage its removal as part of a future development application. Council officers advised the Applicant that if officers were to support the removal of the Church Hall, it would be on the basis that the Church Hall was formally de-listed. As such, the Applicant subsequently amended their proposal to now seek the de-listing of the Church Hall from Schedule 5 of Parramatta LEP 2011.

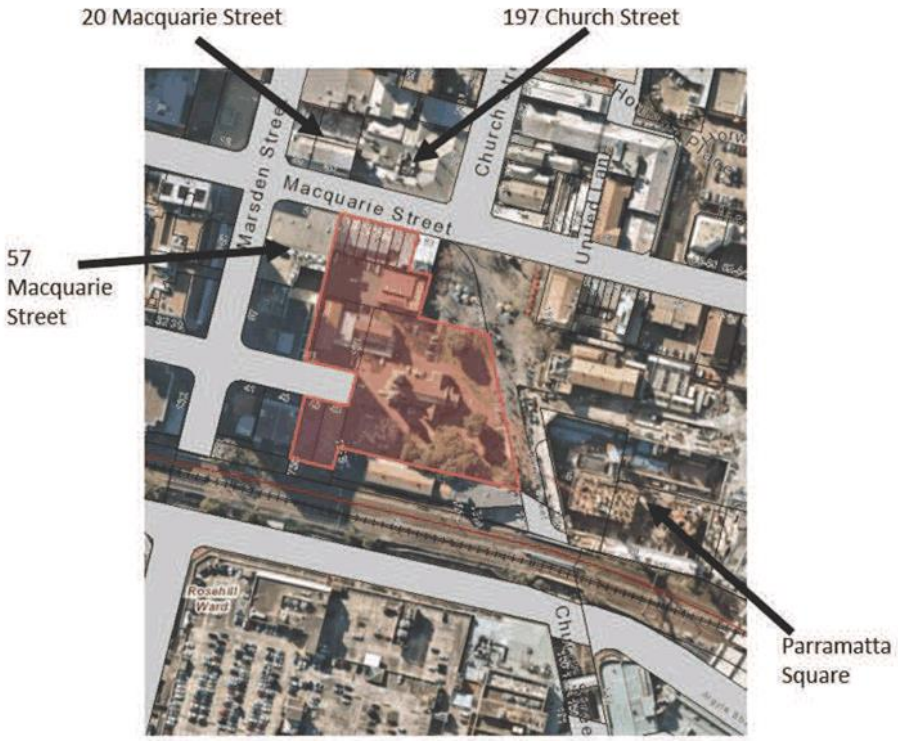
5. Diagrams showing the options and providing more detailed descriptions of them are included in section 4.7 of the Applicant's Urban Design Analysis, provided at **Attachment 2**

THE SUBJECT SITE AND SURROUNDING CONTEXT

6. The subject site contains 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta. These properties comprise of twelve (12) allotments currently owned by the Anglican Church Property Trust, Diocese of

Sydney, as Trustee for the Parish of Parramatta and the St John's Parramatta Endowment Fund (See **Figure 2**). The subject site is irregular in shape and has a total site area of 10,857 square metres.

Figure 2 – The subject site (site shown outlined in red)



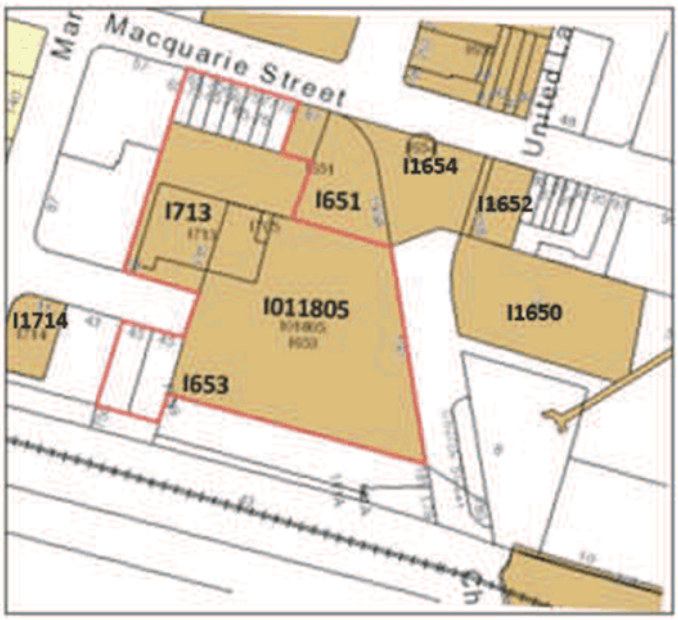
7. The combined site has frontages to Macquarie Street (north), Centenary Square (east), Hunter Street (west) and the railway corridor (south). The site is about 100 metres from the Parramatta Railway Station and Parramatta Light Rail Stage 1 stop on Macquarie Street, and is adjacent to Parramatta Square.

8. As shown in **Figure 3**, the subject site contains a state heritage item known as St John's Anglican Cathedral (I011805) and several local listed items including:

   - St John's Parish Church Hall (Local Listing I713);
   - Warden's (Verger's) Cottage (Local Listing I653); and
   - St John's Building (façade included in local listing I651 for Centenary Square and adjoining buildings).

9. These items as they relate to their respective allotments, contribute to the setting and curtilage of the St John's Anglican Cathedral.

Figure 3 – Listed heritage items in the locality (site shown in outlined in red)



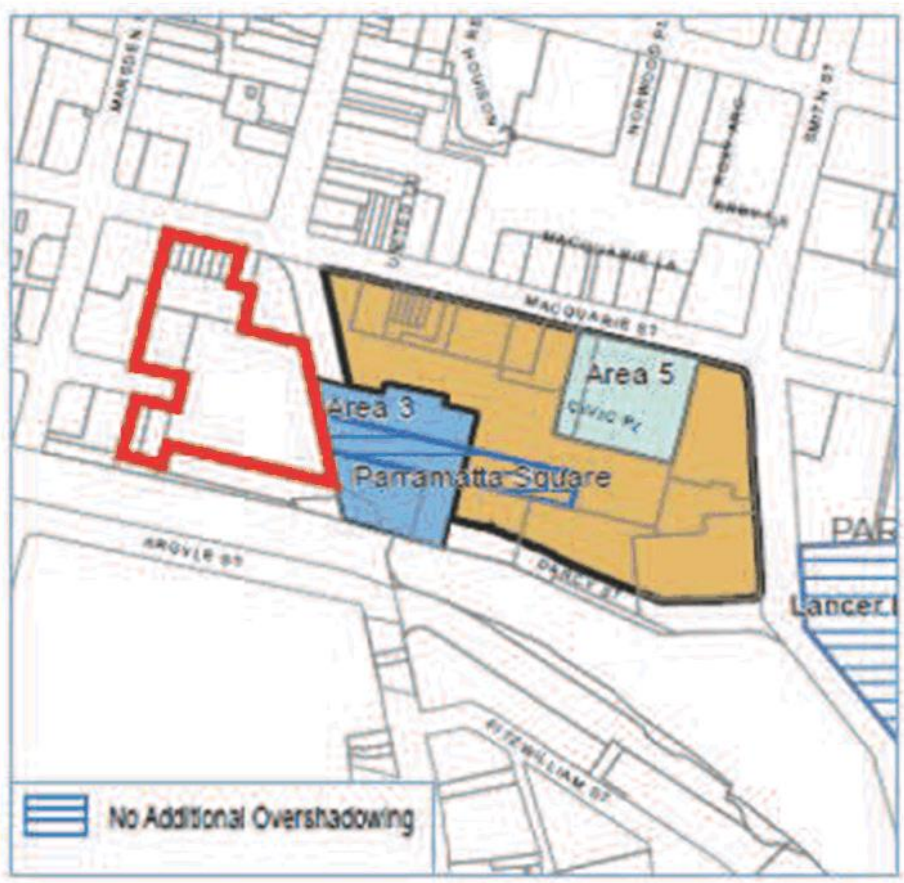
10. The heritage items and their setting are critical to the assessment of this Planning Proposal. In particular, the assessment of whether controls should be amended to allow the Church Hall to be demolished. This site and its surrounds is a critical heritage precinct in the CBD with a group of listed buildings upon the site and surrounding it that represent an important part of the history of Parramatta.

11. Several heritage items also adjoin or are in the vicinity of the subject site including the broader Centenary Square and adjoining buildings (I651), Centennial Memorial Clock (I654), Parramatta Town Hall (I650), Murray's Building (I652) and a two-storey residence (I714) west of the site (See **Figure 3**).

12. There are currently site-specific Planning Proposals being processed for three adjoining sites at 57 Macquarie Street, 20 Macquarie Street and one site with two frontages at 197- 207 Church Street and 89 Marsden Street, as shown in **Figure 2**.
13. Each of these adjoining site-specific Planning Proposals are seeking to retain the existing B4 Mixed-Use zoning but increase the FSR and height controls for each site. Current proposals for 20 Macquarie Street and 197-207 Church Street are proposed to be developed for commercial/non-residential purposes, while the proposal at 57 Macquarie Street is for a mixed-use residential/commercial development.

14. The height of 20 Macquarie Street and 197-207 Church Street will be determined by controls that protect a portion of the public domain of Parramatta Square (refer to **Figure 4**). A height of between 90 metres and 105 metres (approximately 25 to 30 storeys) is the expected height, but the exact height and FSR of future buildings on these sites will be determined by the detailed design. The Applicant for 57 Macquarie Street is proposing a height of approximately 180 metres (approximately 50 storeys) and FSR of 16.21 but this application is still under assessment. The subject application and those on surrounding sites are all required to comply with solar access provisions to protect solar access to the nominated area of the public domain of Parramatta Square shown in **Figure 4**

Figure 4 – subject site in relation to Parramatta Square Sun Access Plane



COMPARISON OF EXISTING, PARRAMATTA CBD PLANNING PROPOSAL, APPLICANT'S AND RECOMMENDED CONTROLS

15. A comparison of existing, Parramatta CBD Planning Proposal, the Applicant's and recommended controls is shown in Table 1 below.

Table 1 – Comparison of controls

	Parramatta LEP 2011	Parramatta CBD Planning Proposal, endorsed by Council on 25 November 2019	Applicant's Planning Proposal	Council officer's recommended controls
Zoning	Part B4 Mixed Use, part SP1 Special Activities	Part B4 Mixed Use, part SP1 Special Activities	Part B4 Mixed Use, part B3 Commercial Core, Part SP1 Special Activities	Part B4 Mixed Use, part B3 Commercial Core, part SP1 Special Activities
Maximum height of building	Part 24m, part 18m, part 36m and part no height control	Part 24m, part 18m, part 12m, part 36m, part 211RL and part no height control	Part 28m and part no height control	Part 12m part 211 RL and part no height control
Maximum FSR	Part 3:1, part 10:1 and part no FSR shown	Part 3:1, part 10:1 and part no FSR shown	Part 13.5:1 and part 9.4:1 and part no FSR shown	Part 10:1 and part no FSR shown (refer to special clauses)
Parramatta CBD Planning Proposal special clauses	Sliding-scale applies	Sliding-scale applies Aeronautical investigation clause	Seeking exemption from sliding-scale Aeronautical investigation clause	Sliding-scale applies Aeronautical investigation clause Unlimited FSR on Proposed B3 Commercial Core fronting Macquarie Street
Site-specific clauses	Nil	Nil	Nil	Additional permitted use to allow basement parking on part of SP1 Special Activities zoned land.
Heritage status Church Hall	Listed	Listed	De-list	De-list
Maximum gross floor area (GFA)	6,870 m² fronting Macquarie Street 2,592 m² fronting Hunter Street	6,870 m² fronting Macquarie Street 5,184 m² fronting Hunter Street (applying sliding-scale)	57,900 m² office GFA fronting Macquarie Street 14,500 m² fronting Hunter Street	Unlimited office GFA fronting Macquarie Street 5,184 m² in B4 Mixed Use Zone (applying sliding-scale)
Maximum dwelling yield *= maximum GFA / 85 m² for high density dwellings*	Approximately 111 apartments (both Macquarie and Hunter Street sites)	Approximately 142 apartments (both Macqaurie and Hunter Street sites)	171 apartments (Hunter Street building)	61 apartments (Hunter Street building)

ASSESSMENT OF KEY ISSUES

Office building proposed at the northern side of the site fronting Macquarie Street

16. The independent heritage assessment prepared on behalf of Council indicates that a taller building can be located on the northern portion of the site but that the Church Hall should be retained. A feasibility analysis has shown that the only way to retain the Church Hall and achieve an A-grade office building is to cantilever over the Church Hall which is not supported by the heritage assessment. The Applicant has argued that there are public benefits from allowing the removal of the Church Hall because it allows for a more feasible A-grade office building and the creation of a larger and better activated space civic space that outweigh the community loss if the local heritage item is demolished. Council officers accept that the benefits from the Applicant's proposal outweigh the loss of the Church Hall and support the de-listing of the Church Hall.

17. The controls endorsed by Council for Parramatta CBD Planning Proposal for this precinct are based on the Heritage Study prepared by Urbis in December 2015 as part of the Parramatta CBD Planning Proposal process. It recommended that sites adjoining the Cathedral retain the current zoning, FSR and height which would have limited buildings on the subject site to an FSR in the order of 3:1 with heights ranging from 12 metres (2-3 storeys) to 32 metres (10 storeys).

18. The Applicant lodged a heritage analysis and other supporting documents (refer to **Attachments 4, 5, 8 and 12**) which:
    a. Put forward a case that an increase in the density and height beyond current controls could be accommodated on site around the Cathedral without any significant detrimental impact on the heritage significance of the Cathedral or any other adjacent Heritage items (with the exception of the Church Hall); and
    b. Seek to justify the demolition of the Church Hall, which is a locally listed item.

19. The Applicant's justification for the removal of the Church Hall is summarised as follows:
    a. The Church Hall has continuously evolved over time to support the needs of the Church congregation and now needs to evolve again to meet modern day requirements. The design and configuration of the Church Hall does not meet the need of modern congregations;
    b. The Church wishes to expand its ancillary facilities in the podium of the new proposed building on the northern side of the site and retaining the Church Hall means the new facilities would be fragmented across two buildings rather than incorporated and integrated in one new building;
    c. The cost of constructing an A-grade office tower that is designed to accommodate the Church Hall and cantilever over the top of the Church Hall will add to the design complexity and cost of the redevelopment;
    d. The Church wishes to provide a new civic space and new pedestrian laneway linking the new civic space to Macquarie Street along the western

edge of the site (refer to **Figure 1**), to provide an improved public domain outcome in front of the Cathedral. Removing the Church Hall will allow for the new civic space to be larger, better connected to other civic space around the Church and to Centenary Square and better activated as the existing Church Hall has limited opportunities for openings and interactions along its southern edge fronting the new civic space. The area of civic space that the Church is able to contribute to the new civic square can be increased by 640 square metres from 1,210 square metres to 1,850 square metres, if the Church Hall is removed;

e. The Church in order to make their 100 year masterplan financially viable needs to be able to develop a viable A-grade office building; this would also be a valuable contribution to the CBD where employment uses should be encouraged;
f. Retaining the Church Hall would limit the ability to achieve a continuous functional basement; and
g. The public benefit from the new public domain and the additional A-grade jobs will outweigh the public loss associated with the future demolition of the Church Hall.

20. The City's Heritage Advisor and Heritage Advisory Committee do not support the potential demolition of the Church Hall.
21. On 15 August 2018, a briefing of the Planning Proposal was provided to the Heritage Advisory Committee of Council. An extract from the Committee minutes of this meeting state:

> *"The Committee noted their grave concern on the impact of this development especially regarding the scale of the development, impact on major community open space and the change in amenity from a religious/community gathering point".*

22. An independent assessment was sought from Hector Abrahams and Associates (refer to **Attachment 7**). The key conclusions were that an increase in density on sites around the Cathedral could be supported but that the Church Hall should be retained and that development should not encroach over the top of the Church Hall in a cantilevered form.

23. The Heritage Advisory Committee were provided with a copy of the analysis at their meeting of 21 August 2019 and the feasibility analysis discussed below. The Committee resolved to support the Hector Abrahams and Associates' recommendation to allow an increase in the density next to the Church Hall but retain the Church Hall without any cantilevering.

24. The City engaged JPW Architects to undertake an architectural feasibility analysis to test the Applicant's contention that:
    a. an A-grade Office building could not be constructed if the Church Hall is retained;
    b. that the Church's needs cannot be met if the Church Hall is retained; and that activation of the new civic space is improved if the Church Hall is removed.

Refer to the full copy of the report in **Attachment 10** for further detail on their recommendations.

25. JPW Architect's key conclusions were:
    a. An A-grade office building can only be achieved if the Church Hall is removed or the new tower is able to cantilever over the Church Hall. The floorplate achievable if the Church Hall is retained without cantilevering is not sufficient to accommodate an A-grade office building;
    b. The Church's needs can still be accommodated and integrated within a redevelopment if the Church Hall is retained. However, the integration of the facilities will increase the design complexity;
    c. Cantilevering over the Church Hall and integrating all the Church activities when the Church Hall is retained means a more complex design exercise to resolve the design issues arising and will result in greater costs in constructing the development; and
    d. Activation of the new civic space is possible with the Church Hall retained, but it will be easier to achieve a better activation outcome if the Church Hall is removed.

26. The Applicant was provided with a copy of both the Heritage and Architectural studies commissioned by Council and provided further studies and assessments (refer to **Attachments 8, 9, 11 and 12**) to support their preferred option involving demolition of the Church Hall. The issues raised in these reports are all included in the Church's justification for removal of the Church Hall detailed in paragraph 19 previously in this report.

27. As part of the Council officer assessment, advice was sought on the economic benefits of realising an A-Grade Office building on this site. Council's Economic Development Team advised that at present, 45 per cent of the Parramatta office market is considered as "Prime" or "A Grade" space. Following the completion of development currently within the pipeline, approximately 288,000 square metres of additional A-Grade office space will be delivered in the Parramatta CBD by 2021, of which 72 per cent is already pre-committed. Based on the high-level of pre-commitment and trend of low A-grade vacancy rates within the Parramatta CBD, demand for additional A-Grade office space beyond 2021 is highly likely.

28. The recommendation on whether the Church Hall should be demolished rests on the net public benefit from the project. The operational issues associated with the operation of the Church are secondary issues. The key issue is whether the public benefits accruing from the larger new civic space, the improved level of design and activation of this space and the economic benefits of an A-grade office space outweighs loss the community will experience by having a locally listed heritage item demolished. After considering the issues Council officers consider that the public benefits accruing to the community by the proposal are greater than the loss associated with potential demolition of the Church Hall and so the Applicant's request to de-list the heritage item should be supported. De-listing the Church Hall from the heritage schedule in the Parramatta LEP 2011 will simplify the assessment of any future development application for demolition and increase the likelihood that demolition will be approved.

29. This recommendation is critical to the corresponding Council officer recommendation on the zoning of the site. If demolition is to be supported then it should be conditional upon the zoning of the relevant portion of the site being amended from B4 Mixed Use (which permits residential development) to B3 Commercial Core (which prohibits residential development). This will effectively "lock in" the public benefit by requiring the site to developed for some office purpose permitted in this zone and prevent the site from being developed for a residential purpose after the Church Hall is demolished. The Applicant is supportive of the B3 Commercial Core zoning being applied to this portion of the site.

Residential building proposed at the southern end of site fronting Hunter Street

30. The residential building is proposed to be constructed on a site fronting Hunter Street at 45 Hunter Street, Parramatta. The site has an area of 864 square metres. The Applicant is proposing a 43 storey (154 metre high) residential tower building with up to 15,000 square metres of floor area. Development on the southern end of the site would be limited to the 45 Hunter Street site because the remainder of the southern end of the site is within the curtilage of the Cathedral where development would not be supported.

31. The Applicant is also seeking to expand the B4 Mixed Use zone in the area immediately west of the Cathedral. Refer to **Figure 5**. This would allow an FSR to be applied to this land. This proposal if accepted would allow the Applicant to avoid application of the sliding-scale provision (by having sufficient land area to maximise the FSR) and allow a much bigger building on 45 Hunter Street than would be permitted under the Parramatta CBD Planning Proposal. A comparison of the development permitted under the Applicant's proposal and the Parramatta CBD Planning Proposal is shown in **Table 2**.

Figure 5 – Applicant's proposed zoning

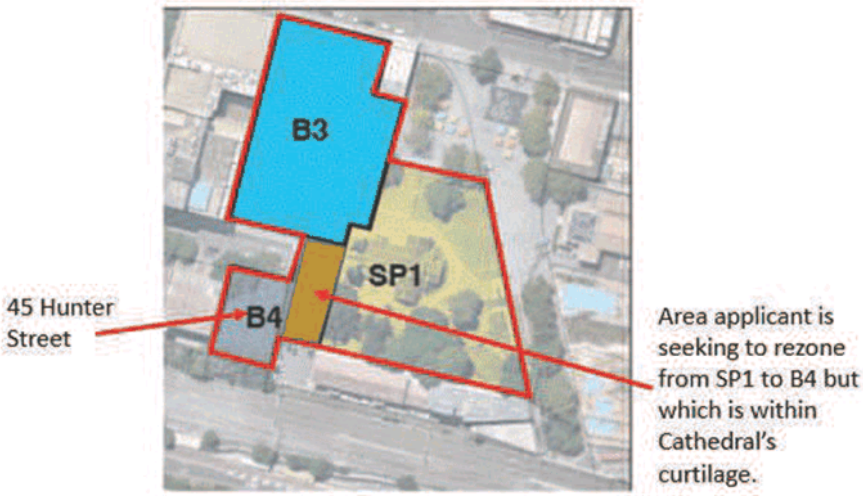


Table 2 – Comparison of Applicant's and Parramatta CBD Planning Proposal controls

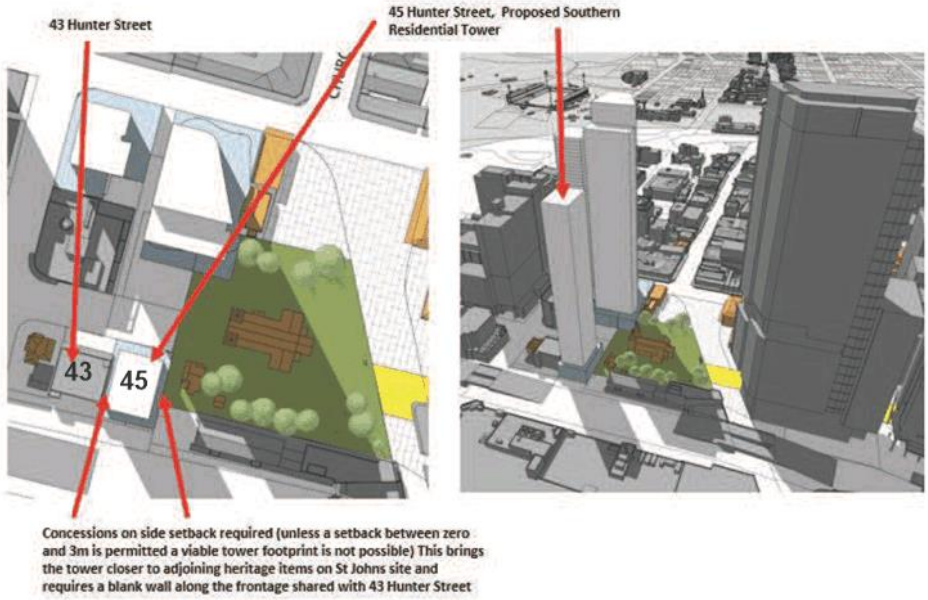
Scenario	Site Area (approx.)	FSR with Sliding-scale FSR	GFA Achievable	Height of building
Applicant's proposal	1,600 m^2*	9.4:1	14,500 m^2	45-storeys
CBD Planning Proposal and recommendation for this site-specific Planning Proposal	864 m^2^	6:1	5,184 m^2	8-storeys

**Area Applicant is proposing to zone B4 Mixed use*
^Site area of 45 Hunter Street.

32. Under the current Parramatta CBD Planning Proposal with the sliding-scale provision, 45 Hunter Street would only be permitted to be developed at an FSR greater than 6:1 unless the site was to be amalgamated with an adjoining site to increase the site area above 1,800 square metres.

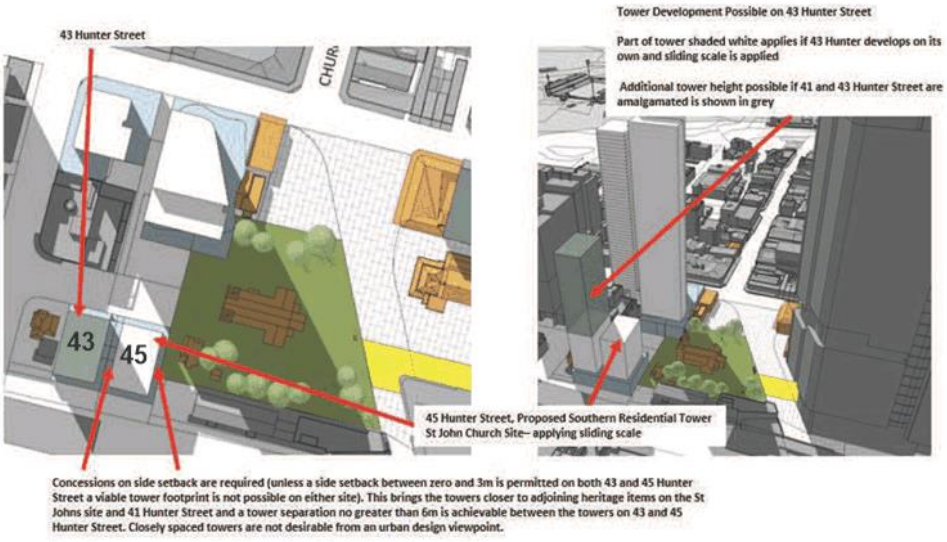
33. Council officers have investigated the implications of allowing the Applicant's proposal which would effectively exempt the redevelopment of this site from the sliding-scale provisions. **Figure 6** shows the residential towers with minimal side setbacks. The FSR is 9.4:1 based on the Applicant's proposed zoning, which extends the zoning and the area where the FSR would be calculated into the SP1 Special Activities (Place of Public Worship) zoned area, with a height of 45 storeys. However, if the FSR of the building is calculated using just the site area of 45 Hunter Street the effective FSR is 16.8:1.

Figure 6 – Applicant's preferred development scheme for 45 Hunter Street



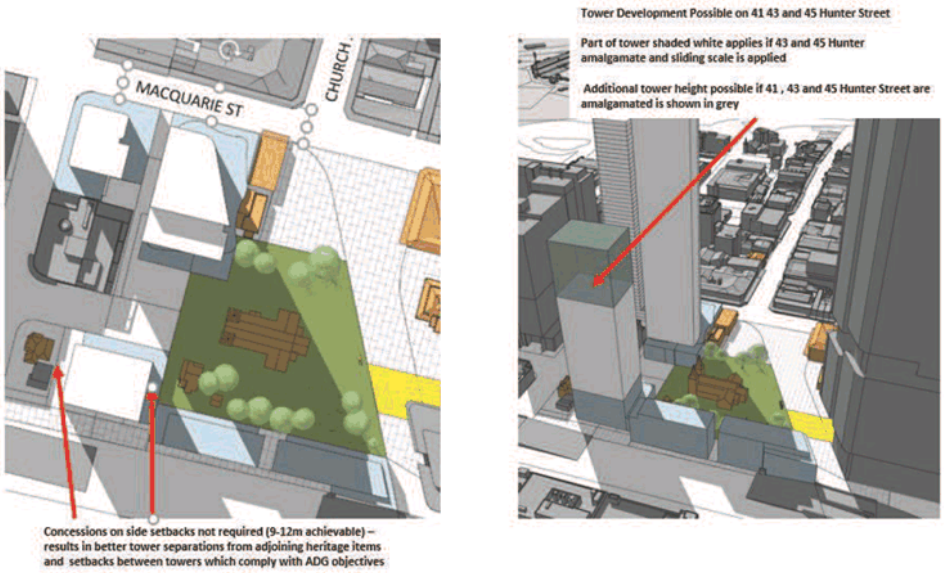
34. **Figure 7** demonstrates what would happen if 43 and 45 Hunter Street were to be developed independently applying the sliding-scale. The building forms on 43 and 45 Hunter Street shown in white are buildings with an FSR of 6:1 and height of 8 storeys. However, if 41 and 43 Hunter Street were to be amalgamated the additional tower form shown in green could be achieved with an FSR of 12:1 and height of approximately 35-40 storeys (including design excellence). In either case, the very small tower separations of between three metres and zero metres with blank walls provide a poor urban design outcome.

Figure 7 – Development options if 43 and 45 Hunter Street are developed independently without amalgamating



35. If 43 and 45 Hunter Street are amalgamated, a tower building with optimal setbacks of between 9 metres and 12 metres with no blank walls and a better massing from an urban design viewpoint is achieved, as shown in **Figure 8**.

Figure 8 - Development option if 41, 43 and 45 Hunter Street amalgamate



36. The analysis findings are that the only feasible development if this site is developed in isolation is for tower blocks with minimal or no setbacks from the boundaries which will result in a poor urban design outcome on the subject site and the adjoining site at 43 Hunter Street. A significantly better outcome can be achieved if 45 Hunter Street is developed in conjunction with the adjoining site at 43 Hunter Street as a tower development can be accommodated with a feasible floor plate that achieve the setbacks that comply with Council and State Government Apartment Design Guide requirements. The application of the sliding-scale will maximise the incentive for 43 and 45 Hunter Street to be amalgamated as together they maximise their combined FSR and are able to achieve an efficient floor plate and better urban design outcome.

37. The amalgamation of 41 Hunter Street, either with 43 Hunter Street alone or with both 43 and 45 Hunter Street, allows for a taller tower in both cases as depicted in the green portion of the towers shown in **Figure 7 and 8**. The optimal outcome would be for all three sites to be developed in one redevelopment, however, the key urban design outcome can still be achieved if 43 and 45 Hunter Street develop without 41 Hunter Street. Given 41 Hunter Street contains a listed heritage item, it has limited capacity to achieve a taller tower if developed independently without amalgamating.

38. Lastly, the Applicant's proposal to extend the B4 Mixed Use Zoning into the area outside the main entry door of the State heritage listed Cathedral to avoid having the sliding-scale provisions applied to 45 Hunter Street sets an unacceptable precedent. It would not be appropriate for the area immediately outside the State heritage listed Cathedral's front door to be zoned B4 Mixed Use.

ASSESSMENT OTHER PLANNING MATTERS

39. The assessment has not identified any other significant issues that impact the progression of this Planning Proposal but there are a number of issues that have been identified as part of the assessment, some of which warrant the inclusion of further planning controls in the Planning Proposal.

Basement parking in the SP1 Special Activities (Place of Public Worship) zone

40. The Applicant is seeking to create a single basement car park across the site as shown in **Figure 9**. Part of the basement shown hatched in **Figure 9** is located in the SP1 Special Activities (Place of Public Worship) zoned land. This basement car park is not a permissible use in this zone. Given that the parking is below ground and unlikely to have a significant impact on the heritage significance of the Cathedral, it is recommended a clause allowing the carpark to extend into the SP1 Special Activities (Place of Public Worship) zone, as shown hatched in **Figure 9,** be included in the Planning Proposal.

Figure 9 – Applicant proposed basement plan

Car parking rates

41. The Applicant's Planning Proposal indicates they are seeking to adopt Council's policy position regarding maximum parking rates within the Parramatta CBD as an additional local provision. The rates endorsed by Council on 10 April 2017 are:

(a) 0.1 space per studio apartment,
(b) 0.3 space per 1 bedroom apartment,
(c) 0.7 space per 2 bedroom apartment,
(d) 1 space per 3 bedroom apartment.
(3) The maximum number of car parking spaces for non-residential premises in a building on land to which this clause applies is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—
M = (G x A) / (50 x T)
where—
M is the maximum number of parking spaces.

G is the gross floor area of all non-residential premises in the building in square metres.

A is the site area in square metres.

T is the total gross floor area of all buildings on the site in square metres.

Vehicle traffic

42. Notwithstanding the adoption of these rates, Council's Traffic and Transport team raised concern with the Applicant's traffic modelling (refer to **Attachment 3**) because the density proposed deviates from the Parramatta CBD Planning Proposal and subsequent mesoscopic modelling for the Parramatta CBD. Concern was mostly raised regarding the increased residential GFA being sought. The office component is of less concern as Council's endorsed parking rates limit the number of parking spaces allocated to commercial / office uses.

43. The recommended FSR and height controls allow increased office floor space which is not a concern to Council's Traffic and Transport team but limit residential development to the level permitted under the Parramatta CBD Planning Proposal. Therefore, the Applicant will not be required to address this matter any further as the modelling being undertaken as part of the Parramatta CBD Planning Proposal will address the transport and traffic issues. If the Council was to support the Applicant's proposal and allow a residential density outside the Parramatta CBD Planning Proposal on this site, then this may also need to be incorporated into Council's traffic modelling being undertaken as part of the Parramatta CBD Planning Proposal.

Vehicle access

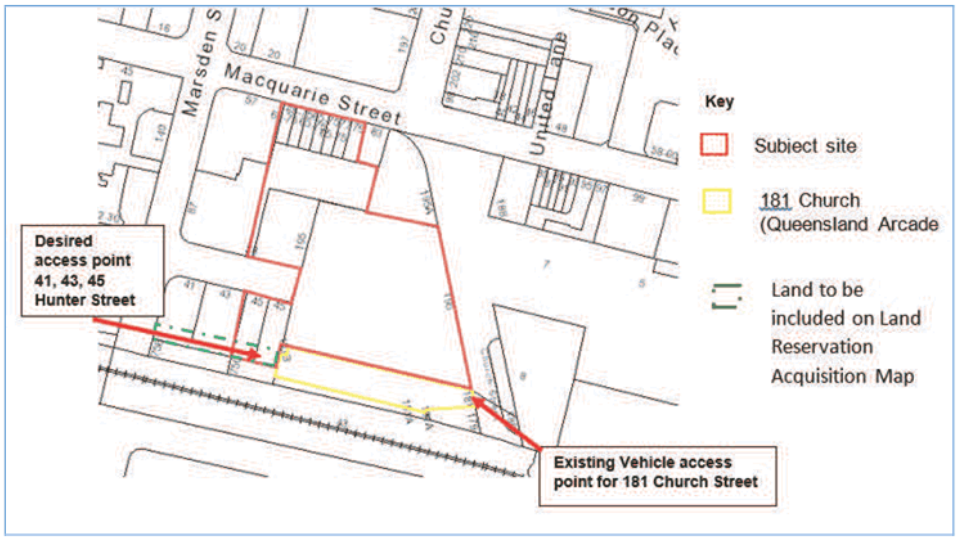
44. During the assessment of the planning controls the issue of vehicle access arrangements for the Church, 41, 43 and 45 Hunter Street and 181 Church Street was identified. Currently, vehicular access is provided to the subject site from Hunter Street. However, access to 181 Church Street involves vehicles driving over a part of the pedestrianised precinct that runs from the rail underpass to Centenary Square. Given the influx of pedestrians expected with the completion of Parramatta Square and more generally as the CBD continues to develop, the current access arrangements for 181 Church Street pose an increasing pedestrian safety risk as well as amenity and accessibility issues.

45. It would also be ideal if vehicle access to the subject site via Hunter Street can be minimised if a new civic space is to be created at the end of this street. It may not be possible to prohibit all vehicle access from Hunter Street but attempts to minimise the access and ensure that any access minimises vehicle and pedestrian conflict should be incorporated into the planning policies to encourage optimal outcomes.

46. To minimise the impact of vehicle movements on pedestrians a new vehicle laneway in the location shown in **Figure 10** is proposed. The intent is to improve pedestrian safety and amenity in the pedestrianised area east of 181 Church Street and the new proposed civic square. The Applicant has accepted that this outcome will improve access arrangements and is willing to include provisions in any Planning Agreement to commit the land at the southern end of 45 Hunter Street for the creation of the vehicle laneway. The Applicant has also offered to provide conditional temporary vehicle access to the 181 Church Street through

their site until the new laneway can be created and to include this in any Planning Agreement.

Figure 10 – Existing and desired access points 181 Church Street, Parramatta



47. Pursuing this new laneway will require Council to secure a 'right of access' along the rear of 41 and 43 Hunter Street. The recommendation of Council officers is that this access issue warrants the inclusion of the future lane in the Parramatta LEP 2011 Land Reservations Acquisition Map as part of this site-specific Planning Proposal. This will give Council the power to compulsorily acquire the land should this become necessary in the future. However, compulsory acquisition would only be used as a last resort if it became of critical importance and cannot be secured voluntarily through the development process.

48. The Applicant has agreed that they would dedicate their portion under a potential Planning Agreement. It may be possible depending on the negotiations with the Applicant to:

    a. defer the acquisition of the right of way until 41 and 43 Hunter Street are redeveloped so the laneway can be delivered as part of the redevelopment process for these sites at no cost to Council and in a more holistic manner; or

    b. defer any commitment to acquire the land required for the laneway until the potential temporary access arrangements to 181 Church Street over the subject site are no longer appropriate due to redevelopment of the Church land. The Applicant have suggested that while they are willing to provide temporary access to 181 Church Street they are concerned that this should not detrimentally impact on the future redevelopment of the subject site. They are seeking assurances that options be put in place to minimise the impact of any temporary access arrangements on the redevelopment of their site.

49. The preferred option for Council would be to acquire the laneway and have it constructed over 41 and 43 Hunter Street as part of any future redevelopment of 41 and 43 Hunter Street properties. The cost to the developer of 41 and 43 Hunter Street could be offset against any future community infrastructure contribution or development contributions payable by the landowners at the time of the redevelopment.

50. To date, the Applicant has been unwilling to agree to provide alternate access to 181 Church Street indefinitely. The Applicant is seeking to set an agreed timeframe for any temporary access arrangements. If 41 and 43 Hunter do not redevelop within this timeframe, and the pedestrian safety issues at the eastern end of 181 Church Street become critical, Council could be in a position where it needs to acquire the relevant parts of 41 and 43 Hunter Street to deliver the proposed new vehicle laneway and resolve the pedestrian safety issues.

51. Options that Council could pursue if redevelopment of 41 and 43 Hunter Street did not progress in sufficient time would include:
    a. Acquisition of a right of way, which would allow the landowners to retain the development rights to the relevant portion of land. This would significantly reduce the cost to Council.
    b. Outright acquisition of the land required for the vehicle laneway.

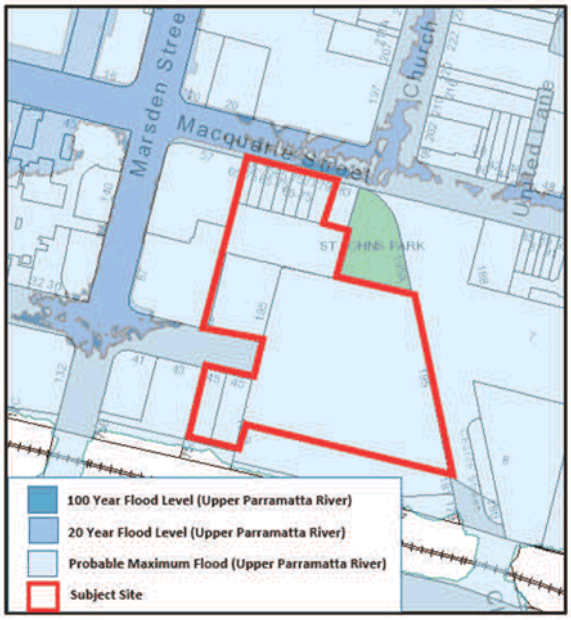
52. An estimate of the cost of acquiring the land has been circulated to Councillors under separate cover given that public release of the figures would prejudice any future negotiations on the value of the land. Any funding, if required, would come from Council's development contributions plan associated with the Parramatta CBD Planning Proposal. However, considering that the strategies detailed above make it likely that Council can acquire the right of access needed via the redevelopment process, it is less likely Council would need to acquire the land and pay compensation via a compulsory acquisition process.

53. The inclusion of 41 and 43 Hunter Street in this Planning Proposal to allow the new vehicle laneway to be identified on the Land Reservations Acquisition Map was not part of the Planning Proposal lodged by the Applicant. This recommendation arises from the assessment of the issues associated with the Planning Proposal. The owners of these sites have been advised that this matter is being reported to the Local Planning Panel and Council so they can make representations on this matter and should the Planning Proposal proceed to public exhibition they will have the opportunity to make formal submissions on the proposed Land Reservations Acquisition Map changes.

Flooding

54. The subject site is subject to the Probable Maximum Flood (PMF) event in the upper Parramatta River catchment, as shown in **Figure 11**.

Figure 11 – Flood affectation



55. As the majority of the Parramatta CBD is affected by the Probable Maximum Flood (including the subject site), Council commissioned Molino Stewart consultants to undertake an update of the Flood Risk Management Plan for Parramatta in 2016 in support of the Parramatta CBD Planning Proposal. The objective of this work was to address the intensification of development on land impacted by the PMF, issues associated with the safety of residents and workers, management of the potential for damage to property, and to demonstrate consistency with the 9.1 Ministerial Direction, 4.3 Flood Prone Land, required as part of the assessment of Planning Proposals. Due to the nature of flooding within the Parramatta CBD, it was recommended that Council adopt additional development controls to minimise risk to life and property, and seek exceptional circumstances from the DPIE to adopt a new Flood Planning Level for the CBD to implement controls above the standard Flood Planning Level, that is, 1 in 100 Year ARI. These controls would then be applied across CBD sites as relevant. Council lodged an application with the DPIE to request their endorsement of the exceptional circumstances detailed above in November 2017. Council has been advised by the DPIE the application for exceptional circumstances has been endorsed for exhibition with the Parramatta CBD Planning Proposal.

56. Council's flood engineers did not raise concern with the Planning Proposal's consistency with the Section 9.1 Ministerial Direction, 4.3 Flood Prone Land. It is, however, acknowledged that this Planning Proposal will be required to be consistent with the updated Flood Risk Management Plan associated with the Parramatta CBD Planning Proposal.

57. Notwithstanding the above, specific concerns were raised in relation to basement design (flood-proofing), requirement for an overland flow study to determine flood levels for the site and water sensitive urban design requirements. Based on information available to date, no habitable floor space,

such as the auditorium shown in the Applicant's reference design, should be located below existing ground level. These concerns will be addressed as part of a site-specific DCP, in addition to provisions informed by the Flood Risk Management Plan relating to the Parramatta CBD Planning Proposal.

Other statutory considerations

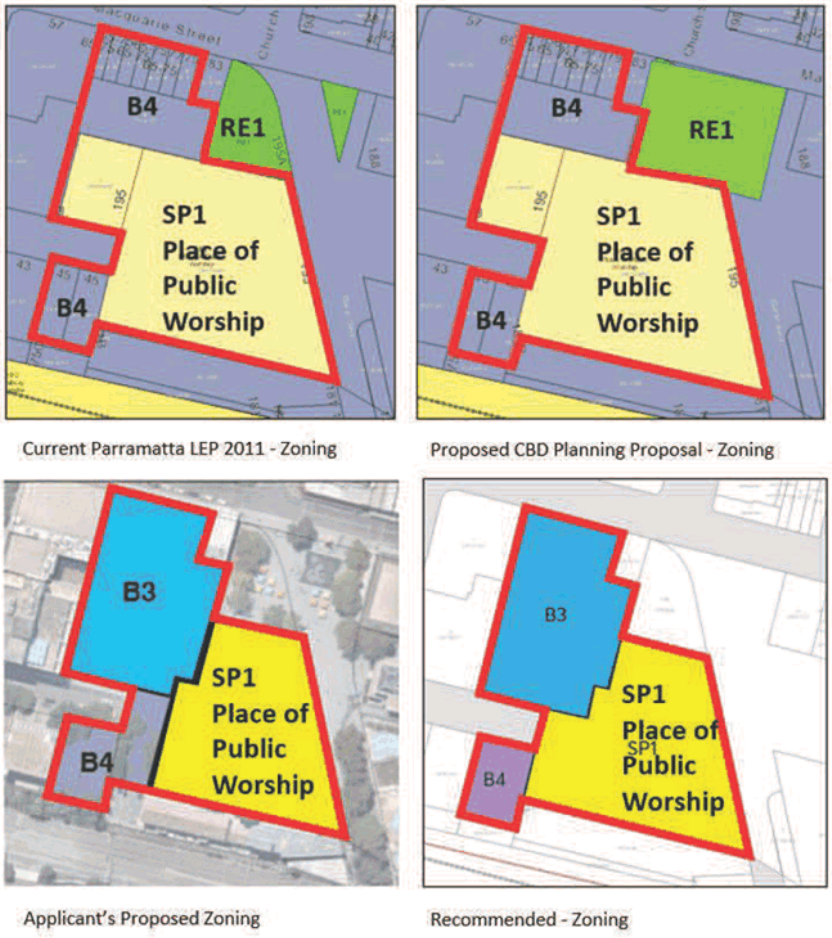
58. The proposal has been assessed against the statutory considerations including relevant local and regional strategies and planning policies and relevant Ministerial directions. Details of the assessment of these matters is included in the Planning Proposal provided at **Attachment 1**.

RECOMMENDED ZONING, FSR AND HEIGHT CONTROLS

Zoning

59. **Figure 12** compares the current zoning, the Parramatta CBD Planning Proposal zoning, the Applicant's proposed zoning and Council officer's recommended zoning for the site.

Figure 12 – Zoning options being considered by Council



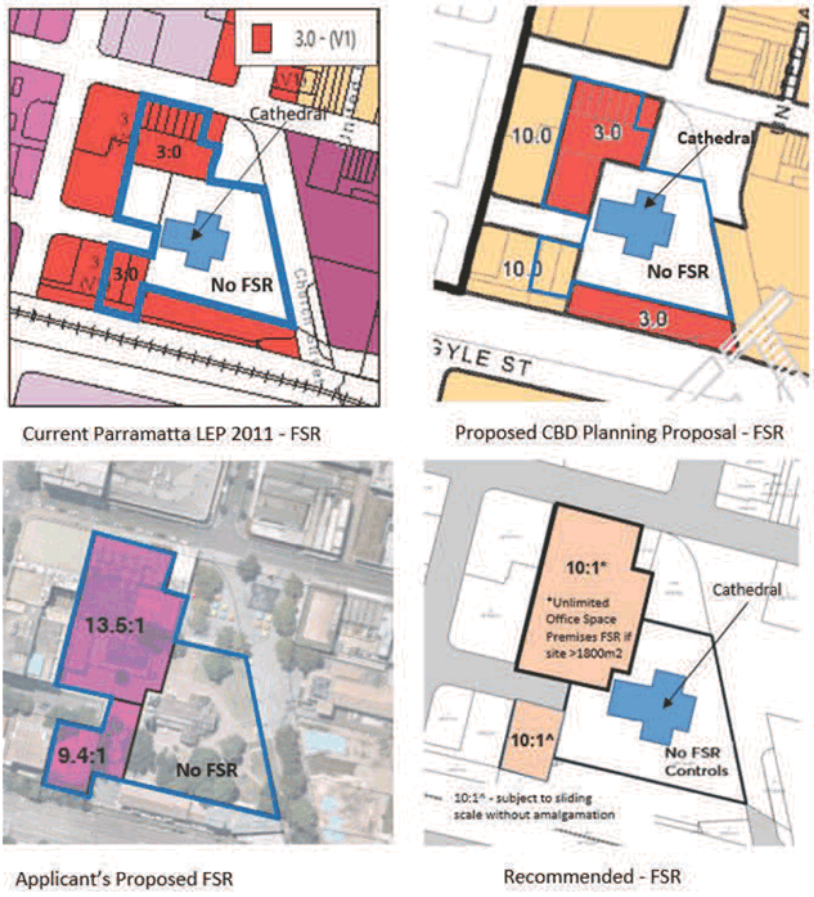
60. The reasons for rezoning the northern portion of the site B3 Commercial core are discussed previously in this report. Council should seek to ensure that this part of the site is used for office purposes to secure the public benefit of a office building on this site that helps offset the potential demolition of the Church Hall. The area where the Church Hall is located is proposed to be zoned from SP1 Special Activities (Place of Public Worship) to B3 Commercial Core. Given the recommendation to de-list the Church Hall this zoning change is acceptable.

61. The Applicant's proposal to extend the existing B4 Mixed Use zone at the southern end of the site into the area currently zoned SP1 zone is also discussed previously in this report. The proposal is not supported as it is inconsistent with the current Parramatta CBD Planning Proposal and promotes unacceptable urban design outcomes on 45 Hunter Street which should not be supported. The urban design analysis is discussed previously in this report in paragraphs 30 to 38.

FSR Controls

62. **Figure 13** compares the existing FSR controls, those proposed in the Parramatta CBD Planning Proposal, the Applicant's proposed FSR and Council officer's recommended FSR controls for the site

Figure 13 – FSR options being considered by Council



63. The portion of the site that will accommodate the office building marked "10:1*" in the Recommended FSR diagram is considered an appropriate FSR given the proposal to rezone the site B3 Commercial Core and the advice from Hector Abrahams Architects which concluded that a taller building could be accommodated on this part of the site without resulting in unsatisfactory heritage impacts. As part of the Parramatta CBD Planning Proposal any B3 Commercial Core site with an area greater than 1800 square metres is permitted an unlimited office floor space subject to solar access and other constraints being addressed. A site-specific clause should be included in the LEP to apply a provision to the subject site to allow for unlimited FSR on this site. In this case the practical limit for the FSR will be the FSR that can be achieved within the maximum height of building control.

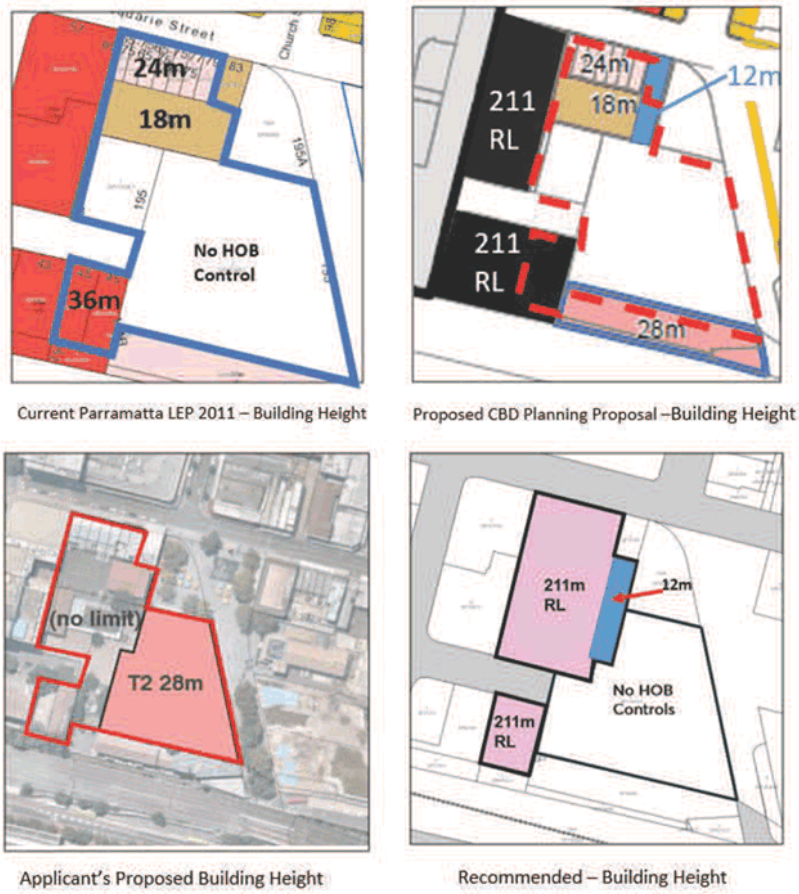
64. No FSR will be applied to the portion of the site zoned SP1 Special Activities (Place of Public Worship) as this is the critical heritage curtilage for the Cathedral. It is not envisaged that there will be any development in the heritage curtilage.

65. An FSR of 10:1 should be applied to 45 Hunter Street at the southern end of the subject site in accordance with the Parramatta CBD Planning Proposal. For reasons explained previously in this report the sliding-scale provisions should also be applied to encourage the amalgamation with the adjoining site to promote better urban design outcomes.

Height of Building – Solar access to part of the public domain in Parramatta Square and aeronautical impacts

66. **Figure 14** compares the current Height of Building controls, with those recommended in the Parramatta CBD Planning Proposal, the Applicant's proposed Height of Building controls and Council officer's recommended Height of Building Controls for the site.

Figure 14 – Height of building controls being considered by Council



Current Parramatta LEP 2011 – Building Height

Proposed CBD Planning Proposal –Building Height

Applicant's Proposed Building Height

Recommended – Building Height

67. The Hector Abrahams Architects heritage report discussed previously in this report raises no objection to a taller building on the northern side of this site on heritage grounds. The recommended height has taken into consideration the recommended zoning of B3 Commercial Core and the unlimited FSR permitted under this zoning for this part of the site. To provide flexibility for an office building with any FSR to be considered in the future the recommended height is 211 metres RL which is the tallest height being recommended for any site as part of the Parramatta CBD Planning Proposal. Note: The site will also be subject to solar access provisions which are discussed in more detail below.

68. A 12-metre height control will also be applied to the section of the site adjoining Centenary Square. In endorsing the Parramatta CBD Planning Proposal on 25 November 2019, Council endorsed a policy to impose a 12-metre height control along Church Street and the subject site to protect views to the Cathedral.

69. The height of buildings on 45 Hunter Street is also recommended as 211 metres RL which is consistent with the height recommended in the Parramatta CBD

Planning Proposal. The SP1 Special Activities (Place of Public Worship) land will not be allocated a height as this area is not considered to have development potential given its heritage significance.

70. The subject site will still be subject to solar access provisions within Parramatta LEP 2011 that seek to protect a key portion of the public domain of Parramatta Square from overshadowing. The proposal is inconsistent with the current solar protection clause in Parramatta LEP 2011 Clause 7.4 which requires the key portion of Parramatta Square to be protected between 12pm and 2pm from overshadowing all year round. The Applicant's proposal overshadows the key portion of Parramatta Square between 12pm and 2pm during two periods of the year from March to May and August to October. On the 21 September and 21 March equinoxes, there is no overshadowing from 12 pm until 1 pm. However, from 1 pm the protected area within the public domain is gradually overshadowed by the proposed development to the point where approximately one third of the square is overshadowed by 2 pm. Diagrams demonstrating shadow impacts are shown at **Attachment 6**.

71. As part of the Parramatta CBD Planning Proposal, more analysis has been undertaken and it is proposed to amend the existing clause to only require the key portion of Parramatta Square to be protected from 12pm to 2pm on 21 June each year. Due to the location of the site relative to Parramatta Square, the proposed tower does not overshadow the key portion of Parramatta Square between 12pm and 2pm on 21 June if the tower on the site is designed with a splay as shown in **Figure 15**. The proposed tower is located west of the "2pm sun access to Parramatta Square" line shown in **Figure 15** and will not overshadow Parramatta Square on 21 June. Any building form east of the red line in **Figure 15** will need to ensure there is no solar impact on the protected portion of the Parramatta Square public domain.

Figure 15 – Parts of site where tower can be located without solar access issues for Parramatta Square

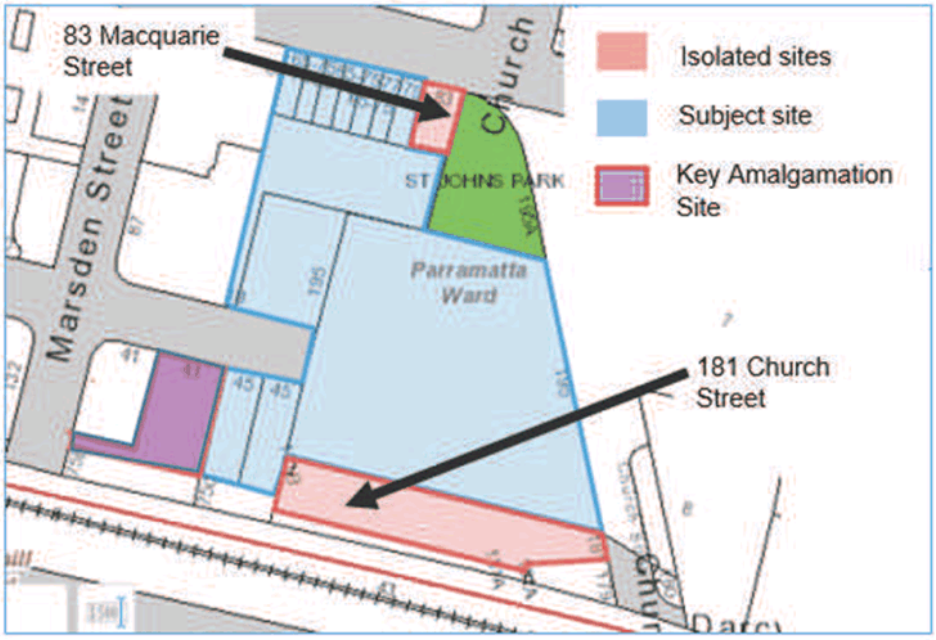
72. As part of this Planning Proposal there will be a need to impose a clause that exempts the subject site from Clause 7.4 in Parramatta LEP as this clause requires the solar impact to be measured all year round. This site-specific clause will be a temporary clause allowing the solar impact to be measured on 21 June that will be removed when the Parramatta CBD Planning Proposal is finalised and the new control where solar impact is measured on 21 June is applied to the entire CBD.

73. There is an existing clause (Clause 7.6) in the current Parramatta LEP 2011 that requires some sites to take into consideration airspace operations to ensure buildings do not impact on flight paths and radar operations of airports in the Sydney basin. Under the Parramatta CBD Planning Proposal a similar clause will be applied to all sites in the CBD where the height is being significantly increased. The permitted height of 211 RL recommended for this site means a future application on this site may trigger the need for an assessment of the impact of a proposed tower on airspace operations. Accordingly, it is recommended this clause be applied. There will also be consultation with relevant authorities during the public exhibition process that will identify whether there are any other airspace operation issues that Council should consider before it decides whether to finalise this Planning Proposal.

SITE ISOLATION ISSUES

74. If Council is to proceed with the subject site-specific Planning Proposal two sites will become isolated, 83 Macquarie Street and 181 Church Street (refer to **Figure 16**).

Figure 16 – Isolated sites



75. Council cannot mandate in a planning policy that two landowners amalgamate their sites and develop them as a combined site. However, Council can put in place policies that provide incentives for amalgamation. Council's sliding-scale policy for the CBD is an example. It encourages site amalgamation because it allows for the sites being amalgamated to be developed at a higher FSR compared to their development potential if they proceed as separate developments.

76. When a development application is lodged there is a protocol established by the Land and Environment Court that details the steps that must be put in place to demonstrate that genuine attempts have been made by the developer to acquire the isolated site before the development can proceed. This is a requirement at development application stage and it is not required as part of the Planning Proposal process. However, in this case the Applicant has provided evidence of discussions with the owners of 83 Macquarie Street about the potential purchase by the Church of 83 Macquarie Street and of discussions with the strata body associated with 181 Church Street about the Church's application.

77. Table 3 below shows the proposed FSR and height for the two potentially isolated sites. These sites will be the only sites in the precinct surrounding the Cathedral with an FSR less that 10:1.

Table 3 – Existing and proposed planning controls for isolated sites.

Site	83 Macquarie Street	181 Church Street
Current controls	• Zoning B4 Mixed Use • FSR 3:1 • Height 18m	• Zoning B4 Mixed Use • FSR 3:1 • Height 24m
CBD Planning Proposal controls	• Zoning B4 Mixed Use • FSR 3:1 • Height 12m	• Zoning B4 Mixed Use • FSR 3:1 • Height 28m

78. On 25 November 2019 Council resolved to endorse controls that create a view corridor southward along Church Street towards the Cathedral. The intention is that the Cathedral can be viewed along this corridor without the view being obstructed by buildings in the foreground or background of the Cathedral. There will be a clear view to the Cathedral along Church Street and as much sky visible above the Cathedral in the background as possible. The sites that have the potential to impact on this view corridor have had their heights set to ensure this view is protected.

79. The height of both these sites is impacted by the view corridor analysis and height limitations put in place to protect views to the Cathedral. It is not appropriate given Council's endorsed position to increase the permitted height on these sites for this reason. Given that the height has been limited on these they would not be able to accommodate increased FSRs within the height limits proposed.

80. As 83 Macquarie Street is heritage listed, any redevelopment of this site would need to ensure the heritage significance of the site is retained and if possible enhanced. In addition, the small site size of 264 square metres makes it a difficult site to develop. There would be limited opportunity to provide on-site parking and it could only accommodate small floor plates. If a building taller than the current two-storey building is proposed, lifts, stairs and other services would further limit an already small potential floor plate. These issues limit the viability of any significant redevelopment of the site regardless of controls applied.

81. The advantages of amalgamating the Church site with 83 Macquarie Street are limited to providing a better interface with Centenary Square but this would need to be sensitive to the heritage impacts. Acquiring 83 Macquarie Street would not provide the Church site with more development potential as the controls recommended for the Church site already allow for a new office building to achieve unlimited office FSR. Increasing the FSR on 83 Macquarie Street would not provide any added incentive for the Church to acquire 83 Macquarie Street. Despite this, the Church have approached the owners of 83 Macquarie Street to seek to acquire the site because of the benefits of a better interface with Centenary Square but have not been able to reach any purchase agreement.

82. Given that 181 Church Street adjoins the key heritage curtilage of the Cathedral (ie represented by the SP1 zoned land) amalgamation with the Church site does not create a more regularly shaped developable site. If 181 Church Street is developed in conjunction with 45 Hunter Street it would create an "L" shaped site development with an area of 2,501 square metres because development within the curtilage of the Cathedral is not supported. This "L" shaped site could be developed without any sliding-scale FSR limitations. This would mean that a taller tower could be developed on 45 Hunter Street without any amalgamation with 43 Hunter Street. As detailed previously in this report a tower built solely on 45 Hunter Street is only viable if significant setback concessions are permitted which result in unacceptable urban design outcomes.

83. While the site isolation issues are acknowledged, increasing the development potential of these isolated sites will not result in better urban design outcome or encourage amalgamation. The site isolation issues are not sufficient to warrant Council refusing to proceed with the Applicant's proposed site-specific Planning Proposal. These sites should not be included in this Planning Proposal and Council should proceed with the Council officer's recommendations for the Planning Proposal.

SALE OF PART OF HUNTER STREET

84. The proposed delivery of the new civic square is supported in principle as it will contribute to the supply of new open space in a strategically important area within the CBD, will enhance the setting of the western end of the site, which currently presents as a cul-de-sac at the end of Hunter Street, and complements existing adjoining civic spaces.

85. The Applicant's proposal includes the closure of part of Hunter Street to create a new rectangular civic space but also to accommodate their basement car park as shown in **Figure 17**. Council officers consider there is merit in pursuing the new civic space if the subject site is to be redeveloped in accordance with the Planning Proposal lodged.

Figure 17 – Portion of Hunter Street Applicant wishes to acquire to allow for basement car park

86. The creation of the new civic space does not require the closure of the road. However the Applicant's concept design shows their proposed car park extending underneath the new civic space. This includes the portion of road the Applicant has proposed be included as part of this new civic space. The Applicant suggested that they would be interested in purchasing this portion of land but it could only be sold if Council was to agree to legally "close" the road as land legally designated as road cannot be sold.

87. Council could convert the relevant portion of the road to pedestrian only and allow it to be embellished so that it was part of the civic space without legally closing the road. In this case the extension of the parking below the road should not be supported because of the precedent it would set for other Applicants to request their private car park extend beneath adjoining public roads.

88. However, the creation of a space that is part-owned by the Church and part road has some ongoing management challenges. Issues such as maintenance of the civic space, and the allocation of clear responsibilities in relation to public liability issues will be more difficult to manage if the civic space is part Council road and part Church-owned. It is recommended that Council in parallel with ongoing discussions on the Planning Agreement with the Applicant undertake a more detailed assessment of the merits of closing the relevant portion of road and selling it to the Church. The assessment would be provided at the same time as the further report to progress the Planning Agreement for this site is reported to Council.

DEVELOPMENT CONTROL PLAN

89. Council officers will work with the Applicant to prepare a site-specific DCP for the site, based on issues raised throughout the assessment of the proposal including but not limited to built form, flooding, heritage interpretation, access and service arrangements and requirements for the pedestrian laneway and civic square. The site-specific DCP will be required to be reported to Council prior to its exhibition.

PLANNING AGREEMENT

90. The Applicant submitted potential public benefits as part of their original Planning Proposal with further detail provided in a letter emailed to Council on 12 September 2019. The Applicant has agreed to include the following in a Planning Agreement should Council be supportive of their proposal including the delisting and demolition of the Church Hall:
    - New civic space - Creation of a new civic space and a new pedestrian through-site link between Macquarie Street and the new civic space near Hunter Street and an agreement to allow conditional public access over this new space. The mechanism for delivery needs to be detailed in a Planning Agreement but given that the delivery of this new civic space is an offset for the removal of a heritage item it is expected that Council will be granted some form of public right of access in perpetuity that can only be changed with Council consent.
    - Temporary vehicle access - Assist Council with temporary vehicle access to 181 Church Street until more permanent access arrangements via the creation of a new laneway over 41, 43 and 45 Hunter Street can be put in place.
    - Permanent vehicle access - Dedicate to Council a 6 metre wide portion at the southern end of 45 Hunter Street to allow for the new proposed laneway from Marsden Street.

91. Negotiations on the Planning Agreement should take into consideration the following issues:
    a. Council's Planning Agreements Policy
    b. Council's Parramatta CBD Planning Proposal Value Sharing Framework
    c. The delivery of the proposed civic space, new pedestrian lane and embellishment of these spaces is proposed, to offset the removal of the Church Hall. So when assessing the Applicants offer against the CBD Planning Proposal the value of these works should not be taken into account when determining whether the offer is consistent with Council's policy framework.
    d. The negotiating position should be that any contribution is in addition to the development contributions required under Council's CBD contributions plan.

92. A Draft Planning Agreement will be reported to Council for endorsement before it is placed on public exhibition.

FINANCIAL IMPLICATION FOR COUNCIL

93. The report has flagged that the potential acquisition of parts of 41 and 43 Hunter Street for a laneway could, if Council is unable to facilitate creation of this lane through the redevelopment of these sites. A preliminary assessment suggests of the financial impact of any future acquisition has been provided to Council under separate cover. The new vehicle laneway will be considered for inclusion in the new Parramatta CBD Contributions Plan being prepared in parallel with the CBD Planning Proposal. Options will be pursued to minimise the likelihood that Council will need to formally acquire the land. The option of having the land dedicated to Council at no or minimal cost as part of redevelopment of the relevant sites should be the first option pursued.

94. A contribution to Council for community infrastructure should be sought as part of on-going negotiations on the Planning Agreement. This might take the form of a monetary contribution to fund Council-initiated works but the details of this are subject to negotiation with the Applicant. The Applicant as part of the discussions to date has flagged the potential dedication of a portion of 45 Hunter Street to create the new vehicle lane as a potential inclusion in a future Planning Agreement.

95. The potential closure and sale of part of Hunter Street to allow the Church to create a new rectangular civic space with car parking below should also be investigated. The sale of this land would also generate revenue for Council, which could be allocated to community infrastructure provision in the CBD.

CONCLUSION AND NEXT STEPS

96. It is recommended that Council proceed with a Planning Proposal that seeks to apply the following controls on the subject site:
    - Rezone a portion of the site from part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) to B3 Commercial Core;
    - Apply an FSR of 10:1 on the portion to be zoned B3 Commercial Core and include a special provision that allows unlimited office floor space on this part of the site;
    - Apply FSR controls to the remainder of the site consistent with the Parramatta CBD Planning Proposal and apply the sliding-scale contained in Parramatta LEP 2011 to the B4 Mixed Use portions of this site;
    - Apply a maximum height of building control of 211 metres RL for the majority of the portion of the site proposed to be zoned B3 Commercial Core with a height limit of 12 metres to be applied to a strip adjoining Centenary Square
    - Apply height of building controls to the remainder of the site in accordance with the Parramatta CBD Planning Proposal, which proposes 211 metres RL for the B4 Mixed Use zone with no height controls for the portion recommended to retain the SP1 Special Activities (Place of Public Worship). Also apply the solar access provisions to protect the public domain of Parramatta Square and aeronautical operations clause consistent with the Parramatta CBD Planning Proposal;
    - Remove the Church Hall from the Heritage Schedule;

- Allow basement parking as an additional permitted use in a portion of the SP1 Special Activities (Place of Public Worship) zoned land;
- Identify on the Land Reservations Acquisition Map the parts of 41, 43 and 45 Hunter Street required for potential acquisition to create the new laneway; and
- Apply the Parramatta CBD Planning Proposal car parking rates.

97. Should Council endorse the attached Planning Proposal subject to the recommendations of this report, the City will prepare the Planning Proposal for forwarding to the DPIE to seek a Gateway Determination.

98. In the interim, Council officers will work with the Applicant to prepare a site-specific DCP for the site, based on the issues raised within this report. In addition, the Applicant will be invited to negotiate the Planning Agreement. A separate report will be provided to Council on these matters to seek endorsement for exhibition purposes, concurrent with the Planning Proposal.

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1	Planning Proposal - St Johns Cathedral Site - 195 Church Street, 38 and 41-45 Hunter Street and 65-79 Macquarie Street	54 Pages
2	Applicant urban design report	104 Pages
3	Applicant traffic assessment	74 Pages
4	Applicant heritage impact statement	56 Pages
5	Applicant draft conservation management plan	236 Pages
6	Applicant Submission - solar access to Parramatta Square	25 Pages
7	City commissioned heritage assessment	16 Pages
8	Applicant heritage report responding to independent heritage assessment	19 Pages
9	Applicant landscape report responding to independent heritage assessment	8 Pages
10	City commissioned office building concept assessment	41 Pages
11	Applicant ground plane study responding to independent office building assessment	10 Pages
12	Applicant further heritage assessment responding to independent office building assessment	2 Pages

REFERENCE MATERIAL

CITY OF PARRAMATTA

PLANNING PROPOSAL

St John's Cathedral

195 Church Street, 38 and 41-45 Hunter Street, and 65-79 Macquarie Street

November 2019

cityofparramatta.nsw.gov.au

CITY OF PARRAMATTA

PLANNING PROPOSAL

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Planning Proposal drafts

Proponent version:

No.	Author	Version
1.	Architectus	29 May 2018

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Dec 2019 Report to Local Planning Panel and Council on the assessment of planning proposal

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Industry and Environment (the Department) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016), 'Guidance for merged councils on planning functions' (May 2016).

Background and Context

On 29 May 2018, Council received a planning proposal, the master plan and supporting documents from Jattca Property Solutions (the applicant) on behalf of landowners (a) the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and (b) the St. John's Parramatta Endowment Fund affecting the land at 195 Church Street, 38 and 45 Hunter Street, and 65-79 Macquarie Street, Parramatta (St John Anglican Cathedral). Prior to its lodgement, several preliminary planning proposal workshops were held with Council officers.

The Site

The Planning Proposal contemplates redevelopment of several properties adjacent to or in close proximity to St John's Cathedral and cover the site area of 10,857 square metres as illustrated in **Figure 1**.

Figure 1. Site Area (outlined in red) subject to the Planning Proposal

The subject site is irregularly shaped and comprises land centrally located within the Parramatta City Centre with direct frontages to Macquarie Street to the north of approximately 44 meters, Church Street to the east of approximately 86 metres, the rail corridor to the south of approximately 24 metre and Hunter Street cul-de-sac to the west. Adjoining the western boundary of the subject site is a site-specific planning proposal at

57 Macquarie Street, currently under assessment by Council officers. The site is within 100 metres of Parramatta Railway Station and the future Stage 1 Light Rail, and is adjacent to Parramatta Square, a key destination commercial and cultural precinct within the Parramatta CBD.

The subject site comprises twelve (12) allotments which contain various existing buildings on-site as identified in **Table 1**. These items as they relate to their respective allotments, contribute to the setting and curtilage of the St. John's Anglican Cathedral.

Table 1. Site description and land ownership

Address	Legal Description	Existing (with heritage items highlighted in bold)	Heritage listed	Owners
65-75 Macquarie Street	Lots E - I, DP 15108	Astra Chambers (two-storey Art Deco commercial building)	N/A	St John's Parramatta Endowment Fund
77 Macquarie Street 79 Macquarie Street	Lot J, DP 15108 Lot K, DP 15108	Interwar period two-storey commercial building	N/A	St John's Parramatta Endowment Fund
38 Hunter Street	Lot M, DP 15108	**St John's Building** (two-storey commercial building)	Local (I651)	St John's Parramatta Endowment Fund
45 Hunter Street	Lots 1 & 2, DP 575473	Interwar Anglican Home Mission Society (two-storey commercial building) and associated car parking	N/A	St John's Parramatta Endowment Fund
195 Church Street	Lots 1 & 2, DP 1110057	**St John's Anglican Cathedral**	State (I011805)	Anglican Church Property Trust
		St John's Parish Hall and attached Youth Centre	Local (I713)	
		Warden's Cottage (also known as Verger's Cottage)	Local (I653)	

Notes

The Parramatta LEP 2011 defines the environmental heritage of Centenary Square as 'Bicentennial Square and adjoining buildings'. The St John's Building is therefore only identified as heritage to the extent that it frames and defines Centenary Square.

Under *Parramatta Local Environmental Plan 2011*, the subject site:

- is zoned SP1 Place of Public Worship and B4 Mixed use;
- has a maximum building height of 36 metres, 24 metres and 18 metres;
- has a maximum floor space ratio (FSR) of 3:1 in the zoned B4 Mixed Use area and no maximum FSR applicable to the land zoned SP1;
- contains four (4) listed heritage items:
  - St John's Anglican Cathedral (State)
  - St John's Parish Hall (Local)
  - St John's Building (Local)
  - Warden's Cottage (Local);

- is subject to Clause 7.4 - Sun Access to protect the adjacent Parramatta Square;
- is subject to the Probable Maximum Flood (PMF) level.

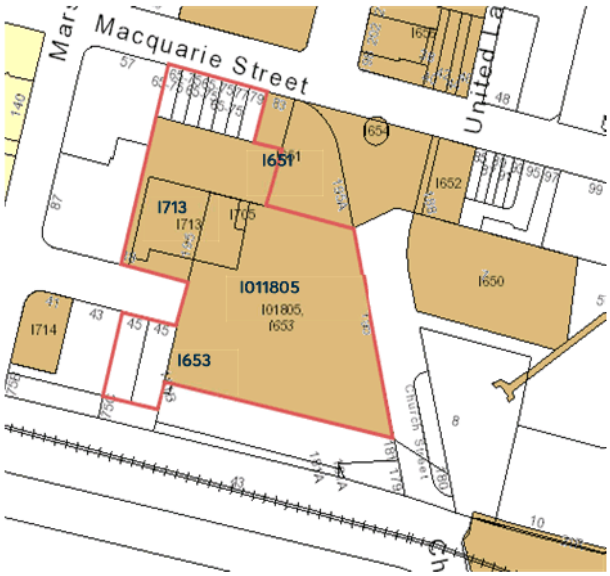
Heritage context and site surrounds

The surrounds of the site are characterised by a diversity of land uses including low-rise heritage buildings and medium to high-rise mixed use and commercial buildings including the following:

- the broader Bicentennial Square and adjoining buildings (I651),
- Centennial Memorial Clock (I654),
- Parramatta Town Hall (I650),
- Murray's Building (I652),
- Leigh Memorial Uniting Church (I719), and
- a two-storey residence (I714) west of the site.

Figure 2 below provides an overview of the locations of heritage items both within and outside of the site.

Figure 2. Key heritage buildings in and surrounding the site outlined in red



During the assessment of this Planning Proposal application an assessment of the access issues has resulted in a recommendation that part of 41 and 43 Hunter Street being included as part of the Planning Proposal. The proposed changes to the Parramatta LEP 2011 that will apply to these two sites are detailed in following sections of this report.

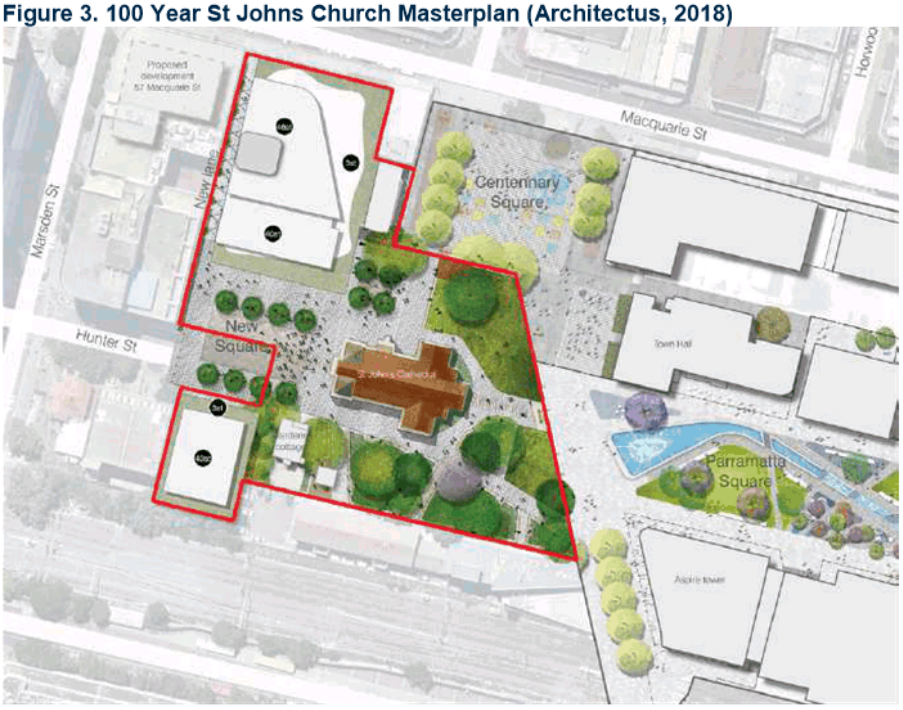
A two storey strata subdivided commercial building containing four units is located on 43 Hunter Street. A heritage cottage (I714 on Figure 2) is located on 41 Hunter Street.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

This Planning Proposal seeks to changes to Parramatta Local Environmental Plan (LEP) 2011 to rezone land, apply a 'no height' limit and increase Floor Space Ratio (FSR) controls to facilitate the redevelopment of the site.

The Applicant's planning proposal was based on a 100-year master plan envisaged for the site in the context of a growing Parramatta CBD. The master plan seeks to address the future operation and increased development potential of the site amid the setting of St. John's Cathedral and surrounding properties, to better meet the Church's congregational needs and provide an economically viable outcome for the Church in the long term.

Figure 3. 100 Year St Johns Church Masterplan (Architectus, 2018)



The Master Plan submitted by the applicant, as shown in Figure 3 envisages the future site comprising a publicly accessible square, through-site link, new commercial premises and residential accommodation in the Parramatta City Centre, more specifically:

- A new setting for the St. John's Anglican Cathedral through an enhanced public domain comprised of the provision of a new public square, and a new pedestrian laneway with proposed access from Macquarie Street,
- A northern tower comprised of 45-storeys including a minimum of 3500sqm of church uses ancillary to the Cathedral, ground floor active uses within a three-storey podium, and approximately 52,000sqm of A-grade commercial office space within the tower element (generating approximately 4825 jobs based on applicant's calculation of 12 sqm GFA per job);

- A southern mixed use tower comprised 43 storeys containing ground floor active uses and 13,000 sqm residential accommodation (approximately 168 dwellings); and
- Shared basement car parking extending from the north of the site, to the south of the site with proposed vehicular access off Macquarie Street.

Council's assessment of the Planning Proposal considered the most recent Council decisions on the CBD Planning Proposal as the basis of its assessment. The controls endorsed by Council supports the following aspects of the applicants Masterplan:-

- The proposed new setting for the St. John's Anglican Cathedral through an enhanced public domain comprised of the provision of a new public square, and a new pedestrian laneway with proposed access from Macquarie Street,
- A northern tower for commercial activity
- Shared basement car parking extending from the north of the site, to the south of the site with proposed vehicular access off Macquarie Street.

However the scale of the southern mixed use tower was not supported. Instead Council is seeking to apply controls consistent with the current draft CBD Planning Proposal for the southern part of the subject site. Council's objective for the southern part of the site is to promote amalgamation of church land with adjoining sites to achieve optimal urban design outcomes.

The assessment also identified vehicle access issues that Council should address to encourage orderly development of the subject site and adjoining sites and to promote safe access arrangements that minimise potential pedestrian/vehicle conflicts. As a result it is proposed that 41 and 43 Hunter Street Parramatta will be included in the Planning Proposal. However, the only change to the current planning controls for 41 and 43 Hunter Street, Parramatta is that a 6m strip parallel to the rail line will be included in the Land Reservation Acquisition Map in Parramatta LEP 2011. All other controls for these two sites will remain unchanged.

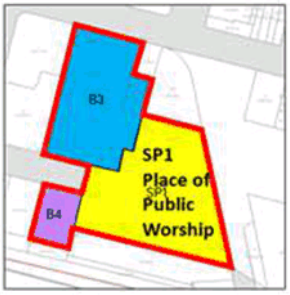
PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011* (*Parramatta LEP 2011*) in relation to the zoning, height and floor space ratio controls.

In order to achieve the desired objectives, Council officers recommended the following amendments be made to the Parramatta LEP 2011 to achieve the intended outcome of the proposed plan.

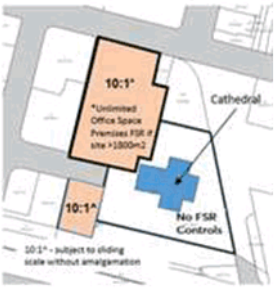
i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown Figure 4.

Figure 4 - Proposed Zoning



ii. The Floor Space Ratio (FSR) map be amended to apply a maximum incentive FSR of 10:1 in the location shown in Figure 5 with no FSR being applied to the portion containing the Cathedral, also mapped in Figure 5.

Figure 5 Proposed FSR



iii. An additional site-specific local provision be included, which allows unlimited FSR for commercial development on the portion of the site labelled 10:1* in Figure 5.

iv. The sliding-scale provisions contained within Parramatta LEP 2011 remain applied to the subject site.

v. The Height of Building Map be amended to apply a maximum building height controls of 211 metres Reduced Level and 12 metres in the locations shown in Figure 6 (Recommended - Building Height) of this report with no building height being applied to the portion containing the Cathedral, also mapped in Figure 6 (Recommended - Building Height) of this report.

Figure 6 Proposed Height of Building

vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.

vii. The existing heritage item identified as St. John's Parish Church Hall (Item 1713) be de-listed from Schedule 5 of the LEP.

viii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 7, is identified on the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6m wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.

Figure 7 Land Reservation Acquisition Plan

ix. An additional site-specific provision be inserted to allow car-parking as a permissible use on a small portion of the land zoned SP1 – Special Activities (Place of Public Worship), shown in Figure 8 of this report, in conjunction with any redevelopment of the St John's Church Site.

Figure 8 Additional Permitted Use for Parking in SP1 Special Activities Zone

x. Is consistent with Council's policy position (endorsed 25 November 2019) in relation to Sun Access Plane – Parramatta Square where any new development on affected land must not result in any additional overshadowing between the hours of 12pm to 2pm within the nominated area on Parramatta Square during midwinter on 21 June.

xi. Maximum parking rates be adopted as an additional local provision, consistent with the CBD Planning Proposal Strategic Transport Study rates endorsed by Council on 10 April 2017.

2.1 Other relevant matters

2.1.1 Draft DCP

Council has resolved to prepare a site-specific DCP amendment to be exhibited with this Planning Proposal. The resolution requires a site-specific DCP be prepared prior to exhibition in accordance with the following principles:

i. Significant heritage interpretation of the Church Hall recommended above for delisting and potential future demolition;
ii. A minimum 5 metre width for the new active site-through link (laneway) with no building overhangs and activation of the laneway;
iii. Requirements for the new civic square including scale, treatment, tree planting and deep soil;
iv. Controls consistent with the CBD Planning Proposal flood requirements, basement design (flood-proofing), requirement for an overland flow study, water sensitive urban design (WSUD) requirements, no habitable floor space to be provided below the ground level;
v. Vehicular access and servicing arrangements for the site; and
vi. Built form controls relating to the tower forms on the site including but not limited to tower setbacks from adjoining properties, and setbacks from heritage items.

A more detailed draft site-specific DCP will be prepared and report back to Council prior to public exhibition (following endorsement from Council).

2.1.2 Planning Agreement

Council has resolved to commence negotiations on a Planning Agreement following an offer from the applicant lodged with the application.

A key issue in the assessment of the Planning Proposal was the request from the applicant to have the St Johns Church Parish Hall removed from the heritage schedule of the Parramatta LEP 2011. The de-listing is to recognise that the Hall will be demolished as part of any redevelopment. The argument put by the applicant and accepted by Council is that the removal of the Hall allows for creation of a larger and better quality piece of publicly accessible open space in front of the Cathedral than would be possible if the Hall is retained. The public benefits from this newly created space outweighs the loss of Heritage if the Hall is demolished.

A draft Planning Agreement will be negotiated with the applicant to ensure that the public benefits associated with the provision of new publically available space is secured on behalf of the community. The draft Planning Agreement negotiations will also address the Council's Draft Community Infrastructure Framework prepared as part of the CBD Planning Proposal.

The draft Planning Agreement endorsed by Council will be exhibited with the Planning Proposal.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of any study or report?

The Planning Proposal is not the result of any site specific study or report and is in response to an owner-initiated Planning proposal. Although the Planning Proposal is inconsistent with the intended controls as proposed in the Parramatta CBD Planning Proposal for the site, it responds to the strategic objectives in the following policy and strategic studies.

Regional and sub-regional:

- A Metropolis of Three Cities – the Greater Sydney Region Plan (2018);
- Central City District Plan (2018);
- Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (2017); and
- GPOP – Greater Parramatta and the Olympic Peninsula (2016)

Council:

- Parramatta CBD Planning Strategy
- Parramatta CBD Planning Strategy (2015)
- Parramatta 2038 Community Strategic Plan

Consistently, these plans highlight Parramatta's role as Sydney's second CBD and as a key area for future development to cater for projected increases in the employment and residential population of the region. This Planning Proposal particularly responds to a shortage of prime commercial office space in the CBD as identified by the Parramatta CBD Planning Strategy and seeks to provide for additional jobs contributing to the employment growth target as set out by the Planning Strategy and its Implementation Plan.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal seeking to amend the Parramatta LEP 2011 is the most effective way of providing certainty for the landowner and the local community allowing for orderly and economic development of the land. The existing zoning, building height and FSR standards would not permit majority part of the form of development envisaged in the Planning Proposal and would not allow the site to capitalise on its location within the Parramatta CBD.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Greater Sydney Region Plan - A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036. The adoption of the Greater Sydney Region Plan will supersede A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions which are each contains Potential Indicator and, generally, a suite of objective/s with each objective supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 2, below.

Table 2 – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	**O1:** Infrastructure supports the three cities	The Planning Proposal will facilitate an increase in A-Grade office space and therefore jobs within the commercial core of Parramatta CBD on a site and within the GPOP area in line with the vision of the Regional Plan. The planning proposal will also allow for efficient land use by locating new office and commercial spaces in the vicinity of Parramatta railway station and the future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed transport infrastructure and will benefit from the commuting advantages.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3, below.

Table 3 – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	**O7:** Communities are healthy, resilient and socially connected	The Planning Proposal enables employment generating floor space in the commercial core of the Parramatta CBD adjacent to public transport interchange providing people from all age easy access to services, work and education. The proposed public accessible open square and modern Church function space in the podium of the proposed building as envisaged in the design plan would provide a community place with active street life and inclusive social space for congregation.
Housing the city	**O10**: Greater housing supply	The Planning Proposal seeks to provide a mixed use building in the south-western portion of the site which is currently occupied by a two-storey building. The proposed plan will facilitate an increase in FSR that will allow for increased apartment numbers on this site. The number of dwellings delivered will depend on whether the site is developed by itself or as part of an amalgamated site with adjoining properties. A sliding scale mechanism is being applied to encourage amalgamation as a larger development site will deliver optimal urban design outcomes. Additional residential dwellings can be achieved if amalgamation occurs. The development will also be subject to a design excellence process that will ensure the delivery of a high-amenity and high quality mixed-use development on the site.
A city of great places	**O12:** Great places that bring people together	The site will contribute to the vibrant character of the area by activating the ground floor with retails uses in the South Tower and further activation of the proposed public open space, civic space and community facilities to the north of the site.
	O13: Environmental heritage is identified, conserved and enhanced	This proposal seeks to de-list the St John's Parish Hall as part of a proposal to demolish the Hall. The impacts of the removal and replacement of the Parish Hall have been assessed in reports submitted by the applicant and an independent review initiated by Council (Refer to attached documents). The assessments do not come to a consistent conclusion on whether the Hall should be retained. Council does not deny the significance of the Hall however, its justification for de-listing the Hall is that the public benefit associated with achieving a larger and better activated publically available space out weights the loss the community bears if the

		Church Hall is demolished. On balance de-listing and removal of the Hall will result in a net public benefit. The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development. The impact of the potential creation of a 6m wide vehicle access has minimal impact on 41 Hunter Street. The land take is less than 2m away from the heritage item on this site,

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 4, below.

Table 4 – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	**O14:** The plan integrates land use and transport creates walkable and 30 minute cities	The site is located in the city centre area with easy access to public transport, shops, open space, schools and related infrastructure encouraging the use of green ways of travelling such as walking and cycling. It has been identified that many residents have to travel outside of the LGA for professional work opportunities. By providing A-Grade employment generating floor space and jobs in close proximate to Parramatta transportation interchange, the proposed development will help to attract people to live and work in the area and create a walkable and 30mins city in Parramatta.
Jobs and skills for the city	**O19**: Greater Parramatta is stronger and better connected	The proposed development indicatively provides approximately 57900sqm for high quality commercial floor space, and retail space, which is equivalent to 4825 jobs (based on the assumption of 12sqm per job). However the controls will allow for unlimited FSR for the proposed commercial building so the jobs figures represent a current estimate. The number of jobs created by this proposed development will contribute towards employment targets for the Parramatta CBD as set out by Parramatta CBD Planning Strategy and in line with the Central City District Plan's vision for Parramatta to be the central CBD for metropolitan Sydney.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 5, below.

Table 5 – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	**O30**: Urban tree canopy cover is increased	The concept plan for the public domain of the site proposed the removal of two of the existing 20 trees on the site and to replace with 12 new trees in their place.
	O31: Public open space is accessible, protected and enhanced	The Planning Proposal proposes to expand the existing underutilised open space and create a new publicly accessible civic square responding to the needs and values of communities as population growth also providing a high level of connectivity with the adjoining centenary Square and Parramatta Square.
An efficient city	**O33**: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposed plan adopts the maximum car parking rates in line with the Parramatta CBD Strategic Transport Study with an aim to reduce private car usage and encourage public transport patronage and sustainable ways of travelling. This will effectively reduce the carbon emissions and contribute to create a low-carbon city in Parramatta LGA.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities which are each supported by various Actions. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 6, below.

Table 6 – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure **O1:** Infrastructure supports the three cities **O2:** Infrastructure aligns with forecast growth – growth infrastructure compact **O3:** Infrastructure adapts to meet future need **O4:** Infrastructure use is optimised	**PP C1: Planning for a city supported by infrastructure** • **A1:** Prioritise infrastructure investments to support the vision of *A metropolis* • **A3**: Align forecast growth with infrastructure • **A6**: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities	The planning proposal will allow for efficient land use by locating new office and commercial spaces in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed transport infrastructure and will benefit from the commuting advantages.

Liveability

An assessment of the planning proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 7, below.

Table 7 – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people **O6**: Services and infrastructure meet communities' changing needs	**PP C3: Provide services and social infrastructure to meet people's changing needs** • **A8:** Deliver social infrastructure that reflects the need of the community now and in the future • **A9:** Optimise the use of available public land for social infrastructure	The Planning Proposal enables employment generating floor space in the commercial core of the Parramatta CBD adjacent to public transport interchange providing people from all age easy access to services, work and education. The proposed public accessible open square and modern Church function space in the podium of the proposed building as envisaged in the design plan would provide a community place with active street life and inclusive social space for congregation.
O7: Communities are healthy, resilient and socially connected with diverse neighbourhoods	**PP C4: Working through collaboration** • **A10:** Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially	The planning proposal will allow for efficient land use by locating new office and commercial spaces in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed

	connected communities by (a-d). • **A15:** Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places	transport infrastructure and will benefit from the commuting advantages. The proposed public accessible open square and modern Church function space in the podium of the proposed building as envisaged in the design plan would provide a community place with active street life and inclusive social space for congregation.
Housing the city **O10**: Greater housing supply **O11:** Housing is more diverse and affordable	**PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport** • **A16**: Prepare local or district housing strategies that address housing targets	The Planning Proposal seeks to provide a mixed use building in the south-western portion of the site which is currently occupied by a two-storey building. The proposed plan will facilitate an increase in FSR that will allow for increased apartment numbers on this site. The number of dwellings delivered will depend on whether the site is developed by itself or as part of an amalgamated site with adjoining properties. A sliding scale mechanism is being applied to encourage amalgamation as a larger development site will deliver optimal urban design outcomes. Additional residential dwellings can be achieved if amalgamation occurs. The development will also be subject to a design excellence process that will ensure the delivery of a high-amenity and high quality mixed-use development on the site.
A city of great places **O12:** Great places that bring people together **O13:** Environmental heritage is identified, conserved and enhanced	**PP C6: Creating and renewing great places and local centres, and respecting the District's heritage** • **A18**: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • **A19**: Identify, conserve and enhance environmental heritage by (a-c) • **A20**: Use place-based planning to support the role of centres as a focus for connected neighbourhoods	The Planning Proposal used a place-based approach by recognising the underutilised space in front of the St John's Cathedral and proposing a people-friendly public open space in the centre of its site, readapting the existing heritage items on the site and incorporating a modern Church facilities/lobby in the podium of the proposed building which will ultimately replacing the existing Parish Hall. The proposal Master Plan will complement the set-up of the Centenary Square and Parramatta Square in the vicinity with its diverse land use mix and high amenity and walkability environment within 10-minute walk of centres. This proposal seeks to de-list the St John's Parish Hall as part of a proposal to demolish the Hall. The impacts of the removal and replacement of the Parish Hall have been assessed in reports submitted by the applicant and an independent review initiated by Council (Refer to attached documents). The assessments do not come to a consistent conclusion on whether the Hall should be retained. Council does not deny the significance of the Hall however, its justification for de-listing the Hall is that the public benefit associated with achieving a larger and better activated publically available space out weights the loss the community bears if the Church Hall is

		demolished. On balance de-listing and removal of the Hall will result in a net public benefit. The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development. The impact of the potential creation of a 6m wide vehicle access has minimal impact on 41 Hunter Street. The land take is less than 2m away from the heritage item on this site,

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 8, below.

Table 8 – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city **O19**: Greater Parramatta is stronger and better connected	**PP C7: Growing a stronger and more competitive Greater Parramatta** • **A23:** Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • **A27:** Manage car parking and identify smart traffic management strategies	The Planning Proposal creates opportunities for an expanded office market in the commercial core of the Parramatta CBD. The proposed commercial building to the northern part of the site together with the proposed residential development to the southern part of the site will enhance the vibrancy and competiveness economy in the city centre by activating the area in different times of the day. Furthermore, the Planning Proposal includes a site-specific clause that prescribes a maximum car parking rate as identified by the Parramatta CBD Strategic Transport Study with an aim to reduce private car usage and encourage public transport patronage and sustainable ways of travelling.
Jobs and skills for the city **O14:** The plan integrates land use and transport creates walkable and 30 minute cities	**PP C9: Delivering integrated land use and transport planning and a 30-minute city** • **A32**: Integrate land use and transport plans to deliver a 30-muinute city	The proposed development indicatively provides approximately 57900sqm for high quality commercial floor space, and retail space, which is equivalent to 4825 jobs (based on the assumption of 12sqm per job). The planning proposal satisfies this direction by locating commercial spaces and a mixed use building on a site that is within walking distance to Parramatta Railway Station and the proposed Parramatta Light Rail Station; and will uphold the concept of a 30-minute city.
O24: Economic sectors are targeted for success	**PP C12: Supporting growth of targeted industry sectors** • **A57**: Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure	The Planning Proposal promotes and encourages the tourism economy to Parramatta by creating an more attractive setting for the Cathedral and resonating with the Centenary Square and Parramatta Park to the north and east of the site respectively.

	connections to transport at key tourist attractions	

Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 9, below.

Table 9 – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
O30: Urban tree canopy cover is increased	**PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections** • **A68**: Expand urban tree canopy in the public realm	The concept plan for the public domain of the site proposed the removal of two of the existing 20 trees on the site and to replace with 12 new trees in their place.
A city in its landscape **O31:** Public open space is accessible, protected and enhanced	**PP C17: Delivering high quality open space** • **A71**: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	The Planning Proposal proposes to expand the existing underutilised open space and create a new public accessible civic square responding to the needs and values of communities as population growth also providing a high level of connectivity with the adjoining centenary Square and Parramatta Square. Furthermore, the site is subject to existing provisions within Parramatta LEP 2011 (clause 7.4) ensuring proper sun access protection in place for Parramatta Square to the east of the site.
An efficient city **O33**: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	**PP C19: Reducing carbon emissions and managing energy, water and waste efficiently** • **A75**: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050	The Proposal seeks to construct an A-grade commercial building on the site which usually means more high-specification renovation and amenities with naturally-lit space. The proposed plan also adopts the maximum car parking rates in line with the Parramatta CBD Strategic Transport Study with an aim to reduce private car usage and encourage public transport patronage and sustainable ways of travelling. This will effectively reduce the carbon emissions and contribute to create a low-carbon city in Parramatta LGA.

3.2.2 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including:

- allowing for the concentration of employment particularly A-grade commercial floor space around transport nodes which was identified as being critical for the growth of the Parramatta City Centre
- contributing towards dwelling target for Parramatta CBD
- increasing the attractiveness of the City Centre for investment and visitation

Draft Parramatta Local Strategic Planning Statement

The Draft Local Strategic Planning Statement sets out that planning framework for the Parramatta LGA. The strategy recognise that the Parramatta CBD is evolving into the Central CBD for Greater Sydney and identifies a series of priorities and objectives and series of actions to achieve them. The progression of the CBD Planning proposal is an action in the Statement that is important in achieving the following objectives:-

- Expand Parramatta's business, culture and recreation role as the Central City of Greater Sydney
- Focus housing and employment growth in the GPOP and Strategic Centres and stage housing release
- Provide for a diversity of housing types and sizes to meet community needs into the future
- Increase commercial space in Strategic Centres and Parramatta CBD

This site specific Planning Proposal is consistent with the objectives of the CBD Planning Proposal and therefore is also seeking to achieve the priorities listed in the Planning Statement.

Parramatta CBD Planning Strategy

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.
2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.
4. Parramatta CBD Planning Proposal

The CBD Planning Strategy vision has evolved via the preparation of the Draft CBD Planning Proposal. The actions in the strategy have been pursued to allow the draft CBD Planning Proposal to be prepared and the policies recommended in the strategy have evolved as the more detailed planning proposal has been drafted.

Parramatta CBD Planning Proposal

The draft CBD Planning Proposal was initially endorsed by Council on 11 April 2016 and forwarded to the Department of Planning Industry and Environment to seek a gateway determination be issued. A gateway determination was received on 13 December 2018 requiring Council to meet a series of conditions prior to the CBD Planning Proposal being exhibited.

A series of studies and further analysis was prepared to respond to the conditions of the Gateway Determination with this work culminating in the Council endorsing an amended Planning Proposal on 25 November 2019 for re-submission to the Department of

Planning Industry and Environment. Council has requested the Department provide authorisation for the plan to be placed on public exhibition.

This Planning Proposal seeks to make amendments to the existing Parramatta LEP 2011 that are inconsistent with the provisions of the CBD Planning Proposal but which if endorsed by Council and the Department of Planning Industry and Environment would be included in Draft CBD Planning Proposal before it is finalised.

Figures 9-11 contains a series of diagrams that show the proposed zoning, FSR and height controls proposed in this site specific Planning Proposal compared to the controls proposed in the CBD Planning Proposal endorse by Council on 25 November 2019.

Figure 9: Zoning control under CBD Planning Proposal (left) and proposed Zoning in this Planning Proposal (right)

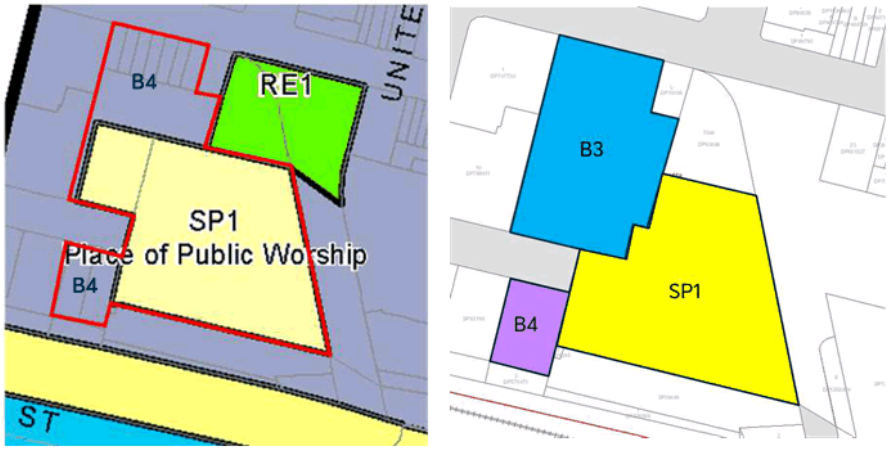


Figure 9 shows this Planning Proposal seeks to introduce a B3 Commercial Core zoning in an area the draft CBD Planning Proposal shows zoned part B4 Mixed Use and Part SP1 Special Activities (Place of Public Worship).

The introduction of the B3 Commercial Core zoning whilst a departure from the endorsed draft DCP Planning Proposal is consistent with the objectives of Council's Parramatta CBD Strategy and relevant State Government strategies which support an increase in employment in the Parramatta CBD. It is recommended to enable the development of an A-grade commercial office building on this portion of the site. It is noted that the B4 Mixed Use allows for commercial office buildings to be constructed. The impact of this change is that commercial office buildings and other permitted commercial uses will be still be permitted on the site but residential uses permitted will not be permitted under the B3 Commercial core zoning.

The reduction in the extent of Special Activities (Place of Public Worship) zoned land on this site reflects Council decision to allow for the demolition of St Johns Church Hall. . The impacts of the removal and replacement of the Parish Hall have been assessed in reports submitted by the applicant and an independent review initiated by Council (Refer to attached documents). The assessments do not come to a consistent conclusion on whether the Hall should be retained. Council does not deny the significance of the Hall however, its justification for de-listing the Hall is that the public benefit associated with achieving a larger and better activated publically available space out weights the loss the community bears if the Church Hall is demolished. On balance de-listing and removal of the Hall will result in a net public benefit.

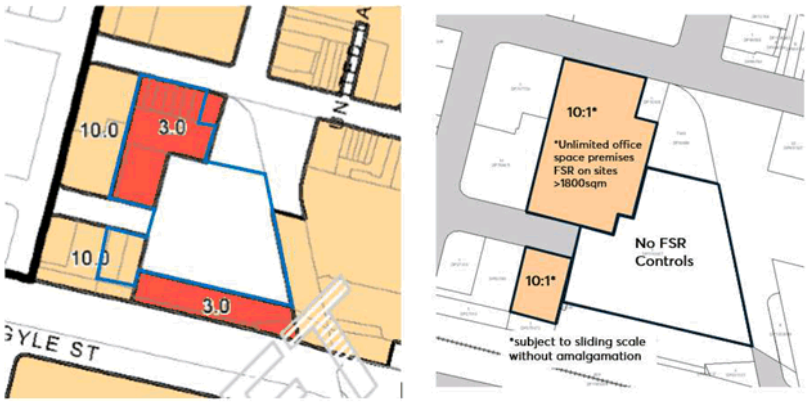
Figure 10: Height control under CBD Planning Proposal (left) and proposed height of building in this Planning Proposal

The increase in permitted 211m RL proposed in this site specific Planning Proposal reflects the proposal to allow for an A-Grade office building on this part of the site. The justification for the proposed height and FSR controls in the draft CBD Planning Proposal relates to potential heritage impacts. The retention of these heights was recommended in a CBD Heritage Study prepared by Urbis Pty Ltd as part of the draft CBD Planning Proposal preparation. The applicant submitted Heritage Assessments (refer to attached documents) that argued that a tall commercial building could be accommodated on this site without significantly impacting on the heritage significance of the adjoining items.

Council engaged Hector Abraham Architects to provide an independent review of the controls and the conclusion reached was that a tall building could be accommodated on this site but that the St Johns Church Hall should be retained (refer to attached documents). As discussed previously Council has balanced this heritage advice against the public benefits available if the Hall is demolished and resolved to allow the Church Hall to be de-listed. In this context the proposed height of 211m RL is supported.

Otherwise the heights proposed in this Planning Proposal are consistent with those proposed in the draft CBD Planning Proposal

Figure 11: FSR control under CBD Planning Proposal (left) and proposed FSR in this Planning Proposal



The differences between the images in Figure 11 are the inconsistencies of the proposed plan with the CBD Planning Proposal in respect to FSR. The draft CBD Planning Proposal FSR of 3:1 in the northern part of the site is based on advice from the Urbis Heritage study. In the previous section that discussed the height of building controls a review the process followed to assess the heritage impact of a taller commercial building on the northern portion of the site was described. Council supports a taller commercial building on the northern portion of the site and a de-listing of the St Johns Church Hall buildings. To reflect the Council position two controls are proposed:-

- Applying an FSR of 10:1 on the FSR map for this portion of the site. This is consistent with the draft CBD Planning Proposal which has 10:1 as the FSR applied to the majority of sites in the CBD that are not impacted by solar access provisions.
- Introduce a site specific clause that allows for unlimited officer floor space on the subject site. The draft CBD Planning Proposal proposes to allow unlimited FSR for office premises on sites zoned B3 Commercial Core where they have a minimum site area of 1800 square metres. This provision will apply the same site policy to the subject site.

Solar access provisions to protect the public domain of Parramatta Square and an aeronautical operations clause and new maximum car parking rates will also be included in this site specific Planning Proposal. All of these controls are also included in the draft CBD Planning Proposal.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 10 below).

Table 10 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment

SEPP No 1 Development Standards	N/A	The SEPP is not applicable to the subject land under Clause 1.9 of *Parramatta LEP 2011*.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This policy was repealed by the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
SEPP 6 – Number of Storeys in a Building	N/A	The SEPP has been repealed.
SEPP 33 – Hazardous and Offensive Development	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP No 55 Remediation of Land	✓	The subject site has existing Class 4 and Class 5 Acid Sulfate Soils constraints. The planning proposal does not seek to increase the potential sensitive land uses permitted on the site. Residential development is already permitted on the portions of the site already zoned B4 Mixed use. If the site was developed under the current controls the contamination issues would need to be resolved as part of the Development Application process. Given this context a contamination report was not required to be submitted with the application and soil contamination issues should be assessed at development application stage.
SEPP 60 – Exempt and Complying Development	N/A	This policy was repealed by the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
SEPP 64 – Advertising and Signage	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP No 65 Design Quality of Residential Flat Development	✓	The rezoning of the portion of the site to B3 Commercial Core means this SEPP will only apply to the proposed B4 Mixed Use portion at 45 Hunter Street. The assessment undertaken by Council demonstrates that a better urban design outcome that maximises compliance with SEPP 65 objectives is achieved if 45 Hunter Street is developed in conjunction with the adjoining site at 43 Hunter Street. For this reason the sliding scale provision in the current Parramatta LEP 2011 will continue to apply to the subject site. Future development proposals will be assessed for compliance with SEPP 65 objectives at development application stage.

SEPP No.70 Affordable Housing (Revised Schemes)	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP (Affordable Rental Housing) 2009	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP (BASIX) 2004	✓	The Planning Proposal does not inhibit any operations of this SEPP. Any future development application for residential uses at the site would be accompanied by a BASIX certificate.
SEPP (Exempt and Complying Development Codes) 2008	✓	This SEPP may apply to future development of the site.
SEPP (Infrastructure) 2007	✓	This SEPP may apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors	N/A	This policy was repealed by the State Environmental Planning Policy (Integration and Repeals) 2016.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP (Urban Renewal) 2010	N/A	The SEPP is not relevant to the Planning Proposal.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 11 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal seeks to rezone part of the subject site from B4 Mixed Use and SP1 Special Activities to B3 Commercial Core and part SP1 Special Activities to B4 Mixed Use. The proposed development indicatively provides approximately 57900sqm for high quality commercial floor space, and retail space, which is equivalent to 4825 jobs (based on the assumption of 12sqm per job).	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site contains a number of heritage items listed in Schedule 5 of the Parramatta LEP 2011, including, State heritage • I01805 - St John's Anglican Cathedral Local heritage • I713 - St John's Parish Hall • I653 - Warden's cottage (verger's cottage) • I651 - Bicentennial Square and adjoining buildings This proposal seeks to de-list the St John's Parish Hall as part of a proposal to demolish the Hall. The impacts of the removal and replacement of the Parish Hall have been assessed in reports submitted by the applicant and an independent review initiated by Council (Refer to attached documents). The assessments do not come to a consistent conclusion on whether the Hall should be retained. Council does not deny the significance of the Hall however, its justification for de-listing the Hall is that the public benefit associated with achieving a larger and better activated publically available space out weights the loss the community bears if the Church Hall is demolished. On balance de-listing and removal of the Hall will result in a net public benefit. The site is also located in close proximity to other local heritage listed items, such as Parramatta Town Hall and Murray's Building. The proposed height and bulk sought as part of this planning	No

	proposal would inevitably impact on views of nearby heritage items. However, these impacts are considered acceptable given the location of the subject site and heritage items in a densely-built CBD context. The density proposed is consistent with the CBD PP, and is therefore consistent with the desired future context of the site. The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development. Further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stage which will be suitable in ensuring the item is managed appropriately. The impact of the potential creation of a 6m wide vehicle access has minimal impact on 41 Hunter Street. The land take is less than 2m away from the heritage item on this site.	
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is consistent with this direction, in that it: • provides residential development in an existing urban area that will be fully serviced by existing infrastructure • The proposal to rezone part of the site B3 Commercial Core will reduce the residential capacity of the CBD but the employment benefits in a location with excellent justify a relatively small reduction on residential capacity in the Parramatta CBD.	Yes
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, in that it: • will maintain and provide additional commercial premises in proximity to existing transport links • will provide new dwellings in close proximity to existing public transport links • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. • Applies car parking rates to the site which are endorsed by Council through the Parramatta CBD Strategic transport Study.	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	Based on the Acid Sulfate Soils Map in Parramatta LEP 2011, the northern part of the site contains mostly Class 4 Acid Sulfate Soils. In this class, works more than two metres below natural ground surface or that are likely to lower the water table more than two metres below the natural ground surface present an environmental risk. The southern part of the site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. Acid sulfate soils are generally not found in Class 5 areas however this	Yes

	will be addressed further at the development application stage.	
Direction 4.3 - Flood Prone Land	As the majority of the Parramatta CBD is affected by the Probable Maximum Flood (including the subject site), Council commissioned Molino Stewart consultants to undertake an update of the Flood Risk Management Plan (FRMP) for Parramatta in 2016 in support of the CBD Planning Proposal. The objective of this work was to address the intensification of development on land impacted by the PMF, issues associated with the safety of residents and workers, management of the potential for damage to property, and to demonstrate consistency with this direction, required as part of the assessment of planning proposals. Due to the nature of flooding within the Parramatta CBD, it was recommended that Council adopt additional development controls to minimise risk to life and property, and seek exceptional circumstances from the Department to adopt a new Flood Planning Level (FPL) for the CBD to implement controls above the standard Flood Planning Level (i.e. 1 in 100 Year ARI). These controls would then be applied across CBD sites as relevant. Council lodged an application with the Department seeking exceptional circumstances in November 2017. Council's flood engineers did not raise concern with the planning proposal's consistency with the Section 9.1 Ministerial Direction, 4.3 Flood Prone Land. It is, however, acknowledged that this planning proposal will be required to be consistent with the broader CBD Planning Proposal update to the Flood Risk Management Plan. Notwithstanding the above, specific concerns were raised in relation to basement design (flood-proofing), requirement for an overland flow study to determine flood levels for the site, water sensitive urban design requirements. Based on information available to date, no habitable floor space, such as the auditorium shown in the applicant's reference design, should be provided located below existing ground level. These concerns will be addressed as part of a site-specific DCP, in addition to provisions informed by the flood policy relating to the CBD Planning Proposal.	Yes
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal seeks to introduce site specific provisions relating to:-	Yes

	• Unlimited office space on B3 Commercial Core zoned sites • Aeronautical Operations • Car parking rates • Additional permitted use for basement parking in a portion of the SP1 Special Activities (Place of Public Worship zone) It does not impose any unnecessarily restrictive site-specific controls. The provision above are either seeking to apply polices proposed in Council's CBD Planning Proposal or in the case of the basement parking to facilitate a reasonable development opportunity for the site.	
7. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	As detailed in this report, the Planning Proposal is consistent with the planning principles, directions and priorities for subregions, strategic centres and transport gateways in the Greater Sydney Region Plan, which has replaced A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.	Yes
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The proposal is consistent with the actions in the interim Land Use and Infrastructure Plan in that the proposal: • Is in line with the Parramatta CBD Planning Proposal • Will contribute towards employment targets within the Parramatta City Centre • May assist in the funding of infrastructure should the site be developed for part residential purposes.	Yes

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site is located in the centre of the Parramatta City Centre and there is no critical habitat, threatened species, populations, ecological communities or their habitats located on the site or on the immediately surrounding land.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

- Acid Sulfate Soils (addressed in Hazard and Risk – 4.1 Acid Sulphate Soils, Section 3.2.4)
- Heritage
- Urban Design
- Transport and Traffic
- Flooding

Heritage

The controls endorsed by Council for CBD Planning Proposal for this precinct are based on the Heritage Study prepared by Urbis in December 2015 as part of the CBD Planning Proposal process. It recommended that sites adjoining the Cathedral retain the current zoning, FSR and height which would have limited buildings on the subject site to an FSR in the order of 3:1 with heights ranging from 12 metres (2-3 storeys) to 32 metres (10 storeys).

The applicant lodged a heritage analysis and other supporting documents (refer to **Attachments 4, 5,6, 10 and 14**) which:

a. Put forward a case that an increase in the density and height beyond current controls could be accommodated on site around the Cathedral without any significant detrimental impact on the heritage significance of the Cathedral or any other adjacent Heritage items (with the exception of the Church Hall); and
b. Seek to justify the demolition of the Church Hall, which is a locally listed item.

The applicant's justification for the removal of the Church Hall is summarised as follows:

c. The Church Hall has continuously evolved over time to support the needs of the Church congregation and now needs to evolve again to meet modern day requirements. The design and configuration of the Hall does not meet the need of modern congregations;
d. The Church wishes to expand its ancillary facilities in the podium of the new proposed building on the northern side of the site and retaining the Church Hall means the new facilities would be fragmented across two buildings rather than incorporated and integrated in one new building;
e. The cost of constructing an A-grade office tower that is designed to accommodate the Church Hall and cantilever over the top of the Hall will add to the design complexity and cost of the redevelopment;
f. The Church wishes to provide a new civic space and new pedestrian laneway linking the new civic space to Macquarie Street along the western edge of the site (refer to **Figure 3**), to provide an improved public domain outcome in front of the Cathedral. Removing the Church Hall will allow for the new civic space to be larger, better connected to other civic space around the Church and to Centenary Square and better activated as the existing Church Hall has limited opportunities for openings and interactions along its southern edge fronting the new civic space. The area of civic space that the Church is able to contribute to

the new civic square can be increased by 640 square metres from 1,210 square metres to 1,850 square metres, if the Hall is removed;

g. The Church in order to make their 100 year masterplan financially viable needs to be able to develop a viable A-grade office building; this would also be a valuable contribution to the CBD where employment uses should be encouraged;
h. Retaining the Hall would limit the ability to achieve a continuous functional basement; and
i. The public benefit from the new public domain and the additional A-grade jobs will outweigh the public loss associated with the future demolition of the Hall.

The City's Heritage Advisor and Heritage Advisory Committee do not support the potential demolition of the Hall.

On 15 August 2018, a briefing of the planning proposal was provided to the Heritage Advisory Committee (HAC) of Council. An extract from the Committee minutes of this meeting stated the following:

> *"The Committee noted their grave concern on the impact of this development especially regarding the scale of the development, impact on major community open space and the change in amenity from a religious/community gathering point".*

An independent assessment was sought from Hector Abrahams and Associates (refer to **Attachment 9**). The key conclusions were that an increase in density on sites around the Cathedral could be supported but that the Church Hall should be retained and that development should not encroach over the top of the Church Hall in a cantilevered form. The Heritage Advisory Committee were provided with a copy of the analysis and the feasibility study discussed below. The Committee resolved to support the Hector Abrahams recommendation to allow an increase in the density next to the Church Hall but retain the Church Hall without any cantilevering.

The City engaged JPW Architects to undertake an architectural feasibility analysis to test the applicant's contention that:

- an A-grade Office building could not be constructed if the Church Hall is retained;
- that the Church's needs cannot be met if the Hall is retained; and that activation of the new civic space is improved if the Hall is removed.

Refer to the full copy of the report in **Attachment 12** for further detail on their recommendations.

JPW Architect's key conclusions were:

- An A-grade office building can only be achieved if the Church Hall is removed or the new tower is able to cantilever over the Church Hall. The floorplate achievable if the Church Hall is retained without cantilevering is not sufficient to accommodate an A-grade office building;
- The Church's needs can still be accommodated and integrated within a redevelopment if the Church Hall is retained. However, the integration of the facilities will increase the design complexity;

- Cantilevering over the Church Hall and integrating all the Church activities when the Church Hall is retained means a more complex design exercise to resolve the design issues arising and will result in greater costs in constructing the development; and
- Activation of the new civic space is possible with the Church Hall retained, but it will be easier to achieve a better activation outcome if the Church Hall is removed.

The applicant was provided with a copy of both the Heritage and Architectural studies commissioned by Council and provided further studies and assessments (refer to **Attachments 10,11, 13 and 14**) to support their preferred option involving demolition of the Church Hall. The issues raised in these reports are all included in the Church's justification for removal of the Hall.

As part of the Council Officer assessment, advice was sought on the economic benefits of realising an A-Grade Office building on this site. Council's Economic Development Team advised that at present, 45 per cent of the Parramatta office market is considered as "Prime" or "A Grade" space. Following the completion of development currently within the pipeline, approximately 288,000 square metres of additional A-Grade office space will be delivered in the Parramatta CBD by 2021, of which 72 per cent is already pre-committed. Based on the high-level of pre-commitment and trend of low A-grade vacancy rates within the Parramatta CBD, demand for additional A-Grade office space beyond 2021 is highly likely.

The recommendation on whether the Church Hall should be demolished rests on the net public benefit from the project. The operational issues associated with the operation of the Church are secondary issues. The key issue is whether the public benefits accruing from the larger new civic space, the improved level of design and activation of this space and the economic benefits of an A-grade office space outweighs loss the community will experience by having a locally listed heritage item demolished. After considering the issues Council Officers consider that the public benefits accruing to the community by the proposal are greater than the loss associated with potential demolition of the Church Hall and so the applicant's request to de-list the heritage item should be supported. De-listing the Church Hall from the heritage schedule in the Parramatta LEP 2011 will simplify the assessment of any future development application for demolition and increase the likelihood that demolition will be approved.

This recommendation is critical to the corresponding Council Officer recommendation on the zoning of the site. If demolition is to be supported then it should be conditional upon the zoning of the relevant portion of the site being amended from B4 Mixed Use (which permits residential development) to B3 Commercial Core (which prohibits residential development). This will effectively "lock in" the public benefit by requiring the site to developed for some office purpose permitted in this zone and prevent the site from being developed for a residential purpose after the Church Hall is demolished. The applicant is supportive of the B3 Commercial Core zoning being applied to this portion of the site.

The critical heritage curtilage for the Cathedral is to retain its SP1 Special Activities (Place of Public Worship). There will be no height or FSR shown on the map as the area does not have any redevelopment potential due to the heritage constraints.

The Heritage Study undertaken by Urbis Pty Ltd on behalf of Council as part of the CBD Planning Proposal raise no objection with the portion of the site zoned B4 Commercial Core (ie 45 Hunter Street) being developed for a taller building form. The

controls for this part of the site are consistent with the CBD Planning Proposal and the findings of the Urbis Study.

Urban Design and Planning

On the portion of the site to be zoned B3 Commercial Core an Office tower building is proposed. Key urban design issues for this part of the site include:-

- Protecting views along Church Street by limiting the height of any part of the building immediately adjoining centenary square to 12m
- Ensuring the development does not overshadow the protect portion of the public domain of Parramatta Square on 21 June between 12pm and 2pm
- Ensuring setbacks from boundaries allow for adequate separation between the proposed tower and those on any adjoining site

Figure 12 shows the proposed office tower development. Council is satisfied based on the concept design provided by the applicant that this site can adequately address the key urban design issues.

Figure 12 – Design Concept Submitted by Applicant

The portion of the site at the southern end of the site zoned B4 Mixed Use proposed to be redeveloped for an office tower is a relatively small site with an area of 864m2. If this site is developed by itself side setbacks would need to be minimised to allow for a feasible floor plate as indicated in Figure 13.

However if the site is amalgamated with the adjoining site at 44 Hunter Street a better urban design outcome can be achieved as demonstrated in Figure 14.

Figure 13 Redevelopment 45 Hunter Street

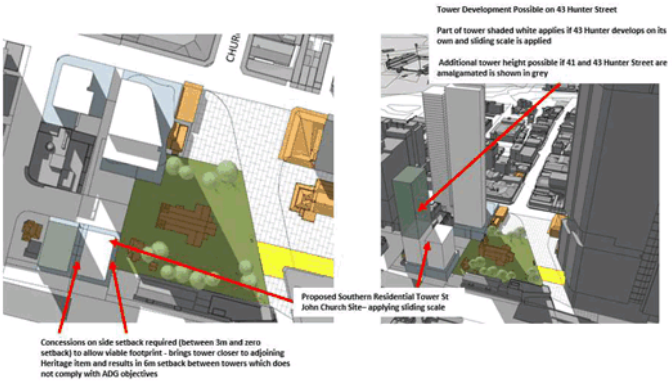
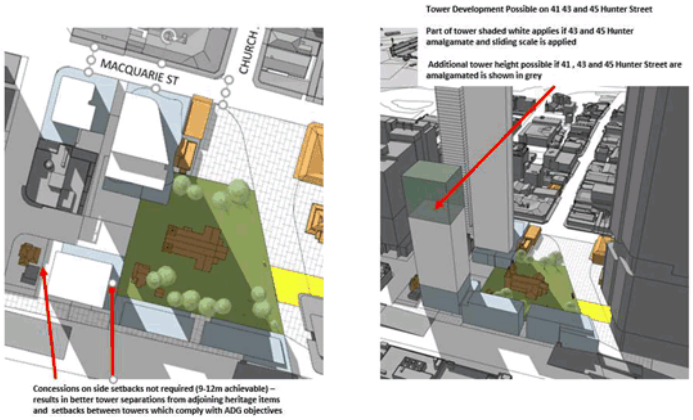


Figure 14 Redevelopment of 41 and 45 Hunter Street as amalgamated site



Council Officers have recommended the sliding scale provision in the existing Parramatta LEP 2011 continue to apply to this part of the site. Applying the sliding scale means that the owners of 43 and 45 Hunter Street have the potential to achieve a higher development potential if they are able to redevelop as an amalgamated site. If they amalgamate an FSR of 10:1 can be achieved across both sites. If redeveloped separately the sliding scale will limit the FSR achievable on both sites to 6:1.

It is for this important urban design reason that the sliding scale provisions will be applied to this portion of the site. It should also be noted that this is the approach being applied in the draft CBD Planning Proposal.

The delivery of a through site link along the western boundary between Macquarie and Hunter Streets and the new publicly accessible space immediately west of the Cathedral proposed as part of the application will make important contributions to connectivity activation and availability of publicly accessible open space in this part of the CBD.

Flooding

As the majority of the Parramatta CBD is affected by the Probable Maximum Flood (including the subject site), Council commissioned Molino Stewart consultants to undertake an update of the Flood Risk Management Plan (FRMP) for Parramatta in 2016 in support of the CBD Planning Proposal. The objective of this work was to address the intensification of development on land impacted by the PMF, issues associated with the safety of residents and workers, management of the potential for damage to property, and to demonstrate consistency with this direction, required as part of the assessment of planning proposals.

Due to the nature of flooding within the Parramatta CBD, it was recommended that Council adopt additional development controls to minimise risk to life and property, and seek exceptional circumstances from the Department to adopt a new Flood Planning Level (FPL) for the CBD to implement controls above the standard Flood Planning Level (i.e. 1 in 100 Year ARI). These controls would then be applied across CBD sites as relevant. Council lodged an application with the Department seeking exceptional circumstances in November 2017.

Council's flood engineers did not raise concern with the planning proposal's consistency with the Section 9.1 Ministerial Direction, 4.3 Flood Prone Land. It is, however, acknowledged that this planning proposal will be required to be consistent with the broader CBD Planning Proposal update to the Flood Risk Management Plan.

Notwithstanding the above, specific concerns were raised in relation to basement design (flood-proofing), requirement for an overland flow study to determine flood levels for the site, water sensitive urban design requirements. Based on information available to date, no habitable floor space, such as the auditorium shown in the applicant's reference design, should be provided located below existing ground level. These concerns will be addressed as part of a site-specific DCP, in addition to provisions informed by the flood policy relating to the CBD Planning Proposal.

Transport, Traffic and Access

The Planning Proposal seeks to adopt Council's policy position regarding maximum parking rates within the Parramatta CBD as recommended by the CBD Traffic and Transport Study. An additional local provision will be based on the following:

> *Residential accommodation*
>
> *0.1 space per studio dwelling 0.3 space per 1-bedroom dwelling 0.7 spaces per 2-bedroom dwelling 1 space per 3-bedroom dwelling*
>
> *Commercial premises (where FSR greater than 3.5:1)*
>
> *M = (G * A) / (50 * T)*
>
> *where: M = maximum car parking spaces; G = GFA of all office buildings/business premises in the building (sqm) A = Site area (sqm) T = Total GFA of al buildings on the site*

Given this planning proposal is largely seeking a commercial use, and that residential development of the site is recommended to be consistent with the CBD Planning Proposal, it is not considered that transport impacts will be significantly different to those expected form the CBD PP and so future transport impacts will be addressed via the transport and traffic strategy that will accompany the draft DCP Planning Proposal.

During the assessment of the planning controls the issue of vehicle access arrangements for the Church, 41, 43 and 45 Hunter Street and 181 Church Street was identified. Currently, vehicular access is provided to the subject site from Hunter Street. However, access to 181 Church Street involves vehicles driving over a part of the pedestrianised precinct that runs from the rail underpass to Centenary Square. Given the influx of pedestrians expected with the completion of Parramatta Square and more generally as the CBD continues to develop, the current access arrangements for 181 Church Street pose an increasing pedestrian safety risk as well as amenity and accessibility issues.

To minimise the impact of vehicle movements on pedestrians a new vehicle laneway in along the rear of 41, 43 and 45 Hunter Street between Marsden Street and the western boundary of 181 Church Street. Council will facilitate this in this planning proposal be including a 6m strip at the southern end of these sites on the Land Reservations and Acquisitions Map in Parramatta LEP 2011.

The intent is to improve pedestrian safety and amenity in the pedestrianised area east of 181 Church Street and the new proposed civic square. The applicant has accepted that this outcome will improve access arrangements and is willing to include provisions in any Planning Agreement to commit the land at the southern end of 45 Hunter Street for the creation of the vehicle laneway. The applicant has also offered to provide conditional temporary vehicle access to the 181 Church Street through their site until the new laneway can be created and to include this in any Planning Agreement.

Inclusion of this land on the Land Reservation Acquisition Map will allow Council to acquire the 6m strip of land if necessary but Council's preferred outcome would be to have the laneway created as part of future development approval processes when these sites are redeveloped.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

There is adequate justification for this planning proposal which will facilitate a mix of land uses on site by delivering both commercial, retail and residential uses and an increase in FTE to approximately 4825 jobs. The planning proposal also envisages an increase in capacity of approximately 5000 sqm of GFA for Church uses should the replacement of the existing Parish Hall occurs.

These economic outcomes are considered appropriate for the site's central sitting within the Parramatta City Centre and in close proximity to Parramatta transport interchange.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to support the Planning Proposal. As highlighted throughout, the site and its surrounds are well-sited among existing road infrastructure, public transport (Parramatta Rail Station and bus interchange, and future Parramatta Light Rail), and services to accommodate intensive development, demonstrated by the siting of the adjacent Parramatta Square urban renewal redevelopment.

The proposal is consistent with the Draft CBD Planning Proposal which is addressing infrastructure requirements for the growth proposed. The Parramatta Light Rail and West Metro are example of infrastructure projects that are already being planned and delivered which underpin the Council and State Government strategy to establish Parramatta CBD as the Central CBD for Sydney.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPPING

No amendments to the mapping in the Parramatta LEP 2011 is required regarding this Planning Proposal.

4.1 Existing provision

This section illustrates the current *PLEP 2011* controls which apply to the site.

Figure 15 illustrates the existing zoning of the subject site being part SP1 Place of Public Worship and B4 Mixed Use.

Figure 15 – Existing zoning extracted from Parramatta LEP 2011 Land Zoning Map

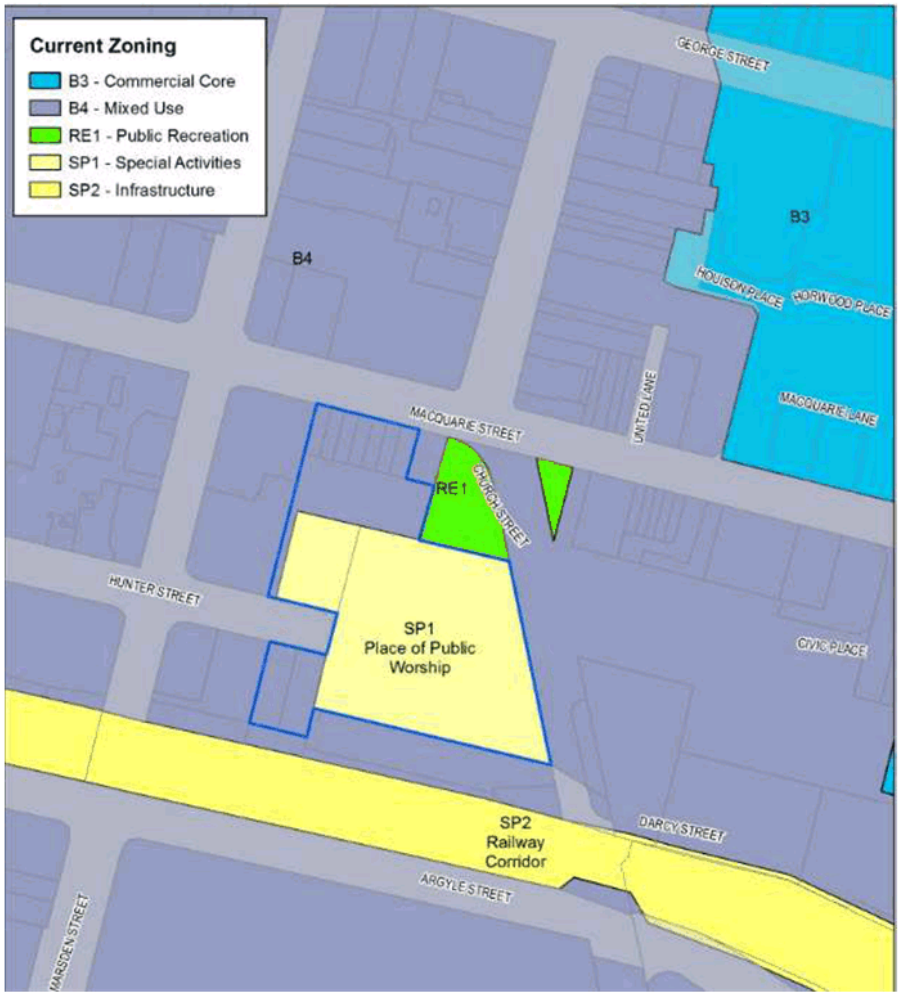


Figure 16 illustrates that parts of the site are subject to maximum building heights of 36 metres, 24 metres and 18 metres. There is no current maximum height prescribed for land zoned SP1 Place of Public Worship.

Figure 16. Existing building heights extracted from the Parramatta LEP 2011 Height of Buildings Map

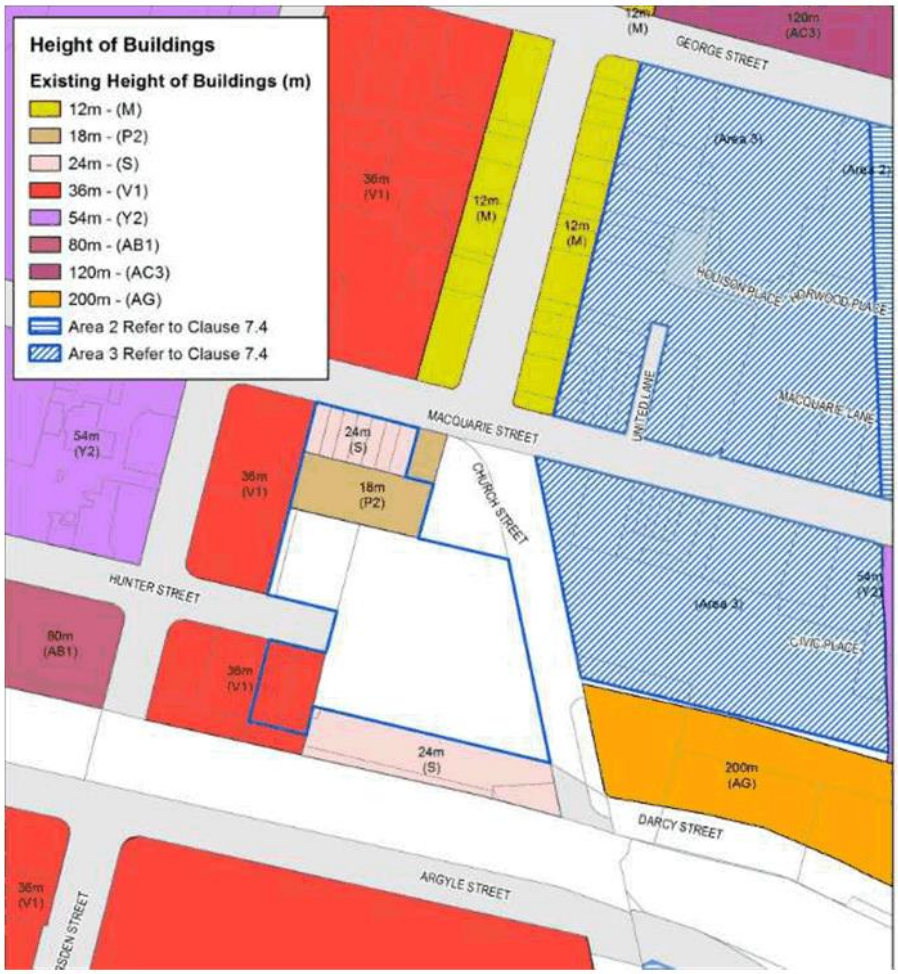


Figure 17 illustrates the existing maximum FSR of 3:1 on Parts of the site zoned B4 Mixed Use and no maximum FSR on land zoned SP1 Place of Worship.

Figure 17.Existing floor space ratio extracted from the Parramatta LEP 2011 Floor Space Ratio Map

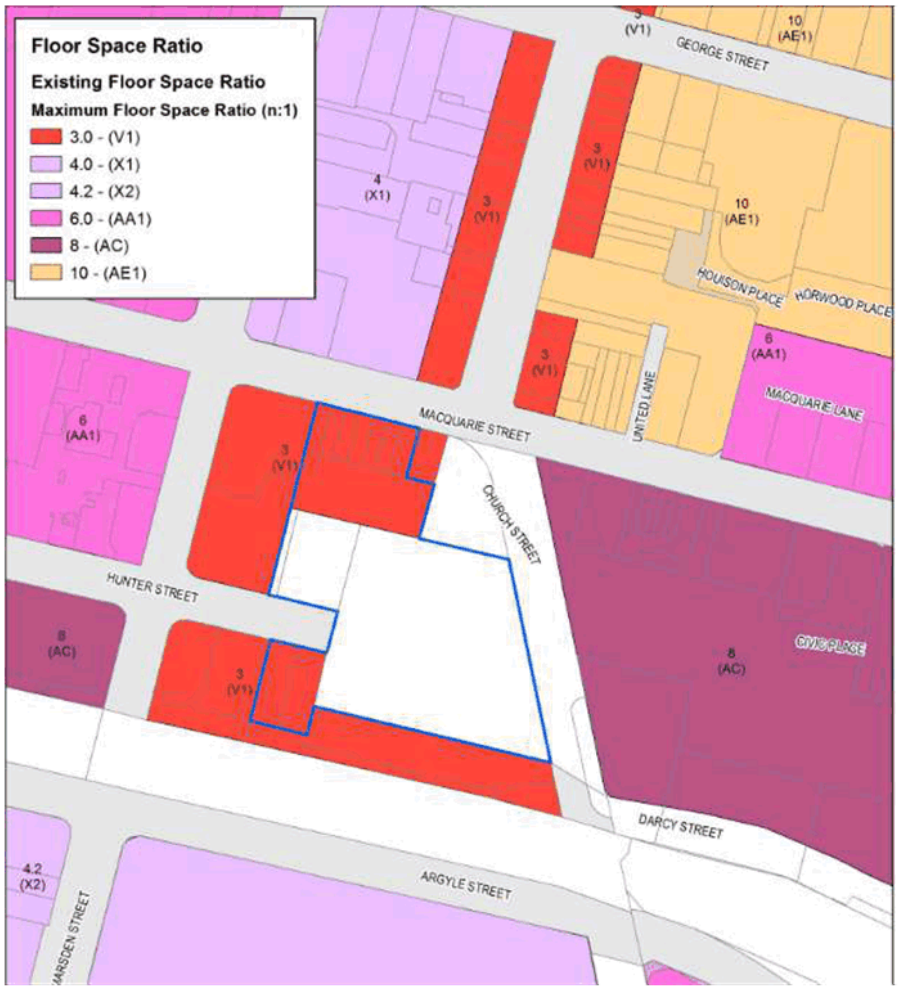


Figure 18 illustrates the existing heritage items on the site including the State heritage listed St John's Anglican Cathedral and a number of local heritage listed items being St John's Parish Hall, St John's Building (façade), and Warden's Cottage.

Figure 18. Existing heritage items extracted from the Parramatta LEP 2011 Heritage Map

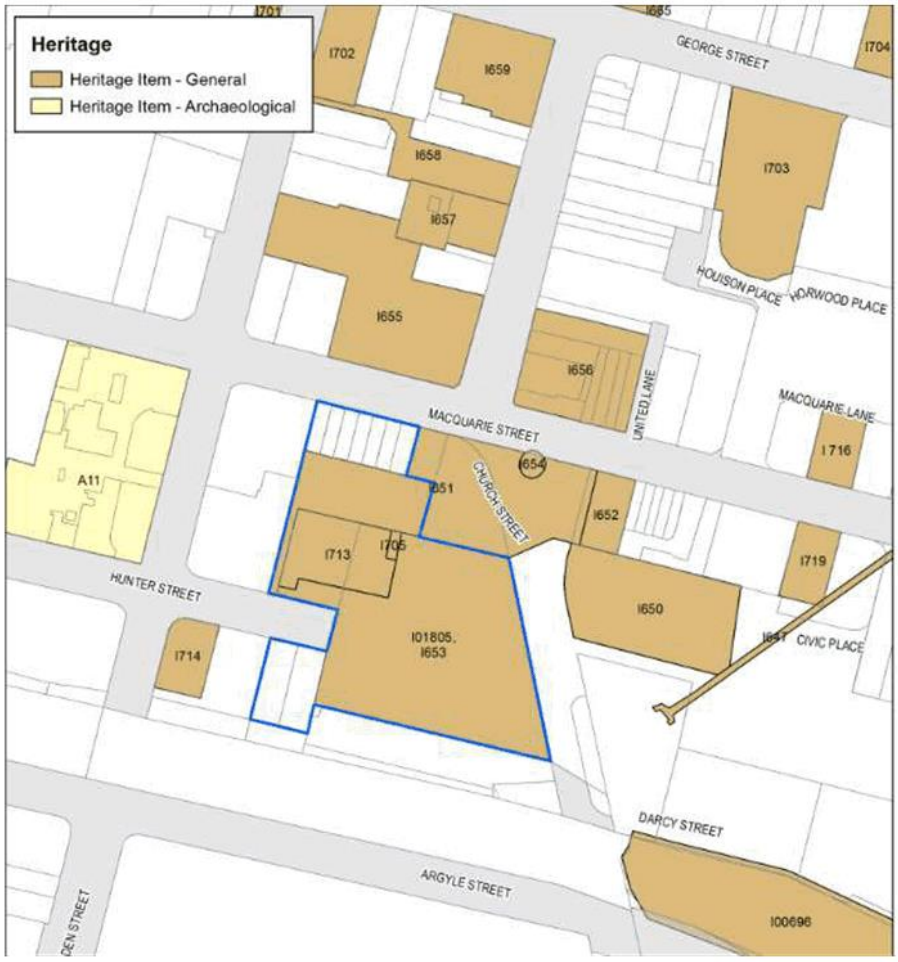


Figure 19 illustrates the Key Sites, Special Provisions and Sun Access Protection areas in the vicinity of the site.

While no part of the site is subject to any special provisions under this map, the adjacent Parramatta Square area of protected sun access is illustrated above. This is relevant to this Planning Proposal as the Master Plan has been designed to not overshadow this area.

Figure 19. Existing Key Sites, Special Provisions and Sun Access Protection areas extracted from the *Parramatta LEP 2011* Key Sites, Special Provisions and Sun Access Protection Map

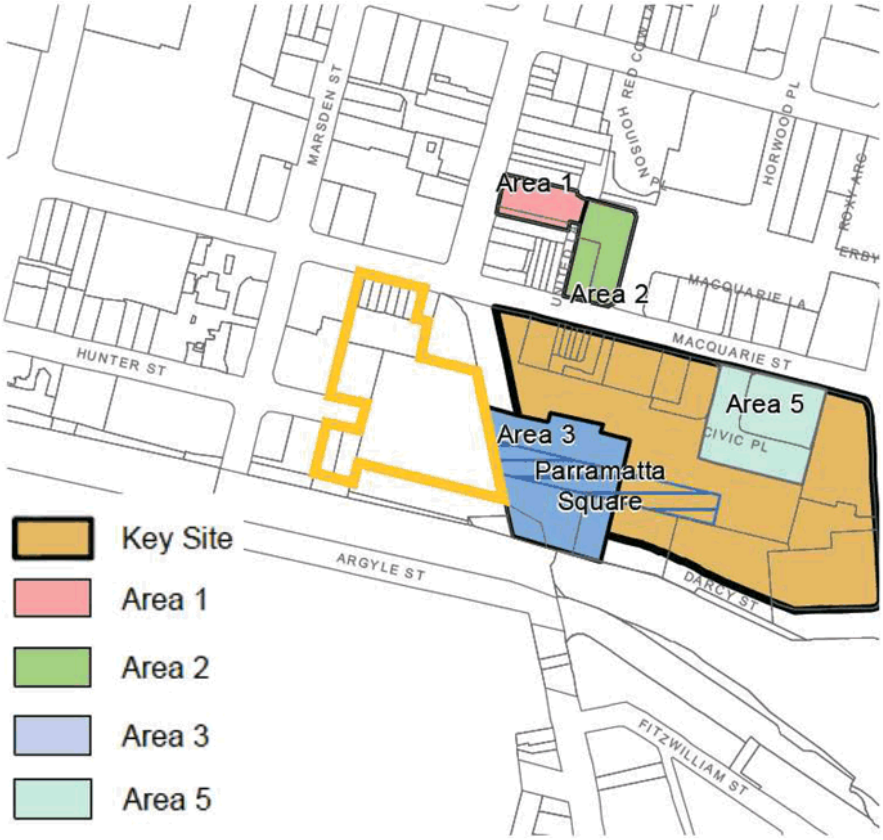


Figure 20. Acid Sulfate Soils areas identified on the site extracted from the Parramatta LEP 2011 Acid Sulfate Soil Map

4.2 Proposed Provision

To achieve the objectives and intended outcomes of this Planning Proposal, the Land Use Zoning Map is proposed to be amended. To facilitate the Height and FSR controls sought, the applicant put forward the following preferred option.

Figure 21. Proposed land use zoning map

Figure 22. Proposed height of buildings map

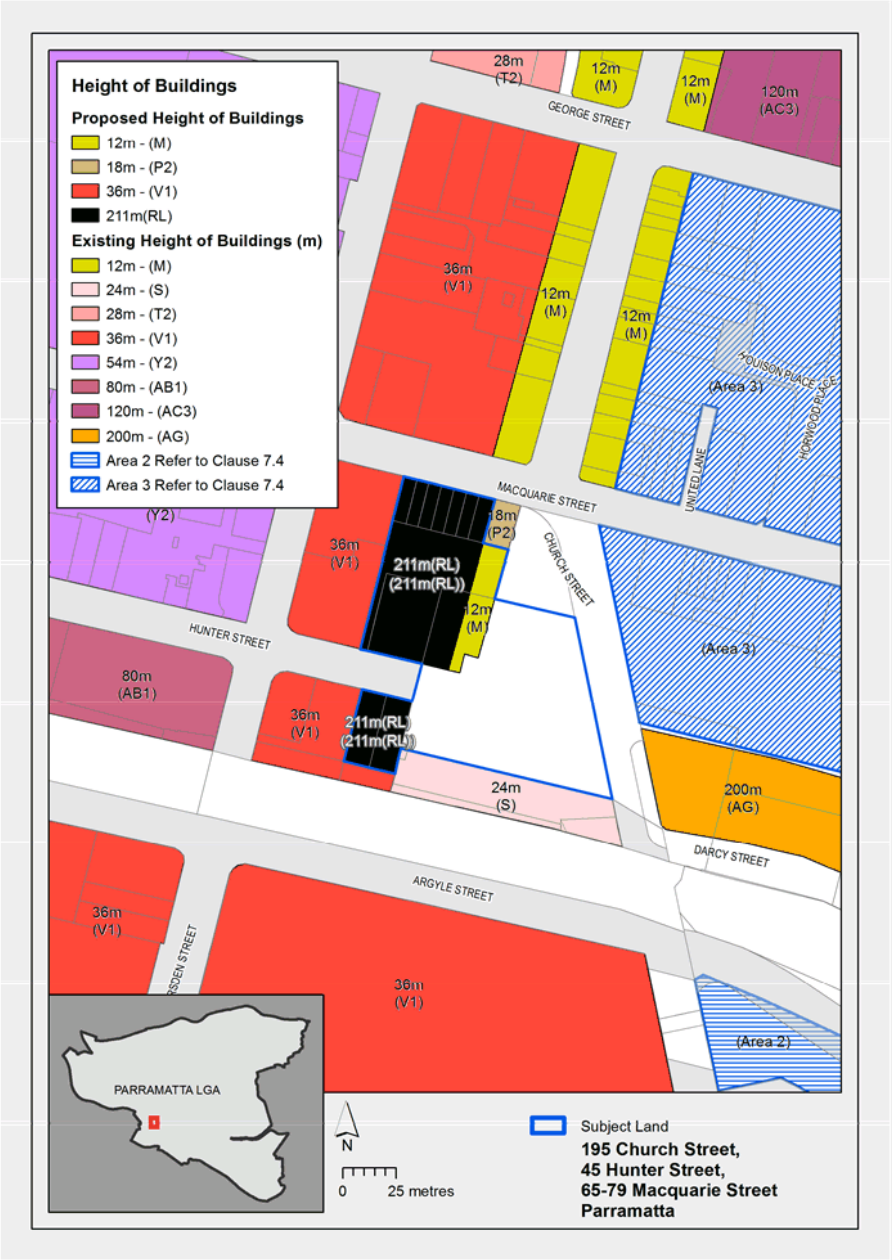


Figure 23. Proposed floor space ratio map

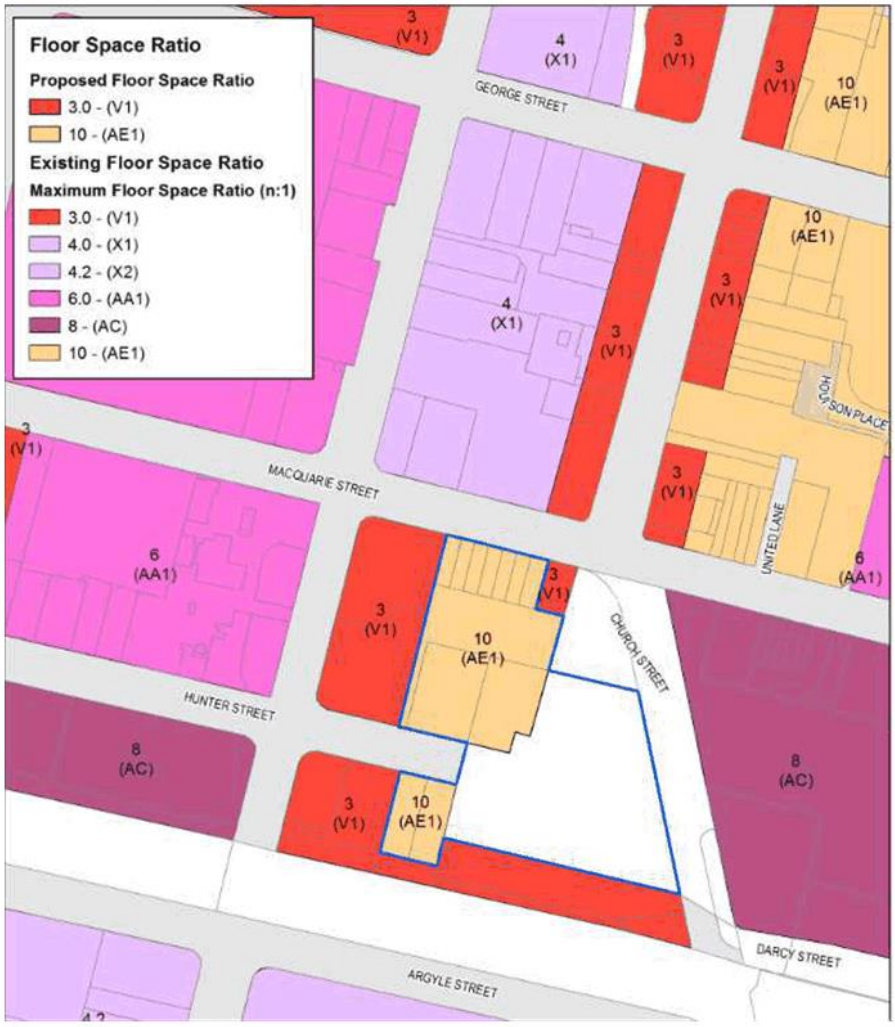


Figure 24. Proposed special provisions map

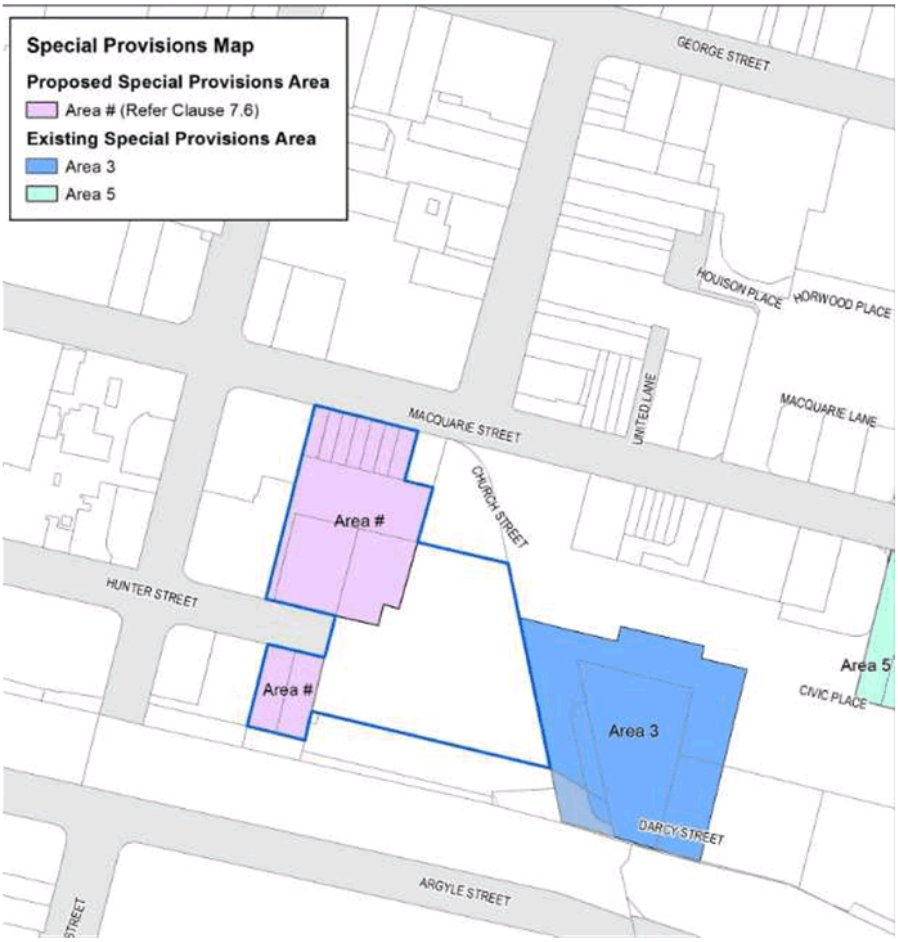
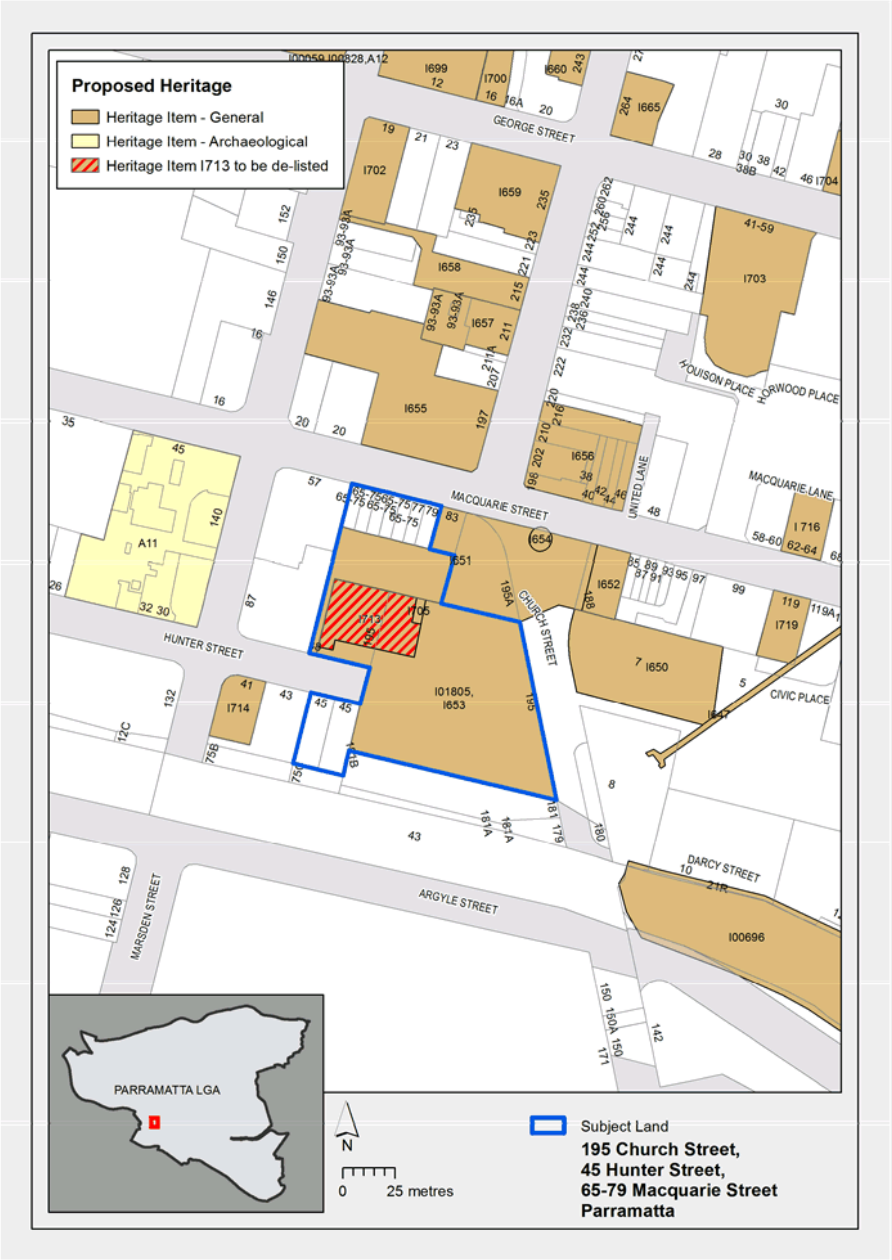


Figure 25. Proposed Heritage map



PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 12 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 12 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	November 2019
Report to Council on the assessment of the PP	December 2019
Referral to Minister for review of Gateway determination	February 2019
Date of issue of the Gateway determination	May 2020
Commencement and completion dates for public exhibition period	June – July 2020
Commencement and completion dates for government agency notification	June – July 2020
Consideration of submissions	July 2020
Consideration of planning proposal post exhibition and reporting to Local Planning Panel (if submissions received) and to Council	August 2020
Submission to the Department to finalise the LEP	September 2020
Notification of instrument	November 2020

Appendices

The following appendices will be included once they have been updated (where relevant) to ensure they are consistent with Council's resolved position on the Planning Proposal.

Current Versions of these documents are included as Attachments to the Local Planning Panel Report.

- 1 – Applicant urban design report
- 2 – Applicant traffic assessment
- 3 – Applicant heritage impact statement
- 4 – Applicant draft conservation management plan
- 5 – Applicant archaeological report
- 6 – Applicant concept landscape master plan
- 7 – Applicant submission – solar access to Parramatta Square
- 8 – City-commissioned heritage assessment
- 9 – Applicant heritage report responding to independent heritage assessment
- 10 – Applicant landscape report responding to independent heritage assessment
- 11 – City-commissioned office building concept assessment
- 12 – Applicant ground plane study responding to independent office building assessment
- 13 – Applicant further heritage assessment responding to independent office building assessment

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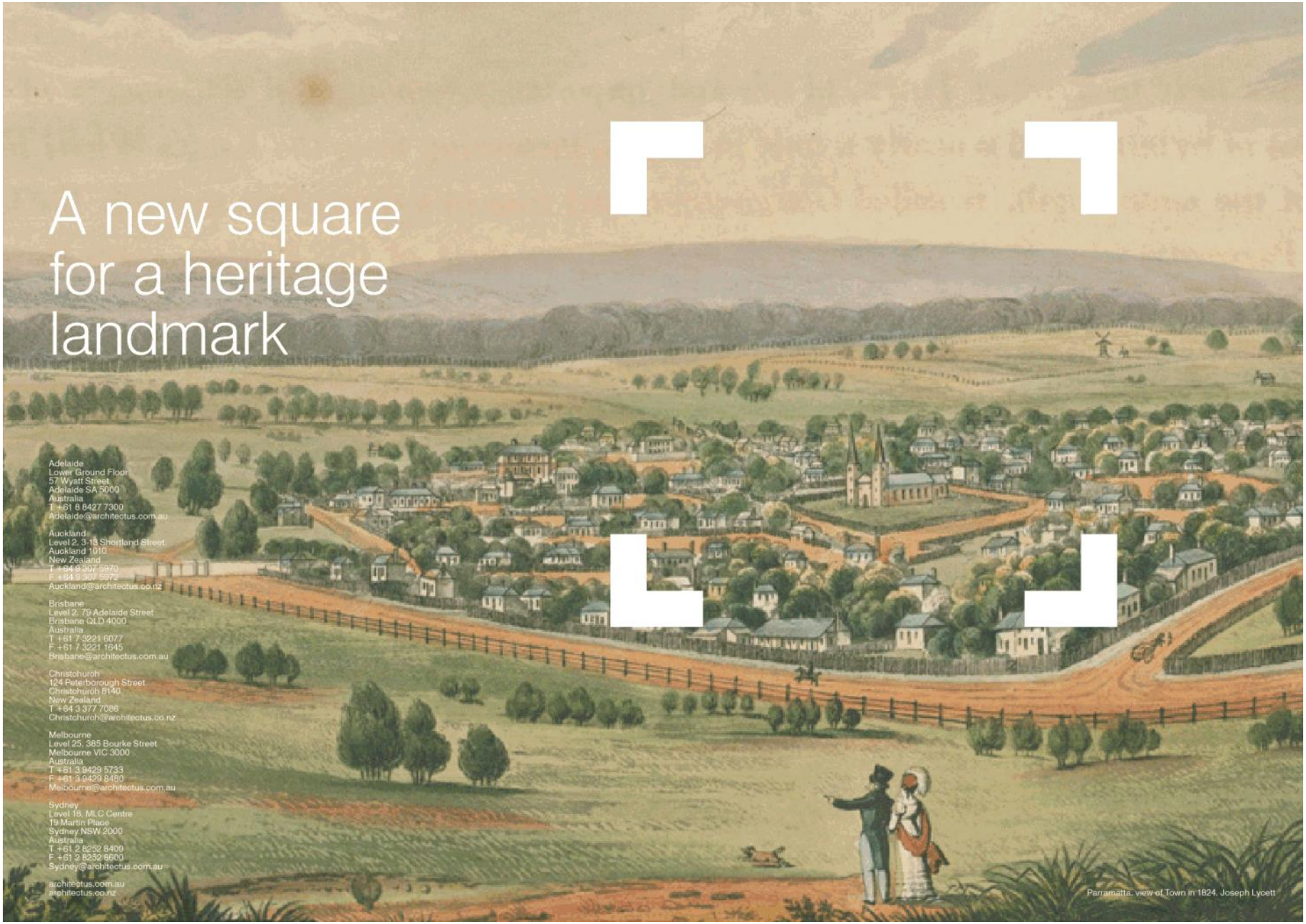
Urban Design Report

St John's Anglican Cathedral Parramatta


A new square
for a heritage
landmark
Adelaide
Lower Ground Floor
57 Wyatt Street
Adelaide SA 5000
Australia
T +61 8 8427 7300
Adelaide@architectus.com.au
Auckland
Level 2, 3-13 Shortland Street
Auckland 1010
New Zealand
T +64 9 307 5970
F +64 3 307 5972
Auckland@architectus.co.nz
Brisbane
Level 2, 79 Adelaide Street
Brisbane QLD 4000
Australia
T +61 7 3221 6077
F +61 7 3221 1645
Brisbane@architectus.com.au
Christchurch
124 Peterborough Street
Christchurch 8140
New Zealand
T +64 3 377 7086
Christchurch@architectus.co.nz
Melbourne
Level 25, 385 Bourke Street
Melbourne VIC 3000
Australia
T +61 3 9429 5733
F +61 3 9429 8480
Melbourne@architectus.com.au
Sydney
Level 18, MLC Centre
19 Martin Place
Sydney NSW 2000
Australia
T +61 2 8252 8400
F +61 2 8252 8600
Sydney@architectus.com.au
architectus.com.au
architectus.co.nz
Parramatta, view of Town in 1824, Joseph Lycett

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Executive Summary

This project presents a 100-year master plan for St John's Cathedral and associated land. The site is at the physical and historic heart of Parramatta. Its operation and its setting both need to be updated to meet the aspirations of the new Parramatta.

Purpose of this report

Architectus has been engaged by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St John's Parramatta Endowment Fund to develop a 100 year master plan for the future of the St John's Anglican Cathedral site.

This report is intended to support a Planning Proposal for changing the planning controls on site.

Current operation and brief

The existing premises are not fit for current and future aspirations of the diocese/church for a range of reasons including fragmentation, a lack of a single facility capable of worship on large ceremonial days, conservation and upgrade challenges, and not fitting within the context of the new Parramatta Square and central Parramatta.

The brief provided to Architectus involves a range of new building spaces for the Church (approx. 3,500sqm) as well as a desire to generally integrate the site into the new Parramatta.

Strategic drivers and master plan response

Eight strategic drivers for the master plan have been identified through analysis. These drivers and the master plan's response are described below.

Strategic Drivers		What is being delivered
	Heritage	A new square provides a clear setting for St John's Cathedral's important western frontage. The Cathedral's ongoing role is assured in a working contemporary format.
	Public domain	High quality renewal of existing spaces and addition of over 1,300sqm of additional publicly accessible space including: - The creation of a new square to complement Parramatta Square and Centenary Square and create an enhanced setting for the Cathedral - A new laneway linking to Macquarie Street - Enhanced activation through colonnade connection to a new Hall
	Movement	New public connection to Macquarie Street and enhanced east-west permeability
	Sun access	Sun access beyond that required by controls to Parramatta Square, the Cathedral and new square
	Views and interface	The Cathedral is reinforced as the focus of key views. Key axial views are not interrupted by new development.
	Appropriate heights and densities	A maximum 180m building height and 13.5:1 FSR is consistent with Parramatta's aspirations and a step down from that proposed in Parramatta Square
	Maximise strategic use of land	45,000sqm of leasable commercial office space, contributing to Parramatta's strategic role as Sydney's Central City, plus approximately 170 units of rental accommodation, 5,000sqm of church use and ground floor active retail
100	100 year master plan	Ensures the ongoing role of St John's Cathedral in a working contemporary format

The master plan

The master plan includes:

- A new square, laneway and enhanced public domain creating a new setting for St John's Cathedral.
- A northern tower including approximately 5,000sqm of church use and ground floor active uses within a three-storey podium plus 45,000sqm of leasable office space within a tower form of 45 storeys.
- A southern tower comprising ground floor active uses plus approximately 170 of rental accommodation within a tower form of 43 storeys.

Implementation

To deliver the master plan, Architectus recommends the following changes to LEP controls:

- A B4 Mixed Use and B3 Commercial Core zone, with a consolidated Special Uses zone for the Cathedral.
- No height limit, consistent with Parramatta's plans for the majority of the centre, except for the SP1 zoned land and potentially the land affected by the Parramatta Square sun access plane.
- FSRs of 13.5:1 and 9.4:1

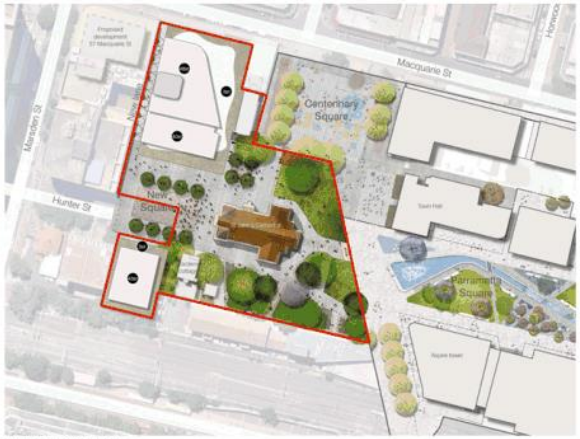
A draft DCP diagram is also proposed for Council to control the best outcome for the street block.

Conclusion

The master plan and proposed controls deliver:

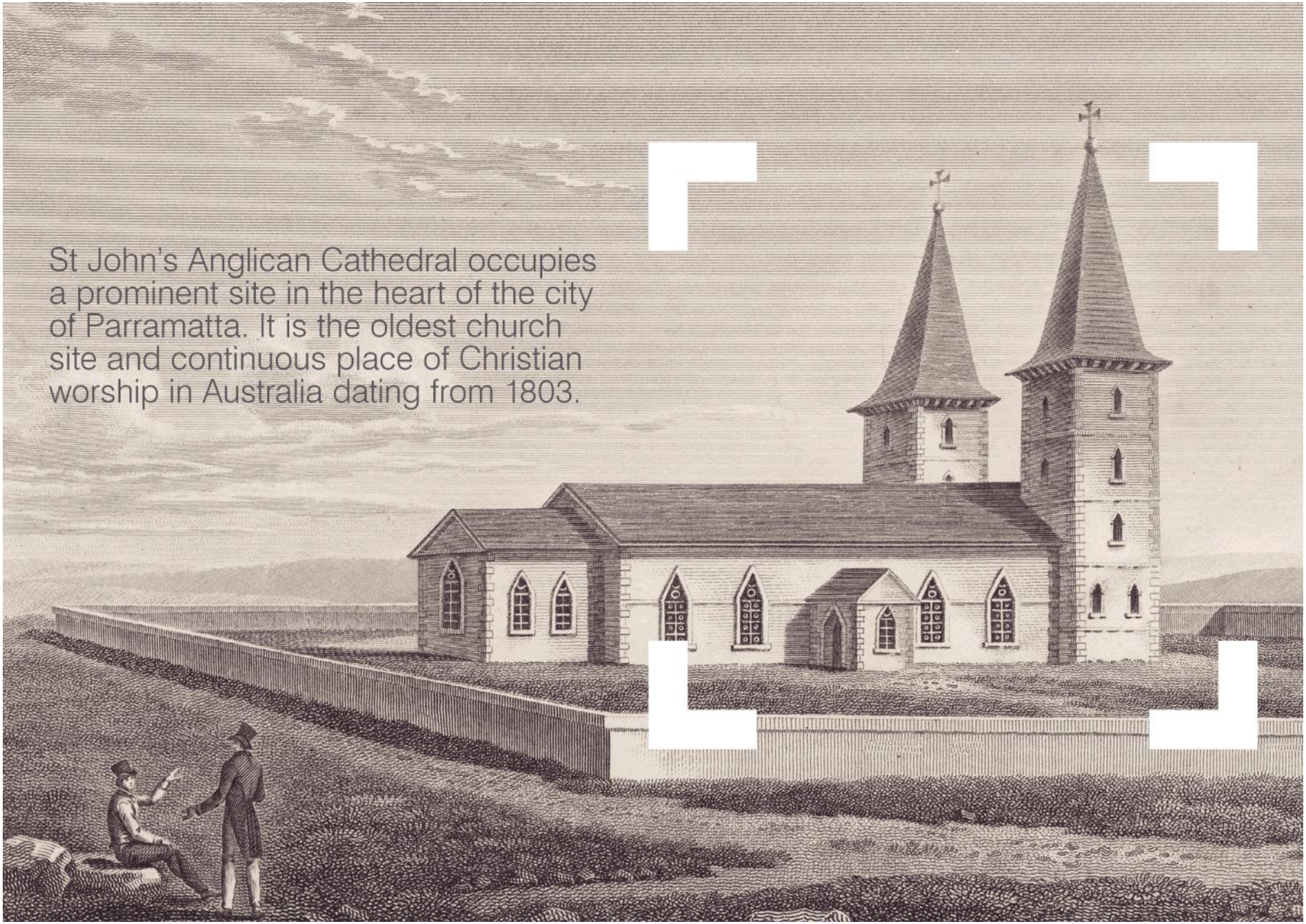
- A new setting for St John's Cathedral, appropriate for the new Parramatta.
- A civic response, increasing the already significant provision of public open space on site through provision additional open space and a new lane.
- The Church's aspirations for a 100 year master plan for ongoing use related to St John's Cathedral.
- Sun access beyond that required by controls.
- Strategically appropriate heights and densities.
- Delivery of Council's aspiration of employment use within the City Centre.

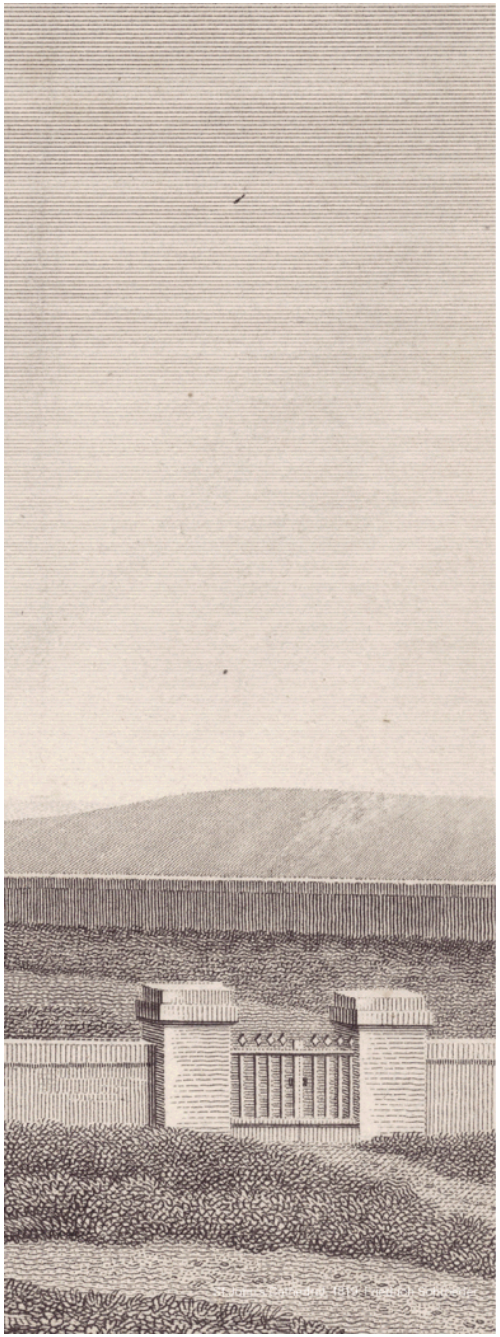
A new square and development in context of new Parramatta



Illustrative master plan

Potential new square


St John's Anglican Cathedral occupies a prominent site in the heart of the city of Parramatta. It is the oldest church site and continuous place of Christian worship in Australia dating from 1803.



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1.0 Introduction

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1.1 Purpose of this report

Purpose of this report

Architectus has been engaged by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St John's Parramatta Endowment Fund to develop a master plan for the future of the St John's Anglican Cathedral site.

The site, including the State Heritage listed St John's Cathedral, is central to Parramatta, on the axis of Church Street and the new Parramatta Square.

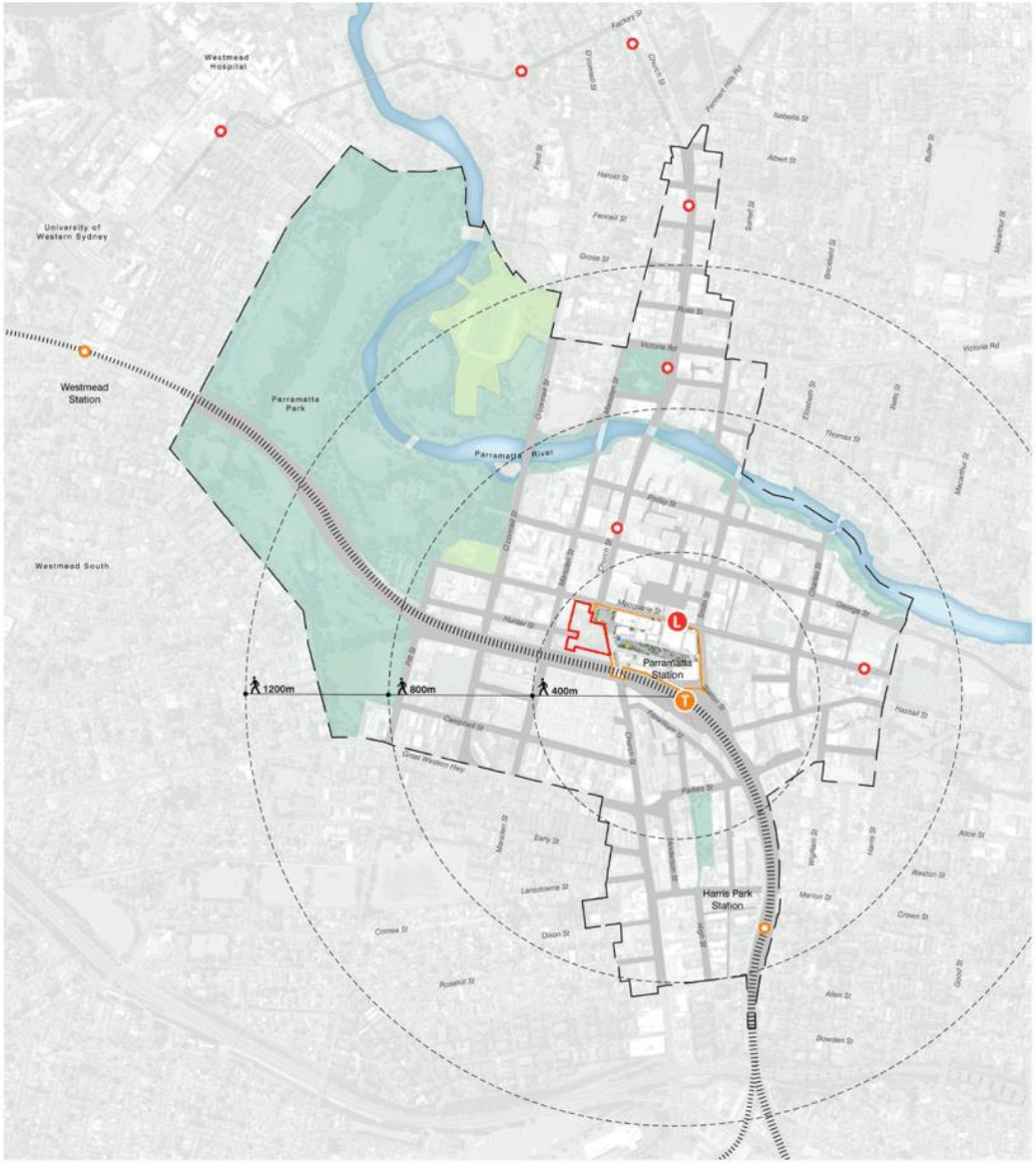
This report is intended to support a Planning Proposal for changing the planning controls on site.

Architectus' brief

Architectus' brief for this project is for a 100 year master plan for St John's. This is proposed to align the facilities of the church with current and anticipated needs, respond to and align with the strategic changes occurring in Parramatta and to embed the primacy of St John's Cathedral within the precinct.

Legend

- City Centre Boundary
- Site Boundary
- Planned Parramatta Square
- RE1
- RE2
- Parramatta River
- Light rail
- Train line



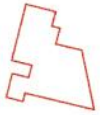
Site location

1.2 The site

Total site area is:
10,857 sqm

Includes the following properties:

- 65 – 79 Macquarie St (940sqm)
- 38 Hunter St/191 Church St (1,450sqm)
- 195 Church St (6,587sqm + 1,015sqm)
- 45 Hunter St (844sqm)

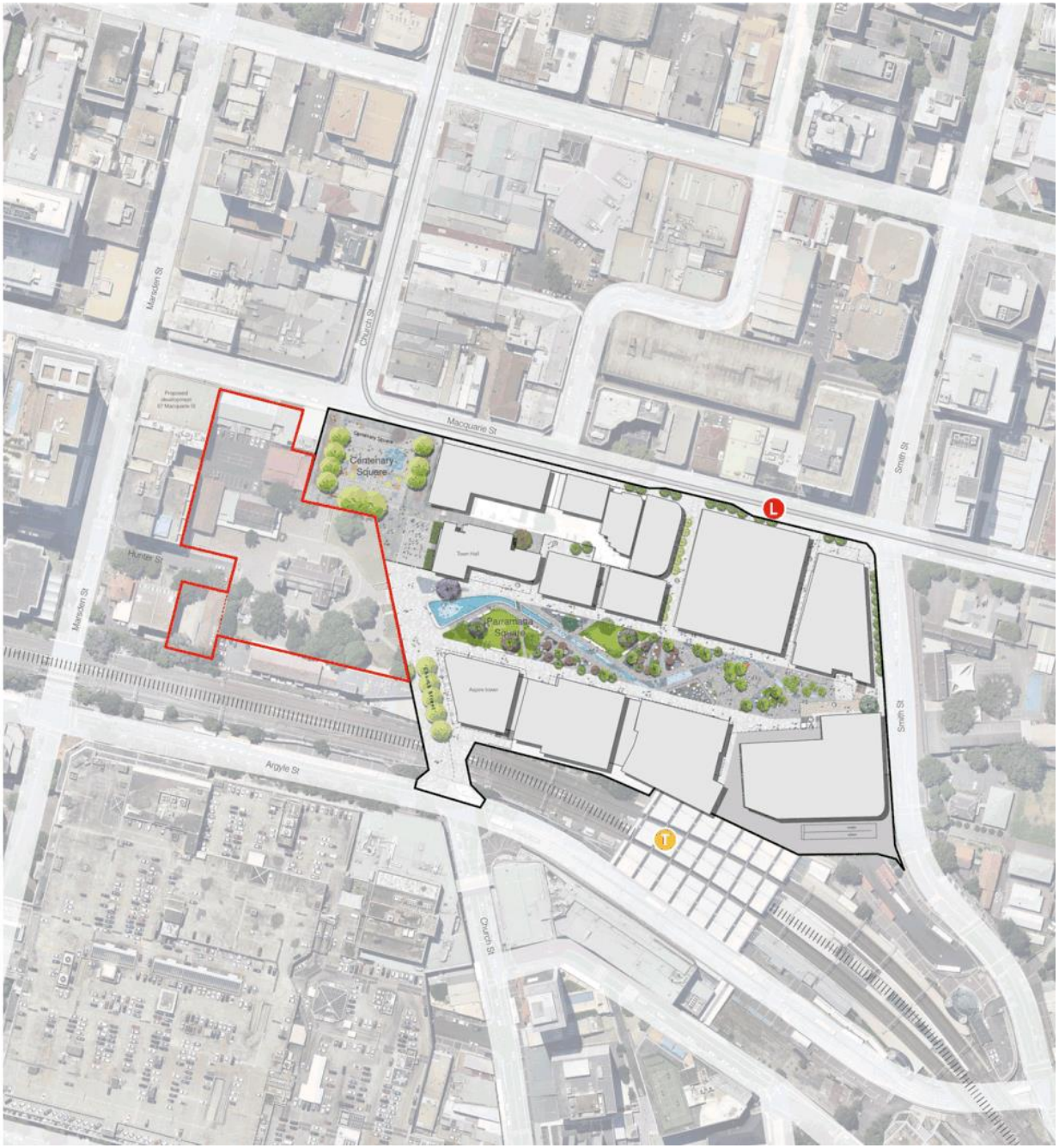


Adjacent to:
Church St, Macquarie St, and Hunter St and is adjacent to the emerging Parramatta Square across Church Street.

5 min walking distance to:

- Parramatta Square and Centenary Square directly adjacent to the site.
- Parramatta Train Station and Interchange
- Future light rail running along Macquarie Street
- Parramatta Park

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus



1.3 Heritage

St John's Cathedral is a State Heritage item. It is the oldest continuous place of Christian worship in Australia. Its towers are also the oldest elements of a church within Australia.

Alongside the Church are three other locally listed items on site:

- St John's Parish Hall
- The Warden's cottage (Verger's cottage)
- The St John's Building (listed as part of 'Bicentennial Square and adjoining buildings')

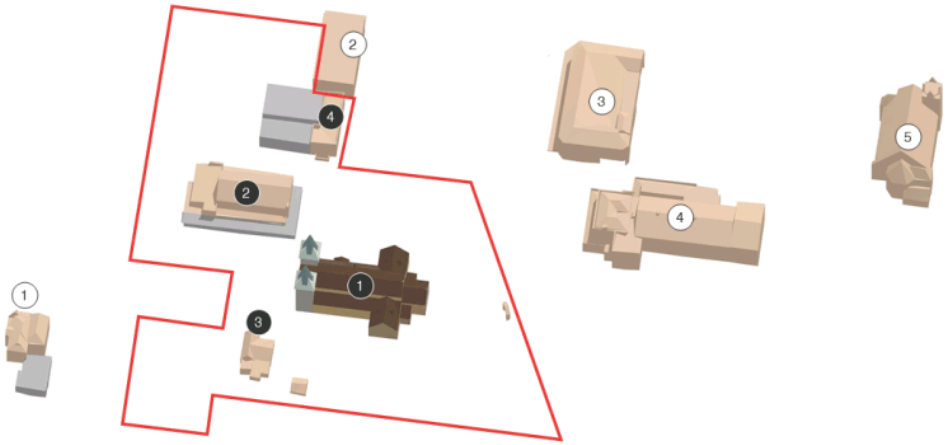
These, and other items nearby are summarised adjacent and further described in the analysis section of this report.

Heritage items on site

1. St John's Anglican Cathedral (state heritage)
2. St John's Parish Hall
3. Warden's cottage (Verger's cottage)
4. St John's Building / St John's Chambers (part of Bicentennial Square and adjoining buildings)

Other heritage items nearby

1. Two-storey residence
2. Jamie's Italian site (part of Bicentennial Square and adjoining buildings)
3. Murray's building and potential archaeological site
4. Parramatta Town Hall and potential archaeological site
5. Leigh Memorial Uniting Church



WENDY'S
St John's Cathedral today

St John's Cathedral, 1938 including former St Johns Square

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2.0 Planning framework

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2.1	Strategic context	14
2.2	Draft Central City District Plan	15
2.3	Key existing LEP controls	16
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2.5	Sun access to Parramatta Square	18

2.1 Strategic context

This section presents a strategic and contextual analysis of the site, including metropolitan planning context, local planning context and identification of the site's potential to contribute to strategic planning goals.

Greater Sydney Region Plan: A Metropolis of Three Cities

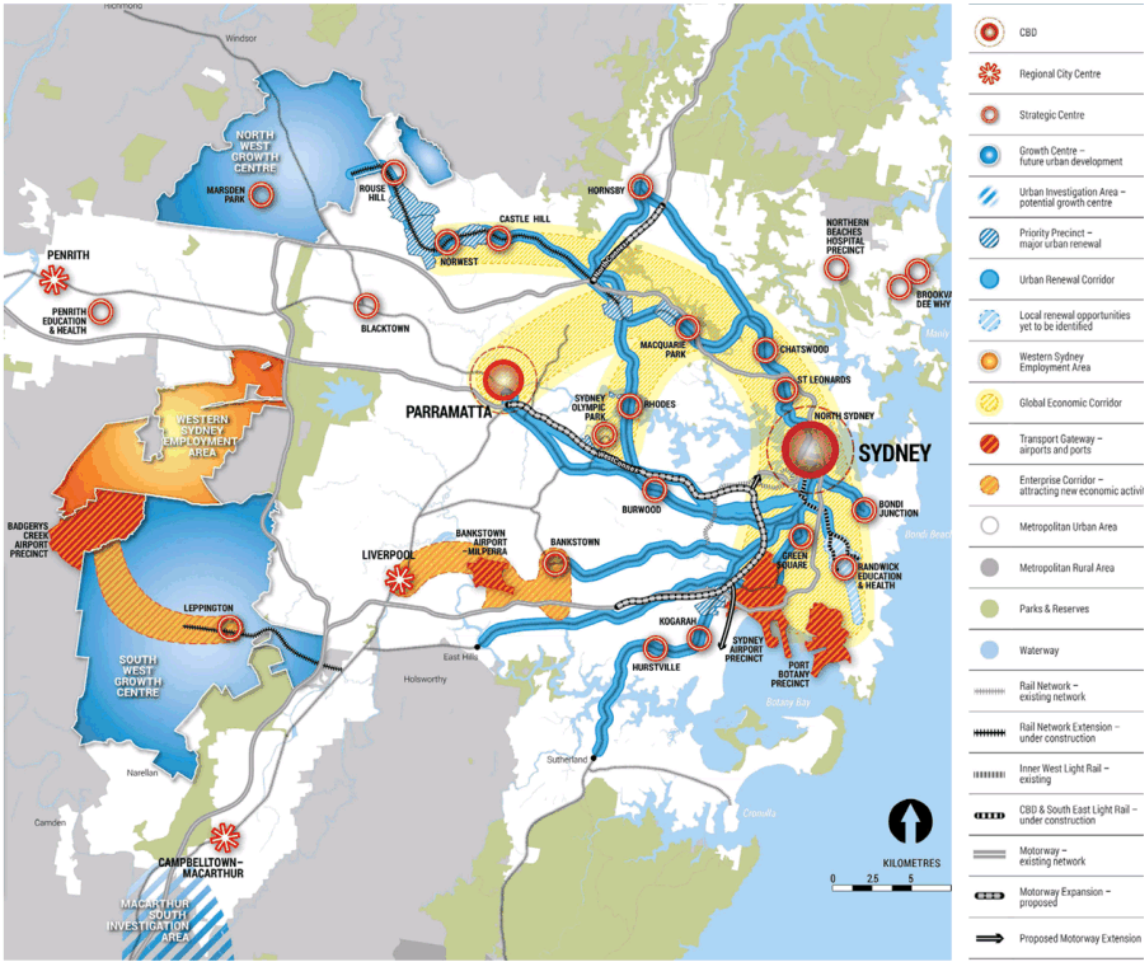
The Greater Sydney Region Plan, A Metropolis of Three Cities, was released by the Greater Sydney Region Plan in March 2018 and is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To meet the needs of a growing and changing population, the vision seeks to transform Greater Sydney into a metropolis of three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City.

Greater Parramatta, identified as a Metropolitan Centre within the Plan, is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta, Westmead and Parramatta Park. Greater Parramatta's economy is centred on world-class health, education and research institutions as well as finance, business services and administration. .

Central City District Plan

The Central City District Plan was released by the Greater Sydney Commission in March 2018 and supports A Metropolis of Three Cities, provides a 20-year plan to manage growth within the District. Parramatta CBD, within Greater Parramatta, is the anchor of the 'Central City District' and will be the driver of much of the District's growth, becoming one of the top five CBDs in Australia. The Plan highlights the City of Parramatta Council's Parramatta CBD Planning Proposal, which seeks to create long-term employment opportunities supported by high density residential.



A Plan for Growing Sydney
Source: A plan for Growing Sydney (2014)

Planning context

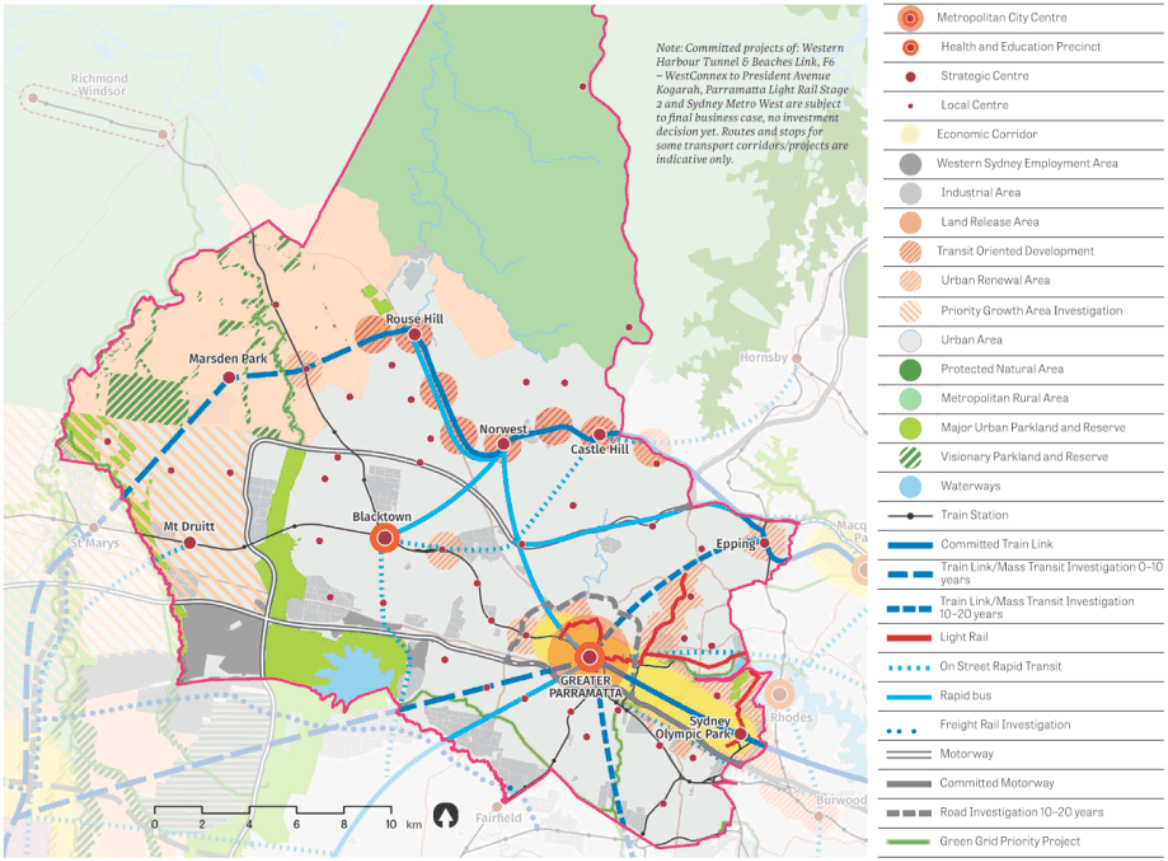
The Plan notes the following objectives in relation to Parramatta CBD:

- A target of 55,000 new jobs by 2036, including greater commercial capacity in the CBD; and
- Increased housing to meet 'strong pressure for residential development' in the CBD.

The Plan's five-year housing target for the Parramatta LGA is 21,650 dwellings by 2021.

The subject site has the potential to contribute to Parramatta's:

- **Attractiveness as a vibrant place and tourist economy:** St John's Cathedral is the oldest continuously operating European Church congregation in Australia. Enhancing the public domain around the site has the potential to enhance its attractiveness as a place for tourism and provide supporting amenity for workers and residents in the city.
- **Employment aspirations:** through provision of new employment floor space, as well as contributing to the attractiveness of Parramatta as a place to do business, through the provision of other potential land uses such as conference space, tourist accommodation and the like.
- **Aspiration for vibrant and cohesive communities:** The subject site performs an important social and community function, serving nine multicultural congregations each week. The redevelopment of the site provides the opportunity to properly service community needs, whilst allowing the Church to also contribute more broadly to Parramatta's strategic role as the second CBD.



GSC: Central City District Structure Plan 2036
Source: Revised Draft Central City District Plan (2017)

2.2 Key existing LEP controls

The site is predominantly zoned:

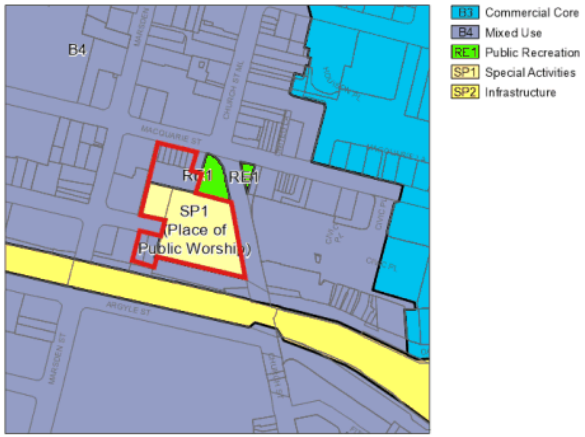
- SP1 'Place of Public Worship' with no maximum height or FSR provided.

The remainder of the site is zoned B4 Mixed use with a maximum FSR of 3.0:1. This includes:

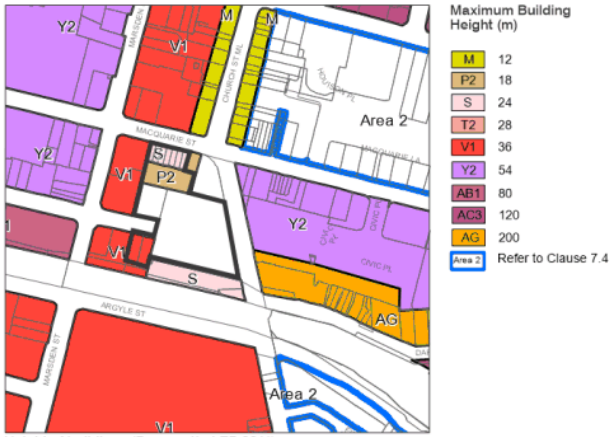
- 38 Hunter Street
- 65-79 Macquarie Street
- 45 Hunter Street

Within the B4 zone, maximum height varies:

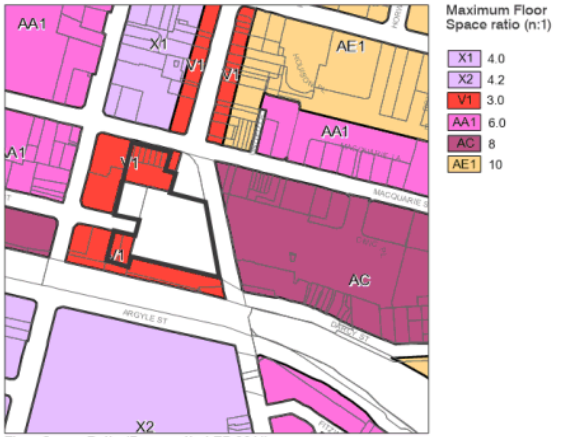
- 36m at 45 Hunter Street
- 24m at 65-79 Macquarie Street
- 18m at 38 Hunter Street



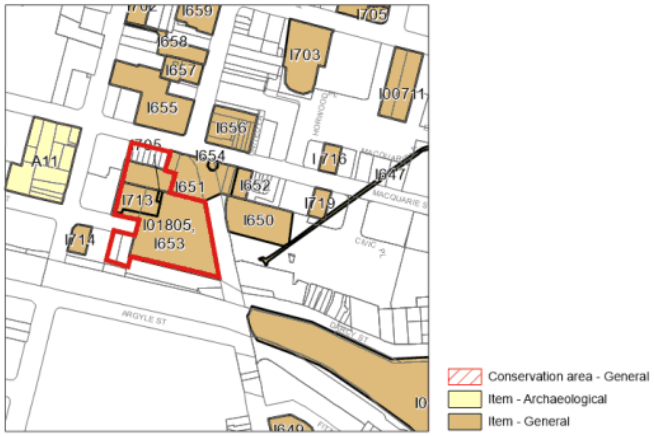
Land use zoning (Parramatta LEP 2011)



Height of buildings (Parramatta LEP 2011)



Floor Space Ratio (Parramatta LEP 2011)

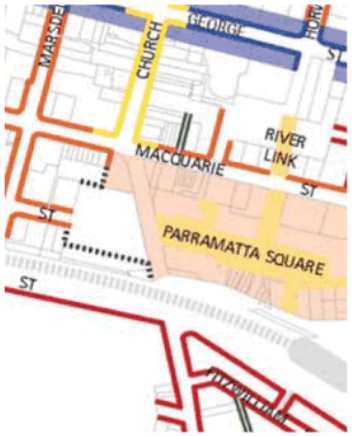


Heritage (Parramatta LEP2011)

2.3 Key DCP controls

Existing DCP controls for street wall heights and setbacks may not be consistent with the best heritage response to the Cathedral. This is further considered within the Analysis section of this report.

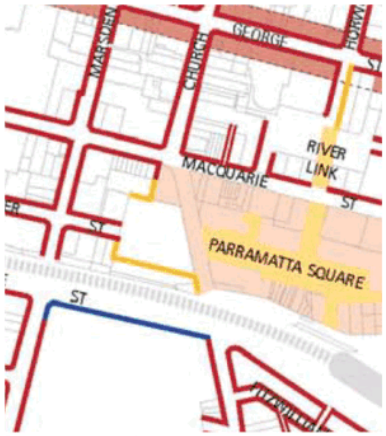
- Street frontage heights: along Macquarie Street as well as Hunter Street the maximum permissible street frontage height is 4 storeys/14m, while that towards St John's Cathedral is subject to context and council's urban design advice.
- Minimum building street frontage controls state that development parcels are required to have at least one street frontage of 20m or more on land zoned B3 Commercial Core, B4 Mixed Use or B5 Business Development.
- Exceptions to the minimum building street frontage will be considered:
  - If Council is satisfied that due to the physical constraints of the site or adjoining sites it is not possible for the building to be erected with at least one street frontage of 20m or more, and
  - The development meets the objectives of this clause.
- The DCP notes no vehicular entries from Macquarie Street.
- The control regarding sun access to Parramatta Square is further described in the section 'sun access to Parramatta Square' below, together with anticipated changes to it.



Street frontage heights (Source: Parramatta DCP 2011 as amended)

Key

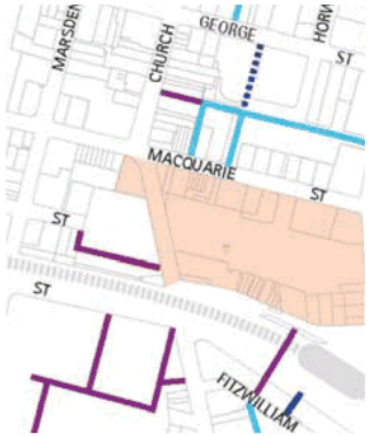
- 3 storeys/12m Church Street frontage
- 4 storeys/14m South City Centre frontage
- Building frontage to context and Council's urban design advice



Building alignment and front setbacks (Source: Parramatta DCP 2011)

Key

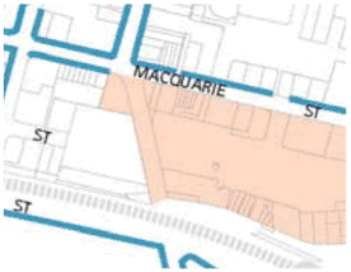
- 0m setback
- 3m setback
- 6m setback
- Built edge to setback distance specified
- Maintain existing setback
- George Street setback condition applies
- Refer to Parramatta Square (4.3.3.7b)
- Proposed public domain



Existing and desired links (Source: Parramatta DCP 2011)

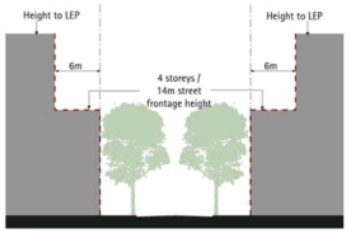
Key

- Existing pedestrian lane
- New pedestrian lane
- Existing shared/service lane
- New shared service lane
- Existing arcade/through site link
- New arcade/through site link
- Refer to Parramatta Square (4.3.3.7b)



Restrictions on vehicle entries
(Source: Parramatta DCP 2011 as amended)

- Additional vehicle entries not permitted



Upper levels setback - City Centre South
(Source: Parramatta DCP 2011 as amended)

2.4 Sun access to Parramatta Square

Existing DCP control

The existing set-out principles diagram adjacent, outlines in red, the area where overshadowing is to be minimised for a maximum period of 45 minutes between 12pm-2pm midwinter.

Proposed changes

On 17 June 2016, a Gateway Determination for a Planning Proposal within this sun access plane (48 Macquarie Street, 220-230 Church Street), resolved that Council should amend this Planning Proposal, including "to ensure no overshadowing occurs between 12pm - 2pm of the protected area of public domain within Parramatta Square (Note: this is not intended as a site specific control but will apply to all land affected by clause 7.4)".

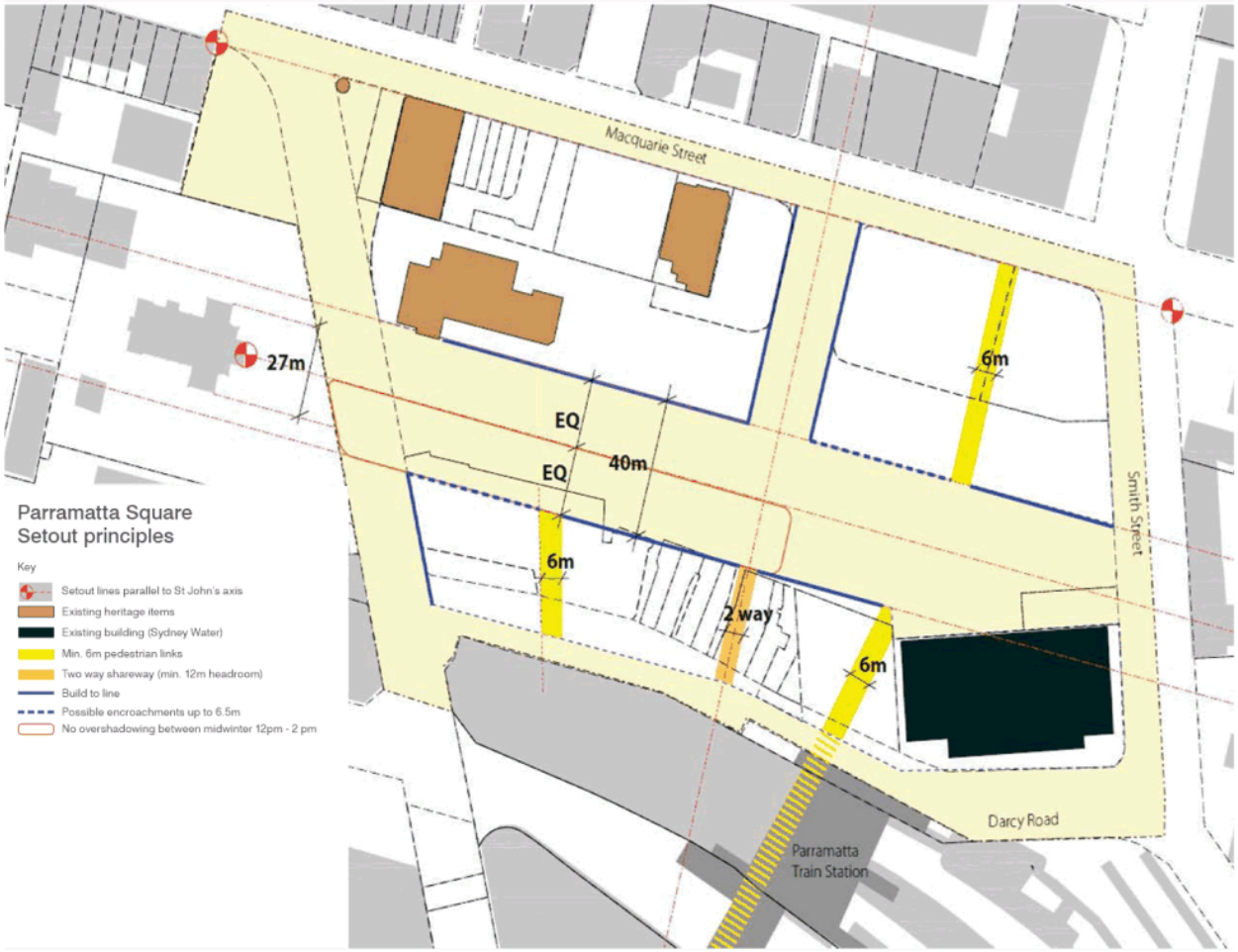
This will in effect remove the 45 minutes of overshadowing of this area currently permitted under the existing DCP.

Council has considered this control and relevant planning proposals (14 November 2016) and resolved:

- To not request a review of these gateway determinations.
- To prepare a further report on the implications of these decisions for the CBD Planning Proposal.
- This revised Draft Planning Proposal has been exhibited (7 March 2018 - 4 April 2018).

It is therefore anticipated that despite the current control allowing 45 minutes of overshadowing between 12pm-2pm in midwinter, a Planning Proposal would not be accepted by the Department and Greater Sydney Commission which would overshadow the designated area at any point between 12pm-2pm in midwinter.

Analysis of the impact of this control on the site is included in the following chapter of this document.



Parramatta Square Set-out Principles (Source: Parramatta DCP 2011 as amended)

2.5 Draft LEP 2016

The site frontage facing the new Parramatta Square

The Parramatta Draft LEP 2016 has been prepared by Parramatta Council following Parramatta's City Centre Strategy 2015. It has not been submitted to the Department for Gateway however provides some guidance as to Council's aspirations.

Generally for the wider context, including sites immediately adjacent the site to the west, maximum height of building controls are removed and floor space ratios may be up to 11.5:1 including 15% design excellence bonus (however excluding any other bonuses that may be applicable).

This site has not been given the same uplift, which is likely due to its heritage significance.

The maps on the following page present the incentive LEP controls regarding the subject site as per the Draft Parramatta LEP 2011.

Key changes proposed for the site include the following:

- The St John's Parish Hall site, 38 Hunter St (the St John's Building, also known as 191 Church St) and 65-79 Macquarie St have been permitted additional height up to 28m
- St John's Parish Hall site as well as both sites to the north at 38 Hunter St and 65-79 Macquarie St are allowed a maximum FSR of 3.0:1.
- The site to the south at 45 Hunter St is allowed a maximum FSR of 10.0:1 (excluding design excellence and other bonuses).

Despite the above clause, where development includes community infrastructure, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Incentive Floor Space Ratio Map is specified in Column 1 of the table to this sub-clause is the amount specified opposite that floor space ratio.

a. If the site area for the development is less than or equal to 800 square metres—Column 2 of the table, or

b. If the site area for the development is greater than 800 square metres but less than 1,600 square metres—Column 3 of the table, or

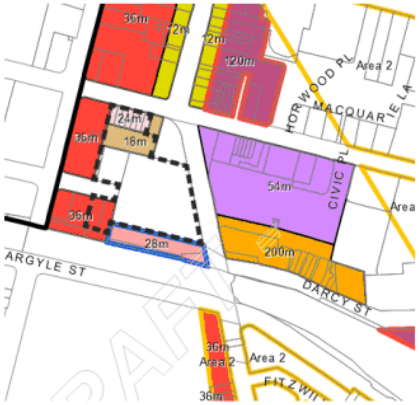
c. If the site area for the development is equal to or greater than 1,600 square metres—Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
10:1	6:1	(6+4Y):1	10:1

For the purposes of Column 3 of the Table:

Y = (the site area in square metres – 800)/800

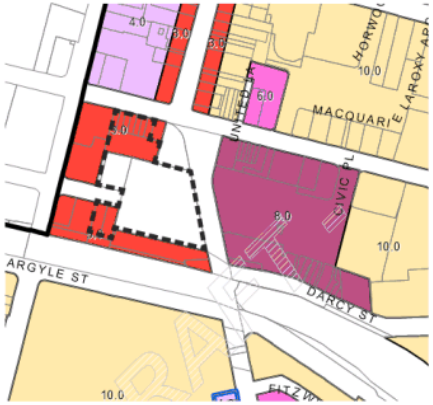
Planning context



Height of buildings

Maximum Building Height

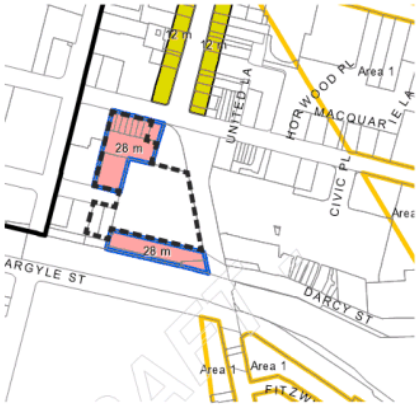
- 12m (M)
- 18m (P2)
- 24m (S)
- 28m (T3)
- 36m (V1)
- 54m (Y2)
- 120m (AC3)
- 200m (AG)
- Refer to Clause 7.4 Sun Access Protection
- Site boundary



Floor Space Ratio

Maximum Floor Space Ratio (n:1)

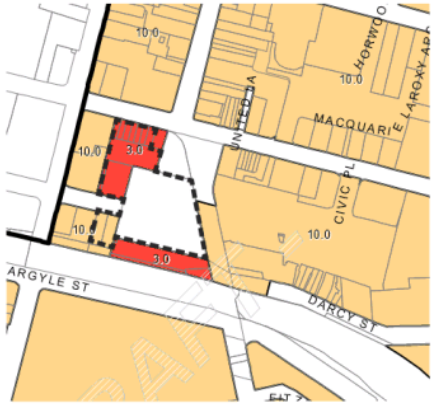
- 3.0 (V)
- 4.0 (X1)
- 4.2 (X2)
- 6.0 (AA1)
- 8.0 (AC)
- 10.0 (AD1)
- Site boundary



Incentive height of buildings

Maximum Building Height

- 12m (M)
- 28m (T3)
- Refer to Clause 7.4 Sun Access Protection
- Site boundary

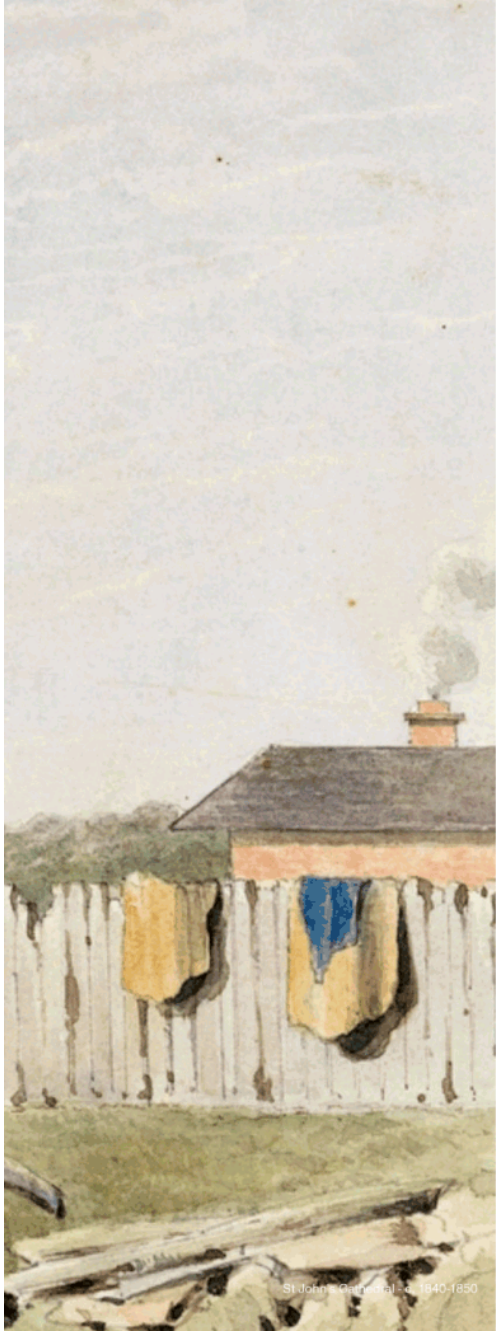


Incentive Floor Space Ratio

Maximum Floor Space Ratio (n:1)

- 3.0 (V)
- 4.0 (X1)
- 4.2 (X2)
- 6.0 (AA1)
- 8.0 (AC)
- 10.0 (AD1)
- Site boundary

St John's c, 1880-1934



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3.0 Analysis

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3.1 Heritage

St John's Cathedral is a state heritage item, the highest level of designation in the vicinity.

Relevant heritage considerations for the site include:

- **St John's Anglican Cathedral** is a state heritage item, a higher-level designation than other heritage items in the vicinity.
- **St John's Parish Hall** is locally listed. It has been added to over time – with its eastern portion being the focus of heritage value.
- The **Warden's Cottage** (Verger's Cottage) is also locally listed.
- **Centenary Square** is also locally listed. Its' Statement of Significance references adjoining buildings and includes 38 Hunter Street (also known as 191 Church St) within the site. Its listing description describes its two and three storey scale as of importance.
- The draft Conservation Management Plan for the site ascribes 'exceptional' significance to the Cathedral and 'moderate' to the Parish Hall, Warden's cottage and frontage of 38 Hunter Street.

Key heritage buildings in the site surroundings

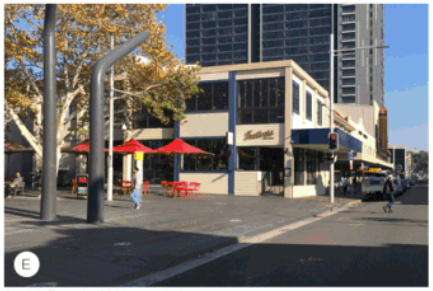
Legend
- Site Boundary
- Key Heritage buildings
- State Heritage listed building
- Local Heritage listed building
- State Heritage designated sites
- Local Heritage designated sites
- Other existing buildings
- Other Approved DAs
- Publicly accessible space
- Light rail
- Train line

Key Heritage Buildings and Frontages

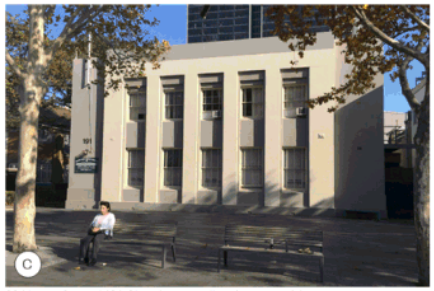
St John's Anglican Cathedral
(Source: https://en.wikipedia.org)

Warden's Cottage (also known as Verger's Cottage)

St John's Parish Hall

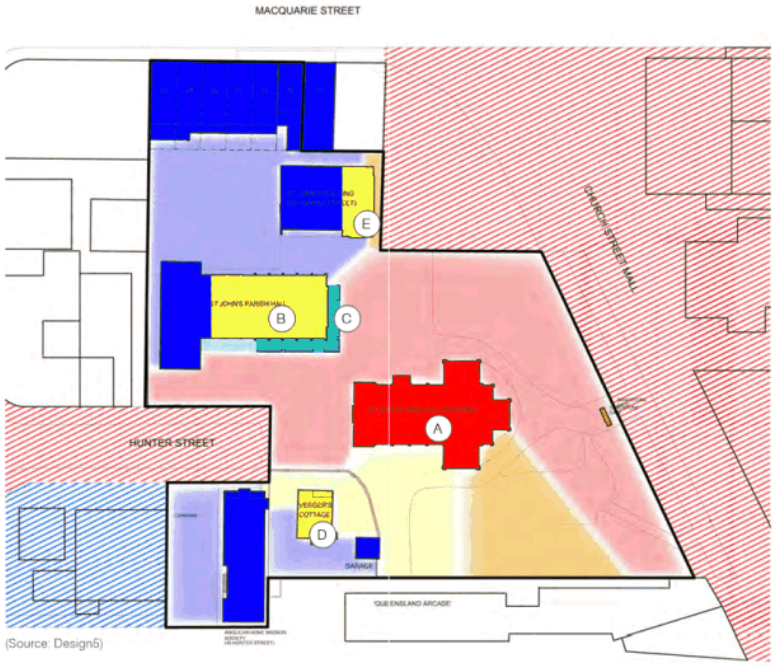


Jamie's Trattoria (83 Macquarie St)



38 Hunter Street / 191 Church street - listed as part of the
Bicentennial Square and adjoining buildings heritage items

Draft Conservation Management Plan



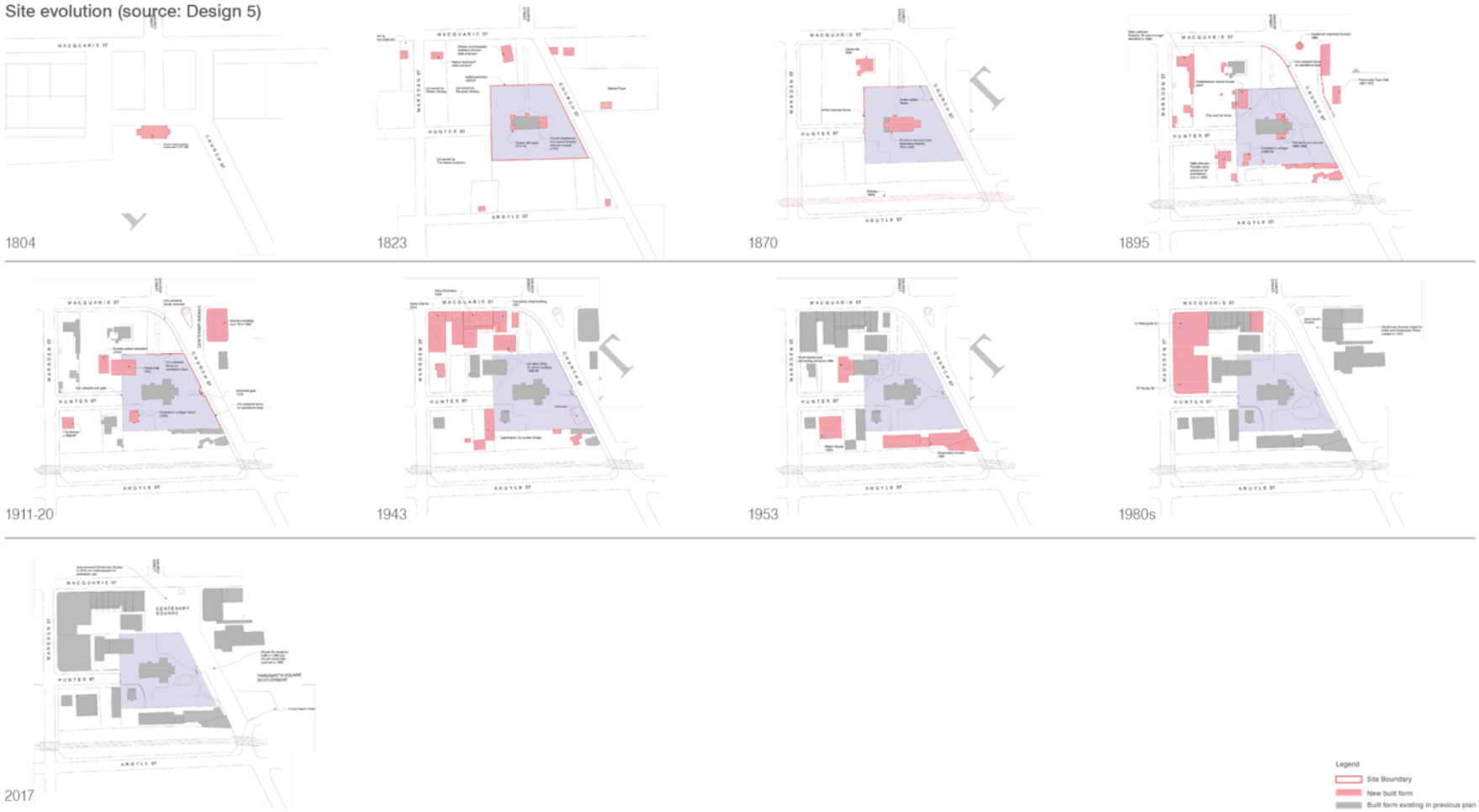
(Source: Design5)

Key

- Exceptional
- High
- Moderate
- Little/neutral
- Intrusive
- Exceptional - outside boundary
- Little/neutral

Analysis

Site evolution (source: Design 5)



Key diagram

St John's Cathedral

The evolution of St John's Cathedral and surrounding land is shown opposite.

St John's Cathedral is the oldest continuing place of European worship in Australia. It also includes the oldest church elements (the two towers) in Australia.

However, St John's relationship with its surroundings has continued to evolve over time. Changes over time have left a poor urban outcome today in terms of:

- Its off-axis relationship with Hunter Street, facing its important western frontage (including spires)
- General clutter in its environment including at-grade parking, fences and signage

The built form and landscape quality to the east and north of the site, facing Church Street, is far better than that facing west and south of the Cathedral.

St John's western frontage today from Hunter Street showing poor environmental setting including at-grade parking, street furniture, fencing and signage

St John's pictured from the northeast - A higher quality public domain setting than the western frontage

Students and teachers from St John's School Parramatta, pictured in front of the Cathedral c. 1870

St John's, internal view today

Key diagram

Parish Hall

The existing Parish Hall faces east.

The draft Conservation Management Plan for the site notes original hall (orange in the diagram adjacent) is considered of moderate heritage significance whilst other 1960s additions (blue) are of little/neutral significance or intrusive.

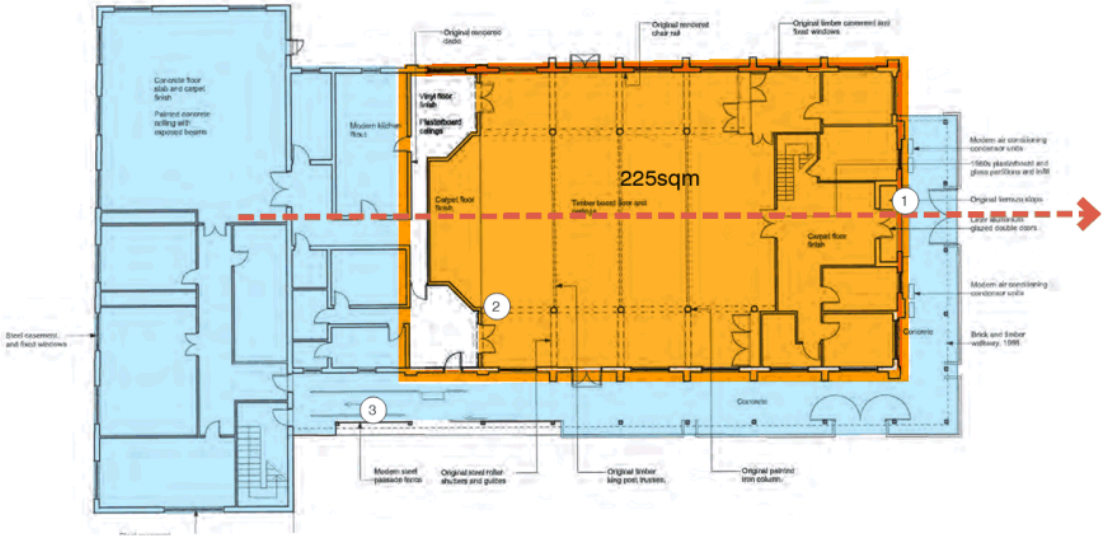
The hall's role has always been to provide for the needs of the Church however today it is undersized and its service provision does not meet current church requirements.

The windows, buttresses and scale of the side façades cannot be reorganized to provide a stronger address to its southern elevation. This further considered in the Design Development section of this report.

Key

- Original hall
- Marsden Hall, walkway and additions, c. 1966

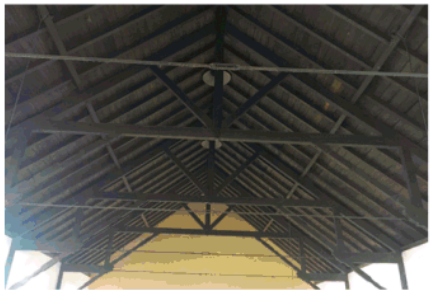
1. Building is axial and opens to the east
2. Side wings single storey + do not suit public facade
3. South elevation comprises brick walls + buttresses



Ground floor plan of the Parish Hall

Hall from south

Hall from north east



Hall from first level

Hall from ground floor

Key diagram

St John's Building

In 1938-39 an art Deco style office building known as the St John's building was erected facing on to St John's Park. The first tenants were Stott's Business College and Noel Clark, dentist. After 1951 when the business college left the building was then leased up by Parramatta District Co-op Building Society. The St John's Building was extended in 1958 and had further additions made to it in 1961by John Noller and Sons architects.

This building is not individually heritage listed but is included as part of the listing of 'Bicentennial Square and adjoining buildings'. The draft Conservation Management Plan for this site has identified its frontage to the square as 'moderate' importance and its rear as 'little/neutral'.

St John's building from Cathedral carpark

Key diagram

Wardens Cottage

In c1890-94 a small cottage was erected in the ground for a warden's cottage or verger's cottage. Little is known of the construction details, architect or builder; however the cottage appears on an 1895 survey of the church land. The cottage occupied by the caretaker was in poor state of repair and at Easter 1895 the churchwardens decided to replace it

Wardens cottage from Cathedral carpark

3.2 Pedestrian movement

The development of Parramatta Square will change the movement patterns around the site.

There is a desire line through the site without a present connection, from Macquarie Street to the Cathedral and Parramatta Square.

Pedestrian movement

Legend
- Site Boundary
- Publicly accessible space
- Trees
- Main pedestrian movement
- Desire lines through site
- Other existing buildings
- Other approved DAs
- St Johns Anglican Cathedral
- Existing heritage buildings
- Light rail
- Train line

3.3 Key views

St John's is prominent in key views from all sides.

Six key views have been identified adjacent that contribute to the setting and aesthetic value of St Johns. These include:

- Views described in the Parramatta DCP.
- Views described in the State heritage designation for St John's Cathedral.
- Views described in the draft Conservation Management Plan.

Consideration of these views has led to development of the preferred master plan, and it has been assessed against them.

Key heritage buildings in the site surroundings

Legend
- Site Boundary
- Publicly accessible open space
- State Heritage listed building
- Local Heritage listed building
- Other existing buildings
- Other Approved DAs
- Views identified in conversation management plan
- Other key views
- State Heritage designated sites
- Light rail
- Train line

View west, from eastern side of square, mall, Civic Place and Town Hall.

View north-west, from the corner of the site and Church Street.

View from Town Hall looking West at St Johns Cathedral

View east to St John's along Hunter Street, available back to Parramatta Regional Park.

View from Macquarie street along Bicentennial Square.

View to St John's Cathedral and square from Church Street.

View from the middle of Hunter Street facing the Town Hall

3.4 Planned height and solar access

The site is at the heart of Parramatta, planned for up to 240m (Aspire Tower) and unlimited under proposed controls. However the sun access plane to Parramatta Square and World Heritage Boundary reduce heights in some locations.

- Part of the site is within the sun access plane for Parramatta Square (12pm-2pm) midwinter. As noted in Chapter 1 of this document, the current DCP permits 45 mins overshadowing of this area (no development of the site would exceed this) however GSC and Department have indicated support for no overshadowing of this area at these times.
- Consideration of overshadowing impacts of any proposal should include not just the existing control, but a wider qualitative assessment.
- As currently planned, within the block between Hunter Street/Parramatta Square and Macquarie Street, the only location where a building over 30 storeys would be permitted is immediately adjacent the site to the north-west. This is because of a combination of:
  - The sun access planes from Parramatta Square and the Lancer Barracks;
  - The World Heritage Protection boundary.

Legend

- Site Boundary
- Publicly accessible space
- Proposed no. of storeys
- Approved constructed no. of storeys
- Desire lines through site
- Other existing buildings
- Other Approved DAs
- St Johns Anglican Cathedral
- Existing heritage buildings
- World Heritage protection boundary
- Sun Access plane
- Area of minimised shadowing between 12-2pm mid winter as per Parramatta DCP
- Maximum height limit below Sun Plane
- Light rail
- Train line

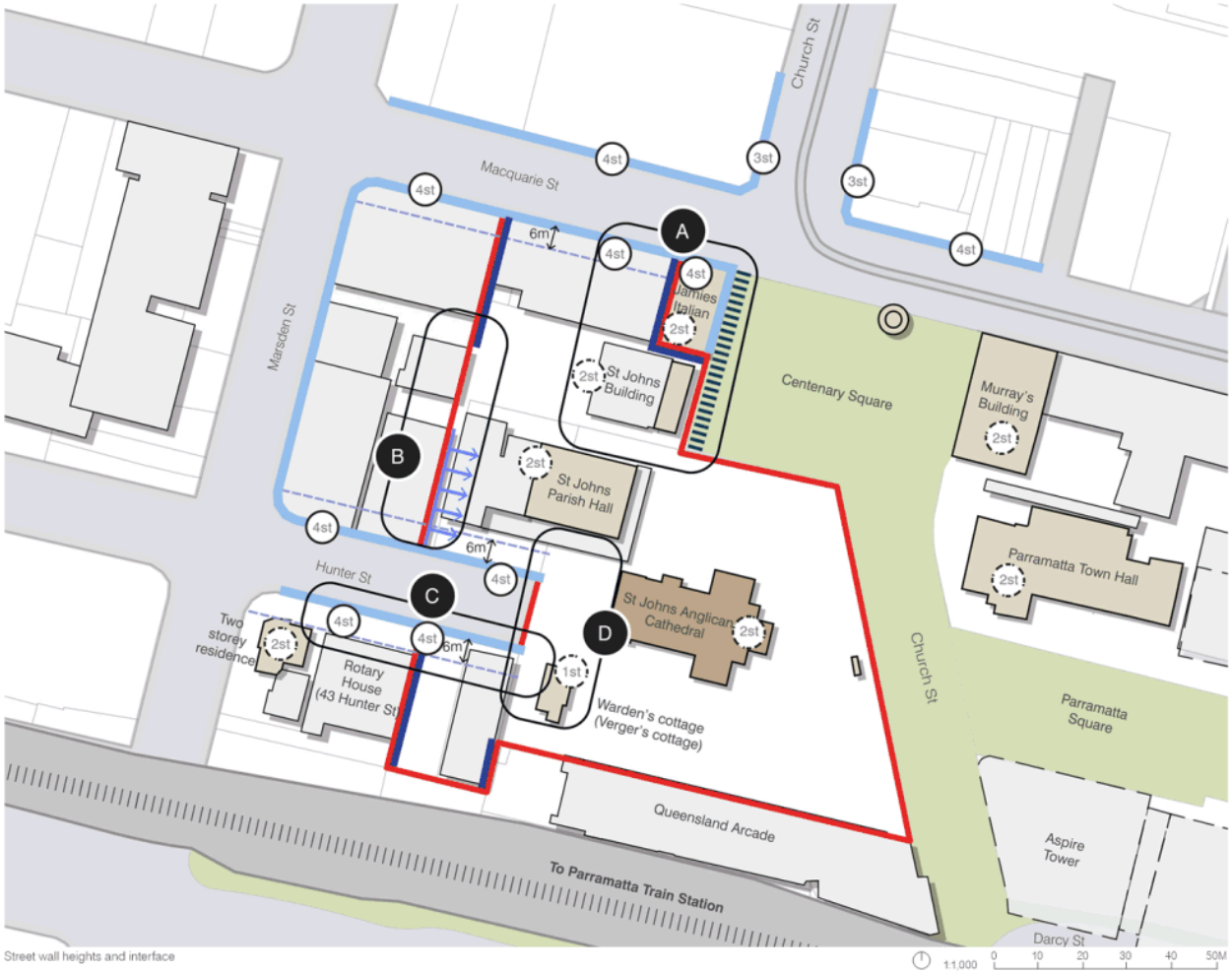
Planned height and solar access

3.5 Planned street walls and interface

The interface between the site and adjacent context needs careful consideration.

In designing a building to fit the site, relate to the DCP and heritage designation, the following should be considered:

- **A** There is an interface relationship to be resolved between the planned 4 storey street wall height of Macquarie Street and the existing two-storey scale of Centenary Square.
- **B** The existing commercial building to the west of the site on Hunter Street includes windows and balconies facing the site where the DCP notes a build to boundary approach.
- **C** The southern edge of Hunter Street includes heritage properties at either end. 0m setback as required by the DCP may not be appropriate.
- **D** The relationship between the future development and the Cathedral should acknowledge the primacy of the Cathedral.



Street wall heights and interface

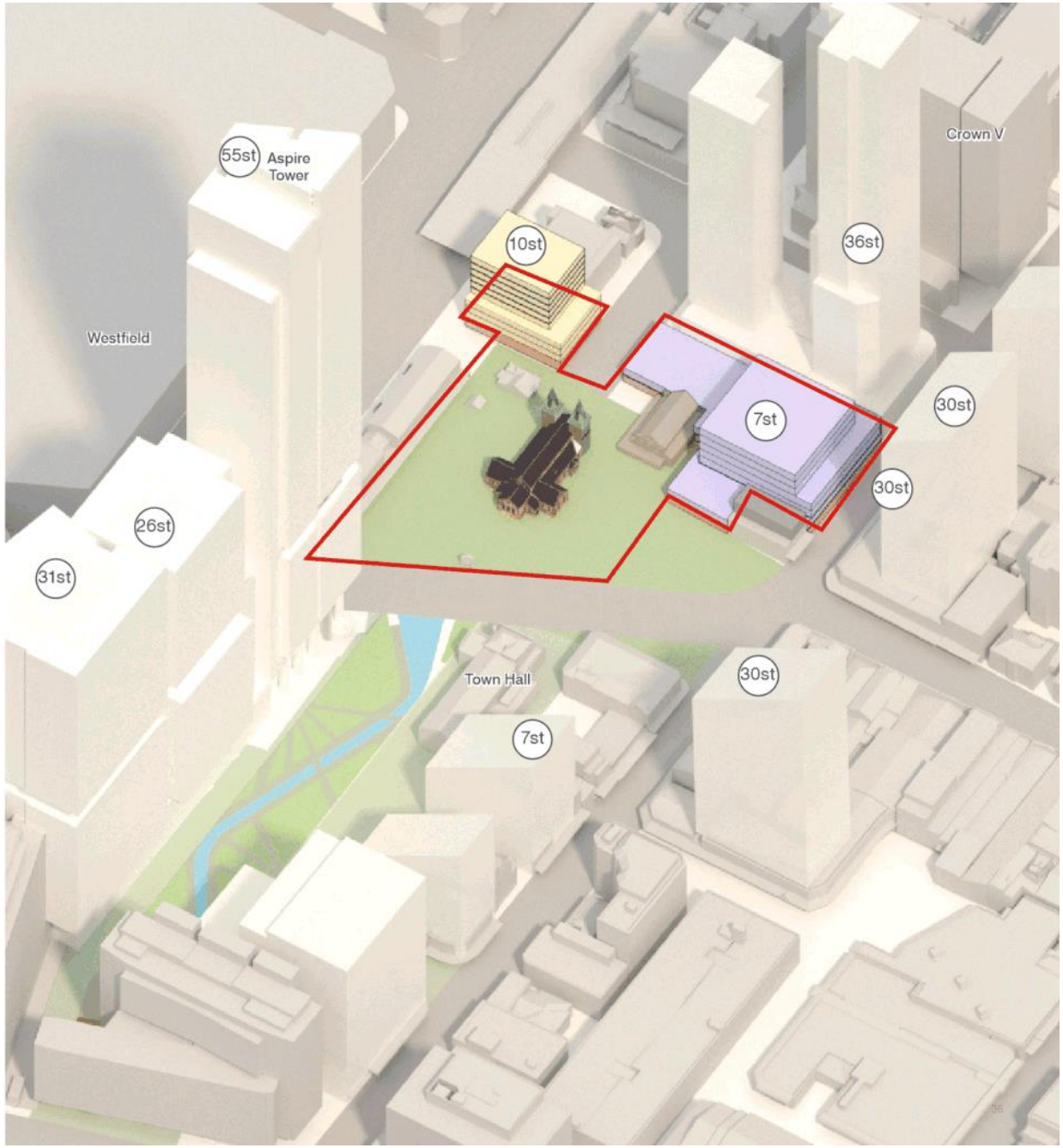
Legend
- Site Boundary
- Publicly accessible space
- State Heritage listed building
- Local Heritage listed building
- Existing no. of storeys
- Maximum no. of storeys as per the existing controls
- 0 setback at ground level
- Setback
- Blank boundary of adjacent site
- Existing windows on boundary
- Interface forms part of heritage designation of Centenary Square
- Light rail
- Train line

3.6 Development potential under draft LEP

This image shows the future of the local area with a compliant development on site (based on the proposed Draft LEP, with 3:1 FSR to north and 6.22 FSR to south), to a total of approximately 15,800sqm GFA. Surrounding development is shown based on proposed controls.

Key issues of this scenario include:

- The height of buildings on site is clearly not in scale with neighbours in the context of Central Parramatta and not contributing to the strategic role of Parramatta as Sydney's Central City.
- The site is not best utilised as a civic function for Parramatta, in providing strategic connections and open space.
- The Cathedral building remains 'hemmed in' by development along Hunter Street, without a strong expression to the city to the west.
- The building envelopes shown do not provide a good fit with the spatial requirements of the Church's brief to Architectus.



Key

- Site boundary
- Existing
- Proposed
- Heritage

Future development potential (Architectus' interpretation)

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus

3.7 Strategic drivers

The analysis of the site has identified strategic drivers which have informed the design process.

Heritage

St John's Cathedral's heritage significance is of paramount importance to this site. Its ongoing role should be assured in a working contemporary format

Public domain

The quality of public domain should be consistent with that planned for the new Parramatta, including the adjacent Parramatta Square. Existing clutter and at-grade parking should be removed

Movement

The site should contribute where possible to the permeability of pedestrian and cycle movement networks of Parramatta

Sun access

Sun access to existing and new public spaces should be carefully considered, above that required by controls where possible

Views and interface

St Johns Cathedral should be the focal point of this part Parramatta - key views should not be interrupted and adjacent development should acknowledge it

Appropriate height and densities

Heights and densities should be appropriate to the site's context of central Parramatta as well as providing appropriate relationships to the Cathedral

Maximise strategic use of land

The site is at the heart of Sydney's Central City and its utilisation should be consistent with its strategic importance

100

100 year master plan

The client aspires to ensure the ongoing role of St John's Cathedral in a working contemporary format

architectus™

Concept sketch

4.0 Design development

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4.2	Spatial structure - a new square	42
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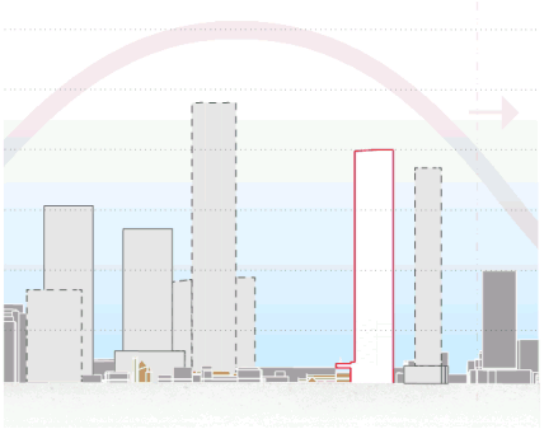
Overview

This chapter describes the thinking that has led to the design of the master plan.
We have approached the design from the ground up through the following steps:



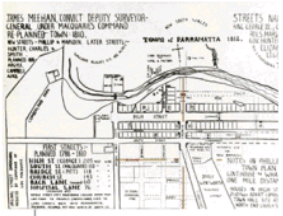
1. First looking at the **site's context, responding with a new square and laneway**
(See sections 4.1-4.4)

2. Building from this structure and our brief to **built form options**
(See sections 4.5-4.8)

3. Developing preferred **character**
(See section 4.9)

4.1 St John's evolving context

St John's relationship with its context has evolved over time from a rural to an urban setting. This project provides the opportunity to renew and enhance the Cathedral's relationship with Parramatta.



1812

Early planning

- Axial planning (Hunter Street set out)
- Intention: to clearly integrate St John's with public domain

1820

Rural setting

- This image suggests that St John's had no integration with public domain (streets) in its early years

1906

Object in space

- Powerful image: St. John's in its own garden
- I.e. "Detachment" an endemic quality

1950

Street address

- Church Street now providing key address to Cathedral and Town Hall
- Note: Parish hall "facing" east to Church Street; Cathedral "facing" west to Hunter Street

Today

Fluid current context

- Urban space(s) are not clearly defined (with overlapping functions of spaces and unclear movement paths)
- No consistent edges
- St John's detached from public domain
- Orientation at odds with parish hall (but this is the same in 1950 etc.)

Future

An opportunity

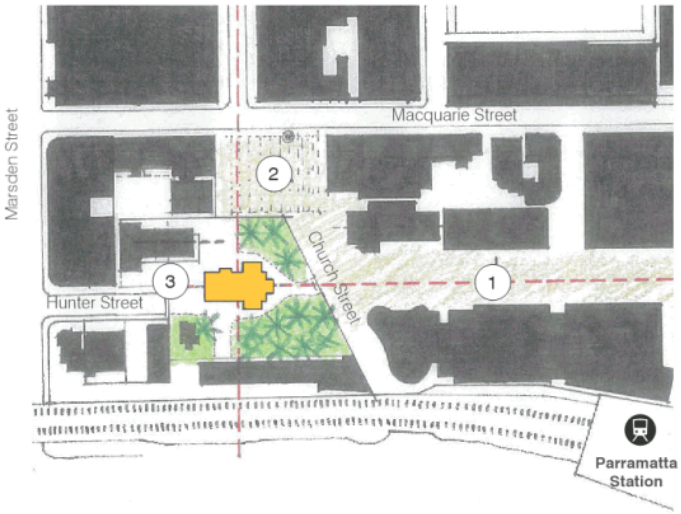
- New square a great opportunity to re-calibrate how public domain (including. St John's and Centenary Square) can relate to each other
- Ideally, each will complement each other's roles and uses, and each have its own discrete identity as an urban space

4.2 Spatial structure - a new square

The western frontage of St John's Cathedral faces a poorly defined space with off axis road and clutter.

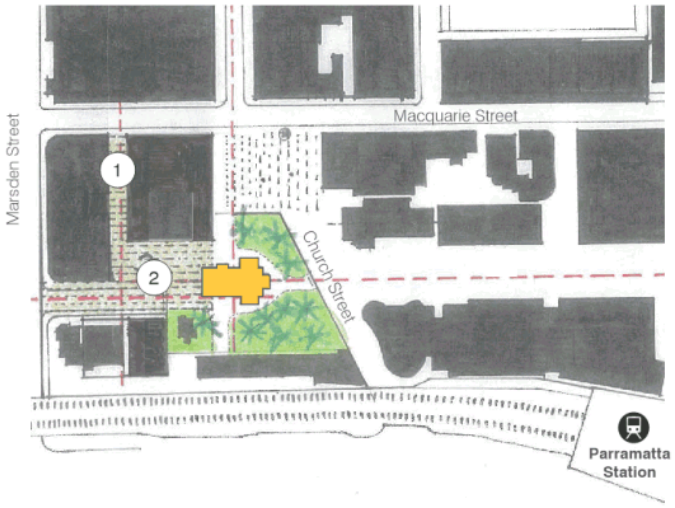
In order to resolve the spatial structure around the Cathedral, a new square is proposed.

Existing situation



1. Parramatta Square
2. Centenary Square
3. Undefined space

Opportunity for new St John's Square

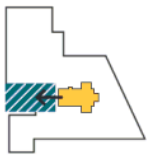


1. New lane
2. New Cathedral Square

4.3 Design principles - a new square fit for a Cathedral

1

Enhance the setting of Parramatta Cathedral

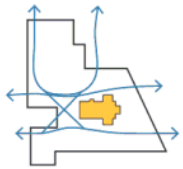


2

A third civic square for Parramatta

3

Improved connectivity



Christchurch Cathedral Square (Christchurch)

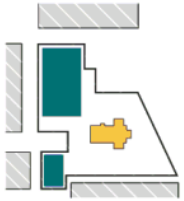
Born Square (Barcelona)

Plaza Mayor (Madrid)

Design development

4

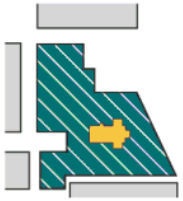
Ordered scale + massing including form, heights & setbacks



Carré d'Art (Nimes)

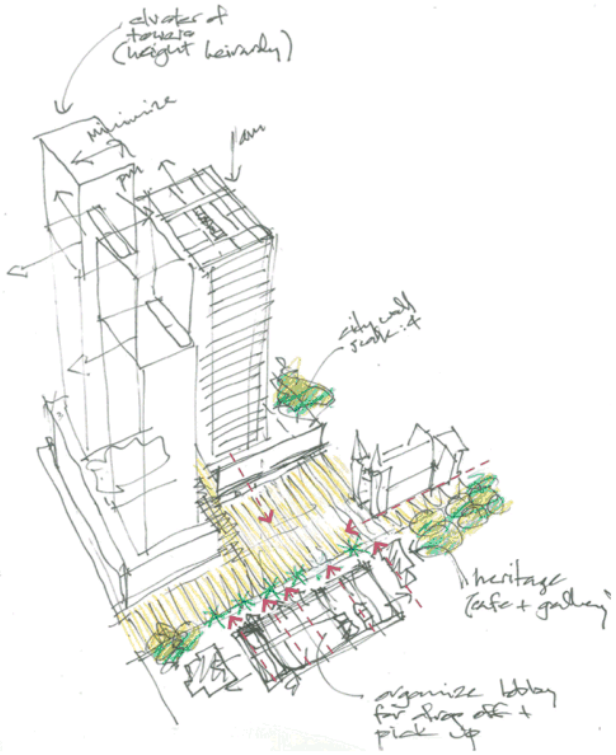
5

Activity + use



Santa Maria del Mar Square (Barcelona)

Concept sketch - a new square



Sketch assumes the replacement of the existing parish hall with contemporary facilities

4.4 Design principles - a vibrant urban lane

1
Connectivity

2
Activity

A range of uses

3
Identity

Centre Place (Melbourne) - approx. 3 metres width

Spice Alley (Chippendale) - approx. 1.8 metres width leading to 9m x 4m courtyards

Angel Place (Sydney) - approx. 2 metres width

4.5 The brief

A 100 year master plan is sought, to be congruent with the ongoing role and heritage significance of the Cathedral in Parramatta

The heritage significance and features of the Cathedral building are extensively documented, and strategic development should be congruent with the Cathedral's state heritage significance.

St John's Anglican Cathedral occupies a prominent site in the heart of the city of Parramatta. It is the oldest church site and continuous place of Christian worship in Australia dating from 1803.

Current Facility Usage

The St John's facilities are used by more than 70 groups weekly. Key uses include but are not limited to:

- Sunday services
- Sunday school (Kids for Christ)
- Youth ministry (Engage, Atoned)
- Young workers ministry (Abide)
- Crèche and play group (Junior Jivers)
- Growth groups (Bible study groups)
- Parramatta City Bible talks
- Christianity Explored courses
- Newcomers ministry (Newish)
- Moore College Diploma students
- English as a Second Language (ESL)
- Mother's Union
- Open Door fellowship
- Staff offices
- Staff meetings
- Parish Council meetings
- Music ministry including band rehearsals and organ tuition

Existing challenges and objectives for the master plan

	Challenges	Objectives
1	Fragmented facilities - The administration and ministry of the church are conducted in three separate buildings	100 year master plan and retention of all land holdings
2	No single facility to worship on large ceremonial days (500+ congregations).	Primacy of the St John's Cathedral within the St John's Precinct Create an interconnected space for various congregations
3	Existing premises do not meet current and future aspirations – Mixed congregations, all weather facilities, centrally located administration, outreach to various community groups including youth, English language classes etc.	Expand the capacity and facilities for Ministry
4	Conservation and upgrade challenges of the St John's Cathedral – ambience of interior and general up keep of the fabric and curtilage	Conservation of the Cathedral Precinct
5	Recognition of place in Parramatta as Parramatta Square develops – St John's should take its place as part of the new Parramatta Square Precinct	Create a precinct connected to the wider Parramatta CBD

Consideration for strategic development

Since early 2014, the Parish Council has been actively considering the development of land associated with St John's Anglican Cathedral. There have been several catalysts for this consideration:

- The revitalisation of Church Street Mall provides an opportunity to visit some of the interesting sites and buildings that line this section and are beyond capacity under present usage.
- Rapid urban renewal throughout Parramatta has become very apparent over this period.
- Additional facilities will be required to accommodate the increasing number of Parramatta CBD residents, workers and students.
- The increasing need of facilities to accommodate concurrent, language congregations and larger, genuinely integrated English speaking congregations in the long term.
- The planning controls affecting central Parramatta have been under review, and it is therefore prudent to consider how to support the church vision and mission.

Spatial requirements of the brief

Approximately 4,000m² net area of facilities (around 4,700sqm GFA) are needed to accommodate the Church's requirements. Across approximately 3,500m² of developable site, this will require a multi-storey facility.

Provided adjacent is a scale view of the areas requested for the site in the Church's brief to Architectus (excluding circulation etc.) for church related activities.

Beyond this brief for church-related uses, the brief has been to deliver commercial uses within the site. Architectus sees this as congruent with Council's aspirations for Parramatta.

Spatial requirements of the brief

4.6 Height

Building heights are proposed to sit under the height of the Aspire tower.

This reflects:

- Parramatta Council's desire for Aspire tower to be a strong marker within Parramatta
- The site's location at the heart of Parramatta
- Council's strategic aspiration for heights to not be limited to help deliver slender towers.
- The delivery of a large office building on site (~50,000m²)
- Additional height in the towers does not cause significant overshadowing issues for the city.

Arthur Phillip High School

- 17 storeys
- Approved vertical school

1 PSQ

- Constructed

3 PSQ

- 83 metres
- 20 storeys

4 & 6 PSQ

- Approved

Aspire tower

- Under aviation limit (55 storeys)
- 243 metres
- Proposed

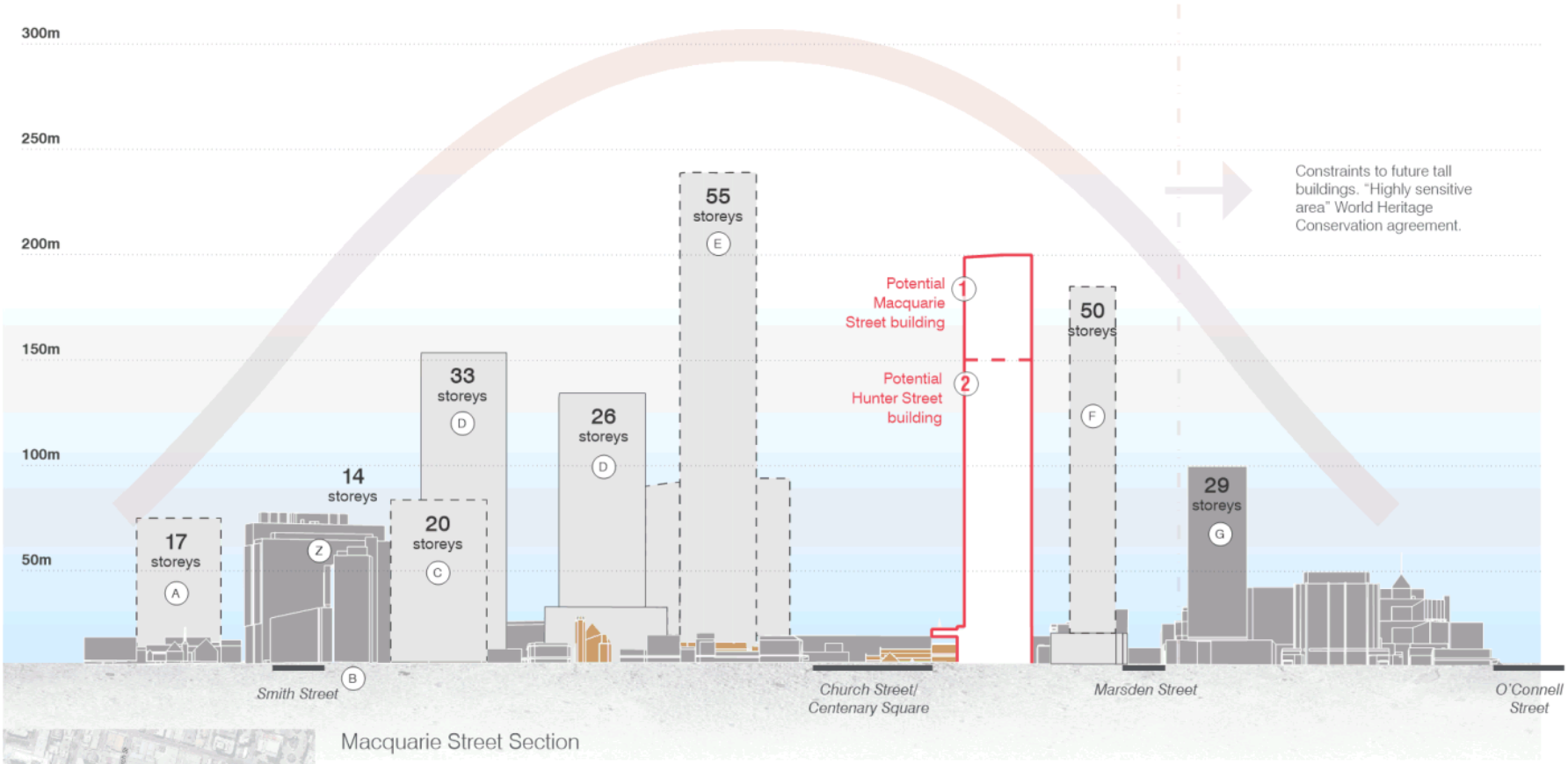
57 Macquarie Street

- Proposed by applicant

'V' by Crown

- Constructed

Design development



Section location

Key
- Proposed heights for subject site
- Heritage listed items
- Existing buildings
- Proposed/approved DAs

1:2,000 0 20 40 60 80 100m

4.7 Design options

To provide the best for a new civic square, and to provide for the ongoing connected use of the Cathedral and church halls, the existing parish hall is proposed to be replaced.

Three key options were considered for the ground plane of a renewed site, with a focus on the potential new square and its relationship to the locally listed parish hall. All options include a new square and lane to the west.

- Option 1 - Hall retained
- Option 2 - Hall modified and partially retained
- Option 3 - Hall replaced

These options are summarised adjacent. Further information is provided over the following pages.

The preferred option is Option 3 - Hall replaced for the reasons described opposite:

St John's Parish Hall

Option 1: Hall retained

A	✓	Existing hall retained.
B	✕	Existing church hall not fit for need. Main church facilities would be located distant from Cathedral.
C	✕	Activation of square constrained by side wall of Hall.
D	✕	Poor setting of square.
E	✕	Cathedral distant from primary church facilities.
F	✕	Tower floorplate too small to accommodate commercial uses (an aspiration of both the client and Parramatta Council generally).

Design development

Option 2: Hall modified and partially retained

A	✓	Well defined square.
B	✕	Halls and church function more distant from Cathedral.
C	✕	Church hall significantly modified to allow for better integration with square and civic activation.
D	✕	Some engagement of square but little activation due to difficulties.
E	✕	Cathedral distant from other church facilities.
F	✕	Tower cantilevered over Hall results in poor urban design outcome.

Option 3: Hall replaced

Preferred

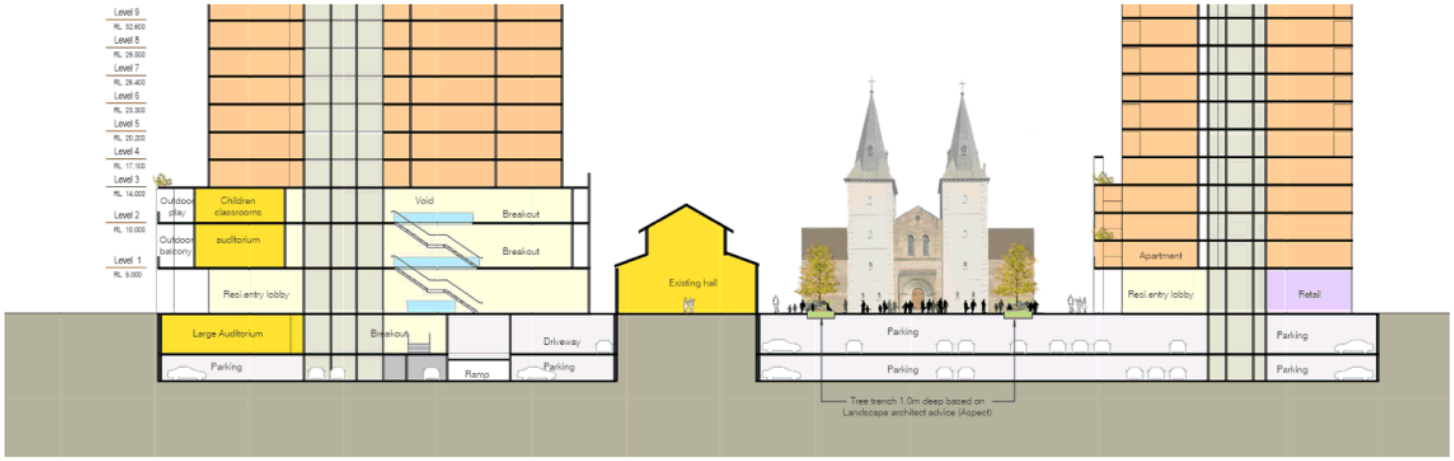
A	✓	Hall and church function closely related to Cathedral, including auditoria above facing Cathedral.
B	✓	Best civic frontage to new square. The Parish Hall was never designed to be seen in the round, therefore is a poor design outcome. The removal of the hall is the best setting for the square and surrounds.
C	✓	Maximises size of square.
D	✓	Cathedral closer to other church facilities.
E	✕	Existing structure of hall removed.

Design development

Option 1 - Hall retained

This option takes a 'low interventionist' approach to the existing hall, retaining it in place as a church hall and separating it fully from new development.

This results in a side-wall frontage facing the new square, with no access or activation.



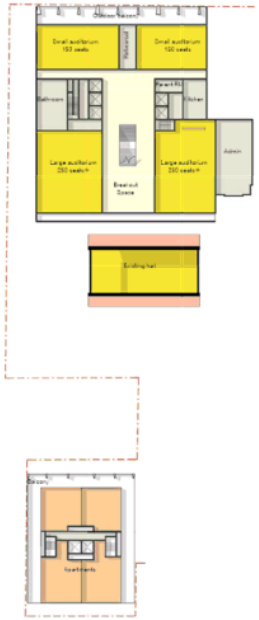
Proposed section A-A

1:500 0 5 10 15 20m

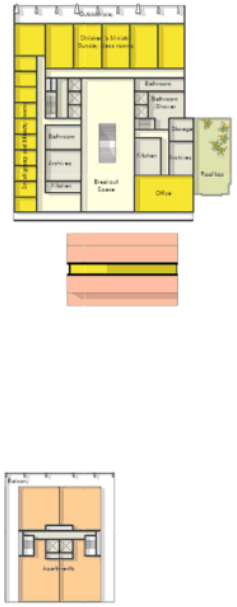
Design development

Illustrative floor plans

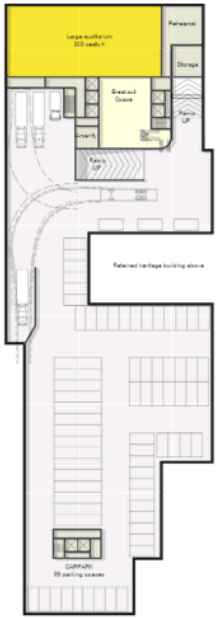
Proposed ground floor plan



Proposed Level 1



Proposed Level 2



Proposed basement L1

Proposed basement L2

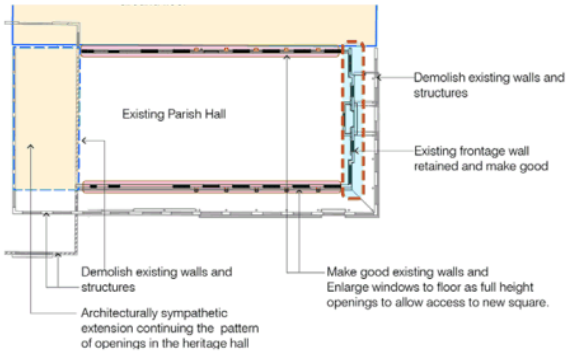
N 1 1:500 0 5 10 15 20m

Design development

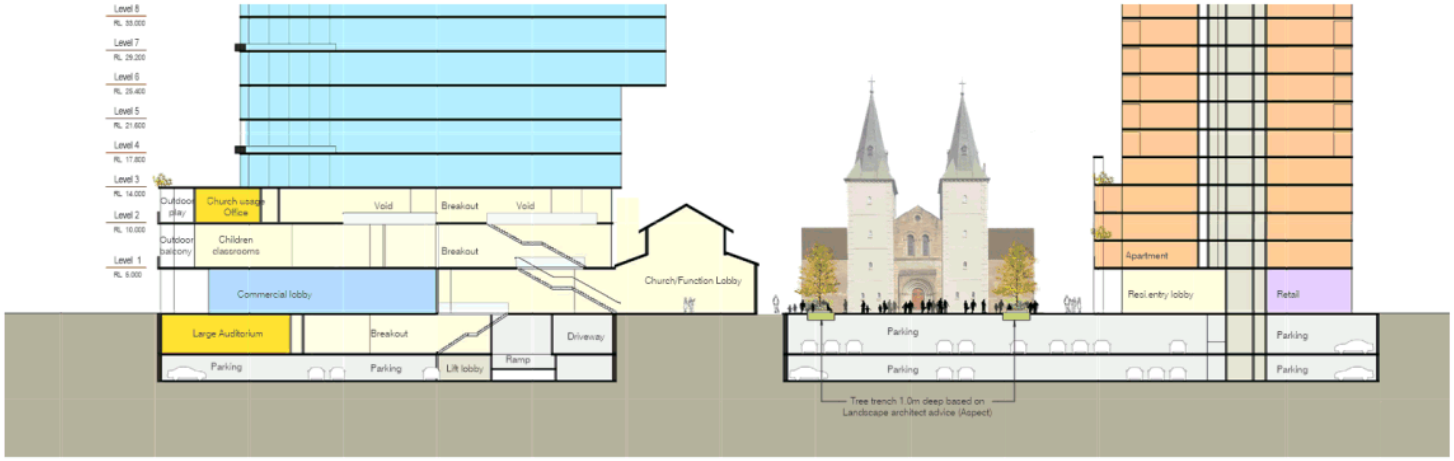
Option 2 - Hall modified and partially retained

This option takes a 'high interventionist' approach to the existing hall. Its original basic structure is retained, with later additions removed. To allow access to and activation of the new square, the existing side wall window openings are enlarged to the floor level to allow access through. A sympathetic extension is also added to relate to the new lane.

Despite significant interventions which begin to compromise the architectural integrity of the Hall, the link between Square, Cathedral and new facilities remains compromised.



Modifications of existing hall under this option



Proposed section A-A

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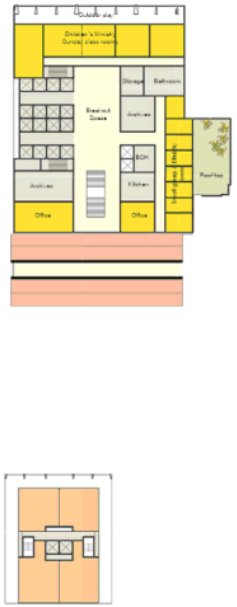
Design development

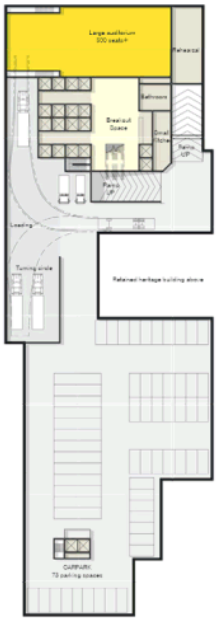
Illustrative floor plans

Proposed ground floor plan

Proposed Level 1



Proposed Level 2



Proposed basement L1

Proposed basement L2

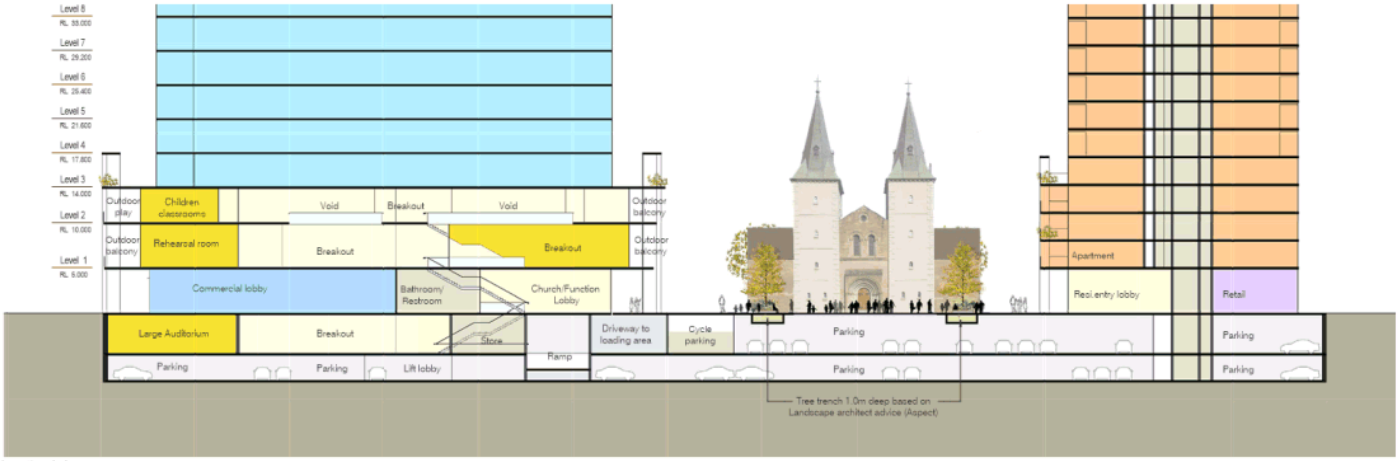
N 1:500 0 5 10 15 20m

Design development

Option 3 - Hall replaced - PREFERRED

This option replaces the hall with a purpose built new facility.

It is the only option to provide good connections between Cathedral, Square and new facilities and also provides the largest new square and best activation of the new square.



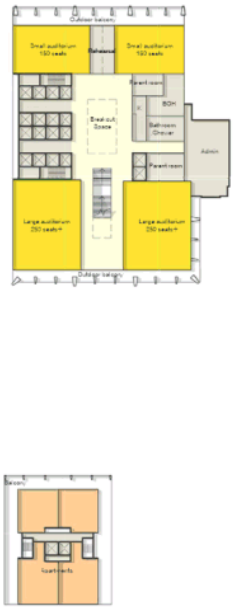
Proposed section A-A

1:500 0 5 10 15 20m

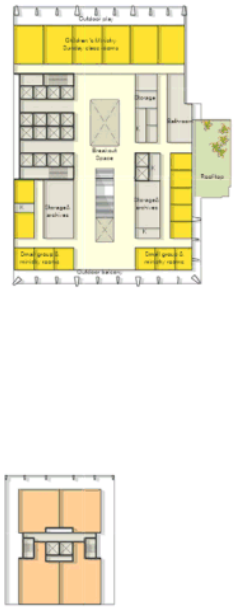
Design development

Illustrative floor plans

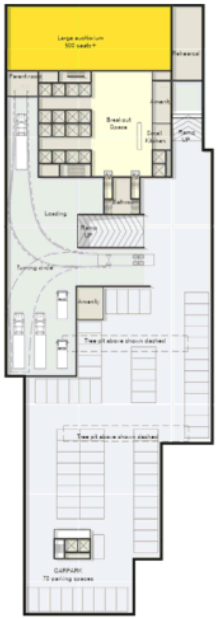
Proposed ground floor plan



Proposed Level 1



Proposed Level 2



Proposed basement L1

Proposed basement L2

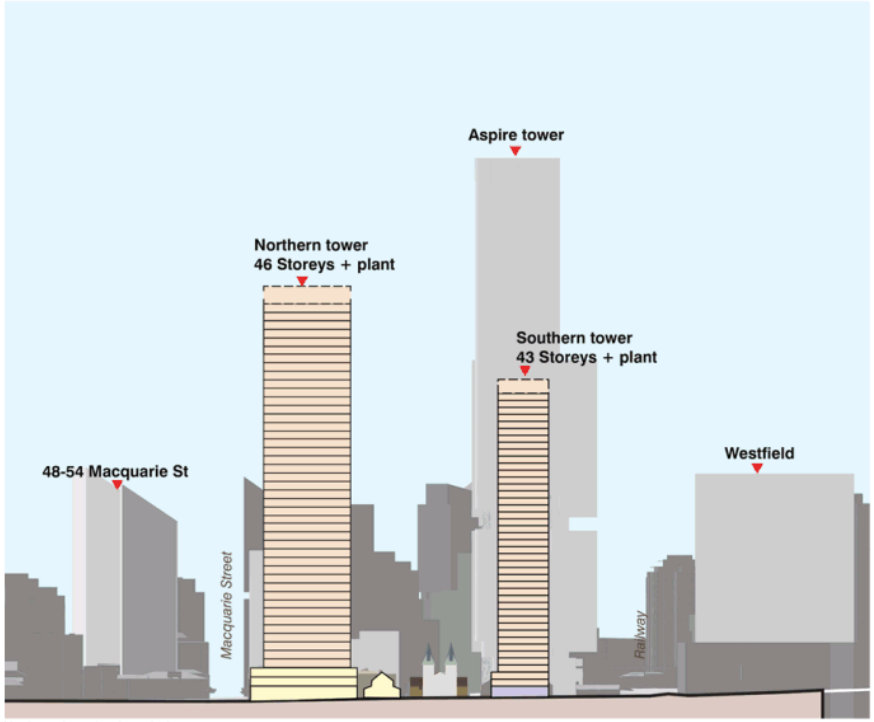
N 1:500 0 5 10 15 20m

Sectional view of three options

Presented opposite are the three options presented in this section in a sectional form showing height. Option 2 and 3 are presented to provide the same overall floorspace (approximately 73,000sqm GFA, which reflects the preferred master plan in the final chapter of this report) with the preferred tower form (see following section of this Chapter), whilst Option 1 is presented at a similar height but reduced total floorspace (approximately 52,500sqm GFA) due to the smaller tower floorplate which could only accommodate residential rather than commercial uses.

All options shown remain in context with the new Parramatta and below the height of the Aspire Tower nearby.

Option 1: Hall retained



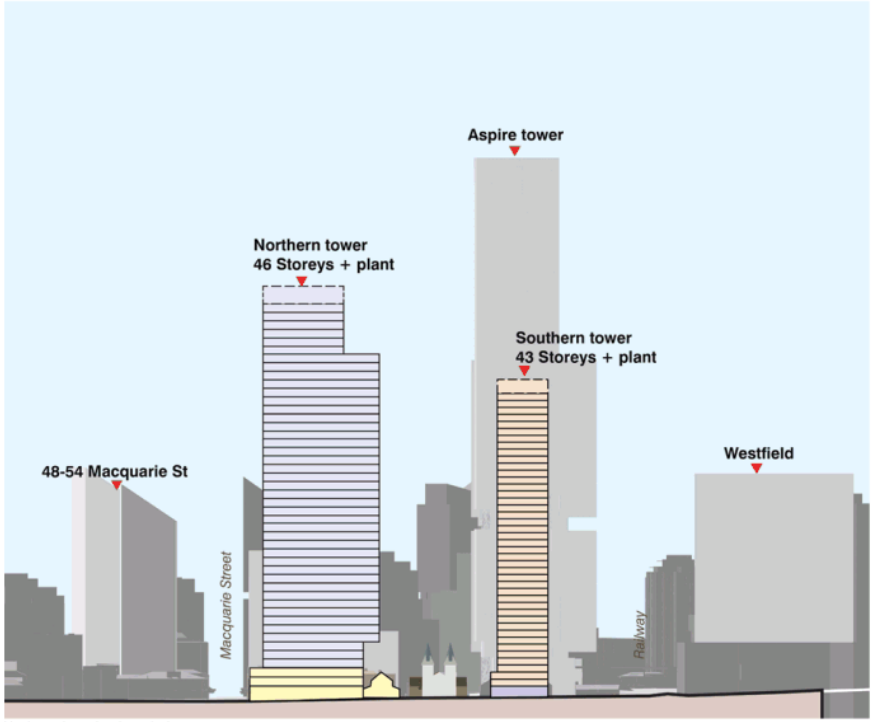
North-south section through site

Key

- Existing
- Church use
- Office
- Mixed use
- Residential

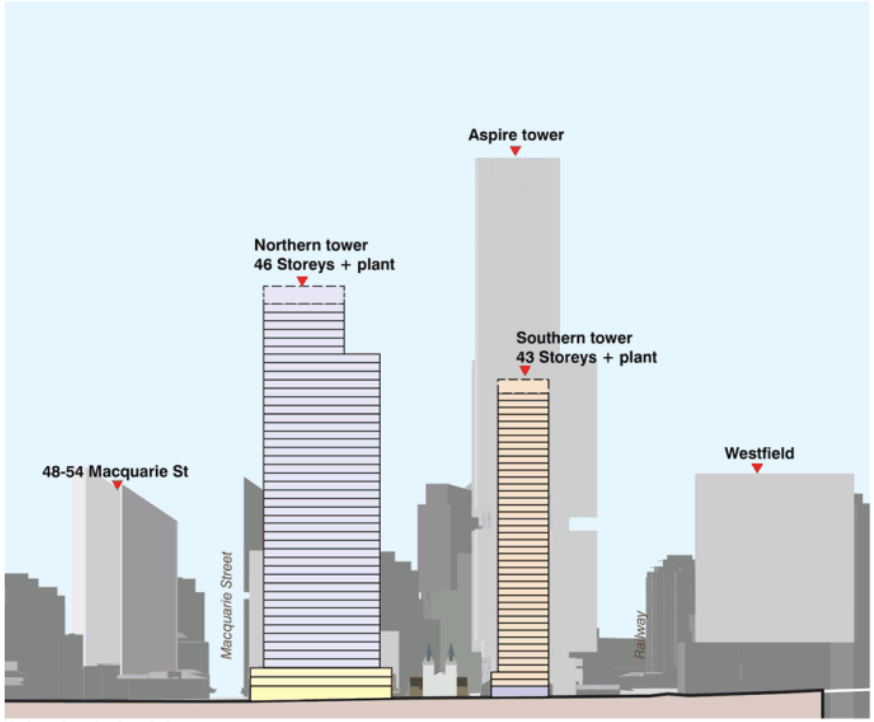
Design development

Option 2: Hall modified and partially retained



North-south section through site

Option 3: Hall replaced **Preferred**



North-south section through site

4.8 Tower form

There are many constraints on the tower floorplates. Controls should allow these issues to be balanced through a design competition.

Northern tower

This tower is proposed for office use above church facilities, which will help to deliver Parramatta's strategic aim to increase employment floorspace in the CBD. All areas are to remain in the long term ownership of the church.

Key constraints and considerations include:

- **The sun access plane into Parramatta Square.** This is a strong constraint set by Parramatta Council and upheld by the Greater Sydney Commission. Note: Buildings of approximately 16-20 storeys on the site would fit under this.
- **DCP setbacks to tower forms** including;
  - 6m setback from podium to north
  - 6m setback to west along lane.
- **Setbacks to the proposed square.** A 6m setback is nominally assumed similar to the DCP setback above. Note that under current DCP controls building to Hunter Street is permitted.
- **Setbacks to Centenary Square.** 6m from the retained heritage element is assumed as a base line, similar to the above.
- **Sun light access to the facade of the cathedral.** As noted in the draft Conservation Management Plan for the site.
- **Sunlight access to the proposed square.** The southern corners of the tower could be cut back to increase sunlight access here.
- **Commercial tower floorplate considerations.** A comparison to the Deloitte tower in Parramatta is shown opposite. .

Southern tower

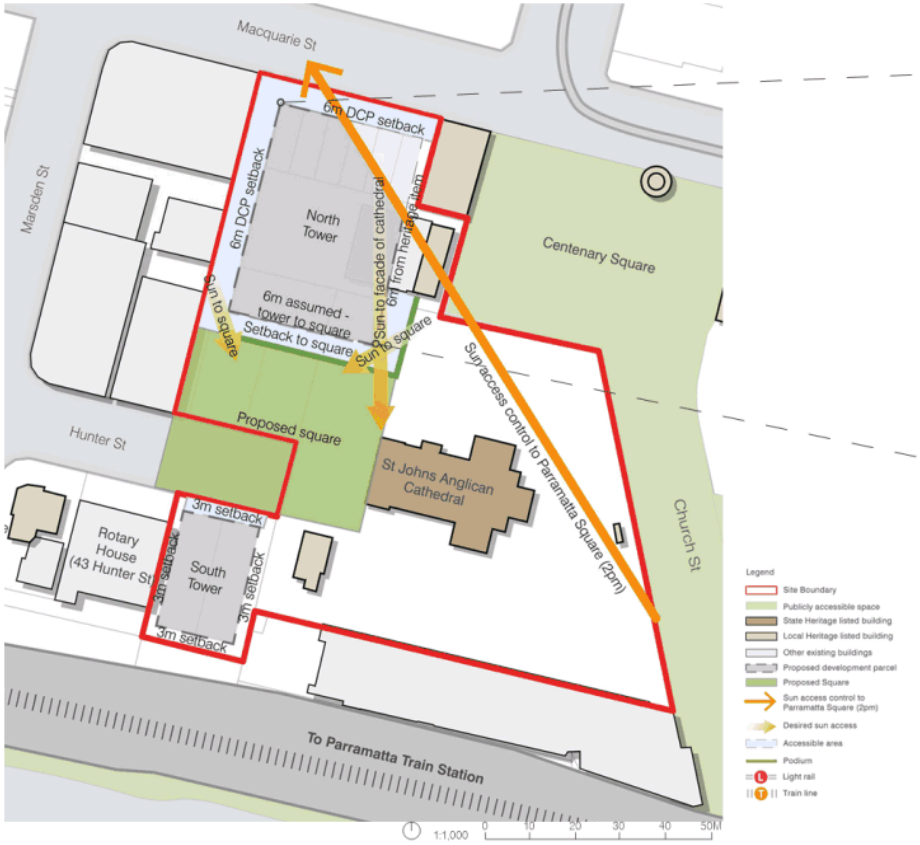
This tower is proposed for residential accommodation. All areas are to remain in the long term ownership of the church.

It has been designed with:

- 3m setbacks to the east and west neighbouring properties (allowing for an articulated facade).
- A 3m setback to the south (railway land).
- A 6m ground level setback from Hunter Street (in line with the heritage property to the west).
- **A slender floorplate of approximately 420sqm.**
- Units are designed to face primarily north and south, not across boundaries of neighbouring sites (west or southeast).

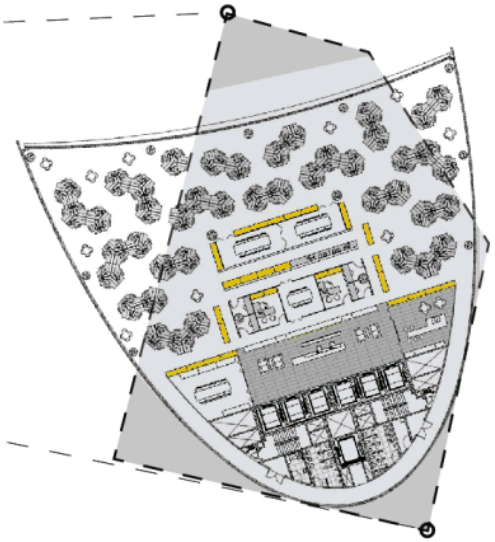
Design development

Key constraints



Note: some constraints are 'soft' and maybe considered appropriate for some variation in detailed design

Northern tower comparison of indicative envelope with Deloitte tower



The northern tower envelope shown (1,650sqm) is just below the floorplate (GBA) size of the Deloitte tower in Parramatta.

However, as the GBA has to fit within this envelope, its floorplate (GBA) will be a step smaller than Deloitte. As a taller building it is also likely to require more lifts, further reducing the usable floorspace below that of Deloitte.

Ideally for the market, a regular shape of 1,500sqm NLA (~2,000sqm GBA) would be provided, however a floorplate of around 1,200sqm NLA (approx. 1,550sqm GBA) may be marketable.

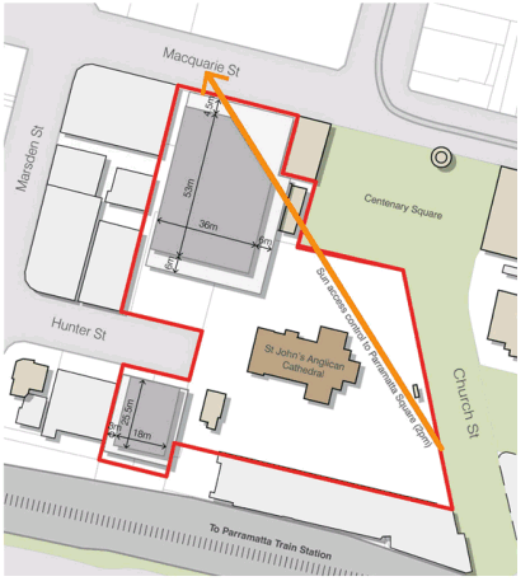
4.9 Northern tower form design options

Architectus has identified two preferred tower forms.
A final tower form will not be decided until a design competition and any controls should allow for a range of responses.

Initial options considered are shown opposite with key benefits and issues. All show approximately the same footprint (1,500-1,550m² GBA or approx. 1,150-1,200m² NSA).

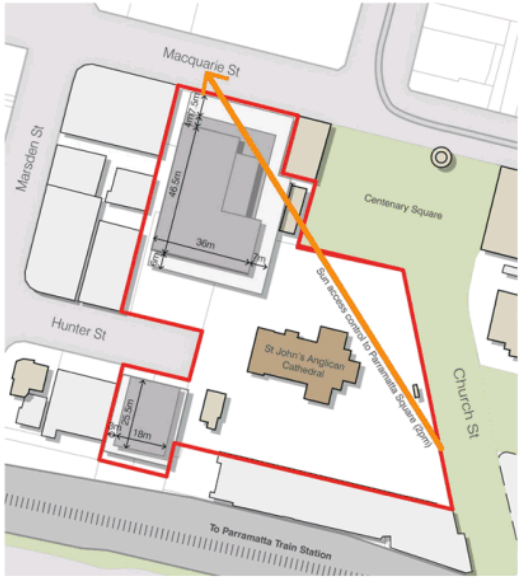
Of these Options C and D have been identified as preferred forms and have been further developed by Architectus. Detailed plans for each, views, and sun access diagrams are provided over the following pages. Both of these forms are considered good design responses by Architectus.

One of these two preferred forms has then been selected for illustration as part of the preferred master plan in the following chapter of this document.



Tower form A

- ✓ Respects most key constraints.
- ✗ Minimal sun protection to western façade of Cathedral.
- ✗ Introduces new angle in views which does not relate to context.



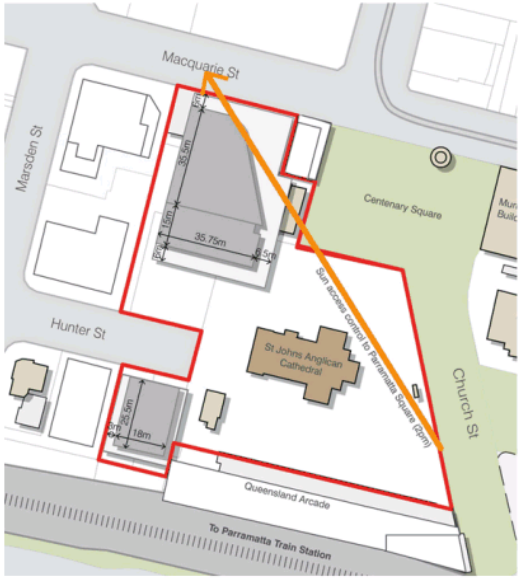
Tower form B

- ✓ Simple rectilinear commercial floorplate.
- ✓ Respects key constraints
- ✗ Square tower form reduces sun provision to new square.
- ✗ Complex shape in views - does not relate well to context

Legend
- Site Boundary
- Publicly accessible space
- State Heritage listed building
- Local Heritage listed building
- Other existing buildings
- Proposed towers
- Dimensions
- Sun access control to Parramatta Square (2pm)
- Light rail
- Train line

1:1,500 0 15 30 45 60 75M

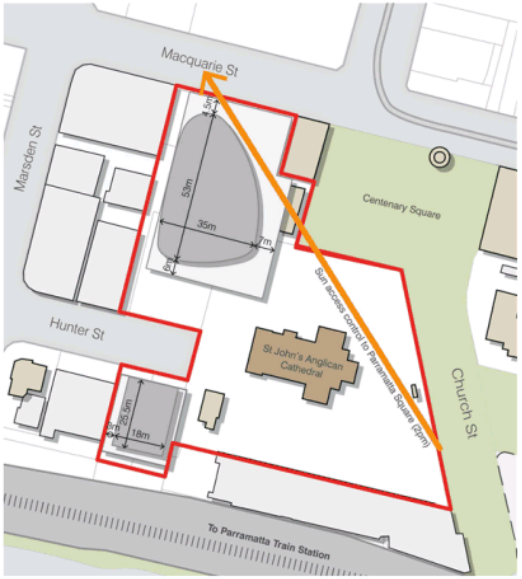
Design development



Tower form C (Preferred and used for master plan)

- ✓ Good protection of sun to western façade of Cathedral.
- ✓ Respects key constraints.
- ✓ Simple commercial floorplate.
- ✓ Form relates to the alignment of Church Street
- ✓ Form relates to current design of Aspire Tower
- ✗ Slightly worse sun access to square and visual separation from sites to west, when compared to Tower from D

1:1,500 0 15 30 45 60 75M



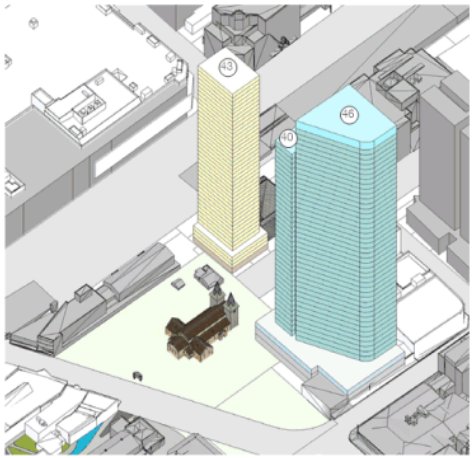
Tower form D (Preferred)

- ✓ Respects principles of key constraints.
- ✓ Good protection of sun to western façade of Cathedral.
- ✓ Rounded corners allows greatest sun access into square.
- ✓ Shape is capable of being viewed 'in the round' and responds well to views from all directions.
- ✓ Some tower setback from lane.
- ✗ Some inefficiency in office floor layout due to shape.

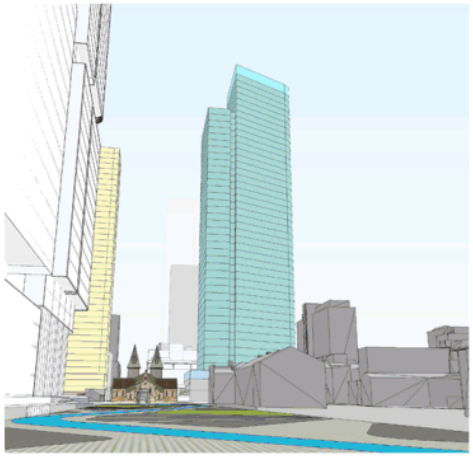
Tower form C - Rectilinear tower form - Preferred and used as the basis of the master plan

Typical tower envelope area: 1492 sqm

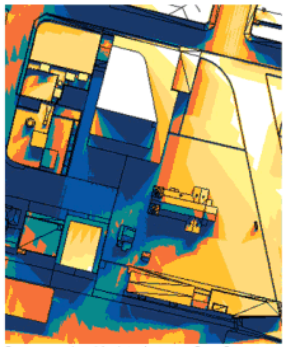
- This tower form follows the street alignment of the street, including façade alignment to Church Street Mall.
- It is similar in form to the latest Aspire tower design.
- Sun access to the square is slightly less than Tower form D in midwinter



3D View



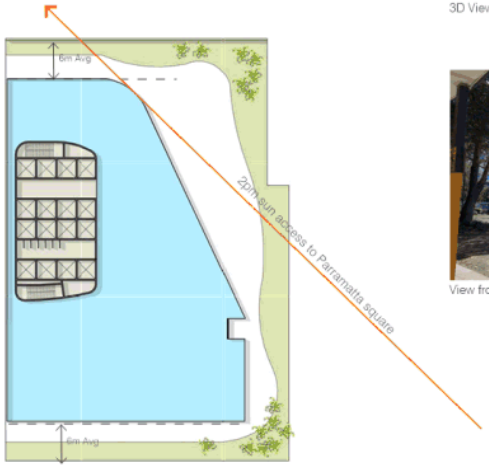
View from Parramatta Square



Sun access in mid-winter between 9am-3pm

Hours of sun access
9am-3pm midwinter

- 0
- 0-1
- 1-2
- 2-3
- 3-4
- 4-5
- 5-6
- 6



Typical floor plan

View from southeast Church Street Mall

View from Town Hall

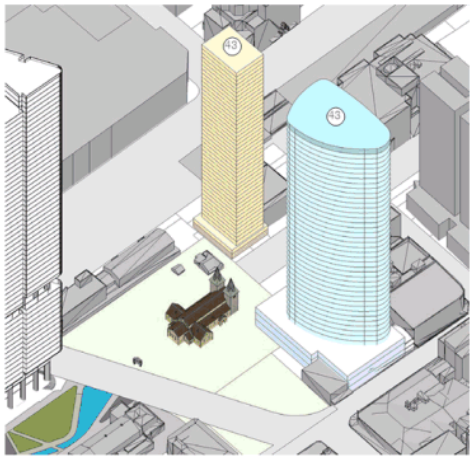
View along Church Street

Key heritage views

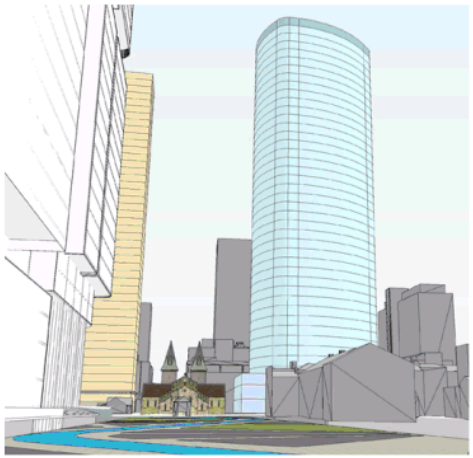
Tower form D - Curved tower form

Typical tower envelope area: 1518 sqm

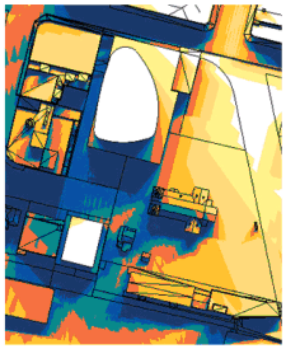
- The tower form presents "in the round" and responds to oblique views as well as axial views.
- It provides better sunlight access outcomes to the new square and slightly more visual separation to the adjacent site to the west.
- It provides a 'softer' interface with the Cathedral through slightly greater average setbacks, particularly to corners.



3D View



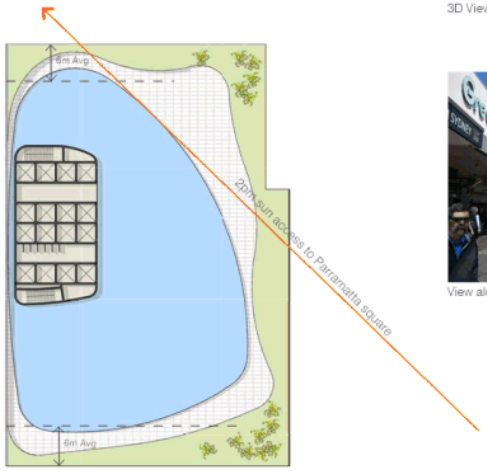
View from Parramatta Square



Sun access in mid-winter between 9am-3pm

Hours of sun access
9am-3pm midwinter

- 0
- 0-1
- 1-2
- 2-3
- 3-4
- 4-5
- 5-6
- 6



Typical floor plan

View along Church Street

View from southeast Church Street Mall

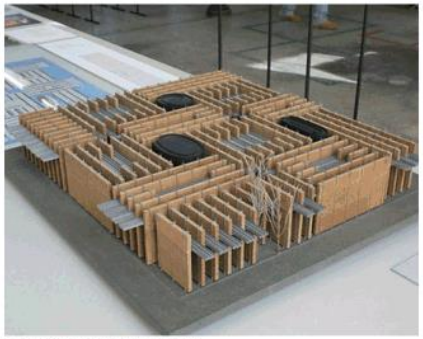
View from Town Hall

Key heritage views

4.10 Precinct character

Key precinct character principles for the design are illustrated below towards development of the final master plan. These are also intended to form the basis of future development applications.

1 Principle 1: Civic response



Language (Peter Zumthor, Architect)

Transparency (Kerry Hill, Architect)

Civility (David Chipperfield, Architect)

Solidity (Peter Zumthor, Architect)

Ecology (Alec Tzannes, Architect)

2 Principle 2: Positive relationship between heritage and new development

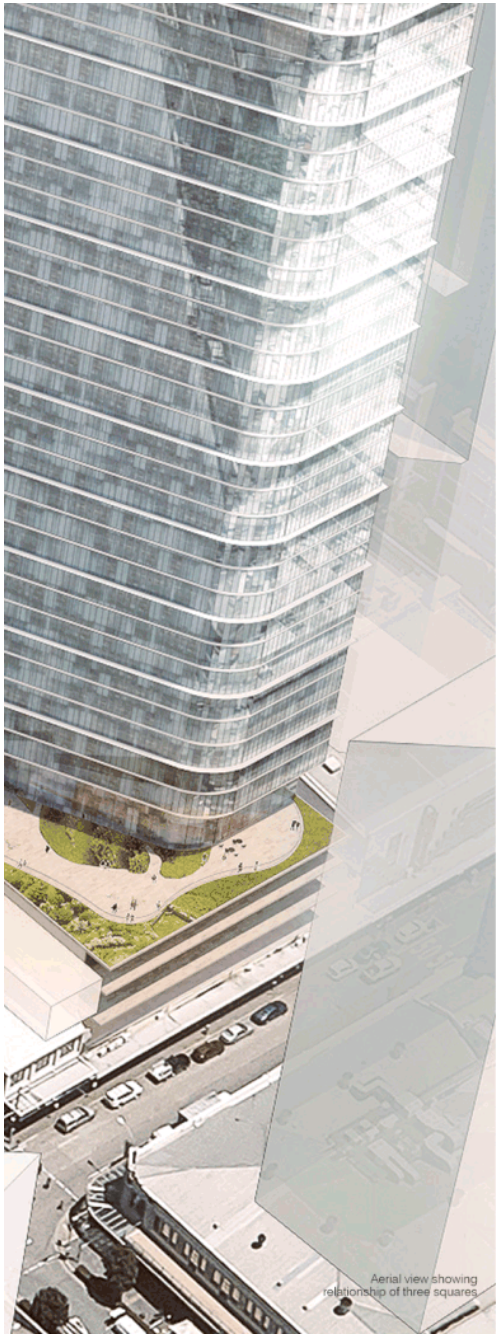
The Mint, Sydney (FJMT)

RMIT Urban Spaces (Peter Elliott)

Paddington Reservoir Gardens (TZG)

O'Reagen Arts and Cultural Precinct (Brewster Hjorth Architects)

Initial concept sketch - the master plan



Aerial view showing relationship of three squares

architectus™

5.0 Master Plan

4.10	Precinct character	66
5.1	The master plan	70
5.2	Public domain	76
5.3	Illustrative floor plans	78
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5.5	Distance between Cathedral and Hall	83
5.6	Increase in publicly accessible open space	83
5.7	Sun access	84
5.8	Recommendations for adjacent sites	86

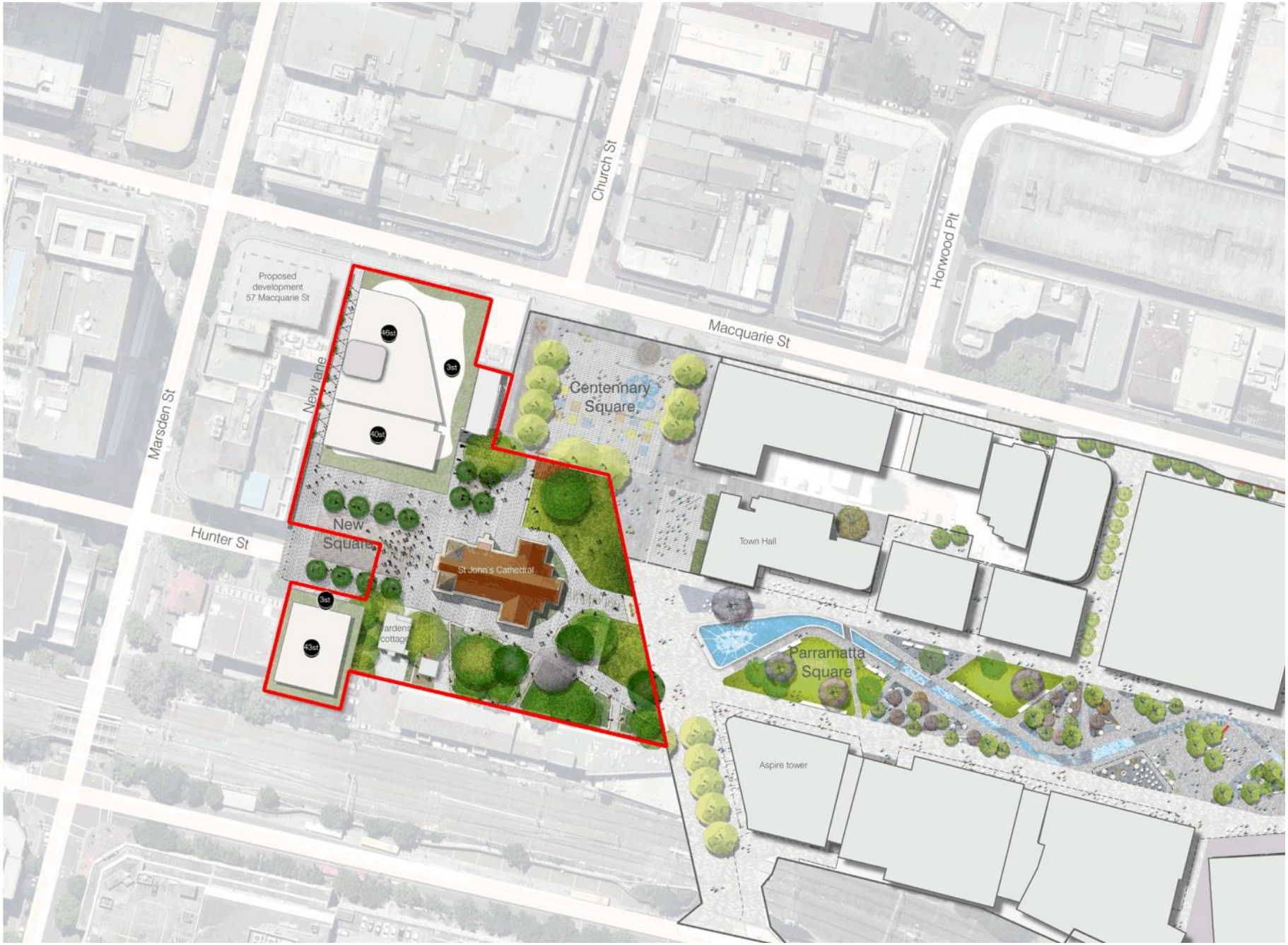
5.1 The master plan

The master plan provides a new square and setting for the Cathedral to align it with the new Parramatta. It includes a major new square and public link for Parramatta, flanked by built form at the scale of the Cathedral with towers set back above.

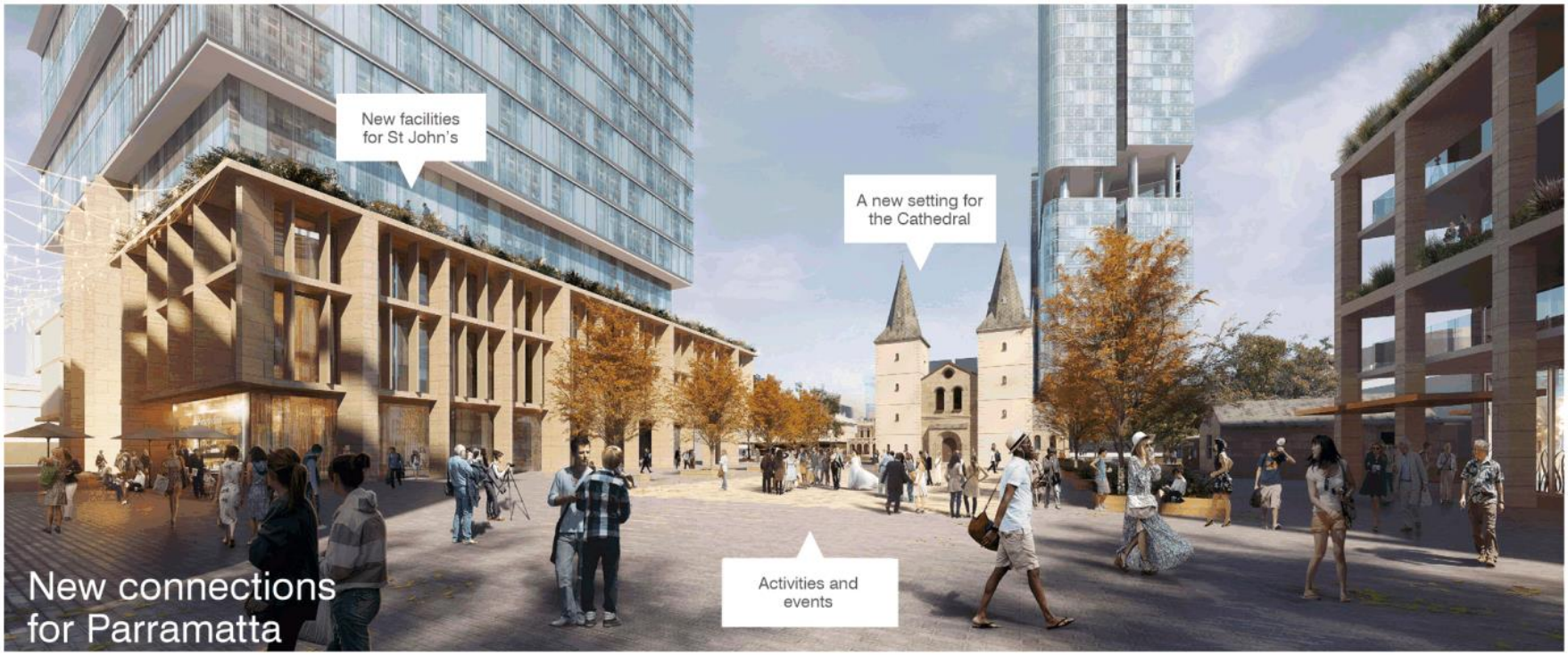
The master plan for the site is not a final design, but informs the recommended controls for the site set out in the following chapter.

The master plan presented is the culmination of design development presented in Chapter 3 of this document. Its response to the strategic drivers (identified in Chapter 2 of this document) is set out below.

Strategic Drivers		What is being delivered
	Heritage	A new square provides a clear setting for St John's Cathedral's important western frontage. The Cathedral's ongoing role is assured in a working contemporary format.
	Public domain	High quality renewal of existing spaces and addition of over 1,300sqm of additional publicly accessible space including: - The creation of a new square to complement Parramatta Square and Centenary Square and create an enhanced setting for the Cathedral - A new laneway linking to Macquarie Street - Enhanced activation through colonnade connection to a new Hall
	Movement	New public connection to Macquarie Street and enhanced east-west permeability
	Sun access	Sun access beyond that required by controls to Parramatta Square, the Cathedral and new square
	Views and interface	The Cathedral is reinforced as the focus of key views. Key axial views are not interrupted by new development.
	Appropriate heights and densities	A maximum 180m building height and 13.5:1 FSR is consistent with Parramatta's aspirations and a step down from that proposed in Parramatta Square
	Maximise strategic use of land	45,000sqm of leasable commercial office space, contributing to Parramatta's strategic role as Sydney's Central City, plus approximately 170 units of rental accommodation, 5,000sqm of church use and ground floor active retail
100	100 year master plan	Ensures the ongoing role of St John's Cathedral in a working contemporary format


Church St
Horwood Pit
Proposed development 57 Macquarie St
Macquarie St
Marsden St
New lane
46st
3st
40st
Centennary Square
New Square
Hunter St
St John's Cathedral
Town Hall
3st
43st
Parramatta Square
Aspire tower

Master Plan


New facilities for St John's
A new setting for the Cathedral
Activities and events
New connections for Parramatta

Master Plan

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus 73

Master Plan

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus

74

Master Plan

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus

75

5.2 Public domain

St John's location in the city at the termination of the Parramatta and Centenary Squares provides an opportunity for the site to respond to and integrate the two civic spaces together.

The public domain for St. John will not be set until a subsequent Development Application. A concept design by Aspect Studios (see separate document) provides guidance on what this may be. It is summarised adjacent.

Within the site only two (2) of the existing 20 trees on site are removed, and 12 new trees are proposed to be planted in their place.

Landscape Design Principles

1. Connectivity to the city

- Prioritise a flexible public realm focusing Parramatta as a strategic centre.
- Functioning both as a space for connectivity and respite, whilst also fluidly transforming into event or ceremonial mode.
- De-cluttered design to maximise connectivity, passive surveillance and flexibility of activity.

2. Stitching into the urban fabric

- Respect and celebrate the site's heritage and defining the spatial arrangement of paths and garden.
- Pedestrian paths should maintain universal access for all and be legible for users.
- The key visual and pedestrian movement corridors will be strengthened through considered design.
- Vehicle access in the proposed design should be managed operationally and used for ceremonious purposes.

3. Reinterpreting the historical garden

- The contemporary garden within the site has a vital role in increasing the urban tree canopy of Parramatta's CBD and provide cool and shade for users.
- Reducing the amount of impervious surfaces with lawn and garden beds and trees contributes to the reduction of the urban heat island.
- Preservation of all mature trees on site is critical, as to preserve aesthetic and ecological functions.
- Parramatta CBD is prone to flooding, water sensitive urban design and water treatment should be considered within the proposed design.

4. Places for people

- Proposed design should have a human centred approach paying close attention to scale, variety and comfort.
- Design should aim to provide people with respite from the city, creating places for congregation, spaces for informal recreation activities, as well intimate areas in the garden for people to sit and recharge.
- The northern edge should be considered as an important visual connector between Church Street Promenade and the

1. St Johns Square is new space created through a reclaimed portion of Hunter Street from Council.
2. St John's Lawn is like for like in square meter rate for lawn as this is a great assets to the community. Additional timber deck and edge treatment are included.
3. Existing trees are retained and garden rooms are order around new pathways.
4. St John's Lane way is a new addition to the pedestrian network

Circulation comparison - existing (left) and proposed (right) (Aspect Studios)

Sections

Section A (Aspect Studios)

1. Raised central lawn with generous seating edge facing Church Street Promenade
2. Intimate garden zones with existing trees retained and decorative planting incorporated with passive seating
3. Formal St John's Square accommodating events and ceremonies. Seating provided to edges of square under feature trees. Hunter Street will be acquired and street will align with St Johns Lane. Managed operational vehicles will be permitted within in the square and access will be fronted with retractable bollards.
4. Heritage Royal Gate retained
5. Generous paved connection linking St John's Square with Centennial Square with seating under a cluster of trees to service users from St John's Tower
6. St John's Lane way catering for small scale retail and pedestrian access

Legend

- Existing tree retained
- Existing tree removed
- Existing turf
- Existing garden bed
- Existing sandstone paving
- Existing brick paving
- Existing concrete paving
- Existing stone paving
- Existing Verger Cottage
- Existing white concrete seat
- Existing park bench
- Existing drain
- Existing sandstone fence
- Existing sandstone edge

Landscape concept (Aspect Studios)

St Johns Anglican Cathedral Parramatta | Urban Design Study | Architectus

5.3 Illustrative floor plans

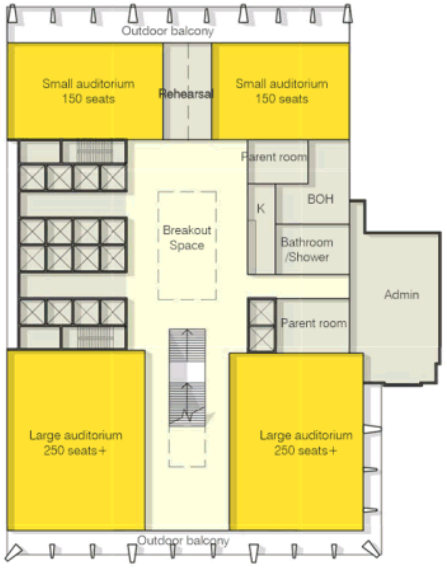
The plans opposite and overleaf demonstrate an initial concept for the site. Final designs will be subject to a design competition DA.

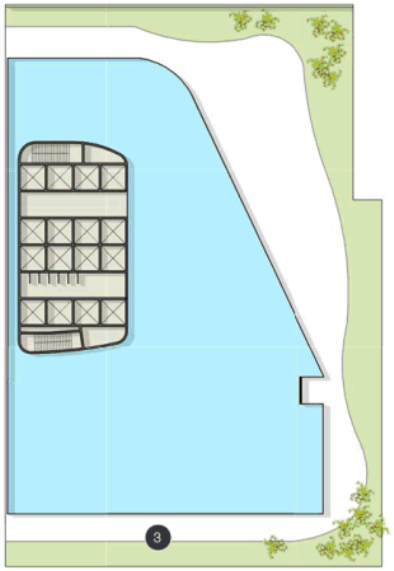
Key features of the master plan:

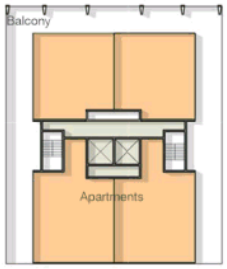
1. **Creation of a new square** – to respect the Cathedral's curtilage and **provide a proper space** in which its spires and western façade can be better appreciated.
2. **Building forms** significantly set back from current controls along Hunter St – to **improve the Cathedral's setting** and align it with other buildings in its context (Parramatta Square and the Town Hall).
3. **Significant setbacks of taller buildings** from the street wall/podium height – to ensure that lower building forms **relate to the scale** of the Cathedral and taller buildings are seen as clearly set back from this.
4. **Renewed landscape** setting for the Cathedral that will **enhance the public appreciation** of the church from all sides.
5. **Creation of a colonnade** - To help visually connect the Church buildings together, providing shade and shelter near the church, and enabling a wider **visual connection** between the new church square and Centennial Sq/Church St across the corner of the colonnade.
6. **Creation of a new laneway** between the new Square and Macquarie St – to further **activate the new square** and western approach to the Cathedral.

Ground floor plan

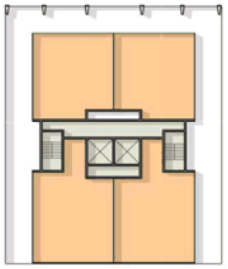
Master Plan



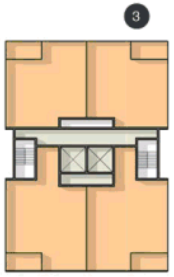




Level 1



Level 2

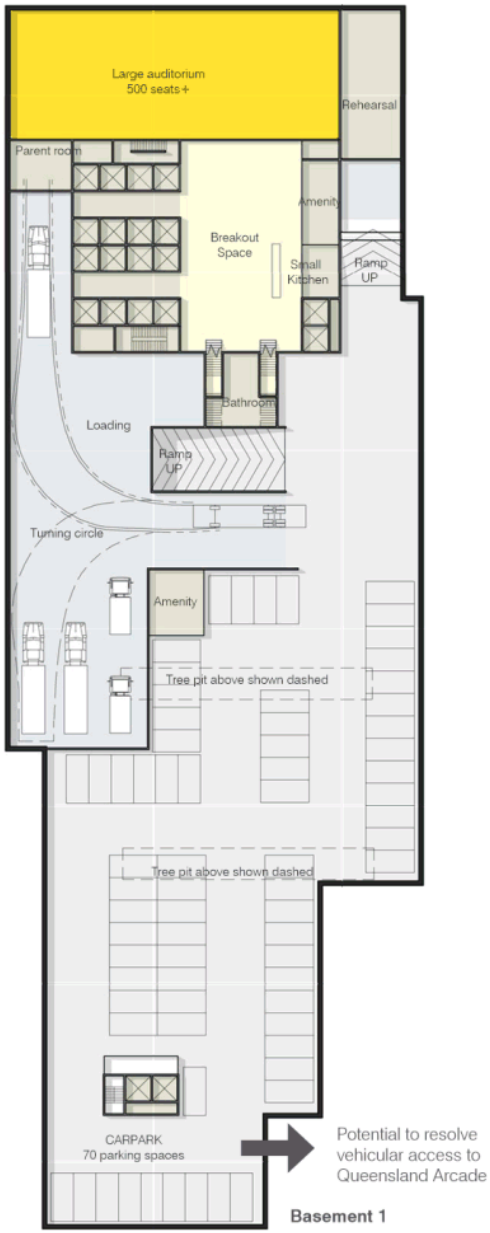


Typical level

N 1 1:500 0 5 10 15 20M

Parking numbers will not be set by this application. However indicated in the drawings are 220 parking spaces.

The illustrative floorplans describe the potential for delivery of slightly under this maximum, across 2 levels of basement.



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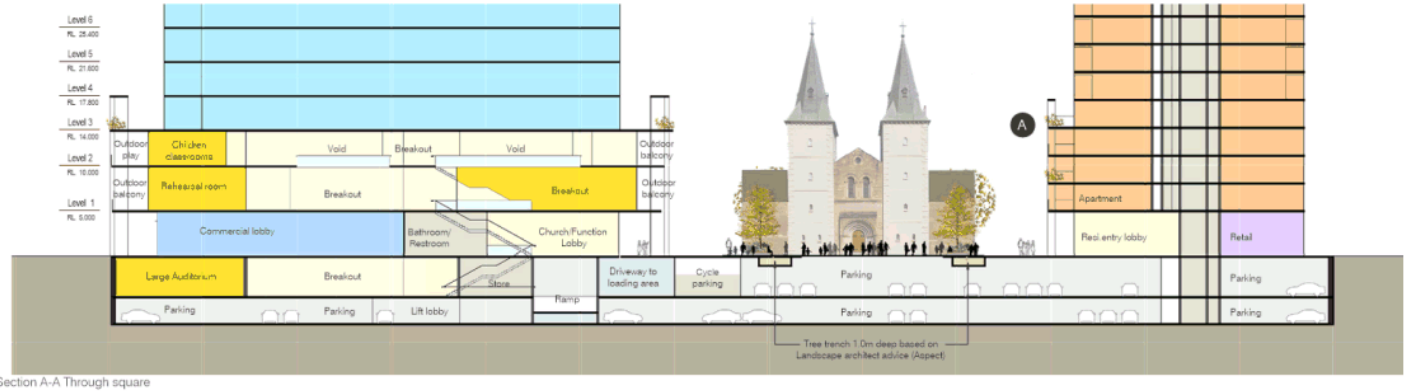
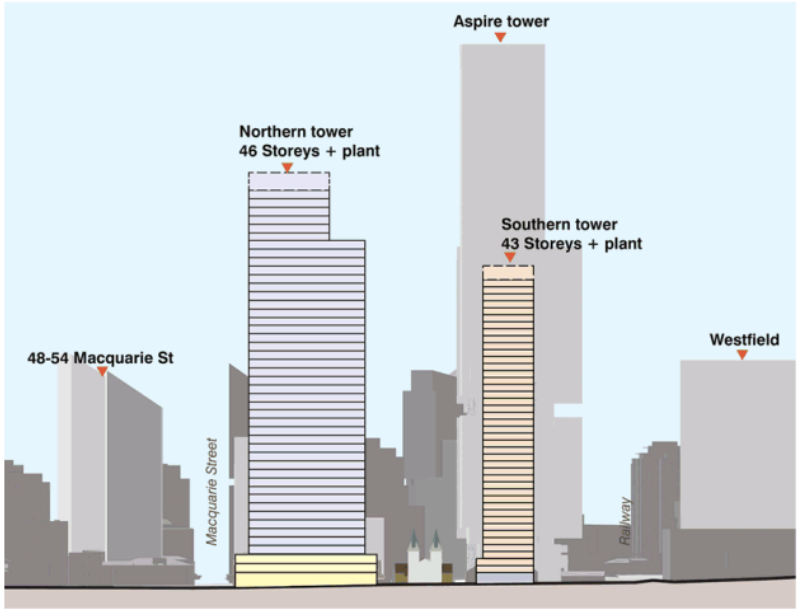
Master Plan

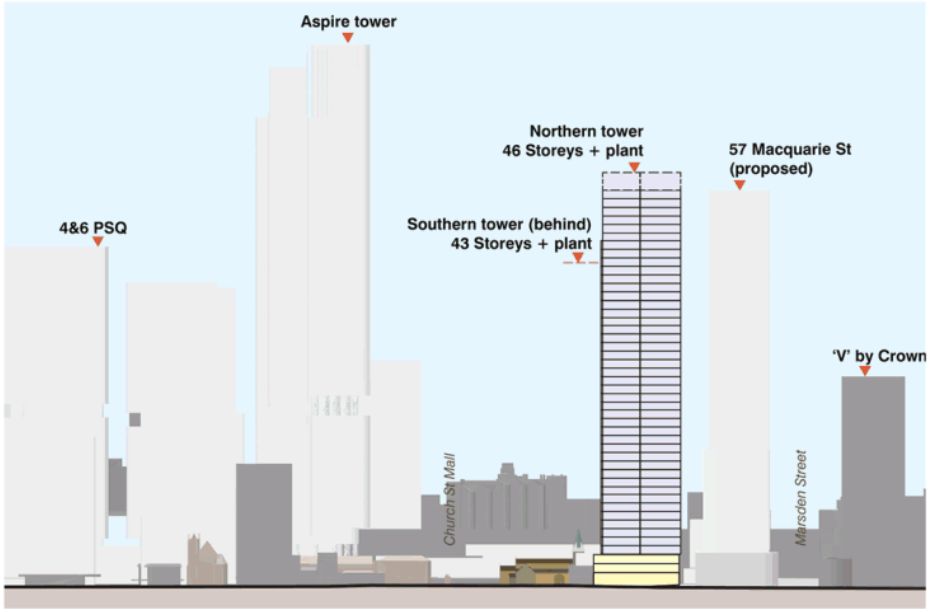


Section A-A Through square

A **Street wall height** set at the underside of the Church spires (equivalent to about 3 commercial storeys)– to **highlight the importance of the Cathedral** and **define the square**



North-south section through site



East-west section through Macquarie Street

5.4 Schedule of areas

The proposal delivers:

- The Church's brief for new uses
- A substantial new slender office tower with an acceptable footprint.
- Activated ground floor uses
- A substantial residential offer for Central Parramatta
- Fully underground parking

Parking numbers will not be set by this application. They will also be subject to a detailed traffic study for any future DA to determine Church parking requirements. An anticipated maximum is described adjacent based on the proposed revisions to Parramatta Council's rates to match the City of Sydney. The illustrative floorplans describe the potential for delivery of slightly under the anticipated maximum, across two levels of basement.

Summary by use

Use	Envelope (sqm)	GFA (sqm)	NLA (sqm)	Inclusions: North tower	South tower	Others
Church use	7,157	5,368	4,563	L1+L2,40%GF		St Johns
Retail	1,117	838	712	20% GF	GF	Vergers cottage
Office	61,981	52,575	44,688	L3+,40%GF		
Residential (build to rent)	19,866	14,224	13,015		L1+	
Total	**90,121**	**73,004**	**62,978**			

FSR calculation

	Site area	GFA	FSR	Inclusions
North	4,288	57,882	**13.5**	North tower
South	1,563	14,653	**9.4**	South tower + vergers cottage
Proposed SP1 zone	5,006	469	**0.1**	St John's cathedral
Subtotal excl. SP1 zone	5,851	72,535	**12.4**	
Total - whole site	10,857	73,004	**6.7**	

Parking maximums (approx.)

based on proposed Parramatta rates to match City of Sydney

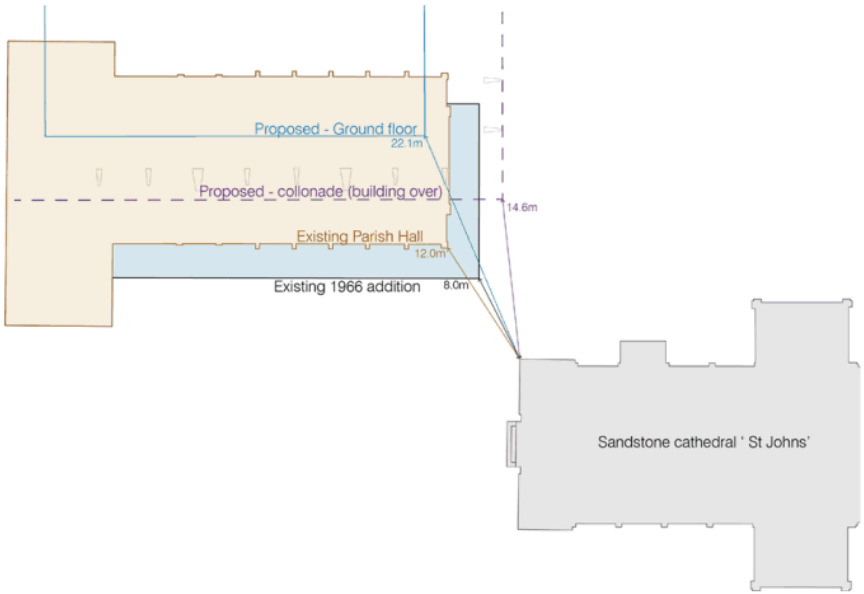
	Caclulation		# of these	# spaces max
Residential	maximum spaces	per		
	0.3	1 bed	84	25
	0.7	2 bed	84	59
Commercial				
(Church use assumed similar)	(G*A) / (50 * T)			
	G=Commercial GFA		58,780	175
	A=Site area		10,857	
	T=total GFA of site		73,004	
Total maximum				**259** maximum

Schedule by building and level

Envelope zone	Envelope / storey (sqm)	Storeys	height per storey (m)	Envelope to GFA efficiency	GFA to NLA efficiency	Total Envelope (sqm)	Total GFA (sqm)	Total NSA (sqm)	Total height (m)	Notes
Northern tower										
Tower - top	948	6	3.8	85%	85%	5,688	4,835	4,110	22.8	
Tower	1,492	37	3.8	85%	85%	55,204	46,923	39,885	140.6	
L1-L2	2,721	2	4.0	75%	85%	5,443	4,082	3,470	8.0	
Ground floor	2,721	1	5.0	75%	85%	2,721	2,041	1,735	5.0	
									15.0	Allowance - plant, transfer slab, raised ground for topography and flooding
Subtotal		**46**				**69,056**	**57,882**	**49,199**	**191.4**	
Southern tower										
Tower	473	42	3.1	71.6%	91.5%	19,866	14,224	13,015	130.2	Efficiencies calculated from floor plan
Ground floor	475	1	6.0	75%	85%	475	356	303	6.0	
									15.0	Allowance - plant, transfer slab, raised ground for topography and flooding
Subtotal (excl. plant)		**43**				**20,341**	**14,580**	**13,318**	**151.2**	
Other buildings										
St Johns	626	1		75%	85%	626	469	399		Envelope based on survey
Vergers Cottage	98	1		75%	85%	98	74	62		Envelope based on survey
Subtotal						**724**	**543**	**461**		
Total						**90,121**	**73,004**	**62,978**		

5.5 Distance between Cathedral and Hall

The 'pinch point' between Cathedral and Hall is proposed to be increased from 8m to 22.1m (measured as a distance from closest points).



5.6 Increase in publicly accessible open space

The master plan includes an increase in publicly accessible area of 1,306sqm in addition to the currently publicly accessible grounds which are under ownership of the Church but made available to the public.

5.7 Sun access

The master plan exceeds the requirement for sun access to Parramatta Square, and has been designed to maximise sun access to other important locations.

Key hourly sun access diagram for midwinter are opposite. Further solar testing is provided in Appendix A of this report.

Sun access to Parramatta Square

The master plan complies with the sun access plane for Parramatta Square including anticipated changes (not overshadowing this area between 12pm-2pm in midwinter). Its podium remains at 3 storeys rather than the approx. 15 storeys permissible where the sun access plan enters the site, which further improves sun access to Parramatta Square, Church Street, and Centenary Square.

Sun access to new square

The form of the design also encourages sun access to the new square as far as possible. This space is not in sun during the majority of the midwinter day, however it is considered appropriate to do this given its proximity to places where sun access in midwinter is possible (the lawn east of the site and Parramatta Square), as the proposal is on a privately owned site (sun protection is generally only applied to public land) and it is considered positive to also have spaces where shade can be sought in summer.

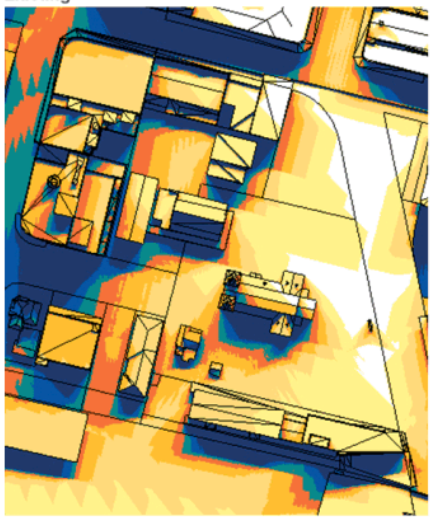
Sun access to the Cathedral

The master plan complies with the draft Conservation Management Plan's requirement for 30 minutes midwinter sun to the western facade of the Cathedral (11.10-11.40am) and 20 minutes in the equinox (11.35-11.55am on 21st of March, 11.20-11.40am on 21st of September).

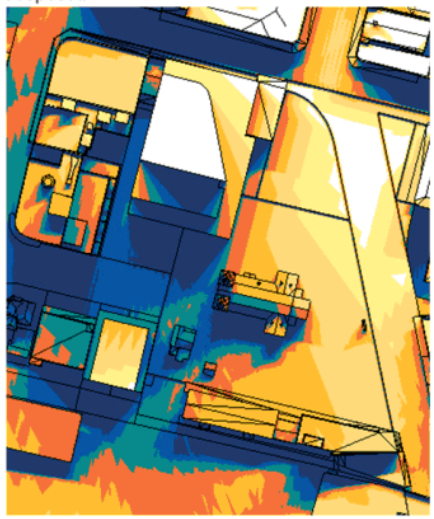
Furthermore, late afternoon sun will also be provided to the western facade of the Cathedral, of around 1 hour 15 minutes at the equinox (from around 3.45pm) and 3 hours 25 minutes in midsummer (from 1.20pm).

Hours of solar access in mid-winter between 9am-3pm

Existing



Proposed



Hours of sun access
9am-3pm midwinter

- 0
- 0-1
- 1-2
- 2-3
- 3-4
- 4-5
- 5-6
- 6

Master plan

Solar access - Midwinter hourly: local impacts

Existing

Proposed

Note: The above includes modelling of existing buildings plus the anticipated Aspire Tower, however does not include other proposed developments (e.g. 57 Macquarie Street).

Further detailed sun access testing is located in the Appendix of this report.

Master plan

5.8 Recommendations for adjacent sites

Architectus has reviewed the controls for the street block towards proposed DCP controls to ensure a good outcome for the future. Architectus recommendations:

1. **Revisions to the DCP to provide an organised street wall structure around St Johns Cathedral.**
2. **Setbacks along Hunter Street** to open views and increase late afternoon sun to the new square and Cathedral.
3. **Resolving vehicular access to Queensland Arcade** through the site.
4. **Retention of a north-south view corridor along the alignment of Church Street** through retaining lower heights on the Queensland Arcade site.

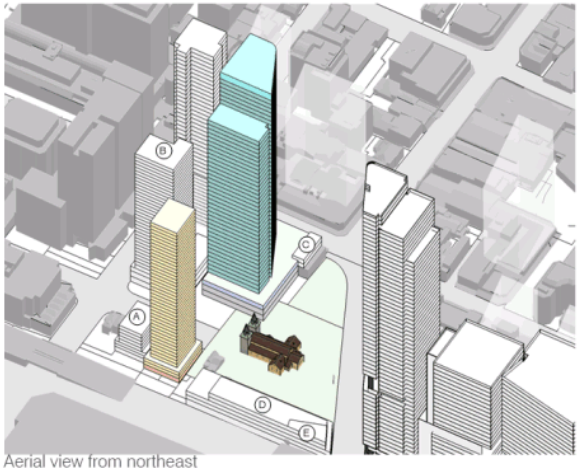
The diagrams and schedule adjacent describe development of other sites within the block to achieve the above and be consistent with their draft LEP controls.

These recommendations have been incorporated into DCP controls in the following chapter of this report.

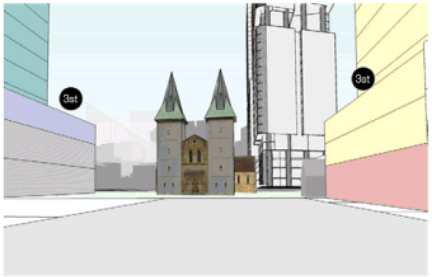
Legend
- Site Boundary
- Publicly accessible space
- State Heritage listed building
- Local Heritage listed building
- Other existing buildings
- Other Approved DAs
- Tower setbacks
- Street Setbacks
- Proposed towers
- Dimensions
- Light rail
- Train line

Master plan

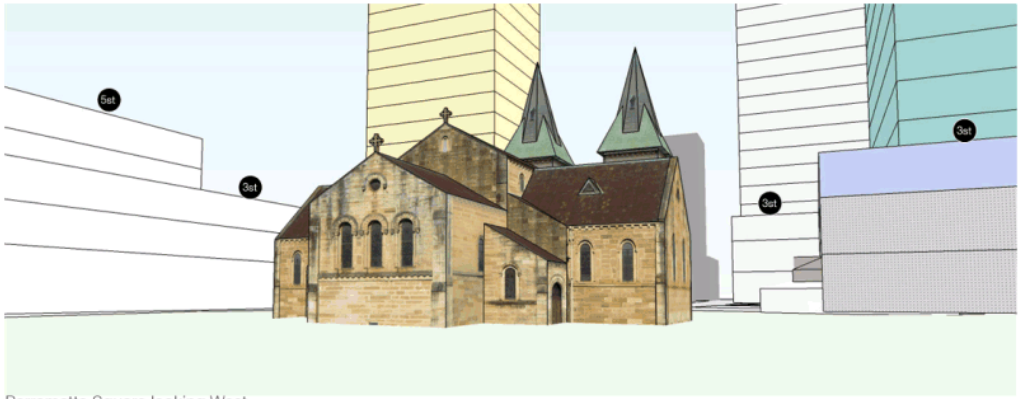
Views of proposed development - adjacent sites



Aerial view from northeast



View from Hunter Street looking East



Parramatta Square looking West

Schedule of sites as shown

ID	Building address	Level	Storeys	Floor plate	GBA (m²)	GFA (m²)	Efficiency
A	43 Hunter Street	Ground - L1	2	560	1,120	840	75%
		Level 2-6	5	425	2,125	1,594	75%
		Level 7	1	200	200	150	75%
		Total	**8**		**3,445**	**2,584**	
		Site area				**860**	
		FSR				**3.0**	
B	89 Marsden Street	G - Level 3	4	1,800	7,200	5,400	75%
		Level 4 - 20	22	545	11,990	8,993	75%
		Level 21 - 24	12	300	3,600	2,700	75%
		Total	**38**		**22,790**	**17,093**	
		Site area				**1,482**	
		FSR				**11.5**	
C	83 Maquarie Street	G - Level 1	2	255	510	459	90%
		Level 2 - 3	2	175	350	315	90%
		Total	**4**		**860**	**774**	
		Site area				**260**	
		FSR				**3.0**	
D	181 Church Street	G - Level 2	3	1,665	4,995	3,746	75%
		Level 3 - 4	2	900	1,800	1,350	75%
		Total	**5**		**6,795**	**5,096**	
		Site area				**1,613**	
		FSR				**3.2**	
E	179 Church Street	G - Level 2	3	265	795	676	85%
		Level 3 - 4	2	200	400	300	75%
		Total	**5**		**1,195**	**976**	
		Site area				**257**	
		FSR				**3.8**	

Assumptions
- Ground floor height 4m
- Typical height of storeys 3.6m

5.9 Additional heritage view analysis

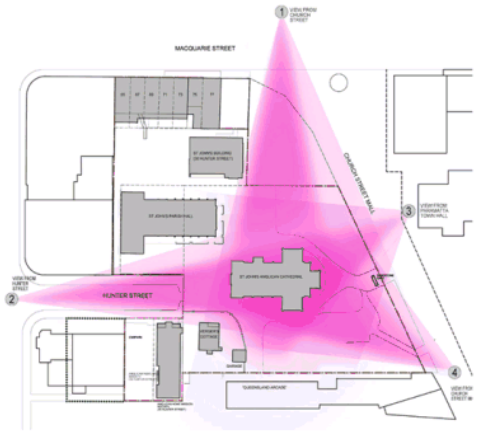
The focus of key views on the Cathedral is retained and enhanced

The images adjacent show the proposal within four key views identified in the draft Conservation Management Plan for the site.

The proposal does not sit behind the cathedral in the key axial views from Church Street and Hunter Street.

In oblique views, the proposal will sit in front of future development on other sites. Its podium design will be deferential to the Cathedral and will be designed to ensure the cathedral spires can always be read against a simple backdrop.

Key plan of views - from Draft Conservation Management



1 - Church Street

Existing view

Proposed view

Master plan

2 - Hunter Street

Existing view

Proposed view

3 - From Town Hall

Existing view

Proposed view

4 - Church Street mall near railway

Existing view

Proposed view

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6.0 Implementation

5.9	Additional heritage view analysis	88
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6.1 Recommended LEP amendments

This section provides an overview of recommended LEP amendments to accommodate the master plan. Further information on the implementation of these is included in the Planning Proposal report, which this report supports.

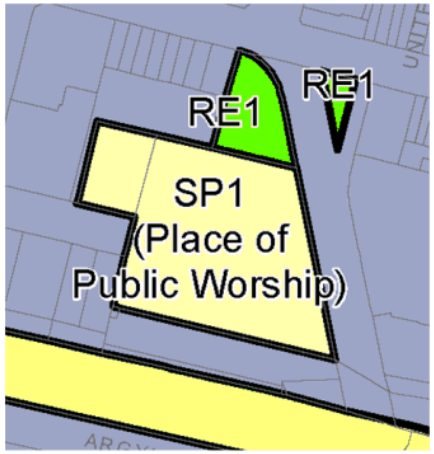
Land Use Zoning

The SP1 Special Activities zone boundary is proposed to be reduced based on the proposed commercial building and basement being outside this to facilitate clear land use permissibility.

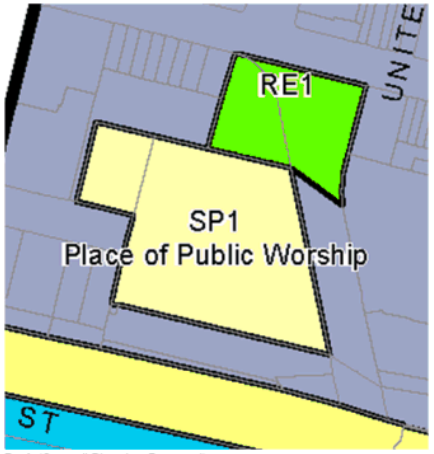
The land outside the Cathedral is proposed to be zoned B4 Mixed Use and B3 Commercial Core to be consistent with surrounding land use zoning and to ensure employment generating land uses in the 'North Tower'.

Heritage

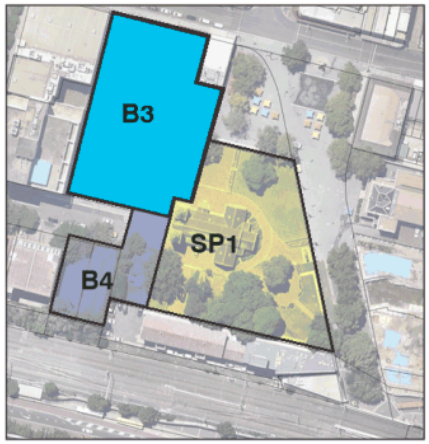
As part of the preferred master plan the existing locally listed Church Hall is proposed to be replaced by a new facility. A discussion of the appropriate planning response and timing on this issue is included in the Planning Proposal report, which this report supports.



Land use zoning



Draft (Council Planning Proposal)



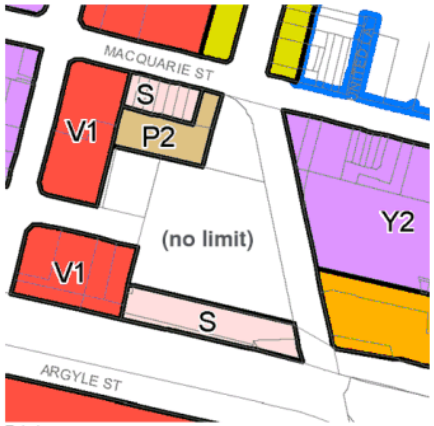
Proposed

- B3 Commercial Core
- B4 Mixed Use
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure

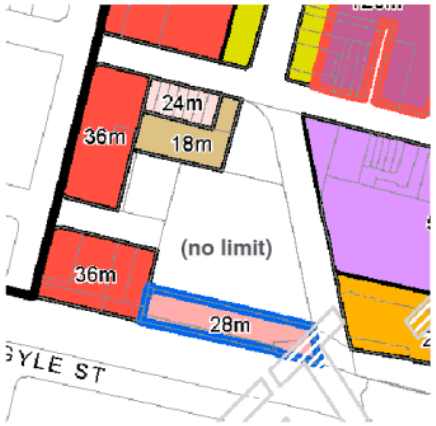
Height of Buildings

No height limit is proposed for the main part of the site, based on the Draft Incentive height in Council's Planning Proposal for most of the city centre.

A 28m height limit is proposed for the SP1 zone as we understand Council prefer to limit height in these areas.

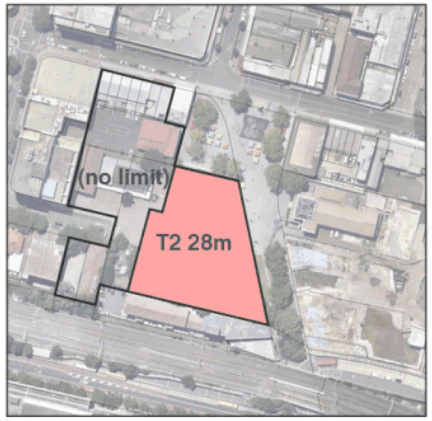


Existing



Draft (Council Planning Proposal)

Draft Incentive (Council Planning Proposal)



Proposed

Maximum Building Height (m)

M	12
P2	18
S	24
T2	28
V1	36
Y2	54
AB1	80
AC3	120
AG	200
Area 2	Refer to Clause 7.4

Maximum Building Height (RL)

Heights shown on map in RL (m)

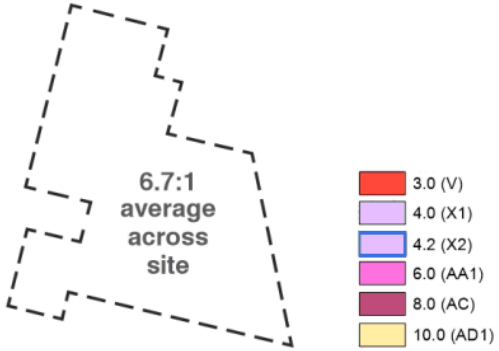
	RL 11
	RL 14

FSR

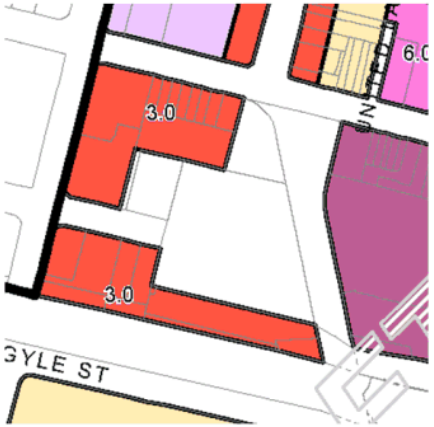
No FSR is proposed within the SP1 zone, reflecting the existing and proposed LEP.

FSRs across the balance of the site will be 9.4:1 for the southern portion (proposed for residential) and no change to FSR map for the northern portion.

No FSR control for commercial (office) premises is proposed, consistent with the Draft (CBD) Planning Proposal.

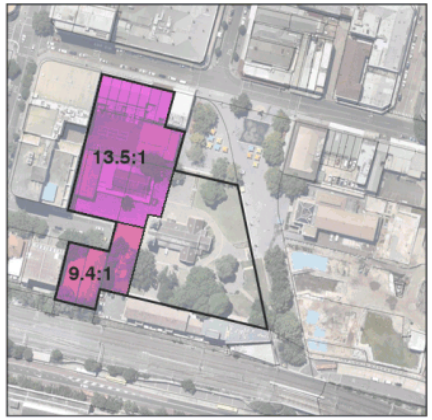


Existing



Draft (Council Planning Proposal)

Draft Incentive (Council Planning Proposal)



Proposed

6.2 Recommended DCP amendments

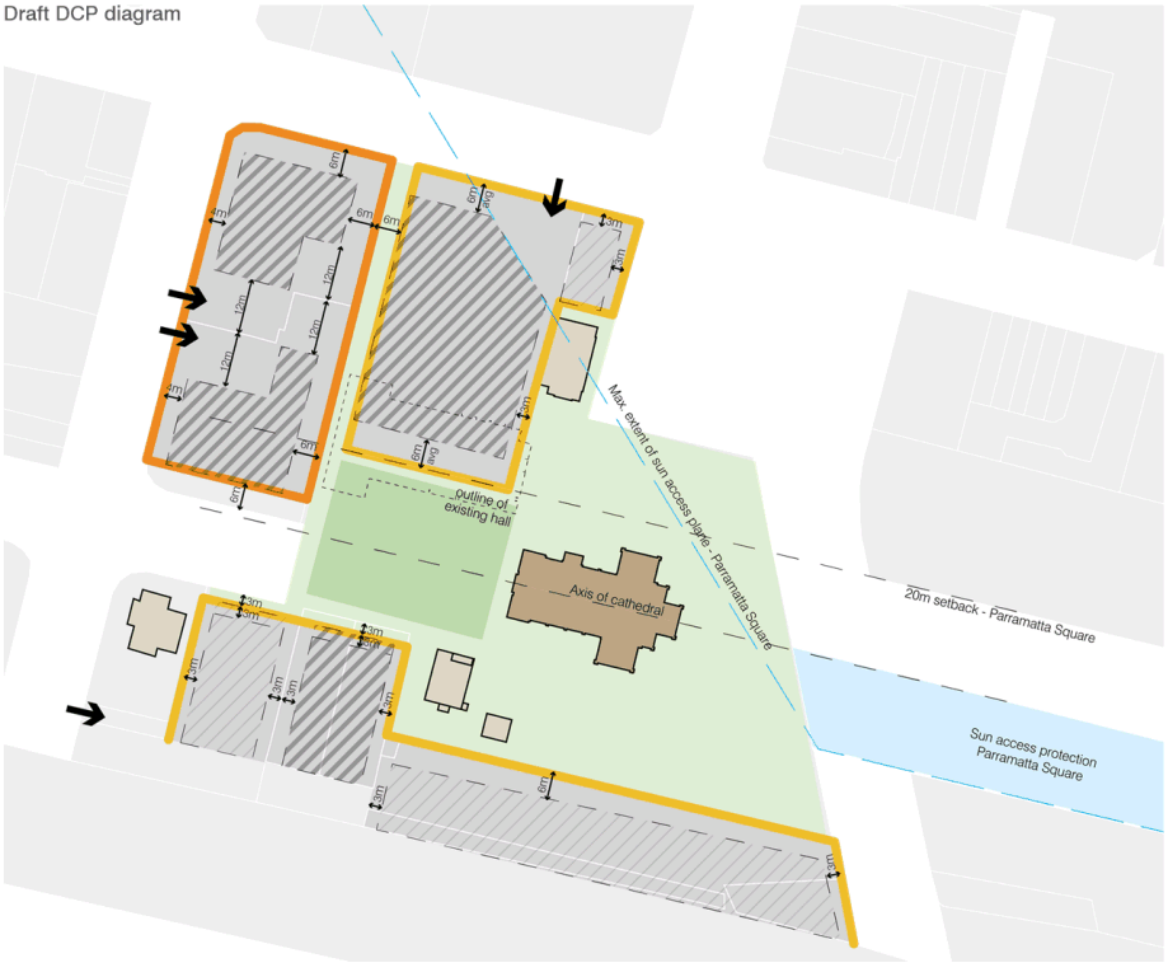
A DCP diagram is proposed by Architectus to deliver the preferred block structure. It is shown opposite.

It will allow for the delivery of the proposed master plan and recommendations for adjacent sites (see Section 8.5 of the report) including a consistent street wall approach, retention of view corridors along Church Street and setbacks along Hunter Street to widen the approach to the square.

Note that this diagram indicates the preferred approach of replacement of the existing Church Hall - the appropriate mechanism for this is further discussed in the Planning Proposal report that this document supports.

Council may also wish to make minor amendments to the existing street frontage height, setback and vehicular entry diagrams to refer to this new diagram. The most significant departure from the existing DCP controls proposed is setting back from Hunter Street to create a new square (rather than building to the street edge as set out in the current controls).

Draft DCP diagram



Legend

- Site Boundary
- Publicly accessible space
- 4 storey street wall
- Street wall below spires of Cathedral
- State Heritage listed building
- Local Heritage listed building (moderate importance-excluding hall)
- Proposed tower
- Low scale building above street wall (to LEP compliance)
- Dimensions
- Preferred vehicular access
- Solar access plane - Parramatta Square (see separate of DCP)

6.3 Conclusion

The master plan and proposed controls provide:

A new **setting for St John's Cathedral,** appropriate for the new Parramatta.

New public open space on site through provision additional open space and a new lane.

New public connections for Parramatta.

Sun access beyond that required by controls.

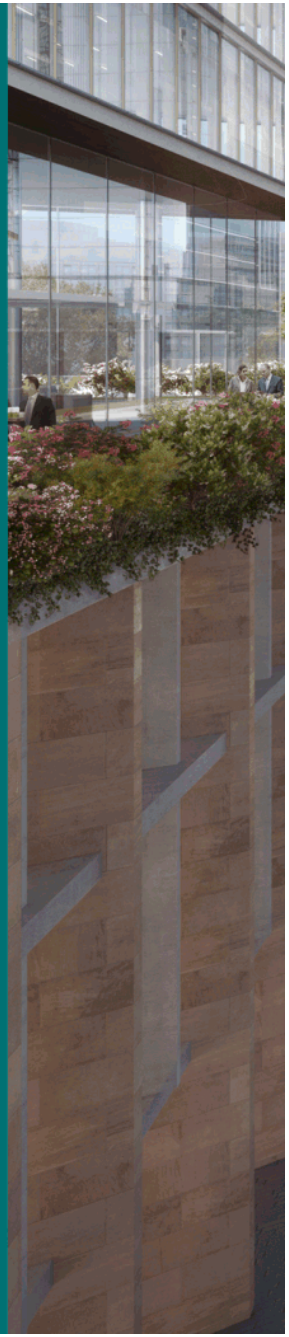
An organised approach to **views and interface,** focussing on the Cathedral.

Strategically **appropriate heights and densities.**

Delivery of **Council's aspiration of employment** use within the B4 zone.

100

The Church's aspirations for **a 100 year master plan** for ongoing use related to St John's Cathedral.



The new square and setting for St John's Cathedral

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Appendix A: Sun access

Solar access - Midwinter (June 21) hourly

This appendix provides additional shadow information from that presented in the main report.

Note: This testing includes modelling of existing buildings plus the anticipated Aspire Tower, however does not include other proposed developments (e.g. 57 Macquarie Street).

Existing

9am

10am

11am

12pm

Proposed

9am

10am

11am

12pm

Sun access

Existing

Proposed

Sun access

Solar access - Midsummer (December 21) hourly

Existing

Proposed

Sun access

Existing

Proposed

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Traffic Impact Assessment

Planning Proposal for a Mixed- Use Development
65-79 Macquarie Street, 38 Hunter Street, 195 Church Street and 45 Hunter Street, Parramatta

Reference: 17.305r01v03 TIA Report
Date: May 2018

traffix
traffic & transport planners
Suite 2.08, 50 Holt Street
Surry Hills NSW 2011
t: +61 2 8324 8700
w: www.traffix.com.au

Document Verification

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Project:	St John's Cathedral, Parramatta
Client:	Anglican Church Property Trust Diocese of Sydney

Revision	Date	Prepared By	Checked By	Signed
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1. Introduction

TRAFFIX has been commissioned by Anglican Church Property Trust Diocese of Sydney as Trustee of the Parish of Parramatta (ACPT) and St John's Parramatta Endowment Fund to undertake a Traffic Impact Assessment (TIA) for a Planning Proposal relating to a proposed mixed-use commercial, retail, residential and a place of public worship development located at:

- 65-79 Macquarie Street, Parramatta;
- 38 Hunter Street, Parramatta;
- 195 Church Street, Parramatta; and
- 45 Hunter Street, Parramatta

The development is situated in the Parramatta City Council Local Government Area and has been assessed under that Council's controls. The site is also subject to Parramatta City Council Local Environmental Plan and Development Control Plan (2011) and the City of Parramatta Local Environmental and Development Control Plan.

This report documents the findings of our investigations and should be read in the context of the Planning Proposal & Urban Design Report. The proposed development includes a commercial premises exceeding 10,000m^2 and therefore constitutes *'Traffic generating development to be referred to RMS' under the provisions of SEPP (Infrastructure) 2007'*. While it is noted that these provisions relate to a development application and not a Planning Proposal, it is assumed that referral will occur in any case.

The report is structured as follows:

- Section 2: Describes the site and its location;
- Section 3: Documents existing traffic conditions;
- Section 4: Describes the proposed development;
- Section 5: Assesses the parking requirements;
- Section 6: Assesses traffic impacts;
- Section 7: Discusses access and internal design aspects;
- Section 8: Presents the overall study conclusions

2. Location and Site

The site is situated within the Parramatta CBD and is bound by Centenary Square and Macquarie Street to the north, Parramatta Square to the east, a retail, commercial and residential building to the south and office and retail premises at Marsden & Hunter Street to the west. The site is located approximately 200m North West of the Parramatta Railway Station and Bus Interchange and 20 kilometres west of the Sydney CBD.

The site is irregular in configuration having a total site area of approximately 10,857m^2. The site currently accommodates the following development types at each address provided in **Table 1** below. The individual site areas are also provided.

Table 1: Development Type

Address	Development Type	Site Area
65 - 79 Macquarie Street	Retail & Commercial Development	940 m^2
38 Hunter Street	Commercial Development	1,450 m^2
195 Church Street	St John's Cathedral – Community Centre	1,015 m^2
	St John's Cathedral – Church & grounds	6,587 m^2
45 Hunter Street	Commercial Development	844 m^2

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**. Reference should also be made to the Photographic Record presented in **Appendix A**, which provides an appreciation of the general character of roads and other key attributes in close proximity to the site.

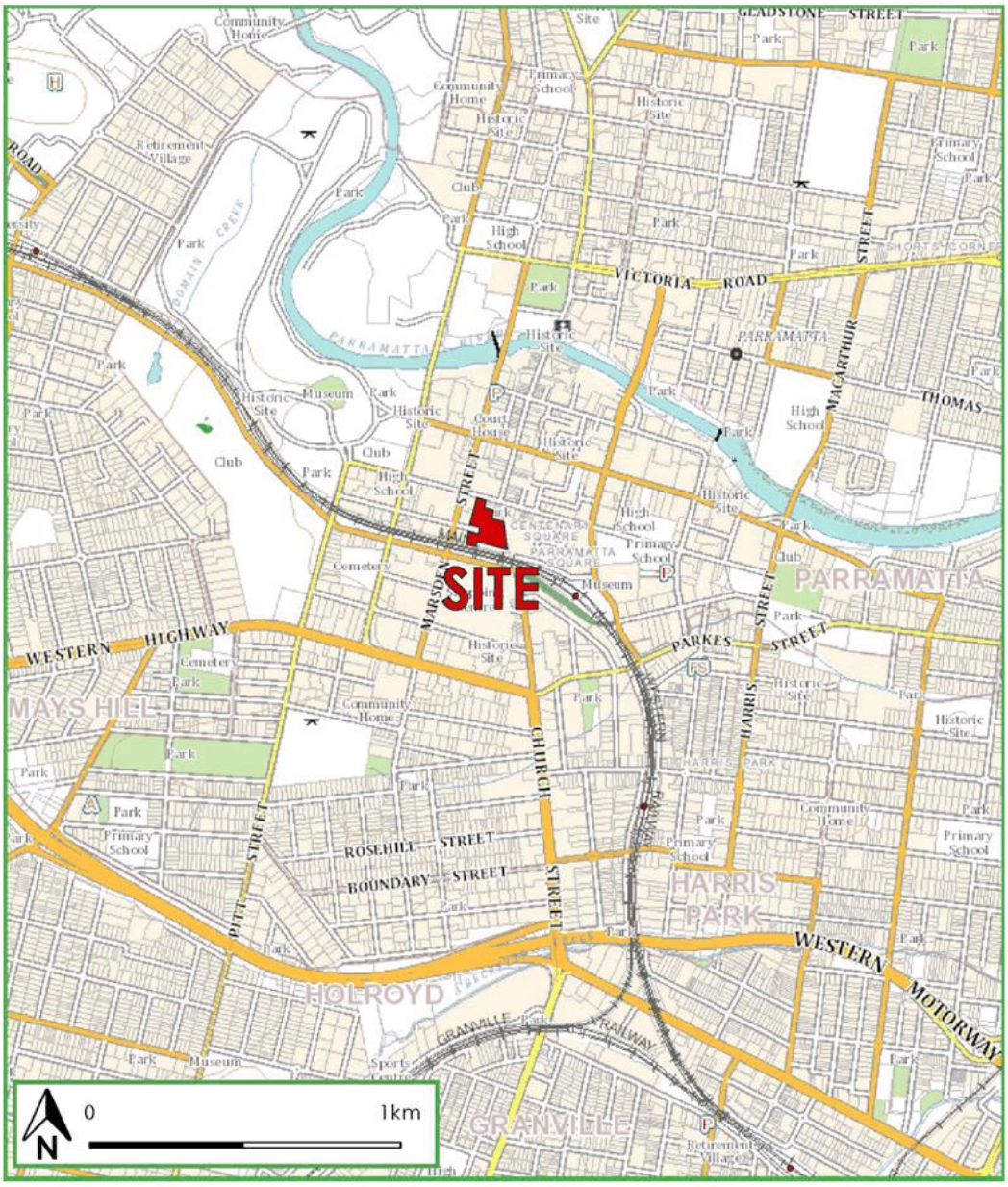

Figure 1: Location Plan

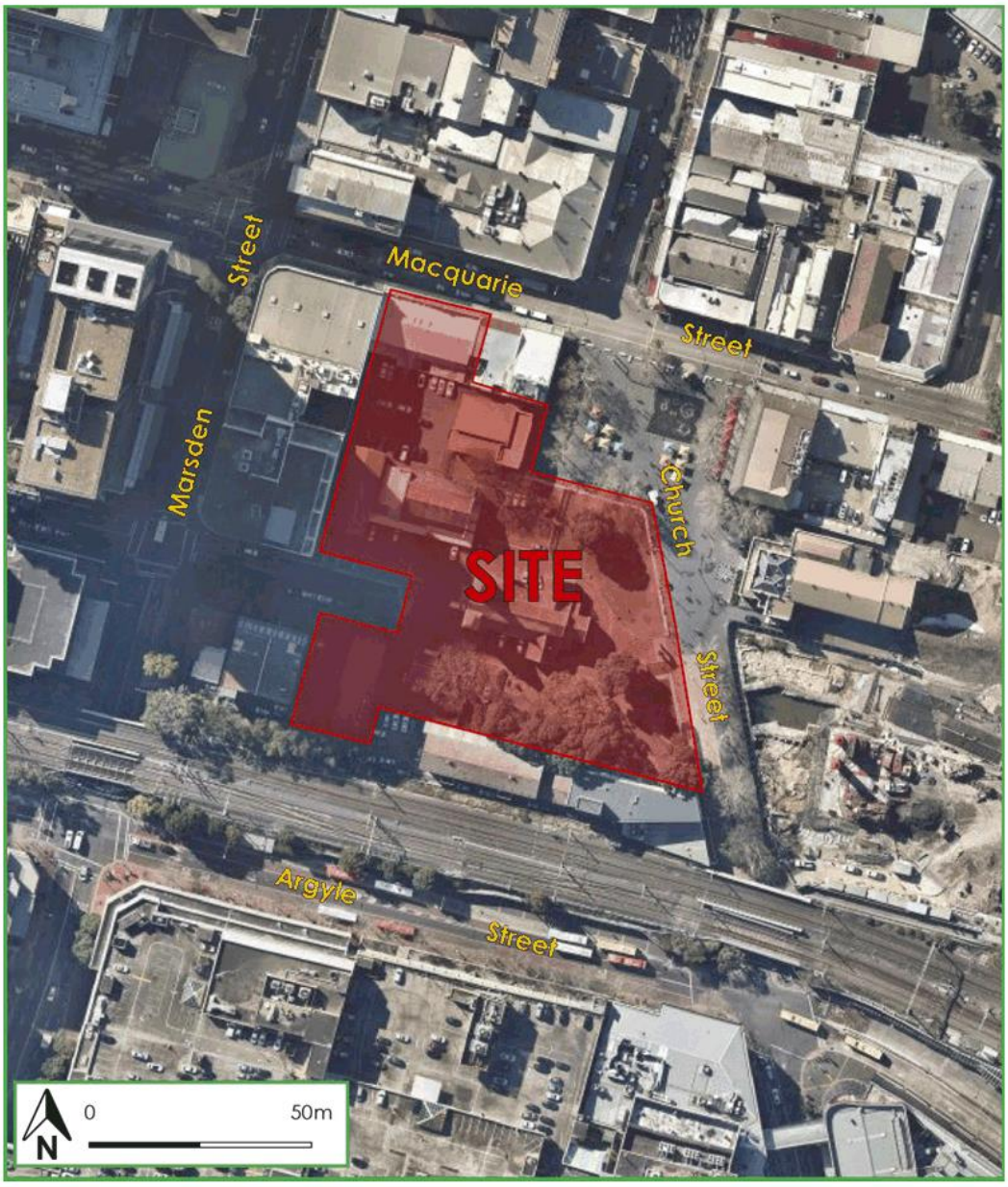

Figure 2: Site Plan

3. Existing Traffic Conditions

3.1 Road Hierarchy

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- Macquarie Street: a local road that runs in an east-west direction between Harris Street and Pitt Street. It runs one-way (westbound) between Harris Street and O'Connell Street and one-way (eastbound) to the west of O'Connell Street. Macquarie Street is subject to a 50km/h speed zoning.
- Church Street: a local road that runs in a north-south direction to the west of the Civic Precinct where it forms a pedestrian mall between Macquarie Street and Darcy Street. An overhead rail bridge is provided at its intersection with Darcy Street which has a height clearance of 3.9 metres.
- Marsden Street: a local collector road which traverses in a north-south direction between Victoria Road in the north and the Great Western Highway in the south.
- Hunter Street: a local road which traverses in an east-west direction between Pitt Street in the west and a cul-de-sac configuration in the east.

It can be seen from **Figure 3** that the site is conveniently located with respect to the arterial and sub-arterial road systems serving the region to effectively distribute potential development traffic onto the wider road network.

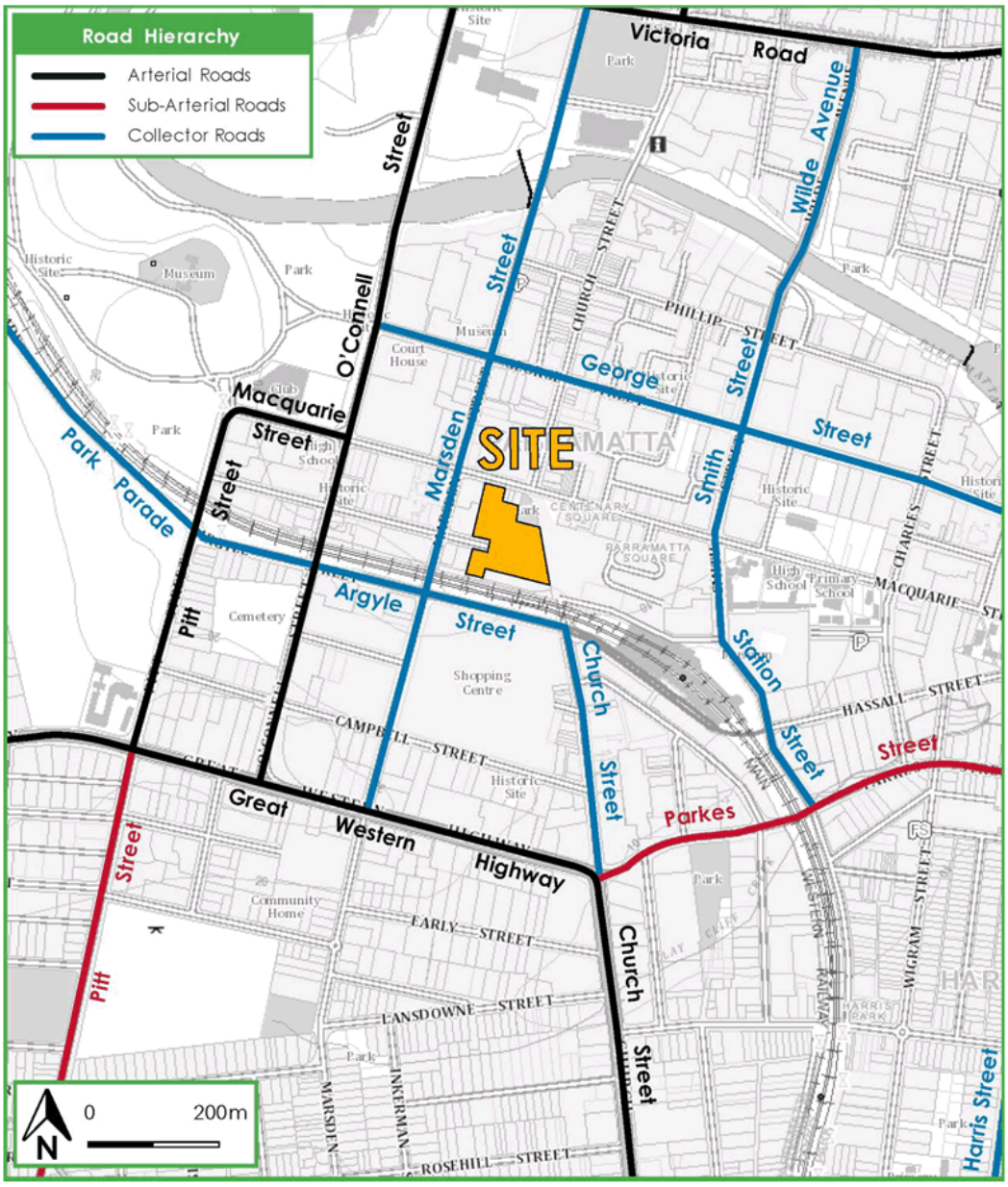

Figure 3: Road Hierarchy

3.2 Existing Services

The site is approximately 200 metres walking distance (i.e. three (3) minute walk) to Parramatta Railway Station. This railway station connects Sydney CBD to most of western Sydney local town centres with high frequency services. This station provides services along the T1 North Shore, Northern & Western Line, Blue Mountains Line and the T5 Cumberland Line as shown in **Figure 7**.

The existing bus services that operate in the locality are shown in **Figure 7**. The site benefits from excellent bus services being situated within 400 metres of seven (7) bus stops including the Parramatta bus interchange. These bus services provide connections to such centres as Pennant Hills, Penrith, Blue Mountains, Blacktown, Liverpool and the Sydney CBD. Details of these services are provided in **Table 2**, overleaf.

The site is located approximately 750m south west of the Parramatta Ferry Wharf. The wharf provides regular ferry services along Parramatta River to Circular Quay. Services operate everyday between 7:00am and 7:00pm and the journey takes approximately 50 minutes. The location of the Parramatta ferry wharf is indicated on **Figure 7**.

In addition to the Bus Routes described above, the Parramatta Shuttle Bus (Service Number 900) is a free service which connects tourists, residents and commuters to the commercial, retail and recreational sites within the Parramatta CBD. The Service operates every ten minutes between 7:00am and 6:30pm Monday – Friday and 8:00am - 4:00pm Saturday, Sunday and Public Holidays. A copy of the Shuttle Service Route is provided in **Figure 8**.

Table 2: Bus Services Destination and Attributes.

Bus Number	Operating from	Destinations	Service Operations
520	Parramatta to City	University of Western Sydney, Rydalmere, Ermington, West Ryde, Ryde, Gladesville, Drummoyne, Rozelle, White Bay, City	Daily early morning and evening service
521	Eastwood to Parramatta	Carlingford, Dundas, Rydalmere	Monday – Saturday service
523	West Ryde to Parramatta	West Ryde Station, Melrose Park, Ermington, Rydalmere	Daily full time service
524	West Ryde to Parramatta	West Ryde Station, Melrose Parking, Ermington, Rydalmere	Daily full time service
525	Burwood to Parramatta	Western Sydney University, Rydalmere, Ermington, Silverwater, Newington, Sydney Olympic Park, Strathfield	Service operates daily
545	Chatswood to Parramatta	Parramatta, Telopea, Dundas Valley, Eastwood, Macquarie University, Macquarie Centre and Chatswood	Daily full time service
546	Epping Station / North Rocks to Parramatta	North Parramatta, Oatlands, Carlingford, North Rocks, Epping	Daily full time service
547	Parramatta Station to Macarthur Street	Parramatta & North Parramatta	Monday to Friday service
549	Epping to Parramatta	North Parramatta, North Rocks, Carlingford, Epping	Daily full time service
552	Oatlands/ North Rocks to Parramatta	North Parramatta, Oatlands	Monday to Friday service
600	Castle Hill to Parramatta	West Pennant Hills, Cherrybrook, Castle Hill, Baulkham Hills, Northmead, North Parramatta	Early morning and late evening daily service
601	Rouse Hill to Parramatta	Beaumont Hills, Kellyville, Castle Hill, Baulkham Hills, Northmead, North Rocks, North Parramatta	Daily full time service
603	Rouse Hill to Parramatta	Kellyville, Glenhaven, Castle Hill, East Baulkham Hills	Monday to Saturday. Service operates between Rouse Hill Town Centre and Castle Hill only on Sunday and Public Holidays
604	Castle Hill to Parramatta	Northmead, Winston Hills, Baulkham Hills, Showground Road	Monday to Saturday
606	Winston Hills to Parramatta	Northmead , Old Windsor Road	Service operates daily
700	Blacktown to Parramatta	Pendle Hill. Girraween, Prospect & Blacktown Hospital	Service operates daily
705	Blacktown to Parramatta	Lalor Park, Seven Hills, Toongabbie, Girraween, Pendle Hill, Wentworthville, Westmead Hospital	Service operates daily
708	Constitution Hill to Parramatta	Old Toongabbie, Pendle Hill, Wentworthville, Westmead Hospital	Monday to Friday
711	Blacktown to Parramatta	Lalor Park, Seven Hills, Toongabbie, Wentworthville, Westmead Hospital, Westmead	Service operates daily

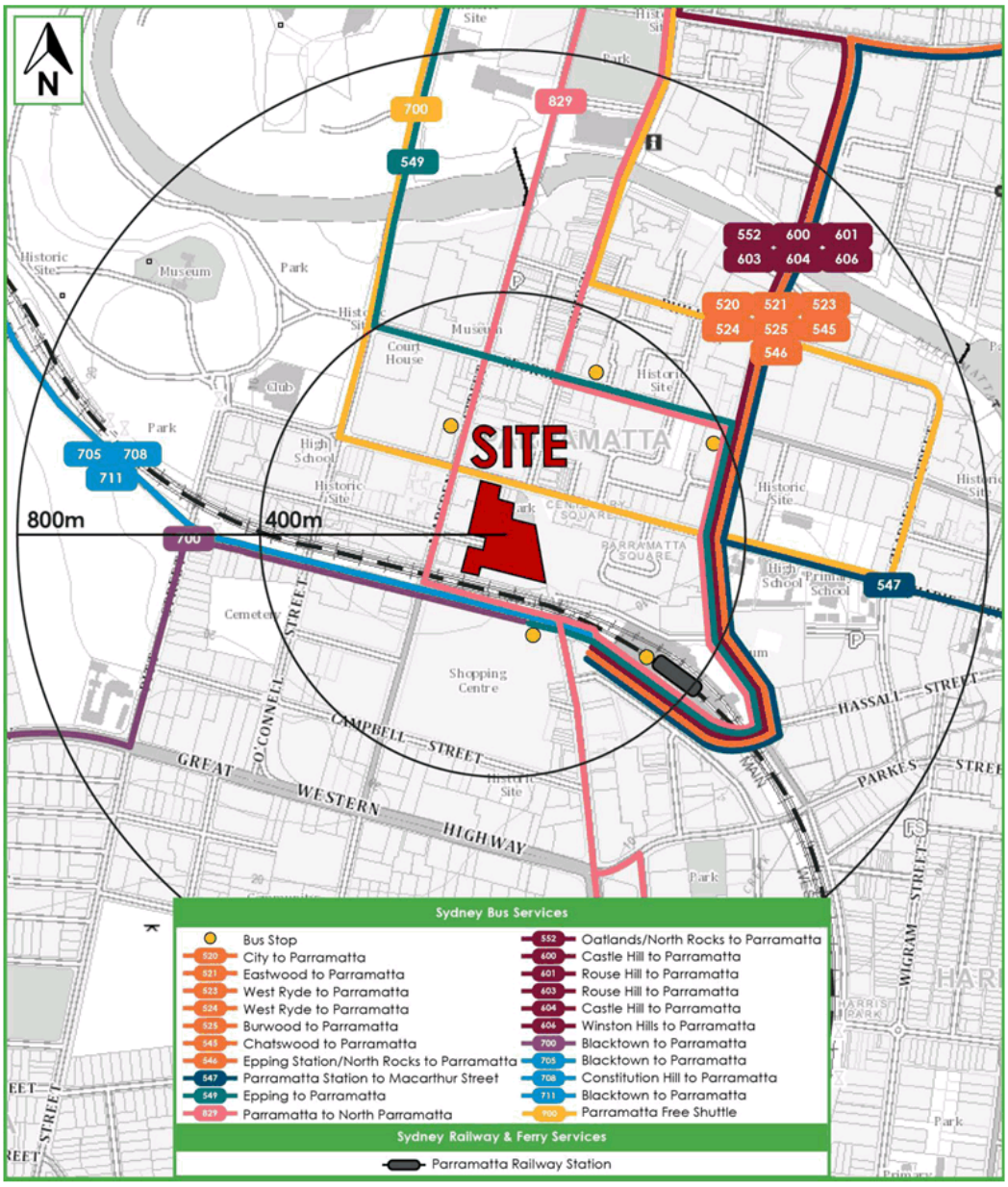

Figure 4: Public Transport

Figure 5: Transdev's Parramatta Free Shuttle Service Route

3.3 Existing Site Generation

To establish the existing traffic for the precinct surrounding St John's Cathedral, Parramatta traffic surveys were undertaken during the AM and PM peak periods on Tuesday 21 November 2017 at the following intersections:

- Argyle Street and Marsden Street;
- Church Street and Macquarie Street; and
- Hunter Street and Marsden Street

Surveys of the above intersections we modelled in SIDRA 7.0. The results of the modelling are discussed in detail below. The three (3) intersections are considered to be the critical intersections for the site.

3.4 Existing Intersection Operation

For the purposes of the assessment of traffic impacts of this development, surveys were undertaken on at a number of intersections immediately adjacent to the site. These surveys included the critical intersections of Macquarie Street / Church Street and Marsden Street/ Hunter Street and Horwood Place / George Street.

The results of these surveys were analysed using the SIDRA computer program to determine their performance characteristics under existing traffic conditions. The SIDRA model produces a range of outputs, the most useful of which are the Degree of Saturation (DOS) and Average Vehicle Delay per vehicle (AVD). The AVD is in turn related to a level of service (LOS) criteria. These performance measures can be interpreted using the following explanations:

DOS - the DOS is a measure of the operational performance of individual intersections. As both queue length and delay increase rapidly as DOS approaches 1, it is usual to attempt to keep DOS to less than 0.9. When DOS exceeds 0.9 residual queues can be anticipated, as occurs at many major intersections throughout the metropolitan area during peak periods. In this regard, a practical limit at 1.1 can be assumed. For intersections controlled by roundabout or give way/stop control, satisfactory intersection operation is generally indicated by a DOS of 0.8 or less.

AVD - the AVD for individual intersections provides a measure of the operational performance of an intersection. In general, levels of acceptability of AVD for individual intersections depend on the time of day (motorists generally accept higher delays during peak commuter periods) and the road system being modelled (motorists are more likely to accept longer delays on side streets than on the main road system).

LOS - this is a comparative measure which provides an indication of the operating performance of an intersection as shown below:

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
E	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode
F	More than 70	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode or major treatment.

A summary of the modelled results are provided in **Table 2** overleaf. Reference should also be made to the SIDRA outputs provided in **Appendix B** which provide detailed results for individual lanes and approaches.

Table 3: Intersection Performance - Existing

Intersection Description	Control Type	Period	Level of Service	Degree of Saturation	Intersection Delay
Argyle Street & Marsden Street	Signalised	AM	B	25.7	0.730
		PM	C	30.1	0.773
Hunter & Marsden Street	Signalised	AM	A	11.8	0.611
		PM	A	11.6	0.583
Macquarie Street & Church Street	Signalised	AM	A	3.8	0.233
		PM	A	4.0	0.360

It can be seen from Table 3 that the intersections of Hunter Street / Marsden Street and Macquarie Street/ Church Street operate satisfactorily under the existing 'base case' scenario, with a Level of Service (LoS) A, during all peak periods and with minimal delays. The intersection of Argyle Street / Marsden Street operates at an acceptable Level of Service (LoS) B in the AM peak period and C during the PM peak period.

Nevertheless, the most important use of this analysis is to compare changes to these existing delays as a result of the proposed development which is discussed further in **Section 6**.

3.4.1 Argyle Street and Marsden Street

The intersection of Argyle Street and Marsden Street is located approximately 121 metres south-west of the site. The southern leg (Marsden Street) of the intersections allows left and through movements and the northern leg (Marsden Street) allows through movements only with the exception of RMS, Police and Council vehicles which are permitted to turn left. The eastern leg (Argyle Street) of the intersection allows all movements whilst the western leg allows through movements for buses only. An aerial image of the intersection is provided in **Figure 6**, overleaf.

Figure 6: Aerial photo of intersection of Marsden Street and Argyle Street, Parramatta

3.4.2 Hunter Street and Marsden Street

The intersection of Hunter Street and Marsden Street is located approximately 80 metres west of the site. Both streets provide two way traffic flow and the intersection is controlled by signals. All four (4) legs provide pedestrian footpaths on both sides of the streets. An aerial image of the intersection is provided in **Figure 7**, below.

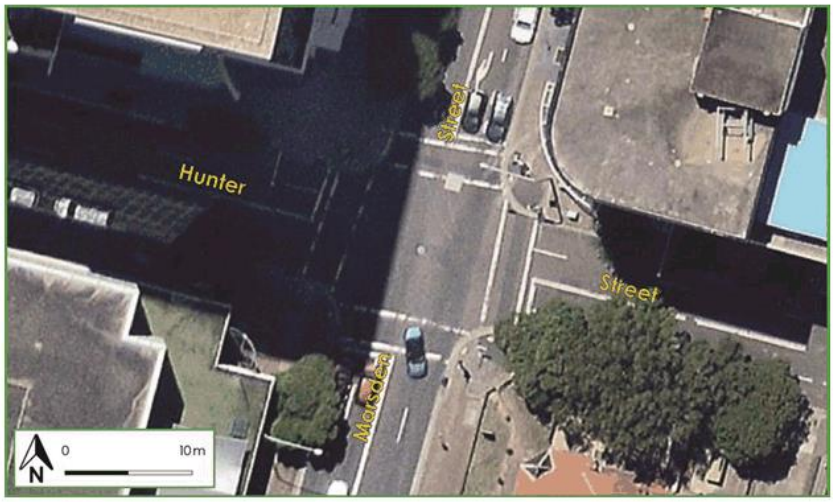

Figure 7: Aerial photo of intersection of Marsden Street and Hunter Street, Parramatta

3.4.3 Church Street and Macquarie Street

The intersection of Church Street and Macquarie Street is located to the north east of the site. The intersection is currently a signalised T-intersection. Macquarie Street is restricted to one-way traffic flow westbound and Church Street is restricted to one-way traffic flow northbound. All legs provide pedestrian footpaths on both sides of the street. An aerial image of the intersection is provided in **Figure 8**, overleaf.

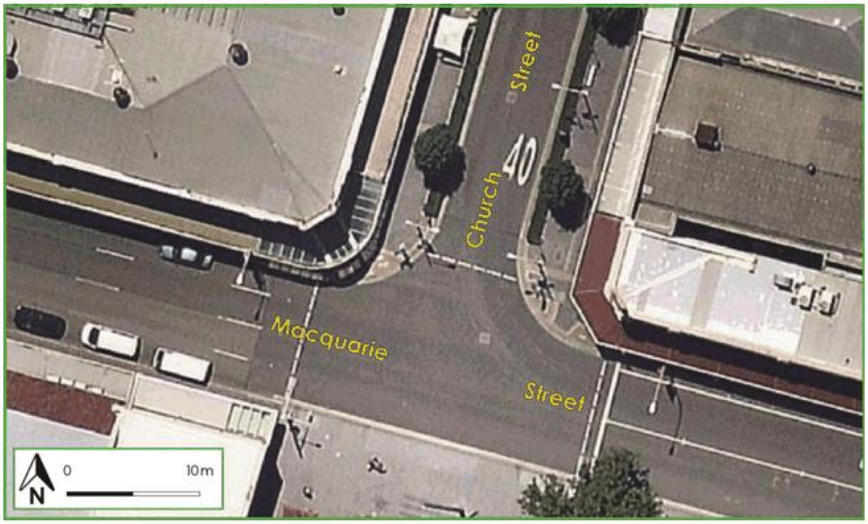

Figure 8: Aerial photo of intersection of Macquarie Street and Church Street, Parramatta

4. Description of Future Development

4.1 Description of Proposed Development

The Planning Proposal seeks to facilitate a redevelopment of the site. The exact quantum of floor space and proposed uses will be the subject of future development applications. Based on the Master Plan prepared by Architectus, the Planning Proposal is envisaged to facilitate a development comprising a total of 52,575m² commercial GFA, 838m² retail GFA, 5,368m² Place of Public Worship and 14,224 m² residential GFA as follows:

- Northern Tower
  - 46 storeys + plant
- Southern Tower
  - 43 storeys + plant
- A public square at the Hunter Street cul-de-sac
- A public laneway connecting the square to Macquarie Street
- A common two (2) level basement car park with access from Macquarie Street providing:
  - Up to 220 car parking spaces
  - 267 bicycle parking spaces
  - Three (3) loading bays two (2) of which are capable of accommodating an 8.8m MRV.

The parking and traffic impacts arising from the development are discussed in Sections 5 and 6, respectively. Reference should be made to the plans submitted separately to Council which are presented at a reduced scale in **Appendix C**.

4.2 Description of Proposed Light Rail

The Western Sydney Light Rail Network (WSLRN) is planned for the Parramatta CBD area with the proposed service providing connections between Castle Hill, Macquarie Park, Rhodes and Bankstown. The proposed lines will run along Macquarie Street and Church Street. The Parramatta Square stop is proposed adjacent to the subject site on Macquarie Street. A map of the preferred route for the WSLRN is provided in **Figure 5** below for reference.

Figure 5: Transdev's Parramatta Free Shuttle Service Route

4.3 Description of Proposed Road Network

According to GTA's *Parramatta Light Rail, Operational Traffic and Transport Technical Assessment Report* dated August 2018 a light rail and pedestrian zone is proposed in Church Street between Market Street and Macquarie Street, including the Lennox Bridge. There are no traffic lanes are proposed in

Church Street between Market Street and Macquarie Street with a single northbound lane provided on the south approach to the Church Street / Market Street intersection to maintain property access only. All parking and loading is proposed to be removed along Church Street.

As such, the intersection of Church Street and Macquarie Street is proposed to maintain signalised control. However, Macquarie Street will be altered to one-way eastbound.

The proposed intersection layout and operation for Church Street and Macquarie Street undertaken by GTA Consultants is included in **Appendix D** for reference.

5. Parking Requirements

5.1 Council Controls

The Parramatta Central Business District Strategic Transport Study dated 10 April 2017 resolved. "THAT Council endorses the action recommended by the Parramatta CBD Strategic Transport Study to reduce maximum car parking rates to levels currently used by City of Sydney CBD." Accordingly, the parking requirement of the proposed development have been assessed against the parking rates of the City of Sydney Local Environmental Plan 2012 and are summarised in **Table 4** below.

Table 4: Council Maximum Parking Rates and Provision

Type	Area (GFA) / No	Council DCP Parking Rates	Maximum allowable spaces	Proposed parking provision
Retail	838 m^2	See Formula *	158	220
Commercial	52,575 m^2			
Residential	84	0.3 spaces per 1-bedroom dwelling	25	
	84	0.7 spaces per 2-bedroom dwelling	59	
		Totals	242	220

* Maximum Retail and Office parking requirements under CoS LEP

The required parking is to be calculated using the following formula: **M = (G x A) / (50 x T) where:**

M is the maximum number of parking spaces, and

G is the gross floor area of all retail premises in the building in square metres, and

A is the site area in square metres, and

T is the total gross floor area of all buildings on the site in square metres.

It can be seen from Table 4 that the development is permitted to provide a maximum of 242 spaces under Council's controls for the retail, commercial and residential components of the proposed development. In the City of Sydney Local Government Area, a development application seeking consent for a land use for which there is no maximum car parking rate prescribed by the LEP is to be accompanied by a 'Parking and Access Report'. The report includes an assessment of the appropriate provision of on-site car parking. It is considered that the parking requirements of the Place of Public Worship component of the proposed development will be subject to this assessment at the Development Application Stage. In response to the maximum parking control under the LEP as detailed in Table 4 above, a total of 220 spaces are proposed which complies with the maximum permissible parking provision under the relevant controls and is considered to be supportable noting the following:

- The indicative retail tenancies are of a relatively small size and therefore future businesses are expected to be of a nature that will service staff and visitors of the proposed development and other surrounding land uses. As such, the ground floor retail uses are unlikely to generate significant visitor parking demands with on-site provision for staff only being considered acceptable. As such, an allocation of one (1) space for each retail tenancy would be a reasonable allowance.

- Parramatta Railway Station and the bus interchange are located adjacent to the site. As such, the site benefits from excellent access to the wider public transport network and is therefore a prime example of a candidate site for reduced car parking provision to encourage the use of these services which is a key objective of NSW State Government planning.

In summary, the proposed car parking provision is considered appropriate for the subject development and will encourage the use of public transport and other non-car travel modes to access the site. In this regard, the parking rates adopted are considered to embrace the State Government objectives to promote the use of public transport for commuter trips.

5.2 Adaptable and Disabled Parking

Schedule 7.8.5 of the City of Sydney Council's DCP 2012 states the following requirements with regard to accessible parking:

- One (1) accessible car parking space is to be provided for every adaptable residential unit.
- One (1) space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking.
- The space shall meet the requirements of AS2890.6 providing an adjacent 'shared zone' of 2.4m x 5.4m to assist with loading and unloading.
- For residential development, accessible car parking spaces are to be allocated to adaptable units, or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to be a part lot to an adaptable unit in the strata plan.

With regards to the subject development, the site location within land use Category A precludes the provision of visitor parking on site. As such, accessible visitor spaces are not required.

5.3 Bicycle Parking

Part 4 of Council's City Centre DCP requires provision for secure bicycle parking at a rate of one bicycle parking space per 200m^2 commercial / retail GFA or part thereof. As such, the development is nominally required to provide 267 bicycle parking spaces.

5.4 Motorcycle Facilities

Council's DCP requires an area equal to a minimum of one motorcycle space to be provided as separate parking for motorcycles for every 25 on-site car parking spaces provided, or part thereof. Therefore, the development is required to provide 44 motorcycle bicycle parking spaces to meet the requirements of Council's DCP.

5.5 Servicing

The RMS *Guide to Traffic Generating Developments* recommends the following service vehicle parking bays be provided at the following rates:

- Commercial (50% for trucks)
  - 1 spaces per 4,000m^2 for the first 20,000m^2 GFA, plus
  - 1 space per 8,000m^2 over 20,000m^2 GFA
- Retail (all spaces for trucks)
  - 5 + 1 space per 1,000m^2 for more than 2,000m^2 GFA

Application of these rates to the subject development results in a requirement to provide up to 13 service vehicle spaces. However, the proposed retail tenancies are relatively small in size and likely to be serviced by smaller vehicles, including vans from the proposed servicing areas along Macquarie Street as per GTA's OTMP for the Parramatta CBD. As such, the three (3) commercial vehicle spaces for trucks is considered to be an acceptable provision.

A Loading Dock Management Plan can be prepared by building management to ensure that demands for service vehicles bays is appropriately managed and this can be conditioned as part of a consent for a future development application. It is expected that this Management Plan would restrict service vehicle access to the site outside of peak periods to reduce potential conflicts with cars using the basement car park.

6. Traffic Impacts

6.1 Trip Generation

From the GFA of the commercial and residential developments provided in Table 3 above it is evident that approximately 33% of the proposed development will be residential. Commercial will equate for 67% when considering these two uses only. It is highly noteworthy that the retail development is considered negligible for the scale of the proposal and the place of public worship is likely to generate is peak traffic volumes outside of the network peak.

The RMS *Guide to Traffic Generating Developments* recommends a traffic generation rate of 1.6 and 1.2 trips per 100m^2 GFA for commercial developments in the AM and PM peak periods, respectively. However, this rate assumes an unconstrained car parking provision (1 space per 40m^2 GFA) and is therefore not considered applicable to the subject development. Therefore the traffic generation of the development has been assessed on a first principles assessment whereby 67% of the proposed parking provision is considered to be provided as commercial parking spaces and 33% is considered to be residential.

In this regard, a traffic generation rate recommended by the RMS Technical Direction 04a equates to approximately 0.64 trips per space for commercial developments during both peak periods. However, this trip rate relates to an unrestrained situation. In this regard, the RMS Technical Direction 04a provides a rate of 0.15 and 0.12 trips per car space for high density residential developments during the AM and PM periods respectively and these rates are appropriate for application to the subject site.

6.1.1 Commercial Development Traffic Generation

Application of 0.64 rate discussed above to 67.5% of the proposed parking being a total of 175 spaces, results in a peak hourly traffic generation of 113 vehicles per hour during the critical AM peak period for the proposed mixed-use development. The trip generation of the proposed development in the peak periods is as follows:

- AM Peak 113 vehicle trips (91 in, 22 out); and
- PM Peak 113 vehicle trips (22 in, 91 out)

6.1.2 Residential Development Traffic Generation

Application of 0.15 and 0.12 rates discussed above to 33% of the proposed parking being a total of 84 spaces, results in a peak hourly traffic generation of 13 and 10 vehicles per hour during the AM & PM peak period for the residential component of the development. The trip generation of the proposed development in the peak periods is as follows:

- AM Peak 13 vehicle trips (2 in, 11 out); and
- PM Peak 10 vehicle trips (8 in, 2 out)

6.1.3 Combined Traffic Generation

The combined traffic generation of the proposed development is as follows:

- AM Peak 126 vehicle trips (93 in, 33 out); and
- PM Peak 123 vehicle trips (30 in, 93 out)

6.2 Traffic Distribution

6.2.1 Existing Road Layout with Planning Proposal

Under the existing conditions of the road network in Parramatta CBD all traffic for the proposed development will travel through the intersection of Marsden Street / Macquarie Street and Macquarie Street / Church Street. Vehicles entering the site will all travel through the intersection of Macquarie Street / Church Street and all vehicles exiting the site will travel through Marsden Street / Macquarie Street. In this regard, the two (2) abovementioned intersections are the critical intersection for assessment as identified in Section 3.2.

Application of this traffic distribution to the traffic generation above, results in the development traffic network demand flows presented in **Figure 6 & 7 below.**

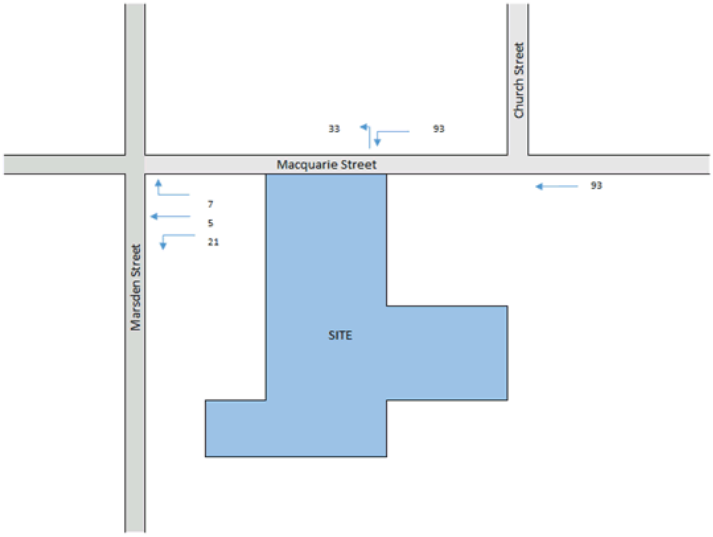

Figure 6: AM Peak period distribution diagram with existing road network

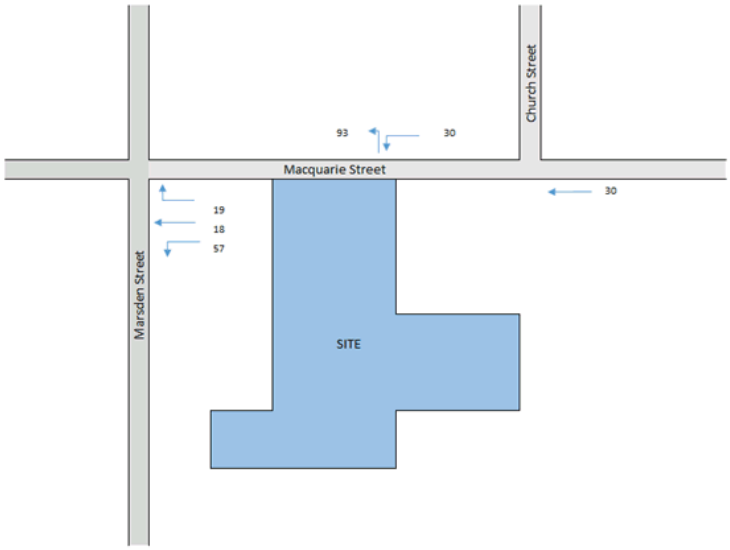

Figure 7: PM Peak period distribution diagram with existing road network

Table 5: Intersection Performance
Existing Road Layout: Existing + Development Traffic

Intersection Description	Control Type	Scenario	Period	Level of Service	Degree of Saturation	Intersection Delay
Argyle Street & Marsden Street	Signalised	Existing	AM	B	25.7	0.730
		Existing + Development		B	25.7	0.730
		Existing	PM	C	30.1	0.773
		Existing + Development		C	30.0	0.773
Hunter & Marsden Street	Signalised	Existing	AM	A	11.8	0.611
		Existing + Development		A	11.7	0.611
		Existing	PM	A	11.6	0.583
		Existing + Development		A	12.5	0.659
Macquarie Street & Church Street	Signalised	Existing	AM	A	3.8	0.233
		Existing + Development		A	3.8	0.285
		Existing	PM	A	4.0	0.360
		Existing + Development		A	4.0	0.375

It can be seen from Table 5 that the proposed development will have no measurable impacts on key intersections analysed above with no change to existing Levels of Service during the AM Peak or PM peak periods. The SIDRA outputs have been included in **Appendix E** for reference.

6.2.2 Future Road Layout with Western Sydney Light Rail Network (WSLRN) Planning Proposal

Due to significant changes to the Parramatta CBD with the inclusion of the Parramatta Light Rail (described in Section 4.3 above) 100% of the proposed development traffic will travel to the site through the intersection of Marsden Street and Macquarie Street and leave the site through Macquarie Street and Horwood Place.

The trip distribution splits of the proposed development under the future 2026 road network layout is considered to be as follows:

- AM Peak
  - Vehicles entering the site: 100% from Marsden Street;
  - Vehicles exiting the site: 100% to Horwood Place;

- PM Peak
  - Vehicles entering the site: 100% from Marsden Street;
  - Vehicles exiting the site: 100% to Horwood Place;

The impacts of the above traffic distribution on the future road network layout are discussed below.

6.3 Traffic Impacts

GTA's *Parramatta Light Rail, Operational Traffic and Transport Technical Assessment Report* dated August 2018 demonstrates the Levels of Service summarised in **Table 6** below for the critical intersections for the development.

Table 6: Intersection Performance
2026 Future Road Network Layout (without development)

Intersection Description	Scenario	Control Type	Period	Level of Service	Degree of Saturation	Intersection Delay
Church Street / Macquarie Street	2026 with Light Rail	Signalised	AM	B	0.42	18
			PM	B	0.29	23
Macquarie Street / Marsden Street	2026 with Light Rail + road Improvements	Signalised	AM	C	0.91	32
			PM	B	0.95	28

It is evident from Table 6 above that all intersections will operate with an acceptable Level of Service (LoS) B with the exception of Macquarie Street with Marsden during the AM peak period which operates at a LoS C. It is considered that the future road network without the proposed development will have similar intersection performances to that of the existing road layout (as shown in Table 5). It is considered that the future road network has sufficient capacity to accommodate the proposed development. The proposed road networks SIDRA outputs undertaken by GTA Consultants is included in **Appendix F** for reference.

7. Access & Internal Design Aspects

7.1 Public Domain Changes

As mentioned in Section 4 of this report, the development proposes three (3) loading bays, with two (2) capable of accommodating up to an 8.8m MRV design vehicles. In addition, the GTA 2-26 Road Network Layout, provided in Appendix D, states that the northern and southern side of Macquarie Street between Marsden Street and Church Street will be allocated as loading areas for Parramatta City Centre developments.

7.2 Vehicular Access

With 220 'Class 1A' vehicle spaces with access on a local road, the development is required to provide a 'Category 2' driveway under AS2890.1. This requires a combined entry exit driveway of 6.0m – 9.0m. In response, the development proposes a 6m driveway with 300mm kerbs on both sides, in compliance with the requirements of AS2890.1. A swept path assessment has been undertaken to demonstrate the satisfactory operation of the proposed driveway, the results of which can be viewed in **Appendix G**.

The DCP currently prohibits vehicular access from Macquarie Street. However, noting the proposed development seeks to create a public square within Hunter Street it is considered appropriate to separate vehicular access from the envisaged pedestrian thoroughfare. Furthermore, the SIDRA model presented in Section 6 of this report demonstrates that the proposed distribution of traffic to and from the Macquarie Street frontage can be readily accommodated within the road network. The proposed access is therefore considered to be located on the most suitable street frontage of the site and is supportable on traffic engineering grounds.

7.3 Internal Design

The internal basement car park will be required to comply with the requirements of AS 2890.1 (2004) and the following characteristics are noteworthy:

7.3.1 Parking Modules

- All staff parking spaces have been designed in accordance with a Class 1A user and are provided with a minimum space length of 5.4m a minimum width of 2.4m and a minimum aisle width of 5.8m.

- All spaces located adjacent to obstructions of greater than 150mm in height are provided with an additional width of 300mm.
- Dead-end aisles are provided with the required 1.0m aisle extension in accordance with Figure 2.3 of AS2890.1.
- All disabled parking spaces are designed in accordance with AS2890.6. Spaces are provided with a clear width of 2.4m and located adjacent to a minimum shared area of 2.4m.

7.3.2 Ramps

- Access to the site is provided via a ramp from Ground Level to Basement Levels with a maximum gradient of 1:6.5 in accordance with AS2890.2 for access by commercial vehicles.

7.3.3 Clear Head heights

- A minimum clear head height of 2.2m is provided for all areas within the basement car park as required by AS2890.1. A clear head height of 2.5m is provided above all disabled spaces as required by AS2890.6.
- A headroom of 4.5 metres is required for access to/from the proposed truck loading spaces, with an increased height of 6.0 metres is required within the service area, as stated in Part 4 of the Parramatta City Centre DCP.

7.3.4 Other Considerations

- All columns are required to be located outside of the parking space design envelope shown in Figure 5.2 of AS 2890.1 (2004).
- Appropriate visual splays are to be provided in accordance with the requirements of Figure 3.3 of AS2890.1 at all accesses. Special consideration should be given to maintaining acceptable sight distances at the future interface between the subject development and the adjoining 57 Macquarie Street (Australia Post) site.
- Vehicle control points require a maximum grade of 1:20 for a minimum of 6.0 metres. Furthermore the max gradient of 1:10 is required for not less than 80% of the queuing length.
- A swept path analysis of all critical movements has been undertaken to confirm geometry and compliance with the relevant standards.

In summary, the internal layout of the basement car park and loading have generally been designed in accordance with relevant standards (AS2890.1, AS2890.2, AS2890.3 and AS2890.6). It is however

envisaged that a detail design would be provided at the Development Application stage demonstrating that the proposed car park is in compliance with AS2890 and as such any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

8. Conclusions

In summary:

- The development forms part of the redevelopment of the Parramatta Square Precinct and forms an important component of the Parramatta CBD. As part of the CBD, the site is afforded with excellent access to public transport services including both rail and buses providing access to the wider Sydney region. The proposed mixed-use development includes residential, commercial, a place of public worship and retail uses. The proposal includes a public square on Hunter Street and a pedestrian link between the square and Macquarie Street. As such, vehicular access is proposed from Macquarie Street, Parramatta.
- A total of 220 parking spaces are proposed which therefore satisfies Council's controls. This reduced provision is considered supportable having regard for the relatively low demand for retail customer parking and proximity of the site to a range of public transport services. In this regard, the proposed parking provision is consistent with State Government objectives which seek to promote the use of public transport for work related travel. A subsequent 'Parking and Access' report will accompany a subsequent DA to ensure the parking requirements of the Place of Public Worship are accommodated.
- Having regard for the reduced car parking provision proposed, the development will generate 126 trips and 123 trips in the AM and PM peak periods respectively. SIDRA modelling undertaken by GTA for the future intersection layouts for Macquarie Street demonstrates that the proposed network has sufficient capacity to accommodate to proposed traffic generation of the proposed development. It is noted that a detail traffic model would be provided with the Development Application demonstrating the traffic impacts of the development. Furthermore, the assessment included in this analysis includes no discount for the existing traffic generation of the site and is therefore a 'worst-case' scenario.
- The proposed access and internal design is considered acceptable and will operate safely and efficiently. It is recommended that an operational Loading Management Plan be prepared and implemented to manage the servicing demands of future building tenants. This can be provided prior to issue of an Occupation Certificate and conditioned accordingly.

It is therefore concluded that the proposed Planning Proposal is supportable on traffic planning grounds and will operate satisfactorily.

Appendix A

Photographic Record

View looking east towards the site from Hunter Street, Parramatta

View looking west at St John's Parish Hall from within the site.

View looking east at Parramatta Square from within the site

View looking east at St John's Cathedral from Hunter Street, Parramatta

Appendix B

SIDRA Outputs – Existing

MOVEMENT SUMMARY

Site: 101 [Argyle and Marsden EX AM]

Intersection: Argyle Street and Marsden Street
Scenario: Existing AM
Signals - Fixed Time Isolated Cycle Time = 80 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Marsden Street											
1	L2	79	5.0	0.697	30.0	LOS C	15.0	109.8	0.93	0.82	26.1
2	T1	799	5.0	0.697	25.4	LOS B	15.4	112.1	0.93	0.82	24.0
Approach		878	5.0	0.697	25.8	LOS B	15.4	112.1	0.93	0.82	24.3
East: RoadName											
4	L2	40	5.0	0.730	47.6	LOS D	4.4	33.2	1.00	0.90	20.8
5	T1	127	55.0	0.730	28.5	LOS B	4.4	33.2	0.89	0.75	28.1
6	R2	78	20.0	0.642	47.9	LOS D	3.3	27.1	1.00	0.83	16.1
Approach		246	35.7	0.730	37.8	LOS C	4.4	33.2	0.94	0.80	21.4
North: Marsden Street											
7	L2	3	0.0	0.406	26.7	LOS B	7.8	57.0	0.81	0.69	25.5
8	T1	514	5.0	0.406	22.1	LOS B	7.8	57.1	0.81	0.69	25.9
Approach		517	5.0	0.406	22.1	LOS B	7.8	57.1	0.81	0.69	25.9
West: RoadName											
11	T1	119	100.0	0.350	14.8	LOS B	2.7	34.5	0.83	0.67	37.6
Approach		119	100.0	0.350	14.8	LOS B	2.7	34.5	0.83	0.67	37.6
All Vehicles		1759	15.7	0.730	25.7	LOS B	15.4	112.1	0.89	0.77	24.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P1	South Full Crossing	53	17.7	LOS B	0.1	0.1	0.85	0.85
P2	East Full Crossing	53	24.9	LOS C	0.1	0.1	0.79	0.79
P3	North Full Crossing	53	17.1	LOS B	0.1	0.1	0.84	0.84
P4	West Full Crossing	53	22.5	LOS C	0.1	0.1	0.75	0.75
All Pedestrians		211	20.5	LOS C			0.81	0.81

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 201 [Argyle and Marsden EX PM]

Intersection: Argyle Street and Marsden Street
Scenario: Existing AM
Signals - Fixed Time Isolated Cycle Time = 90 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Marsden Street											
1	L2	227	5.0	0.773	35.2	LOS C	19.8	151.1	0.95	0.90	23.4
2	T1	783	5.0	0.773	30.1	LOS C	22.0	153.9	0.95	0.89	21.8
Approach		1011	5.0	0.773	31.2	LOS C	22.0	153.9	0.95	0.89	22.2
East: RoadName											
4	L2	43	5.0	0.639	47.7	LOS D	6.3	47.4	1.00	0.83	20.8
5	T1	198	55.0	0.639	30.2	LOS C	6.3	47.4	0.93	0.76	26.8
6	R2	148	20.0	0.747	50.6	LOS D	6.9	56.9	1.00	0.89	15.5
Approach		389	36.1	0.747	39.9	LOS C	6.9	56.9	0.96	0.82	20.4
North: Marsden Street											
7	L2	1	0.0	0.446	28.6	LOS C	10.1	73.8	0.82	0.70	24.5
8	T1	598	5.0	0.446	24.0	LOS B	10.1	73.9	0.82	0.70	24.9
Approach		599	5.0	0.446	24.0	LOS B	10.1	73.9	0.82	0.70	24.9
West: RoadName											
11	T1	107	100.0	0.356	17.4	LOS B	2.7	34.7	0.86	0.69	35.2
Approach		107	100.0	0.356	17.4	LOS B	2.7	34.7	0.86	0.69	35.2
All Vehicles		2106	15.6	0.773	30.1	LOS C	22.0	153.9	0.91	0.81	23.0

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P1	South Full Crossing	53	19.8	LOS B	0.1	0.1	0.87	0.87
P2	East Full Crossing	53	25.7	LOS C	0.1	0.1	0.76	0.76
P3	North Full Crossing	53	19.2	LOS B	0.1	0.1	0.86	0.86
P4	West Full Crossing	53	23.5	LOS C	0.1	0.1	0.72	0.72
All Pedestrians		211	22.1	LOS C			0.80	0.80

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 102 [Hunter and Marsden EX AM]

Intersection: Hunter Street and Marsden Street
Scenario Existing AM
Signals - Fixed Time Isolated Cycle Time = 50 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Marsden Street											
1	L2	94	5.0	0.611	17.8	LOS B	9.0	66.0	0.85	0.75	29.2
2	T1	821	5.0	0.611	13.2	LOS A	9.2	67.2	0.85	0.74	26.4
Approach		915	5.0	0.611	13.7	LOS A	9.2	67.2	0.85	0.74	26.7
East: Hunter Street											
4	L2	4	5.0	0.026	26.4	LOS B	0.1	0.8	0.90	0.63	15.7
5	T1	8	5.0	0.126	23.8	LOS B	0.5	3.8	0.94	0.68	20.4
6	R2	14	5.0	0.126	28.2	LOS B	0.5	3.8	0.94	0.68	15.7
Approach		26	5.0	0.126	26.5	LOS B	0.5	3.8	0.93	0.67	17.3
North: RoadName											
7	L2	32	5.0	0.424	9.4	LOS A	6.2	45.3	0.53	0.48	23.9
8	T1	479	5.0	0.424	4.8	LOS A	6.2	45.3	0.53	0.48	37.4
9	R2	98	5.0	0.216	11.5	LOS A	1.0	7.2	0.74	0.72	31.6
Approach		608	5.0	0.424	6.1	LOS A	6.2	45.3	0.56	0.52	35.2
West: Hunter Street											
10	L2	73	5.0	0.119	17.1	LOS B	1.2	9.1	0.72	0.71	27.1
11	T1	32	5.0	0.327	23.7	LOS B	1.6	11.4	0.95	0.73	20.7
12	R2	33	5.0	0.327	28.3	LOS B	1.6	11.4	0.95	0.73	21.9
Approach		137	5.0	0.327	21.3	LOS B	1.6	11.4	0.83	0.72	24.2
All Vehicles		1686	5.0	0.611	11.8	LOS A	9.2	67.2	0.74	0.66	28.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P1	South Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P2	East Full Crossing	53	7.9	LOS A	0.0	0.0	0.56	0.56
P3	North Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P4	West Full Crossing	53	16.0	LOS B	0.1	0.1	0.80	0.80
All Pedestrians		211	15.7	LOS B			0.78	0.78

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 202 [Hunter and Marsden EX PM]

Intersection: Hunter Street and Marsden Street
Scenario Existing AM
Signals - Fixed Time Isolated Cycle Time = 50 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Marsden Street											
1	L2	63	5.0	0.583	17.6	LOS B	8.5	62.4	0.83	0.73	29.6
2	T1	813	5.0	0.583	13.0	LOS A	8.7	63.2	0.83	0.73	26.7
Approach		876	5.0	0.583	13.3	LOS A	8.7	63.2	0.83	0.73	26.9
East: Hunter Street											
4	L2	21	5.0	0.117	28.1	LOS B	0.5	3.7	0.94	0.69	14.9
5	T1	25	5.0	0.263	23.6	LOS B	1.2	8.4	0.94	0.72	20.9
6	R2	22	5.0	0.263	27.9	LOS B	1.2	8.4	0.94	0.72	16.1
Approach		68	5.0	0.263	26.4	LOS B	1.2	8.4	0.94	0.71	17.6
North: RoadName											
7	L2	33	5.0	0.460	9.6	LOS A	7.0	50.9	0.55	0.50	23.8
8	T1	522	5.0	0.460	5.0	LOS A	7.0	50.9	0.55	0.50	37.2
9	R2	171	5.0	0.367	12.0	LOS A	1.8	13.3	0.79	0.75	31.2
Approach		725	5.0	0.460	6.8	LOS A	7.0	50.9	0.60	0.56	34.5
West: Hunter Street											
10	L2	66	5.0	0.109	17.0	LOS B	1.1	8.3	0.72	0.70	27.1
11	T1	11	5.0	0.228	23.3	LOS B	1.0	7.6	0.94	0.72	20.4
12	R2	33	5.0	0.228	27.9	LOS B	1.0	7.6	0.94	0.72	21.5
Approach		109	5.0	0.228	20.9	LOS B	1.1	8.3	0.80	0.71	24.5
All Vehicles		1779	5.0	0.583	11.6	LOS A	8.7	63.2	0.74	0.66	28.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P1	South Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P2	East Full Crossing	53	7.9	LOS A	0.0	0.0	0.56	0.56
P3	North Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P4	West Full Crossing	53	16.0	LOS B	0.1	0.1	0.80	0.80
All Pedestrians		211	15.7	LOS B			0.78	0.78

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 103 [Macquarie and Chruch EX AM]

Intersection: Macquarie Street and Church Street
Scenario: Existing AM
Signals - Fixed Time Isolated Cycle Time = 20 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
5	T1	362	5.0	0.233	3.2	LOS A	1.3	9.4	0.60	0.52	38.0
6	R2	75	5.0	0.233	6.4	LOS A	1.3	9.3	0.60	0.57	27.5
Approach		437	5.0	0.233	3.8	LOS A	1.3	9.4	0.60	0.53	36.3
All Vehicles		437	5.0	0.233	3.8	LOS A	1.3	9.4	0.60	0.53	36.3

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
PD	Diagonal Crossing	53	4.9	LOS A	0.0	0.0	0.70	0.70
All Pedestrians		53	4.9	LOS A			0.70	0.70

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 203 [Macquarie and Chruch EX PM]

Intersection: Macquarie Street and Church Street
Scenario: Existing AM
Signals - Fixed Time Isolated Cycle Time = 20 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
5	T1	572	5.0	0.360	3.5	LOS A	2.2	15.7	0.65	0.57	37.4
6	R2	102	5.0	0.360	6.6	LOS A	2.1	15.5	0.65	0.61	27.3
Approach		674	5.0	0.360	4.0	LOS A	2.2	15.7	0.65	0.57	35.9
All Vehicles		674	5.0	0.360	4.0	LOS A	2.2	15.7	0.65	0.57	35.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
PD	Diagonal Crossing	53	4.9	LOS A	0.0	0.0	0.70	0.70
All Pedestrians		53	4.9	LOS A			0.70	0.70

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Appendix C

Architectural Plans

Note: Plan to be updated with revised landscape master plan (colonnade area currently shown not clearly, low resolution)

5.3 Illustrative floor plans

The plans opposite and overleaf demonstrate an initial concept for the site. Final designs will be subject to a design competition DA.

Key features of the master plan:

1. **Creation of a new square** – to respect the Cathedral's curtilage and **provide a proper space** in which its spires and western façade can be better appreciated.
2. **Building forms** significantly set back from current controls along Hunter St – to **improve the Cathedral's setting** and align it with other buildings in its context (Parramatta Square and the Town Hall).
3. **Significant setbacks of taller buildings** from the street wall/podium height – to ensure that lower building forms **relate to the scale** of the Cathedral and taller buildings are seen as clearly set back from this.
4. **Renewed landscape** setting for the Cathedral that will **enhance the public appreciation** of the church from all sides.
5. **Creation of a colonnade** - To help visually connect the Church buildings together, providing shade and shelter near the church, and enabling a wider **visual connection** between the new church square and Centennial Sq/Church St across the corner of the colonnade.
6. **Creation of a new laneway** between the new Square and Macquarie St – to further **activate the new square** and western approach to the Cathedral.

Ground floor plan

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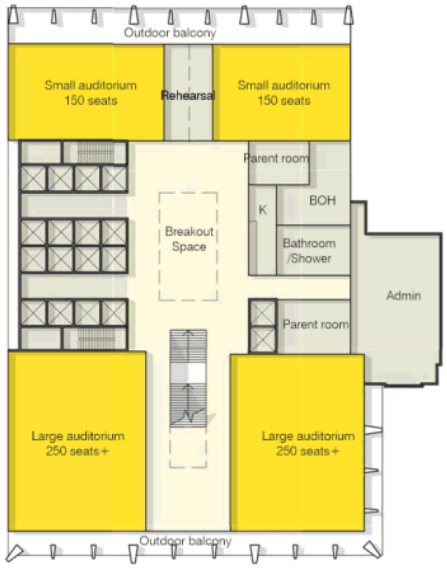
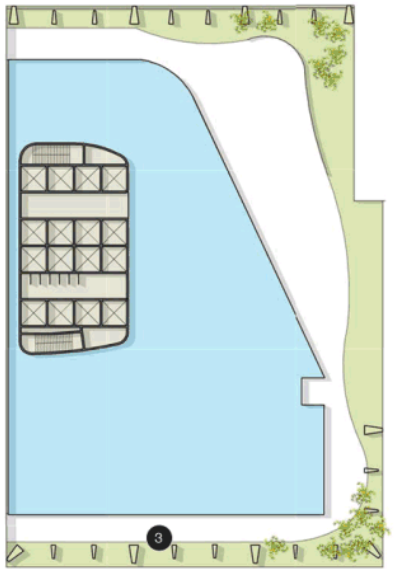
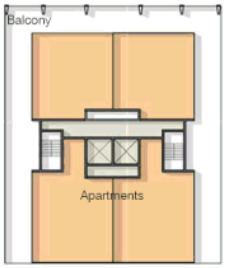
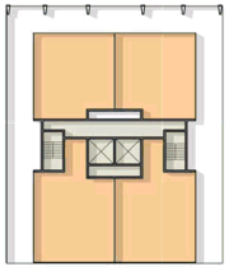
Master Plan







Level 1



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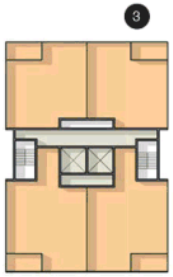

Typical level

N 1 1:500 0 5 10 15 20M

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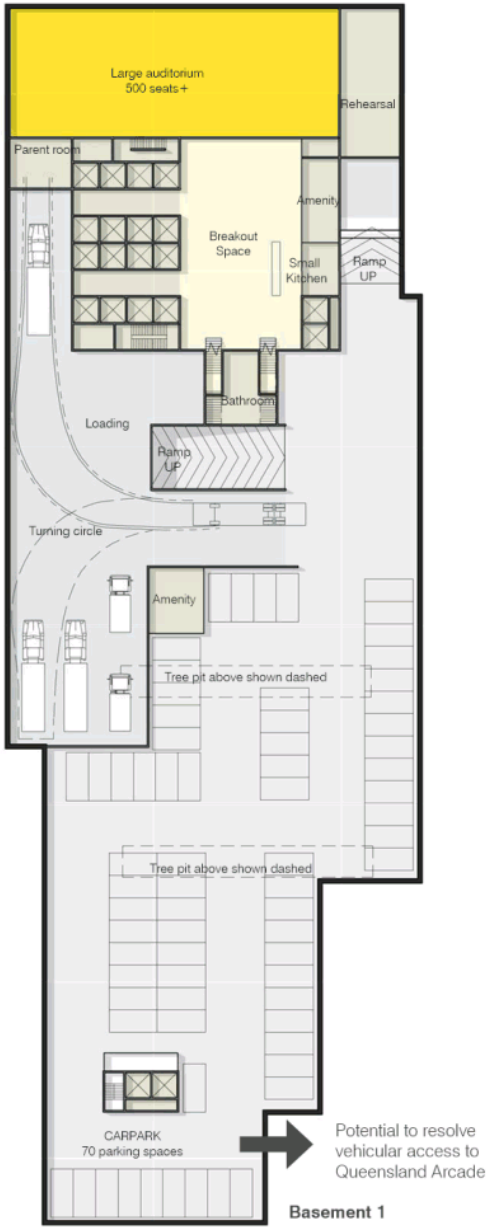
Parking numbers will not be set by this application. However indicated in the drawings are 220 parking spaces.

The illustrative floorplans describe the potential for delivery of slightly under this maximum, across 2 levels of basement.



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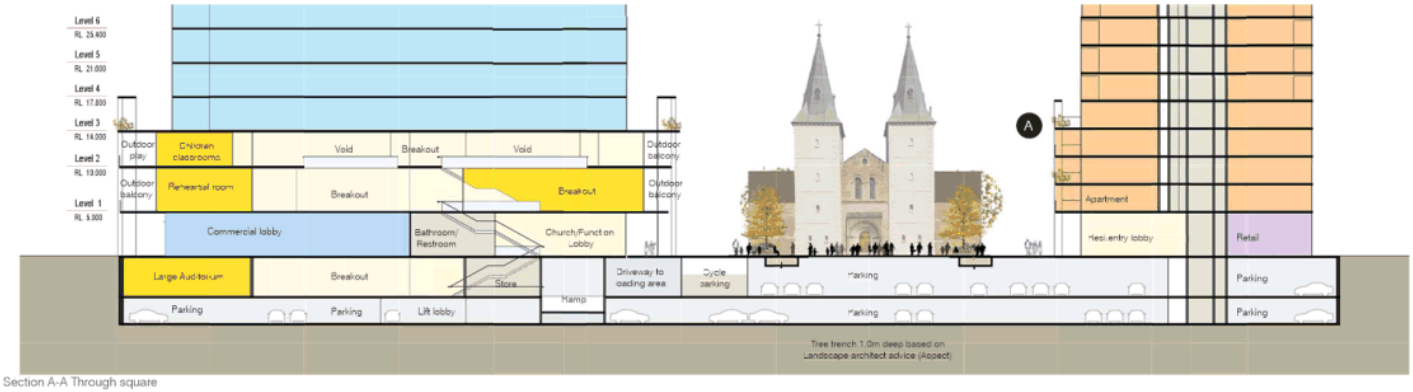
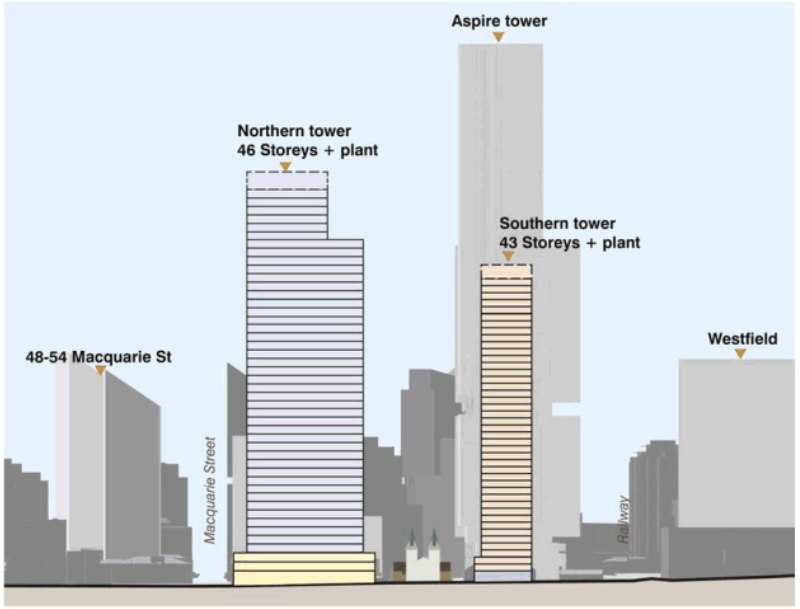
Master Plan

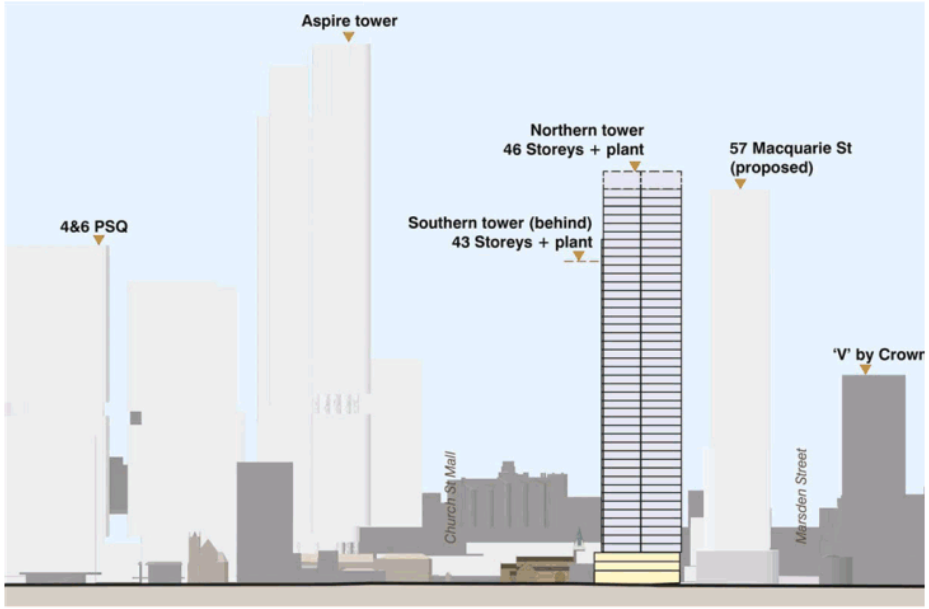


Section A-A Through square

A **Street wall height** set at the underside of the Church spires (equivalent to about 3 commercial storeys)– to **highlight the importance of the Cathedral** and **define the square**



North-south section through site



East-west section through Macquarie Street

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Appendix D

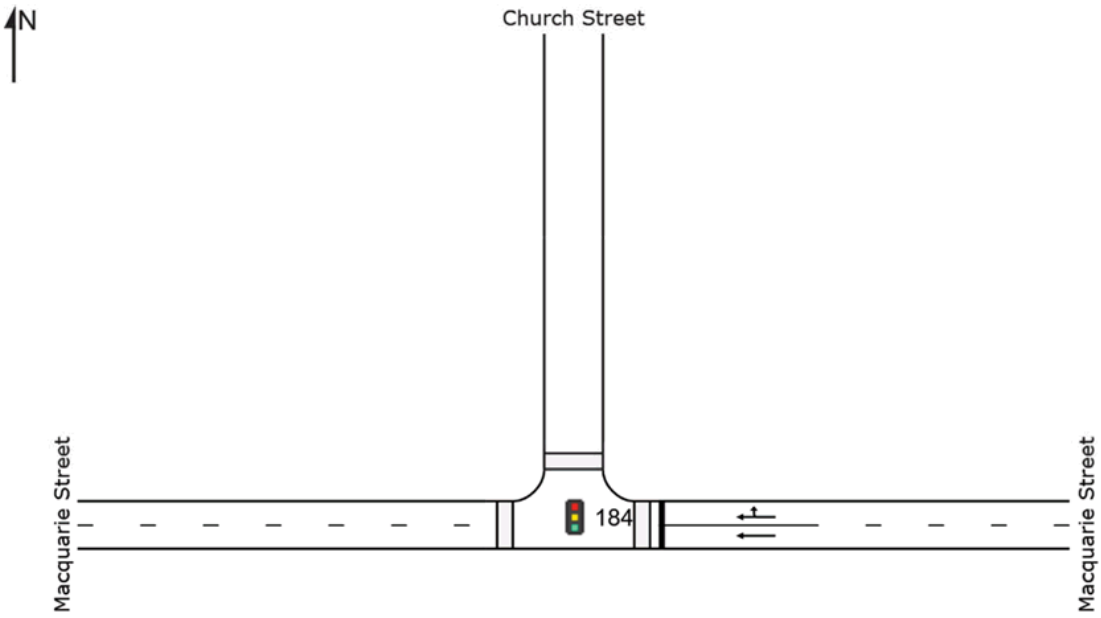
GTA 2026 Road Network Layout

SITE LAYq Tq

Site: 184q[3000_26_Church-Macquarie_2026DN_AM]q

Church StrA t MacquariA StrA t, ParramattaA

Signals - FixAd TimA IsolatAdA



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ProjAct: \\gta.com.au\projActfiles\ProjActFiles\Syd\N10200-10299\N102531 Parramatta Light Rail StagA 3\ModAlling\SIDRA\2 2026 without PLRA \170721sid_FuturA_2026DM_AM.sip7A

MOVEMENT SUMMARY

Site: 184 [3000_26_Church-Macquarie_2026DN_AM]

Church Street/ Macquarie Street, Parramatta

Signals - Fixed Time Isolated Cycle Time = 80 seconds (User-Given Cycle Time)

Movement Performance Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
5	T1	455	0.0	0.315	12.7	LOS A	7.0	48.9	0.63	0.58	38.1
6	R2	143	0.0	0.315	17.5	LOS B	6.8	47.7	0.63	0.65	35.9
Approach		598	0.0	0.315	13.9	LOS A	7.0	48.9	0.63	0.59	37.5
All Vehicles		598	0.0	0.315	13.9	LOS A	7.0	48.9	0.63	0.59	37.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P2	East Full Crossing	208	19.8	LOS B	0.3	0.3	0.71	0.71
P3	North Full Crossing	44	20.3	LOS C	0.1	0.1	0.71	0.71
P4	West Full Crossing	1107	20.5	LOS C	1.8	1.8	0.73	0.73
All Pedestrians		1360	20.4	LOS C			0.73	0.73

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Project: C:\Users\brigette.hr\Desktop\SIDRA\170715sid_Future_2026DM_AM.sip7

MOVEMENT SUMMARY

Site: 184 [3000_26_Church-Macquarie_2026DN_PM]

Church Street/ Macquarie Street, Parramatta

Signals - Fixed Time Isolated Cycle Time = 80 seconds (User-Given Cycle Time)

Movement Performance Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
5	T1	949	0.0	0.441	7.8	LOS A	10.5	73.8	0.54	0.51	42.0
6	R2	124	0.0	0.441	12.6	LOS A	10.4	73.0	0.54	0.55	39.8
Approach		1074	0.0	0.441	8.4	LOS A	10.5	73.8	0.54	0.52	41.7
All Vehicles		1074	0.0	0.441	8.4	LOS A	10.5	73.8	0.54	0.52	41.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P2	East Full Crossing	605	28.8	LOS C	1.2	1.2	0.86	0.86
P3	North Full Crossing	163	29.1	LOS C	0.3	0.3	0.86	0.86
P4	West Full Crossing	832	29.1	LOS C	1.6	1.6	0.87	0.87
All Pedestrians		1600	29.0	LOS C			0.86	0.86

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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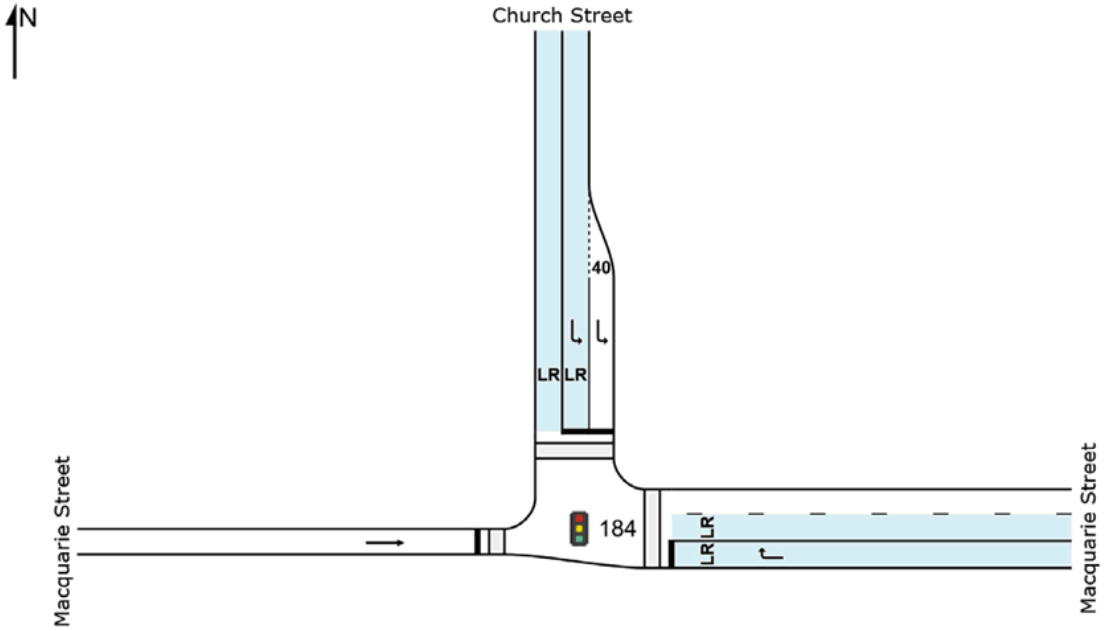
SITE LAYOUT

Site: 184 [3000_26_Church-Macquarie_2026PLR_AM]

Church Street/ Macquarie Street, Parramatta

Signals - Fixed Time Isolated



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MOVEMENT SUMMARY

Site: 184 [3000_26_Church-Macquarie_2026PLR_AM]

Church Street/ Macquarie Street, Parramatta

Signals - Fixed Time Isolated Cycle Time = 60 seconds (User-Given Cycle Time)

Movement Performance Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
6	R2	6	100.0	0.299	37.1	LOS C	0.2	10.5	0.94	0.69	10.3
Approach		6	100.0	0.299	37.1	LOS C	0.2	10.5	0.94	0.69	10.3
North: Church Street											
7	L2	8	87.5	0.299	37.8	LOS C	0.2	10.5	0.96	0.67	10.2
Approach		8	87.5	0.299	37.8	LOS C	0.2	10.5	0.96	0.67	10.2
West: Macquarie Street											
11	T1	268	0.8	0.415	17.0	LOS B	6.2	43.8	0.82	0.69	16.6
Approach		268	0.8	0.415	17.0	LOS B	6.2	43.8	0.82	0.69	16.6
All Vehicles		283	5.6	0.415	18.1	LOS B	6.2	43.8	0.83	0.69	15.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P2	East Full Crossing	208	24.5	LOS C	0.3	0.3	0.91	0.91
P3	North Full Crossing	167	6.6	LOS A	0.1	0.1	0.47	0.47
P4	West Full Crossing	1107	10.1	LOS B	1.1	1.1	0.59	0.59
All Pedestrians		1483	11.7	LOS B			0.62	0.62

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 184 [3000_26_Church-Macquarie_2026PLR_PM]

Church Street/ Macquarie Street, Parramatta

Signals - Fixed Time Isolated Cycle Time = 60 seconds (User-Given Cycle Time)

Movement Performance Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Macquarie Street											
6	R2	6	100.0	0.262	35.0	LOS C	0.2	10.1	0.93	0.68	10.7
Approach		6	100.0	0.262	35.0	LOS C	0.2	10.1	0.93	0.68	10.7
North: Church Street											
7	L2	8	87.5	0.262	36.3	LOS C	0.2	10.1	0.95	0.66	10.5
Approach		8	87.5	0.262	36.3	LOS C	0.2	10.1	0.95	0.66	10.5
West: Macquarie Street											
11	T1	129	1.6	0.288	21.0	LOS B	3.2	22.8	0.86	0.69	14.6
Approach		129	1.6	0.288	21.0	LOS B	3.2	22.8	0.86	0.69	14.6
All Vehicles		144	10.9	0.288	22.5	LOS B	3.2	22.8	0.87	0.69	13.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate per ped
P2	East Full Crossing	604	20.5	LOS C	0.9	0.9	0.84	0.84
P3	North Full Crossing	163	7.1	LOS A	0.1	0.1	0.49	0.49
P4	West Full Crossing	832	6.8	LOS A	0.7	0.7	0.48	0.48
All Pedestrians		1599	12.0	LOS B			0.62	0.62

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Appendix E

SIDRA Outputs Existing Road Network Layout + Development

MOVEMENT SUMMARY

Site: 101 [Argyle and Marsden FU AM]

Intersection: Argyle Street and Marsden Street
Scenario: Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 80 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Marsden Street												
1	L2	79	5.0	0.697	30.0	LOS C	15.0	109.8	0.93	0.82	0.94	26.1
2	T1	799	5.0	0.697	25.4	LOS B	15.4	112.1	0.93	0.82	0.94	24.0
Approach		878	5.0	0.697	25.8	LOS B	15.4	112.1	0.93	0.82	0.94	24.3
East: RoadName												
4	L2	40	5.0	0.730	47.6	LOS D	4.4	33.2	1.00	0.90	1.24	20.8
5	T1	127	55.0	0.730	28.5	LOS B	4.4	33.2	0.89	0.75	1.02	28.1
6	R2	78	20.0	0.642	47.9	LOS D	3.3	27.1	1.00	0.83	1.14	16.1
Approach		246	35.7	0.730	37.8	LOS C	4.4	33.2	0.94	0.80	1.09	21.4
North: Marsden Street												
7	L2	3	0.0	0.420	26.8	LOS B	8.1	59.3	0.82	0.69	0.82	25.5
8	T1	532	5.0	0.420	22.2	LOS B	8.1	59.4	0.82	0.69	0.82	25.9
Approach		535	5.0	0.420	22.3	LOS B	8.1	59.4	0.82	0.69	0.82	25.9
West: RoadName												
11	T1	119	100.0	0.350	14.8	LOS B	2.7	34.5	0.83	0.67	0.83	37.6
Approach		119	100.0	0.350	14.8	LOS B	2.7	34.5	0.83	0.67	0.83	37.6
All Vehicles		1777	15.6	0.730	25.7	LOS B	15.4	112.1	0.89	0.77	0.92	24.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
P1	South Full Crossing	53	17.7	LOS B	0.1	0.1	0.85	0.85
P2	East Full Crossing	53	24.9	LOS C	0.1	0.1	0.79	0.79
P3	North Full Crossing	53	17.1	LOS B	0.1	0.1	0.84	0.84
P4	West Full Crossing	53	22.5	LOS C	0.1	0.1	0.75	0.75
All Pedestrians		211	20.5	LOS C			0.81	0.81

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Project: T:\Synergy\Projects\17\17.305\Modelling\17.305m01v02 TRAFFIX Marsden and Macquarie Street Existing Network + Proposed Development.sip8

MOVEMENT SUMMARY

Site: 201 [Argyle and Marsden FU PM]

Intersection: Argyle Street and Marsden Street
Scenario: Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Marsden Street												
1	L2	227	5.0	0.773	35.2	LOS C	19.8	151.1	0.95	0.90	1.02	23.4
2	T1	783	5.0	0.773	30.1	LOS C	22.0	153.9	0.95	0.89	1.01	21.8
Approach		1011	5.0	0.773	31.2	LOS C	22.0	153.9	0.95	0.89	1.01	22.2
East: RoadName												
4	L2	43	5.0	0.639	47.7	LOS D	6.3	47.4	1.00	0.83	1.06	20.8
5	T1	198	55.0	0.639	30.2	LOS C	6.3	47.4	0.93	0.76	0.96	26.8
6	R2	148	20.0	0.747	50.6	LOS D	6.9	56.9	1.00	0.89	1.19	15.5
Approach		389	36.1	0.747	39.9	LOS C	6.9	56.9	0.96	0.82	1.06	20.4
North: Marsden Street												
7	L2	1	0.0	0.490	29.0	LOS C	11.3	82.7	0.83	0.71	0.83	24.3
8	T1	657	5.0	0.490	24.5	LOS B	11.3	82.7	0.83	0.71	0.83	24.7
Approach		658	5.0	0.490	24.5	LOS B	11.3	82.7	0.83	0.71	0.83	24.7
West: RoadName												
11	T1	107	100.0	0.356	17.4	LOS B	2.7	34.7	0.86	0.69	0.86	35.2
Approach		107	100.0	0.356	17.4	LOS B	2.7	34.7	0.86	0.69	0.86	35.2
All Vehicles		2165	15.3	0.773	30.0	LOS C	22.0	153.9	0.91	0.81	0.96	23.0

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
P1	South Full Crossing	53	19.8	LOS B	0.1	0.1	0.87	0.87
P2	East Full Crossing	53	25.7	LOS C	0.1	0.1	0.76	0.76
P3	North Full Crossing	53	19.2	LOS B	0.1	0.1	0.86	0.86
P4	West Full Crossing	53	23.5	LOS C	0.1	0.1	0.72	0.72
All Pedestrians		211	22.1	LOS C			0.80	0.80

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 102 [Hunter and Marsden FU AM]

Intersection: Hunter Street and Marsden Street
Scenario Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 50 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Marsden Street												
1	L2	94	5.0	0.611	17.8	LOS B	9.0	66.0	0.85	0.75	0.85	29.2
2	T1	821	5.0	0.611	13.2	LOS A	9.2	67.2	0.85	0.74	0.85	26.4
Approach		915	5.0	0.611	13.7	LOS A	9.2	67.2	0.85	0.74	0.85	26.7
East: Hunter Street												
4	L2	4	5.0	0.026	26.4	LOS B	0.1	0.8	0.90	0.63	0.90	15.7
5	T1	8	5.0	0.126	23.8	LOS B	0.5	3.8	0.94	0.68	0.94	20.4
6	R2	14	5.0	0.126	28.2	LOS B	0.5	3.8	0.94	0.68	0.94	15.7
Approach		26	5.0	0.126	26.5	LOS B	0.5	3.8	0.93	0.67	0.93	17.3
North: RoadName												
7	L2	32	5.0	0.439	9.5	LOS A	6.5	47.5	0.54	0.49	0.54	23.8
8	T1	497	5.0	0.439	4.9	LOS A	6.5	47.5	0.54	0.49	0.54	37.3
9	R2	98	5.0	0.216	11.5	LOS A	1.0	7.2	0.74	0.72	0.74	31.6
Approach		626	5.0	0.439	6.2	LOS A	6.5	47.5	0.57	0.52	0.57	35.2
West: Hunter Street												
10	L2	73	5.0	0.119	17.1	LOS B	1.2	9.1	0.72	0.71	0.72	27.1
11	T1	32	5.0	0.327	23.7	LOS B	1.6	11.4	0.95	0.73	0.95	20.7
12	R2	33	5.0	0.327	28.3	LOS B	1.6	11.4	0.95	0.73	0.95	21.9
Approach		137	5.0	0.327	21.3	LOS B	1.6	11.4	0.83	0.72	0.83	24.2
All Vehicles		1704	5.0	0.611	11.7	LOS A	9.2	67.2	0.74	0.66	0.74	28.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
P1	South Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P2	East Full Crossing	53	7.9	LOS A	0.0	0.0	0.56	0.56
P3	North Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P4	West Full Crossing	53	16.0	LOS B	0.1	0.1	0.80	0.80
All Pedestrians		211	15.7	LOS B			0.78	0.78

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 202 [Hunter and Marsden FU PM]

Intersection: Hunter Street and Marsden Street
Scenario Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 50 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Marsden Street												
1	L2	63	5.0	0.648	19.7	LOS B	9.3	67.6	0.89	0.79	0.91	27.9
2	T1	813	5.0	0.648	15.1	LOS B	9.4	68.5	0.89	0.78	0.91	24.9
Approach		876	5.0	0.648	15.4	LOS B	9.4	68.5	0.89	0.78	0.91	25.1
East: Hunter Street												
4	L2	21	5.0	0.117	28.1	LOS B	0.5	3.7	0.94	0.69	0.94	14.9
5	T1	25	5.0	0.262	23.6	LOS B	1.1	8.4	0.94	0.72	0.94	21.0
6	R2	22	5.0	0.262	27.8	LOS B	1.1	8.4	0.94	0.72	0.94	16.2
Approach		68	5.0	0.262	26.3	LOS B	1.1	8.4	0.94	0.71	0.94	17.6
North: RoadName												
7	L2	33	5.0	0.659	9.8	LOS A	8.1	59.0	0.57	0.52	0.57	23.6
8	T1	581	5.0	0.659	5.2	LOS A	8.1	59.0	0.57	0.52	0.57	36.8
9	R2	171	5.0	0.338	11.9	LOS A	1.8	13.0	0.79	0.75	0.79	31.3
Approach		784	5.0	0.659	6.9	LOS A	8.1	59.0	0.62	0.57	0.62	34.5
West: Hunter Street												
10	L2	66	5.0	0.097	15.5	LOS B	1.1	7.7	0.67	0.69	0.67	28.2
11	T1	11	5.0	0.228	23.3	LOS B	1.0	7.6	0.94	0.72	0.94	20.4
12	R2	33	5.0	0.228	27.9	LOS B	1.0	7.6	0.94	0.72	0.94	21.5
Approach		109	5.0	0.228	20.0	LOS B	1.1	7.7	0.78	0.70	0.78	25.1
All Vehicles		1838	5.0	0.659	12.5	LOS A	9.4	68.5	0.77	0.69	0.78	28.0

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
P1	South Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P2	East Full Crossing	53	7.9	LOS A	0.0	0.0	0.56	0.56
P3	North Full Crossing	53	19.4	LOS B	0.1	0.1	0.88	0.88
P4	West Full Crossing	53	17.7	LOS B	0.1	0.1	0.84	0.84
All Pedestrians		211	16.1	LOS B			0.79	0.79

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 103 [Macquarie and Chruch FU AM]

Intersection: Macquarie Street and Church Street
Scenario: Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 20 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Macquarie Street												
5	T1	459	5.0	0.285	3.3	LOS A	1.6	11.9	0.62	0.54	0.62	37.8
6	R2	75	5.0	0.285	6.5	LOS A	1.6	11.7	0.62	0.57	0.62	27.7
Approach		534	5.0	0.285	3.8	LOS A	1.6	11.9	0.62	0.54	0.62	36.5
All Vehicles		534	5.0	0.285	3.8	LOS A	1.6	11.9	0.62	0.54	0.62	36.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
PD	Diagonal Crossing	53	4.9	LOS A	0.0	0.0	0.70	0.70
All Pedestrians		53	4.9	LOS A			0.70	0.70

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 203 [Macquarie and Chruch FU PM]

Intersection: Macquarie Street and Church Street
Scenario: Existing AM
Site Category: (None)
Signals - Fixed Time Isolated Cycle Time = 20 seconds (Site Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Macquarie Street												
5	T1	600	5.0	0.375	3.5	LOS A	2.3	16.5	0.65	0.57	0.65	37.3
6	R2	102	5.0	0.375	6.7	LOS A	2.2	16.3	0.65	0.61	0.65	27.3
Approach		702	5.0	0.375	4.0	LOS A	2.3	16.5	0.65	0.58	0.65	35.9
All Vehicles		702	5.0	0.375	4.0	LOS A	2.3	16.5	0.65	0.58	0.65	35.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians

Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
PD	Diagonal Crossing	53	4.9	LOS A	0.0	0.0	0.70	0.70
All Pedestrians		53	4.9	LOS A			0.70	0.70

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Appendix F

GTA SIDRA Outputs 2026 Scenario

Table 4.9: Parramatta CBD precinct intersection operation – AM peak hour

I.D	Intersection	2026 without the project				2026 with the project			
		Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service
On-corridor									
25	Church Street/ George Street	0.58	24	88	B	0.37	9	60	A
26	Church Street/ Macquarie Street	0.32	14	49	A	0.42	18	44	B
30	Macquarie Street/ Smith Street	1.22	131	426	F	0.72	13	158	A
33	Macquarie Street/ Charles Street	0.76	20	90	B	0.51	19	30	B
34	Macquarie Street/ Harris Street	0.68	16	121	B	0.57	12	119	A
35	Harris Street/ George Street/ MacArthur Street	0.83	17	369	B	0.88	13	374	A
Off-corridor									
A15	O'Connell Street/ George Street	0.91	32	358	C	1.14	98	972	F
A16	O'Connell Street/ Macquarie Street	0.77	19	168	B	0.82	16	280	B
A18	George Street/ Marsden Street	0.82	28	156	B	0.99	56	276	D
A19	Macquarie Street/ Marsden Street	0.60	10	61	A	0.82	29	192	C
A20	Phillip Street/ Smith Street/ Wilde Avenue	0.83	33	260	C	0.95	40	195	C
A21	George Street/ Smith Street - Parramatta	0.82	35	150	C	2.17	49	207	D
A22	George Street/ Charles Street	0.54	14	42	A	0.84	26	143	B

Table 4.10: Parramatta CBD precinct intersection operation – PM peak hour

I.D	Intersection	2026 without the project				2026 with the project			
		Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service
On-corridor									
25	Church Street/ George Street	0.47	26	65	B	0.45	10	59	A
26	Church Street/ Macquarie Street	0.44	8	74	A	0.29	23	23	B
30	Macquarie Street/ Smith Street	1.23	146	415	F	0.75	13	167	A
33	Macquarie Street/ Charles Street	0.67	18	63	B	0.26	16	26	B
34	Macquarie Street/ Harris Street	0.63	10	120	A	0.65	16	129	B
35	Harris Street/ George Street/ MacArthur Street	1.23	194	1381	F	1.10	123	833	F
Off-corridor									
A15	O'Connell Street/ George Street	0.89	22	311	B	1.61	411	2487	F
A16	O'Connell Street/ Macquarie Street	1.03	58	439	E	1.18	160	1598	F
A18	George Street/ Marsden Street	0.89	27	235	B	1.44	214	895	F
A19	Macquarie Street/ Marsden Street	0.90	24	310	B	1.01	74	491	F
A20	Phillip Street/ Smith Street/ Wilde Avenue	1.06	69	457	E	1.08	75	456	F
A21	George Street/ Smith Street	0.84	42	183	C	1.68	270	769	F
A22	George Street/ Charles Street	0.61	15	65	B	1.054	58	267	E

Compared with the 'without the project' scenario, there are two intersections that would improve performance in the peak periods. These intersections include:

- Macquarie Street/ Smith Street due to decreased traffic along Macquarie Street and re-distribution of Parramatta Square traffic, as well as the removal of the scramble crossing
- Church Street/ George Street due to removal of traffic along Church Street and removal of the scramble crossing.

Compared with the 'without the project' scenario, the remaining intersections would be affected by the project with significant impacts at the following intersections during peak periods:

- O'Connell Street/ George Street
- O'Connell Street/ Macquarie Street – PM peak only
- George Street/ Marsden Street
- Macquarie Street/ Marsden Street
- George Street/ Smith Street – PM peak only
- George Street/ Charles Street – PM peak only.

To minimise the impacts of the project, potential intersection improvements have been identified at some of the above intersections, as summarised in Table 4.11.

Table 4.11: Relevant intersections and recommended improvements – Parramatta CBD precinct

I.D.	Intersection	Recommended intersection improvements
A15	O'Connell Street/ George Street	○ Remove pedestrian crossing on southern leg ○ Remove second right turn from south approach, converting lane two into a through only lane ○ Make left-turn from east continuous lane ○ Remove parking from George Street to provide two continuous traffic lanes in each direction
A18	George Street/ Marsden Street	○ Ban right turn from Marsden Street on the north approach during the PM peak only ○ Remove parking from George Street to provide two continuous traffic lanes in each direction
A19	Macquarie Street/ Marsden Street	○ Provide a right turn lane on north approach ○ Modify of traffic signal timing
A21	George Street/ Smith Street	○ Ban right turn from Smith Street on the north approach during the PM peak only ○ Relocate bus stop on the west side of Smith Street, north of the intersection ○ Remove parking from George Street to provide two continuous traffic lanes in each direction
A22	George Street/ Charles Street	○ Remove parking from George Street to provide two continuous traffic lanes in each direction

Table 4.12 and Table 4.13 present a summary of the expected operation of the above intersections with recommended improvements for the AM and PM peaks, respectively, with full results included in Appendix A of this report with maps showing the intersection operation included in Appendix B.

Table 4.12: Parramatta CBD precinct intersection operation with recommended improvements – AM

I.D.	Intersection	2026 without the project				2026 with the project				2026 with the project and improvements			
		Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service
A15	O'Connell Street/ George Street	0.91	32	358	C	1.14	98	972	F	1.13	89	928	F
A18	George Street/ Marsden Street	0.82	28	156	B	0.99	56	276	D	0.91	32	146	C
A19	Macquarie Street/ Marsden Street	0.60	10	61	A	0.82	29	192	C	0.75	20	124	B
A21	George Street/ Smith Street	0.82	35	150	C	2.17	49	207	D	0.96	50	227	D
A22	George Street/ Charles Street	0.54	14	42	A	0.84	26	143	B	0.67	22	107	B

Table 4.13: Parramatta CBD precinct intersection operation with recommended improvements – PM peak hour

I.D.	Intersection	2026 without the project				2026 with the project				2026 with the project and improvements			
		Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service	Degree of saturation	Average delay (sec)	95th percentile queue (m)	Level of service
A15	O'Connell Street/ George Street	0.89	22	311	B	1.61	411	2487	F	1.42	143	1378	F
A18	George Street/ Marsden Street	0.89	27	235	B	1.44	214	895	F	0.95	28	173	B
A19	Macquarie Street/ Marsden Street	0.90	24	310	B	1.01	74	491	F	0.93	35	144	C
A21	George Street/ Smith Street	0.84	42	183	C	1.68	270	769	F	0.80	36	160	C
A22	George Street/ Charles Street	0.61	15	65	B	1.054	58	267	E	0.71	21	94	B

Appendix G

Swept Path Analysis

MRV - Medium Rigid Vehicle
Carpark IN/OUT
Cafe
Kitchen
Admin
Reception
Commercial Lobby
Large Kitchen
Notes
This drawing is prepared for information purposes only. It is not to be used for construction.
TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.
Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1-2004 Parking facilities - Off-street car parking, and/or AS 2890.2-2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.
no. revision note
by. date
Swept Path Legend:
Wheel Path
Vehicle Body Envelope
Clearance Envelope (300mm)
architect
client
Anglican Church Property Trust Diocese of Sydney
C/o- Jattaca Property Solutions
343 George Street
Sydney NSW 2000
scale
project
St John's Cathedral Parramatta
drawing prepared by
TRAFFIX
traffic and transport planners
Suite 2.08, 50 Holt Street
Surry Hills NSW 2010
PO Box 1124
Strawberry Hills NSW 2012
t: +61 2 8324 8700
f: +61 2 8380 4461
e: info@traffix.com.au
traffix
traffic & transport planners
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Proposed Access Swept Path Analysis
8.8m MRV Design Vehicle
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St John's Cathedral and surrounding site, Parramatta

Heritage Impact Statement for

Planning Proposal

May 2018

prepared by Paul Davies Pty Ltd
for the Anglican Church Property Trust
Diocese of Sydney

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS

Revision	Date	Issued By
Draft 2	11/05/2018	Chery Kemp
Final	25/05/2018	Liz Duck-Chong

Report reviewed by:	Paul Davies Director B Arch MB Env ARIA Reg. No. 6653

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180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

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E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

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180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
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PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

EXECUTIVE SUMMARY

The site is located within the City of Parramatta Council (CPC) and covers approximately 10,857 square metres. The site is bounded by Church Street to the east, Macquarie Street to the north and a narrow property adjoining the railway line to the south known as the 'Queensland Arcade'. Hunter Street provides access to the western portion of the site. The site comprises the following properties; 195 Church Street, Parramatta, 45 Hunter Street Parramatta, 38 Hunter Street, Parramatta, 65-75 Macquarie Street, Parramatta, 77 Macquarie Street, 79 Macquarie Street.

The buildings comprising the Cathedral complex are built of stone and brick and have undergone significant change over time. Buildings have been replaced, rebuilt, altered, repaired and adapted by the parish to respond to the changing ideals of faith, necessity and the role and function of the place within Parramatta. The State heritage listed Cathedral building represents the establishment of religion as a core value within Australian colonial society and the parallel establishment of civil power. The early construction of a church building marked the important and significant status of Parramatta within the early colony.

The shift of St John's from Parish Church to Cathedral reflected the growing importance of Parramatta within the Sydney region. The current changes taking place in Parramatta, as the city is redefined as one of 3 major Sydney CBD's by the Greater Sydney Commision, warrants the refinement and redefinition of the Cathedral site in response. The history of the place is marked by growth and change. This Planning Proposal continues the long-established tradition of growth and change on the site with options that allow the Cathedral to re-establish its role as the religious and civic focus of the City of Parramatta.

A Conservation Management Plan (CMP) by Design 5, has been prepared to guide the process of managing the site and the elements within it. This document (CMP) establishes the significance of the place and its component parts and provides analysis and policy on how to manage the place to retain its heritage values. This HIS is based on the CMP and explores how the Planning Proposal responds to, manages and protects the critical heritage values of the site.

The proposal to develop two tower forms, to the north-west and south- west of the Cathedral is a sound proposal (subject to a successful design competition) as it re-establishes the Cathedral building as the focal point of both the site and Parramatta Square to the east. The proposal creates a very fine setting for the Cathedral building and appropriately integrates it into the ongoing development of Parramatta, retains the Verger's Cottage and the significant elements of the St John's Building which frames centenary square, provides a future income for the maintenance and work of the Cathedral in the City, creates a major and enhanced public space to the west of the Cathedral and overall achieves a high level of heritage conservation for the Cathedral site.

The Planning Proposal sets out three options on how the site could be developed. Three options are based on how the St John's Church Hall is either left fundamentally as-is, integrated into the development or re-developed. This HIS concludes that all three options for St John's Hall can be supported in relation to the heritage values of the Cathedral site.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

The options in the Planning Proposal in summary are:

Option 1 Retain St John's Hall

This is the most conservative approach however, it results in a relatively poor overall heritage outcome for the Cathedral site that compromises the role, function and setting of the State significant St John's Cathedral Building.

Option 2 Undertake major adaptation of St John's Hall

This is a less conservative approach that involves re-orienting the building functionally and adapting the fabric of the St John's Hall Building to allow it to have a better (but not ideal) functional relationship to the Cathedral.

This will have some physical fabric impacts on the hall that will affect significance but would retain the principal features of the front façade and the overall roof form. This approach will have the same impact on the setting of the State-significant Cathedral within the City as set out for Option 1.

Option 3 Replace St John's Hall

This involves replacing the building with a new structure that forms part of the larger commercial development behind. It involves the loss of a local heritage item (the St Johns Hall Building), which will have some adverse heritage impact. Part of the rationale for this option is that there will be a significant gain in heritage values on the site by re-establishing and reinforcing the setting of the State-significant Cathedral through the creation of the new western forecourt and the improved spatial arrangement of the site in relation to the Cathedral and the new Parramatta Square.

Option 3 maintains key site lines, expands and enhances the curtilage of the Cathedral, and provides an improved setting for the Cathedral and the civic and other buildings around Centenary Square. Its provides a high quality outcome for the Cathedral and Parramatta.

The HIS supports the Planning Proposal on the basis of the three options set out and proceeding to a design competition where the issues raised in the Urban Design Report and this Heritage Impact Assessment can be further explored and developed.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

1.0 INTRODUCTION/BACKGROUND

1.1. THE BRIEF

This heritage impact statement (HIS) has been prepared on behalf of the Anglican Church Property Trust (Sydney) as trustees for the Parish of Parramatta (ACPT) and the St John's Endowment Fund to accompany a Planning Proposal to the City of Parramatta Council for the St John's Cathedral site in Parramatta.

1.2. APPROACH AND METHODOLOGY

This HIS reviews the relevant statutory heritage controls, assesses the impact of the planning proposal and discusses the options set out on future potential development of the Parish owned site.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Statements of Heritage Impact guidelines.

1.3. LIMITATIONS

The site was visited by Paul Davies of Paul Davies Pty Ltd in early 2018. The subject site was inspected and photographed. The inspection was undertaken as a visual inspection only.

This HIS responds to existing documentation and a proposal to develop the whole of the church owned lands centred around the Cathedral building. The material and research already undertaken is used as the basis of analysis in this report.

1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Paul Davies with reference to the St John's Cathedral, Parramatta Conservation Management Plan prepared by Design 5 Architects (Final Draft April 2018) and the Planning Proposal Urban Design study and options for site development.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

1.5. DEFINITIONS

For the purposes of this report

Local	Refers to City of Parramatta Council
State	refers to New South Wales

The following definitions used in this report and are from Article 1: Definitions of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
Fabric	means all the physical material of the place including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a place so as to retain its cultural significance.
Maintenance	means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
Preservation	means maintaining a place in its existing state and retarding deterioration.
Restoration	means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
Adaptation	means changing a place to suit the existing use or a proposed use.
Use	means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
Related Place	means a place that contributes to the cultural significance of another place.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Related object	means an object that contributes to the cultural significance of a place but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

1.6. SITE LOCATION

The site is located within the City of Parramatta Council (CPC) and covers approximately 10,857 square metres. The site is bounded by Church Street to the east, Macquarie Street to the north and a narrow property adjoining the railway line to the south known as the 'Queensland Arcade'. Hunter Street provides access to the western portion of the site. The site comprises the addresses and lots set out in the following table:

Street address	Real property description
195 Church Street, Parramatta	Lots 1 and Lot 2, DP 1110057
45 Hunter Street Parramatta	Lots 1 and 2, DP575473
38 Hunter Street, Parramatta	Lot M DP15108
65-75 Macquarie Street, Parramatta	Lots E, F, G, H and I, DP 15108
77 Macquarie Street	Lot J, DP 15108
79 Macquarie Street	Lot K, DP 15108

Figure 1: Location of St John's Cathedral and surrounding site (Source: NSW Lands Dept Six Maps)

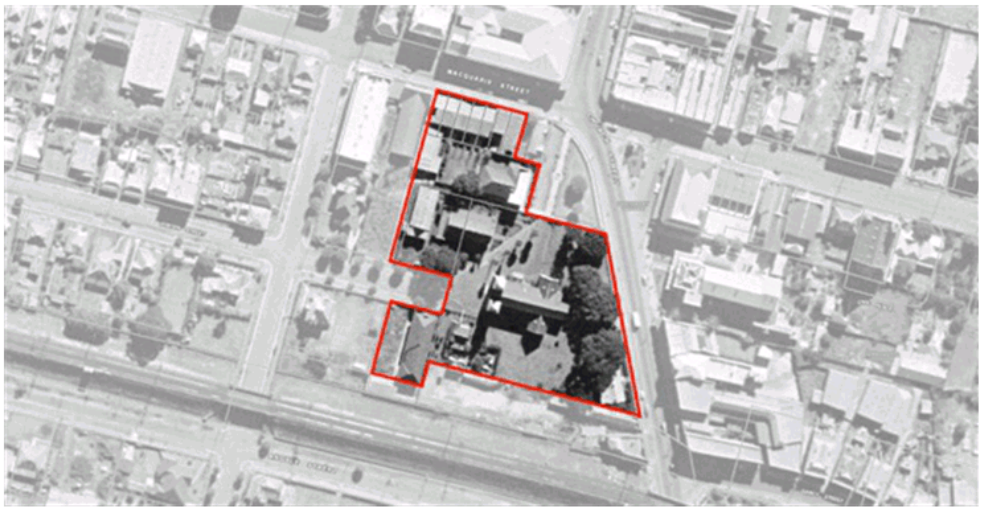


Figure 2: Location of St John's Cathedral and surrounding site in 1943 (Source: NSW Lands Dept Six Maps)

1.7. STATUTORY LISTINGS AND CONTROLS

NSW HERITAGE ACT 1977 (AS AMENDED)

St John's Cathedral is included on the State Heritage Register (SHR).

LOCAL ENVIRONMENTAL PLAN

The Parramatta LEP 2011 includes parts of the overall site as heritage items in Schedule 5: Environmental Heritage, Part 1: Heritage Items as outlined in Table 1 below.

Table 1: Listing details for the church owned lands from the Parramatta LEP 2011 Schedule 5: Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No.
Parramatta	St John's Anglican Cathedral	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	State	I01805
Parramatta	St John's Parish Hall	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	Local	I713
Parramatta	Warden's cottage (Verger's cottage)	195 Church Street (adjacent to 45 Hunter Street)	Part Lot 2, DP 1110057	Local	I653

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Suburb	Item Name	Address	Property Description	Significance	Item No.
Parramatta	Bicentennial Square and adjoining buildings	188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lot L, DP 15108; Lot M, DP 15108	Local	I651

Table 2: Listing details for adjacent heritage items from the Parramatta LEP 2011 Schedule 5: Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No.
Parramatta	Bicentennial Square and adjoining buildings	188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lot L, DP 15108; Lot M, DP 15108	Local	I651
Parramatta	Murrays' Building (and potential archaeological site)	188 Church Street (south east corner)	Lot 23, DP 651527	Local	I652
Parramatta	Centennial Memorial Clock	Bicentennial Square (opposite 196 Church Street)		Local	I654
Parramatta	Parramatta Town Hall (and potential archaeological site)	182 Church Street	Part Lot 1, DP 791300	Local	I650
Parramatta	Shop (and potential archaeological site)	197 Church Street	Lot 1, DP 710335	Local	I655
Parramatta	Two-storey residence	41 Hunter Street	Lot 1, DP 27310	Local	I714

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Figure 3: Extract of Parramatta LEP 2011 Heritage Map 10, showing St John's Cathedral and adjacent heritage items.

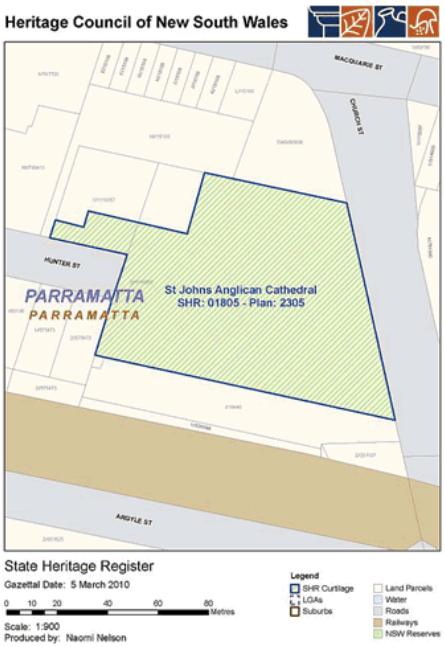


Figure 4: Extract from State Heritage Listing showing listing boundary.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

2.0 HISTORICAL SUMMARY

The draft Conservation Management Plan (CMP) provides a comprehensive history of the whole site and its component elements. This Heritage Impact Statement (HIS) is to be read in conjunction with the draft CMP and the site history is not repeated in this document.

An understanding of the development of the site can be drawn from the draft CMP (pp57-58) that assists in considering how the future of the Cathedral and the surrounding site may evolve.

St John's Cathedral was built as a Parish church in the early phase of Parramatta being developed as a township. The early illustrations show it in relative isolation but visually connected to the cemetery (no longer visible) and at the centre of the township. The Cathedral has always been a focal built element and a social focus of Parramatta.

The place has operated as a Parish church for most of its life and was nominated as a Cathedral when the Anglican Diocese of Sydney regionalised in the 1970s. At that time the diocese created Parramatta and Wollongong as sub-dioceses with St John's at Parramatta and St Michaels at Wollongong being elevated to Cathedral (actually pro-Cathedral at the time) status. This was mainly a change in name and although a bishop was appointed to each area, the churches largely functioned as Parish churches with the added layer of serving as a Cathedral.

This also aligned with the increase in importance of Parramatta (and Wollongong) as emerging city centres in their own right.

Traditionally, in western history, a city is designated as a city when it has a Cathedral, which is the seat of religious authority in the area (a bishop), this usually matches the seat of civil authority. While this may now be seen as symbolic, a place such as Parramatta is not considered a city without a Cathedral. There would seem little doubt that Parramatta, in terms of development, is establishing itself as a major centre in the greater Sydney region that warrants not only the designation of city but requires the civic spaces, religious buildings and public places that are commensurate with the scale of the city development and the ability to function as a city.

Parramatta has two Cathedrals, St Patrick's Catholic Cathedral on the northern edge of the city centre (that has had major redevelopment since its fire some decades ago) and St John's located at the heart of the city centre. St Patrick's was also a local Parish church that was elevated to Cathedral status. St John's Cathedral has the added value of being the oldest operating church in Australia which gives it local, State and National significance. These are important attributes in establishing Parramatta as an important civic centre with St John's at its core.

St John's church, now Cathedral, could be argued to be the most important heritage building in the CBD of Parramatta. It is:

- one of the most significant heritage buildings in Australia,
- one of the earliest church buildings to exist,
- architecturally distinctive

- set apart from most church buildings with its unusual twin spires and
- it occupies a central and pivotal historic and contemporary location within a city that is being dramatically redefined. This is reinforced by the current work to create a new major civic space in Parramatta (Parramatta Square) that extends from the Cathedral at its western end to the east, with a major boulevard and redevelopment centred on the Cathedral building.

Over time the Parish has added to the original Cathedral land holding to create a quite significant Parish and commercial site within the city. Most of that land holding is not directly related to the Cathedral although the sites adjoin and to some extent overlap the Parish and Cathedral function. This provides opportunity for the Cathedral to provide additional functional and operational spaces without impacting on the setting of the Cathedral building and also provides the opportunity for the church to achieve long-term financial support for the operation of the church and the conservation and maintenance of the Cathedral building.

For the Parish, the extended land holding has three purposes:

a) to provide income for the ongoing life of the Parish and the maintenance of its assets;

b) to allow for future development that can support the Cathedral and Parish and;

c) to provide space for Cathedral and Parish use.

Historically, as noted above, the site functioned as a local Parish church with a church, various hall buildings, a Verger's Cottage and a rectory (not on site). As with most Parish centres, the site was fenced, and additions and new elements were made over time mostly as a matter of convenience and within the relatively tight parameters of land ownership. The Cathedral was extended (1815), rebuilt (1852-1858), had transepts added (1885) and a range of modifications. A Verger's cottage was located carefully out of main sight and away from the main entry to the building (1896), a first (date unknown) then a second church hall (1911) were built in the rear corner of the site, tucked away as far as possible from the church building and later the hall was extended and reworked (1961 and 1967). As the township of Parramatta changed the church site became absorbed into the newly created civic space to the east of the Cathedral with fences being removed and the Cathedral land being opened up for public use (1950s) with a formal agreement between Parramatta Council and the ACPT taking place in 1992 over the Cathedral land. This changed the relationship of the buildings on the site as they were no longer set within an enclosed and manageable land holding but were set within a space opened for public use over which there has been effectively little ability for church control. At the same time, the site itself underwent numerous changes to accommodate parking, access, trying to achieve better connection to disconnected facilities, provision for events, expanded services for the community and for various groups within the Parish.

The change in setting and function from a Parish church to a Cathedral is profound. What was for much of its life an enclosed and separate space used almost exclusively for church activities became a major public space integrated into the central civic space of the then emerging city. This redefined the setting of the Cathedral and changed its function from simply a Parish church within a churchyard to a major civic element within the city.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No, 6653

Such a change is not unexpected and can be seen in numerous locations in cities where civic space is re-defined. Two important and key examples of this change in civic space are in Sydney at St Mary's and St Andrew's Cathedrals. There are numerous other examples.

Both of these churches were built as Cathedrals (seen in their scale in relation to the Cathedrals in Parramatta) but have been redefined in their settings within the centre of a city. They provide useful comparisons for the future of the setting of St John's Cathedral. It is noted that the following analysis does not suggest that every historical action undertaken was ideal or had an ideal outcome, rather it points to how cities engage with their major historic buildings such as Cathedrals and churches to create important civic spaces that in themselves define the character and quality of the city.

ST ANDREW'S CATHEDRAL

St Andrew's until the 1970s sat within a fenced and enclosed site that accommodated car parking (mostly) and some landscaping that while accessible to the city was quite separate. The creation of Sydney Square, between the Cathedral and the town hall, a project shared by the city and the diocese, provided the first major new public space in Sydney that provided a major area between the Cathedral and Town Hall that has functioned for a wide range of church and civic uses for over 40 years. The project also involved commercial development to the west seen in St Andrew's House and Town Hall House, both of which provided the facilities necessary for church and Sydney City Council in new purpose built bespoke buildings, separate from (Town Hall House is actually attached to the Town Hall) the historic buildings. To achieve the new square and civic space the original Edmund Blacket Deanery (refer to photograph below) was demolished and the boundary fence and landscape setting of the Cathedral removed. The space created placed both the Town Hall and Cathedral into a new civic setting that had not previously existed and moved the Cathedral land from private to shared public space

It could be argued that the loss of the deanery and fencing and setting of the Cathedral was unfortunate and in many respects it was, but the new civic space has been a major part of the life and heritage of the city and is now a highly valued area that defines the adjoining heritage buildings.

Most importantly, the change was a marker of the way in which the city was engaging with major civic buildings and areas and the redefining of traditional relationships and values.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Figure 5: St Andrews Cathedral post Sydney Square construction (Source: NSW Lands Dept Six Maps)

Figure 6: St Andrews Cathedral pre Sydney Square construction - 1943 image - the ancilllary buildings were war period huts that were removed shortly after this aerial photograph (Source: NSW Lands Dept Six Maps)

Figure 7: St Andrews Cathedral from George St c 1880s showing the enclosed character of the site.

Figure 8: St Andrews Cathedral c1900s showing former deanery fencing and landscape setting.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

ST MARY'S CATHEDRAL

St Mary's underwent a different form of change with a very major redefining of the southern forecourt that involved closing city streets, resuming land and creating a major new civic space of grand scale that interconnected the Cathedral's front with the museum to the south. This is a project that took place sometime after Sydney Square and is a more ambitious project in creating city civic space. It is not dissimilar in scale to the new precinct (Parramatta Square) to the east of Parramatta Cathedral currently being planned.

The most important aspect of this work was the large-scale redefinition of space for the benefit of the city. It may be argued that no important buildings or features were removed, however the work changed the pattern of the city and demonstrated a city coming of age.

Figure 9: City Bowling Green on College Street looking towards Saint Mary's Cathedral, Sydney, ca. 1920s, 1 [picture]. [nla.pic-vn6217526]

SOURCE:

The Sydney Morning Herald 1920

http://professional.fairfaxsyndication.com/archive/Laying-tram-tracks-on-College-Street-in-front-of-the-Museum--Sydney--ca.-1920--1-[picture].-[nla.-2ITHRGQGJT_L.html

Figure 10: Cook and Phillip Park during construction of the Cathedral towers

BVN Architecture

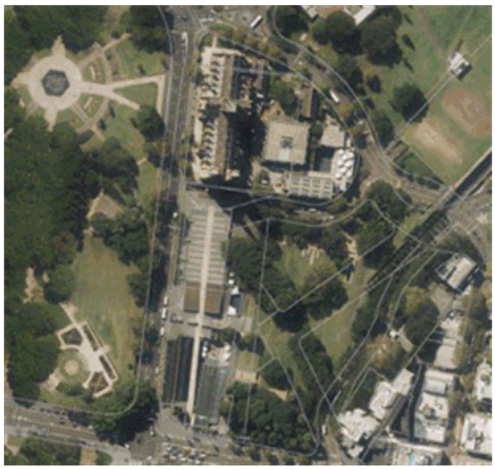


Figure 11: Recent aerial image of the forecourt (Source: NSW Lands Dept Six Maps)

Figure 12: C 1943 aeral image of area that is now the forecourt of the Cathedral showing roads, plantings and bowling green (Source: NSW Lands Dept Six Maps)

THE EMERGING SETTING OF ST JOHN'S CATHEDRAL

Assessment of the options put forward in this planning proposal have to be considered within the context of a changing centre of Parramatta. It is no longer possible or reasonable to consider the Cathedral complex (as a whole or in parts) as a Parish church that happens to have been caught up in major civic and commercial developments to which it should not respond.

This HIS considers the heritage issues set out in the draft CMP and responded to in the site options study but also considers how the Cathedral building in particular can achieve significance within a redefined city centre and how the options put forward address the desired future form of the city while retaining heritage values.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

3.0 PHYSICAL DESCRIPTION

3.1. SITE AND CONTEXT

The site and its setting are described in the draft CMP in detail. This particular HIS does not specifically address the Cathedral building as there is no change proposed to it in the Planning Proposal. Similarly, there is no change proposed to the Verger's cottage. There will be conservation work undertaken and proposed as part of future applications that address actual works but as this application is a planning proposal that is conceptual, the only works that will affect heritage items physically are related to the St John's Hall area, the adjacent listed St John's Building fronting Centenary Square and the site around the buildings.

The options provided as part of the planning proposal propose the removal of all the buildings to the north (that are not heritage listed), the removal of the rear of the St John's Building (38 Hunter Street) fronting the Centenary Square which is only listed in relation to its façade in relation to Centenary Square and in one of the three options, replacement of St John's Hall. As noted, the Cathedral and Verger's Cottage are retained in all the proposal options without change.

All of the buildings on the site are described in some detail in the draft CMP in sufficient detail to understand their development and their heritage value. Those assessments are agreed to and supported in this HIS.

SITE

The site arrangement, as it has evolved as part of the broader space around Centennial Square, is not of particular significance in terms of landscape, pavements, public use and general arrangement, several significant elements however, such as the entry gate, remain within the site. Following the inclusion of the grounds into the open space of the city (initially in the 1950s and then in 1992 with creation of the pubic space in Church Street), changes have been made to the site that provide access around and through the site, but which do not provide a suitable setting for the Cathedral building in particular.

The site has historically had an unusual setting with the Cathedral building being slightly offset from the east-west Hunter Street axis and at an angle to the Church Street frontage. Understandably, as structures were added they were placed in the rear corners of the site, away from the Cathedral building and largely out of sight, at least as out of sight as was possible.

The site frontage, to the east, is in reality the back of the church with the main entry (from Hunter Street) to the west between the towers. This is a traditional liturgical arrangement where the Holy Table is at the east end and the congregation face east representing the rising sun and the resurrection of Christ. The main west door is however, as noted, not axial on Hunter Street. That is, Hunter Street does not align with the axis of the Cathedral building.

The north porch of the Cathedral was added to allow greater access from the main frontage and it is not unusual to have both a west and either north or south entry door.

The creation of the western forecourt, even though now used for parking, has gone some way to create a frontage to the main approach to the Cathedral. The site plans below demonstrate the site focus on the western end of the site with gardens, lawns and at one time trees along the eastern frontage.

In its present arrangement, the main entry to the St John's Parish Hall is through two on-grade carparks and the attempt to create a better connection between hall and Cathedral through the use of the covered way has not been successful in creating a workable transition between elements.

The St John's Parish Hall building has its front door to the east and the 1943 aerial photo shows clearly that it was entered via a path from the east and then via a diagonal path from the west end to the northern boundary. At that time, the two hall buildings (the western one relocated from the east and then rebuilt) had separate entry points, this was later altered so that they were interconnected.

The creation of the new major east-west oriented Parramatta Square to the east of the Cathedral changes the spatial arrangement of the site and Parramatta in a major way. It also changes the setting of the Cathedral.

When Church Street was an active road with buildings along its eastern frontage, the Cathedral was a contained site largely within its early setting that faced the low-scaled buildings opposite. The Hunter Street frontage, while impressive with the towers, was not the major frontage as Church Street is the spine of the city. When Church Street became a public space that included the church lands, the setting changed but only by extending the sense of space around the Cathedral and in the process losing the clear definition of the early site boundaries. The Cathedral still sat within a spatial arrangement that reflected its traditional urban setting with the modernizing of the city form through the addition of plazas and public spaces.

The creation of the new Parramatta Square plaza to the east however, changes the spatial arrangement of the city and the setting of the Cathedral. St John's will in the future sit axially to the west of a major civic space that has an east/west alignment, the Cathedral will terminate the view, even though the Cathedral building functions in reverse to that axis. The new civic space will now include the Cathedral site, even if by default, and the public plaza will extend from the end of Hunter Street to Smith Street. Parramatta Square will be largely flanked by new large-scale developments alongside several heritage items, however the Cathedral is the only civic building that will occupy a central, separated and axial position within the new civic space. This is a unique setting within the locality and places considerable focus on the Cathedral and its immediate setting.

There is then an imperative to create meaningful public space around the Cathedral that serves the Cathedral and its uses, and which extends the re-defined public realm to include the Cathedral site.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

3.2. BUILDINGS

Four buildings on the site have been assessed as having some significance. This varies from the Cathedral which is of exceptional significance through to the hall, Verger's Cottage and façade of the St John's Building which are assessed as having local significance. As noted earlier, the Cathedral, Verger's Cottage and façade are retained in all three options and the hall building is retained in one option, adapted in one option and removed in the third option.

Figure 13: St John's Cathedral

Figure 14: St John's Parish Hall

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Figure 15: Verger's Cottage

Figure 16: St John Building

This may seem an unusual proposition as the hall is locally heritage listed and has some heritage value. However, the recognition of heritage value and how the place is then managed to conserve heritage values does not preclude consideration of adaptation, change or in some situations removal of an element that has heritage value where other values are achieved.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

A reason for providing options that both include the replacement of St John's Hall and retain it, is to ensure that the heritage considerations around a potential removal of a heritage item are properly explored and that the alternatives are tested before proceeding to a planning proposal.

The LEP requires heritage values to be conserved. This is a necessary and proper consideration. To achieve this, it is necessary to understand fully the heritage values of a place. This is both a broad and a narrow set of considerations. It must start with a broad assessment as almost anything can be found to be significant if the assessment considerations are narrowed sufficiently, and that is not an acceptable approach to heritage assessment.

An error that often occurs in considering heritage value is to focus on detail rather than move to detail after making an overall heritage assessment. It is also necessary (in this case through the CMP process) to have undertaken a detailed consideration of all aspects of significance of the whole place to allow a broader consideration to be informed.

On the Cathedral and Parish owned site, as a whole, there are a range of listings, zonings and controls that overlap and adjoin, all of which have to be considered. In relation to heritage considerations, there are both State and local listings that in a technical sense are separate, as they operate under different legislation but are closely related as they overlap and use the same criteria for assessment (with different thresholds for inclusion).

The site then has a range of heritage values that principally focus on St John's Cathedral Building but include other attributes such as the two listed adjunct buildings, the façade of the St John's Building and the setting with a number of identified features in that setting. The elements have a relationship to each other that demonstrate various aspects of significance. Not all elements demonstrate the same values and often the values have different levels of significance.

Starting with the site, arising from the draft CMP assessments, the original or early church site is of considerable significance in defining a setting for the Cathedral building. The site boundaries are incidental to the other buildings that are simply located within it without any great design intent. While the site boundaries are less defined as fencing has been removed they are discernible, except for the hall location that obscures the early site arrangement and can be interpreted in any future site changes.

We do not know what may have been intended for the site when the church was first built beyond the construction of the church. Its location on the site does not suggest any consideration of other buildings, the church was a building in isolation and given the difficulty of building at that time and the understanding of church attendance, structures such as halls and ancillary buildings would not have been considered.

Historically, the church was a building in isolation serving a pivotal social, spiritual and governance role in the community. Not only were churches in the colony places of spiritual importance, they were structures the government funded to reinforce the sense of civilization and authority that was necessary to manage the early settlements. St John's is consequently important as a church but also as the earliest recognition within the Parramatta area of

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No, 6653

permanence, stability and order. The isolation and separation of the church reinforced its role within the community.

A church hall was added much later (a simple timber structure) as the needs of church attendance shifted and churches undertook a more social role within the community outside formal services and also catering for the religious training of children. Modest (and sometimes less modest) church halls proliferated across Sydney and beyond in the late 19th and early 20th centuries. Mostly these buildings were locally designed (often by builders or church members) in contrast to most Cathedral and church buildings that were architect designed.

The hall was replaced with a new larger building (1911 - the current hall) and the older building was moved further back on the site. This was also a common practice across churches where space was constantly under pressure and funds lacking. The later hall was designed by a local builder who was also a member of the church and a local mayor. The designer was without the design skill to achieve a hall building that was in any way commensurate with St John's Cathedral in terms of it's design or architectural quality. It is one of a series of ancillary buildings that are often found around more major church buildings.

This does not result in the building having no significance, its significance is established as one of the layers of development (albeit a modest one) that is seen in the growth of the church at Parramatta.

The arguably more significant earlier hall was later demolished to provide for the current non-descript addition to the west of the site (Marsden's Hall). The first hall represented a change in use of the site that required ancillary structures and marked a shift from the church operating in isolation.

With the re-defining of the site that is currently taking place (which is in accordance with the current controls for the area) the current hall building has ceased to fulfil the needs of the church in terms of the facilities it can provide and requires replacement with a new facility or a major re-work.

This is consistent with the history of development of the site and is consistent with managing heritage values on the site.

The City of Parramatta Council needs to consider the role of any major site such as St John's within the framework of Parramatta as a City and St John's as a Cathedral and not a Parish church.

There is a strong and convincing argument to look at the St John's site within a larger context and to potentially recover core heritage values for the city by replacing the hall building with a new third generation church facility. This is consistent with the heritage values of the place, established patterns of use and development on the site, good urban design, being able to be approved and potentially will achieve a high-level outcome for the city.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

CHURCH USE

During the process of engaging with City of Parramatta Council over the design of the extended church site there has been discussion over the way in which the church uses the site and if the site does not suit church uses as is, the City of Parramatta Council suggested the church could possibly move. This is a significant heritage issue that needs to be addressed.

This HIS has attempted to provide background as to why St John's Cathedral is important to the City of Parramatta. It is in reality critical to Parramatta. Traditionally, without St John's Parramatta as a Cathedral, Parramatta is not a city. Cities are defined by their Cathedrals, and without a Cathedral technically there is no City. Parramatta is clearly a city and a functioning, well-resourced and vibrant Cathedral at its heart is a key element of the City's infrastructure.

St John's Cathedral and its immediate site have a State heritage listing. Part of the heritage significance attached to that listing is because it is used as a Parish church (as well as Cathedral), has continuity of use and provides services to Parramatta that cannot be found elsewhere. The ongoing use of the building and site for Cathedral and Parish purposes are essential elements of Parramatta and need to be encouraged and promoted for their religious and, more importantly to the city, their civic and social role.

The viability of the Cathedral and Parish is critical to the city as it provides a range of civic functions that Councils will not and cannot meet. The loss of other church buildings to other non-church uses, while no doubt well patronised, signals a decline in the city centre. The balance of church and social uses along with food and entertainment uses is vital to a viable city.

Within that context, the ability of the St John's Hall to function effectively for the future of the church is a significant heritage issue that also needs to be addressed.

St John's is a growing Parish and with the increase in growth of Parramatta, will continue to grow. Ideally the Parish will increase in numbers, provide essential and needed services to the community at the heart of the city and will require enhanced facilities to achieve that. The current facilities are not fit for purpose to meet current requirements nor to meet the anticipated changes that will occur as a result of the redefinition of the city centre and the addition of development nearby. As with the first hall building, which also did not fit the needs of the church, it is timely to replace the facility with one that meets current needs, and which most importantly does not impact on the very significant heritage values of St John's Cathedral Building.

The Anglican diocese remains committed to St John's, and its continued religious use, the conservation of its heritage significance, it's role and viability as part of the City of Parramatta CBD.

One of the options for the continuing achievement of this commitment is the replacement of the St John's church hall with a new facility. Within the context of the history of the site this can be an appropriate action consistent with the heritage values of the site whichxc forms part of the continuity of use and activity on the site.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Figure 17: St John's Cathedral (Source: NSW Lands Dept Six Maps

Figure 18: St John's Cathedral, 1943 aerial (Source: NSW Lands Dept Six Maps)

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

4.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

4.1. EXISTING ASSESSMENT OF SIGNIFICANCE

There are three assessments of significance for the site. The first is the data sheet related to the State heritage listing, the second is any material related to the local listing and the third and most definitive is the recently completed heritage assessment in the draft CMP.

While the assessments cover slightly different sites (based on the various listing boundaries) and exist under separate controls, they must be considered as a whole to understand the interplay of heritage values on the site and in relation to surrounding sites.

It has been suggested that the individual sites should be separated out and the State listing considered in relation to the State listed part of the site in isolation, with the locally listed parts of the site only considered in terms of their local setting without reference to the State heritage listed portion of the site. That approach is considered poor heritage practice which could result in heritage values being marginalized as the place is not fully understood, therefore this report has instead considered the site as a whole to ensure the place and its heritage values are fully understood as a whole.

Many sites, of which this is one, have complex layers of heritage significance with elements of varying heritage value. Usually those layers have a range of relationships that either support or may adversely affect the values of other parts of the place. When a site is under single ownership it is both proper and necessary to consider the place as a whole as well as the parts of the place that inter-relate.

It is important to note that the State Heritage inventory form does address the whole (church) site even though only the Cathedral itself is of State significance.

Both the State Heritage Register and State Heritage Inventory heritage listing forms for St John's Anglican Cathedral within the site include the following Statement of Significance:

> *St John's Cathedral*
>
> *St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest Parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 Parish church of St John's that was the first Parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW.*
>
> *Governor King's 1802 proclamation of the first two Parishes of the colony of NSW -- St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St John's' Parish church (now Cathedral) is built on the site of the first (1803) Parish church, whereas the present St Phillip's Church, York*

Street, Sydney has moved from the site of the first (1809) St Phillip's Parish church that was built at nearby Lang Park.

The State Heritage Inventory listing form includes the following Statement of Significance for the locally listed St John's Parish Hall:

St John's Parish Hall

St John's Church Hall is of significance for the local area for historical and aesthetic reasons and as a representative example of a 20th Century church hall in the area, also as a rare example of this age and architectural quality in the local area. The hall makes a major contribution to the Parramatta townscape in unison with the associated church building. The site possesses potential to further contribute to an understanding of early urban development in Parramatta. The item is a related place to the adjoining St John's Church which is separately listed in the LEP.

The State Heritage Inventory listing form includes the following Statement of Significance for the locally listed Warden's Cottage:

Wardens Cottage

Professional, trade and manufacturing practice - example of an intact house National Trust (Parramatta Branch): Professional, trade and manufacturing practice - example of an intact house.

The State Heritage Inventory listing form includes the following Statement of Significance for the locally listed Bicentennial Square and Adjoining Buildings:

Bicentennial Square and Adjoining Buildings

Bicentennial Square is of significance for the local area for historical and aesthetic reasons, and as a locally unique set of examples of various types of buildings that collectively and individually form local landmarks. The Square provides evidence of local and regional amenities and services in Parramatta.

4.2. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The NSW Heritage Manual (1996, amended 2001) sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

Table 3: Criteria for Assessing Cultural Heritage Significance.

Criterion (a) Historical significance	An item is important in the course, or pattern, of NSW or the local area's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b) Historical significance (association)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW or the local area's cultural or natural history (or the cultural or natural history of the local area);
Criterion (c) Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area;
Criterion (d) Social significance	An item has strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons;
Criterion (e) Research potential	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history, or the cultural or natural history of the local area;
Criterion (f) Rarity	An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history
Criterion (g) Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW or the local area's cultural or natural places; or cultural or natural environments.

The following statements, taken from the draft CMP statements of significance, relate to the church site as it will be affected by the current proposal.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

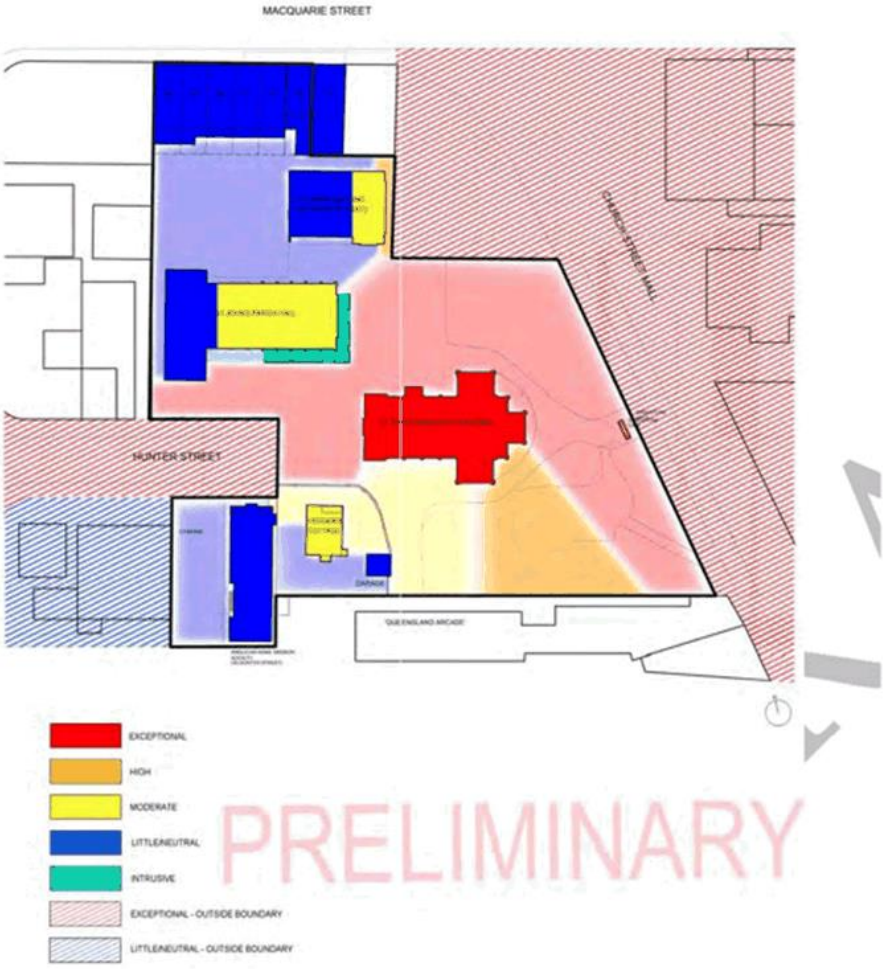


Figure 3.1: Significance Gradings: Buildings and external spaces.

Figure 19: Significance Assessment of the site – from Design 5 draft CMP

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

4.3. CHURCH SITE

CRITERION A - HISTORICAL

St John's Anglican Cathedral, Parramatta has historical significance at a State level: as the site of one of the two earliest Anglican Parishes established in Australia (proclaimed in 1802); as the site of the first Parish church in Australia, completed in 1803; and as the longest serving site in continuous use for religious worship from 1803 to the present time.

The placement of St John's Cathedral building, closing the vista at the southern end of Church Street, is historically significant in the development of the town plan of Parramatta. Its location was a deliberate act of civic design initially created by Governor Hunter in 1799, but which was later reinforced by Governor Macquarie in his subsequent planning for Parramatta. While not located within the existing property boundary of the Cathedral, St John's Park has historic significance at a State level as associated remnant of open public space associated with the siting of the church.

Surviving views and vistas to St John's Cathedral of State historical significance include the views southwards along Church Street towards St John's Cathedral, and the view eastwards along Hunter Street to the Cathedral towers.

CRITERION B – HISTORICAL ASSOCIATION

St John's Anglican Cathedral is significant at a State level for its strong associations with three early colonial governors, namely Governor's Hunter, King and Macquarie.

The site is also significant for its association with the Reverend Samuel Marsden (first minister), William Shelley Designer of original building), John Watts (46th Regiment), James Houison (local builder) and Cyril Blacket (architect of the additions).

CRITERION C - TECHNICAL

The siting of St John's Anglican Cathedral is of State significance under this criterion as the historic terminus at the south end of Church Street. This important spatial relationship between the early town planning of Parramatta and the Cathedral, remains legible not only in the existing view southwards along Church Street, but also north-westwards along the present Church Street Mall alignment and eastwards along Hunter Street.

The design of St John's demonstrates the importance Macquarie placed on constructing civic buildings of style that would both improve and civilise the convict colony of NSW. The towers of St John's Cathedral have been a focal point in the townscape of Parramatta since the early nineteenth century. Although hidden or dwarfed by higher more recent development (with further development to take place in the vicinity), the towers and the church continue to be an important landmark within the streetscape of the Parramatta city centre. Visually the towers remain important landmarks in views southwards along Church Street and eastwards along Hunter Street. Spatially, the extensive grounds around the Cathedral, including St John's Park, Centenary Square and the Church Street mall provide a landscaped open space area that not

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No, 6653

only has historic importance, but also strengthens the presence of the Cathedral and enables views of it in-the-round. The area to the west of the church is aesthetically significant as it enables the setting of the towers and importance of the towers to be demonstrated.

Views southwards along Church Street and eastwards along Hunter Street demonstrate the important spatial relationship between the historic siting of the Cathedral and Macquarie's town plan.

CRITERION D - SOCIAL

St John's Anglican Cathedral meets this criterion at a State level as the centre of an active Anglican community since its completion in 1803, an activity that has continued to the present day.

St John's Cathedral has local heritage significance as a landmark site of community esteem in the city of Parramatta. The Cathedral is a prominent landmark located in park-like grounds that are daily traversed by Parramatta's large population of commuters en route to the bus and rail interchange to the south.

CRITERION E - RESEARCH

The St John's land has moderate to high potential to retain both Aboriginal and historical archaeological evidence relating to pre and post-contact Aboriginal occupation, the location of the Parramatta Native Institution within the study area, and other historical activities from 1798-1832 relating to the function of the church.

CRITERION F - RARITY

The siting of St John's Cathedral at the terminus of Church Street within its grounds is a rare example of the link between civic design and the importance of the Church of England in NSW during the earliest decades of its settlement.

The location of the Cathedral within extensive landscaped grounds and adjacent St John's Park (a possible early remnant of public open space established in c.1804), is rare in the CBD's of Sydney and Parramatta.

CRITERION G - REPRESENTATIVENESS

Not used

The following statements, from the draft CMP statements of significance, relate to the St John's Hall Building as it is the building on the church site that may be affected by the current proposal where the Cathedral and Verger's Cottage are not affected directly by the proposal.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

4.4. ST JOHN'S PARISH HALL

CRITERION A - HISTORICAL

The Parish Hall has historical significance at a local level for its function as an ancillary building constructed to support the historic operation of St John's Anglican Cathedral.

The construction of Parish/ church halls was often an important phase in the historic development of a church in its locality, providing additional space for the congregation to gather. St John's Parish Hall was completed in 1911 to a design by local builder William Noller and is a modest Federation style building exhibiting typical detailing of the era including tuck-pointed face brick walls, smooth and pebble-dash rendered detailing and slate clad roofs. While externally the original hall retains a high degree of integrity in its external form and materiality, despite the subsequent addition of the encircling verandah, it does not exhibit strong characteristics of any particular architectural style. Its value lies in its close proximity to St John's Anglican Cathedral, providing a clear visual link between the two structures and their associated uses. Its orientation eastwards reflect this association, as when completed the hall was accessed via the enclosed grounds surrounding the Cathedral.

CRITERION B - HISTORICAL ASSOCIATION

No significance attributed directly to the building in the draft CMP.

CRITERION C - TECHNICAL

While the Parish Hall retains a degree of integrity in its external form, it is not considered to be a particularly strong representative example of an architectural style.

CRITERION D - SOCIAL

No significance attributed in the draft CMP.

CRITERION E - RESEARCH POTENTIAL

No significance attributed in the draft CMP.

CRITERION F - RARITY

No significance attributed in the draft CMP.

CRITERION G - REPRESENTATIVENESS

Both St John's Parish Hall and the Verger's cottage meet with this criterion at a Local level as representative examples of ancillary buildings constructed to support the function of the church.

Stylistically, while the Parish Hall retains its external form and detailing typical of its Federation period construction, it is not considered to be a particularly strong example of any architectural style.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

5.0 PROPOSAL AND DISCUSSION OF OPTIONS

The proposal is shown on drawings prepared by Architectus (included in this report for reference as Attachment 1).

As the proposal is a planning proposal and not a DA, the drawings while indicating possible arrangements for built form are establishing envelope and siting controls for the part of the site that is proposed for future development. Consequently, the illustrative material to demonstrate that a proposal can be achieved is limited in its use to demonstrating that a building can be designed within the envelopes proposed. The detailed designs should not be considered in detail as part of this heritage assessment. A design competition will form the second stage of the process and the consideration of detailed design approaches will be undertaken as part of that process.

The three options set out in the Planning Proposal consider new built form on the land adjacent to the Cathedral site, redefining the Cathedral and its setting in relation to the new Parramatta Square plaza to the east, retaining:

- the Verger's Cottage to the south, and
- the façade of the St John's Building as part of the frontage to Centenary Square.

As noted earlier, there are 3 options concerning St John's Parish Hall.

There are three principal matters to consider in the HIS are:

1 The setting of the Cathedral in particular but the church lands as a whole

2 The scale and form of new built form around the Cathedral site

3 The church hall

There are no proposed changes which impact on the Cathedral or Verger's Cottage and these buildings are not considered in detail except in relation to the new built form.

5.1. THE SETTING OF THE CATHEDRAL

The three options being considered are:

Option 1: Retain St Johns Hall

Option 2: Integrate and adapt St Johns Hall involving partial demolition

Option 3: Replace St Johns Hall (this is the option preferred by the proponents

The three options vary in how they define the setting of the Cathedral. They move from working with the existing hall building much as it is, to significantly adapting the building, to removing the building and providing a new built form to the edge of the proposed western forecourt to the Cathedral. Putting aside the current local heritage listing on the hall building (for the purpose of this discussion only), the main reason the three options have been explored is to determine if the setting, both heritage and civic, of the Cathedral can be improved by either adjusting or removing the hall building, and conversely if retaining the hall building compromises the major civic space that is now proposed as the centre of Parramatta.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

This consideration does not look at the functionality or otherwise of the hall building.

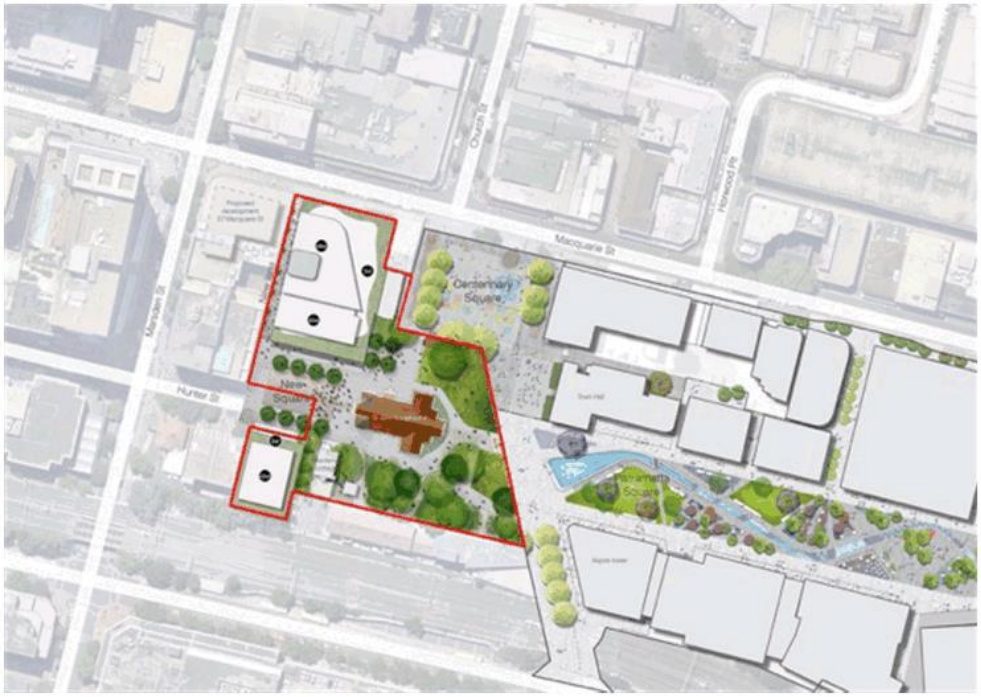
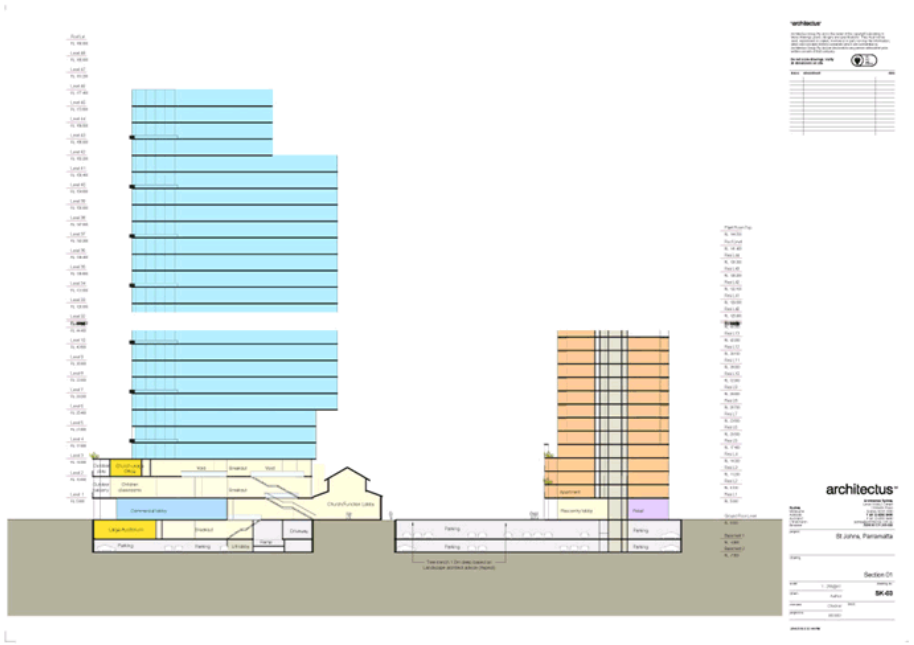


Figure 20: Architectus site plan of Option 3 showing the relationship of the Cathedral site to Parramatta Square, Hunter Street and propsoed development areas.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

OPTION 2

Figure 21: OPTION 2 - Envelope Plans



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180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

Figure 22: OPTION 2 - Site Section

The option to adapt St John's Church Hall has some potential but would require reworking the main part of the building (or effectively partially removing it) to create a new quasi-public space. While not quite facadism, such a proposal would only pay homage to the limited architectural and aesthetic value of the main façade as the building would otherwise be lost and a new architectural expression would prevail. This option also has an adverse impact on the setting of the Cathedral and the proposed western forecourt that would continue to have the limitations of the current area with the relatively narrow linkages between east and west and the visual intrusion of the St John's Hall building into the major civic space.

OPTION 3

Figure 23: OPTION 3 - Envelope Plans

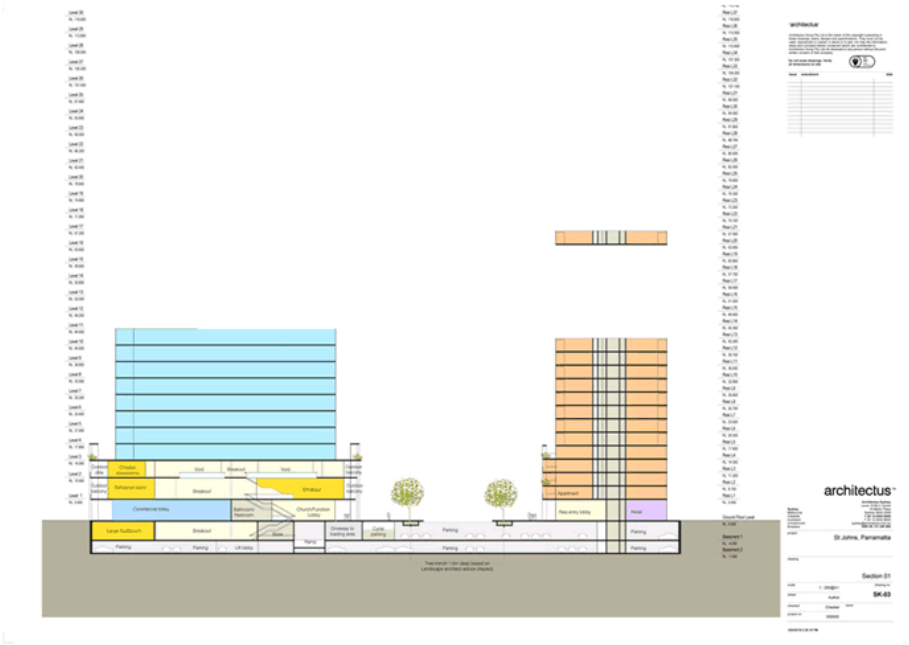

Figure 24: OPTION 3 – Site Section

The option to replace St John's Hall, while removing a listed building, is consistent with the patterns of development on the site that has seen the hall buildings as important at their time but dispensable when no longer meeting the needs of the Parish. None of the three previous hall structures have been major buildings in their own right, being utilitarian with only the current hall having any (modest) design pretension. This again does not suggest that the hall does not have heritage value but rather that the heritage value in relation to other heritage values within the site may not prevent replacement or major adaptation of the building.

The draft CMP correctly assesses The St John's Hall building as a minor element of modest heritage value within the Cathedral precinct.

In considering the 3 options in the Planning Proposal, while all three can be accommodated in the design of the adjacent site and the creation of a new setting for the Cathedral, the options that retain the St John's Hall building do not address the major issue of the creation of an appropriate, suitable and fitting urban, civic and historically based space around the Cathedral that responds to the redefinition of the centre of Parramatta.

It is not usual for a HIS to suggest or support the replacement of a place that has heritage listing however, it does occur when there are competing heritage values and State or National values are compromised or adversely affected by elements of lesser significance. Consequently, this assessment makes its conclusions with caution and not based on matters of convenience but rather on consideration of the role and setting of the Cathedral in the City of Parramatta.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

While, as noted above, all three options could be implemented, the creation of a western forecourt as proposed in Option 3 and the creation of a new activated edge that facilitates the use of the Cathedral achieves a heritage outcome that outweighs the moderate heritage values of St John's Church hall.

That raises the question of what is of significance about the St John's Church Hall that would prevent it being replaced.

Demolition is not a prohibited action for a listed place, nor is it required under the LEP that Council must refuse demolition on the basis of heritage listing. The assessment process requires a consideration of all values of the place and all heritage values in determining, for this site, what is a complex set of values.

Under the assessment criteria, where replacement of a heritage building is being considered, the impacts on each threshold issue are:

A historic significance

The replacement of the building would result in the loss of the fabric that has local heritage significance. This is the area of impact that is unavoidable if replacement takes place. Elements of the building fabric can be re-used and interpreted, and site interpretation can take place on how the site developed with the stages of halls and facilities however, while interpretation is a sound action the removal of fabric does involve a loss of significance.

B associational significance

The building has associational value with its designer and builder, William Noller. This is a minor area of significance as Noller was a local figure, a member of the church, a builder and at one time mayor but was not a recognized designer. While physical fabric is important, the associational value of retaining the building for an association with Noller is not necessary to retain that associational heritage value with the site and Cathedral.

C social significance

The church hall has no identified social significance in its own right. It forms part of a group of buildings that collectively have social significance for the role of the Anglican Church in the life of Parramatta.

As the church are promoting general redevelopment of the site around the Cathedral, and social significance resides principally with the congregation as the users of the building, it can be concluded that replacement of the building will not result in a loss of social significance for the site.

D technical significance

The building has very limited technical significance. It is not innovative, it does not demonstrate outstanding construction or technical achievement, rather it is an ordinary typical building of its time using conventional construction.

There is no diminution of value from replacement of the building under this criterion.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

E aesthetic significance

The building has moderate aesthetic significance and that would be removed if the building is replaced. It can also be argued that replacement of the St John's Hall building recovers the significance of the Cathedral setting and that this is a positive heritage outcome for the site, the Cathedral and the city. This assessment proposes that it is reasonable to consider competing heritage values and to make decisions based on an overall assessment. Within the context of the setting of the site and the Cathedral, the establishment of a new and to some extent recovered civic setting that reflects the original land holding, sets the Cathedral in an appropriate spatial arrangement to existing and planned surrounding development. It also links the site to the new Parramatta Square project spatially and functionally which is a high-level heritage outcome that allows consideration of the loss of minor aesthetic (and historic) significance found in the St John's Hall building.

F rarity

The building is not rare. It is at best a typical example of a locally designed Parish hall. Typically, its principal façade is more resolved than the rest of the building, it is a building largely in one dimension (a principal façade) set in a three-dimensional site. While the design was modestly appropriate when built the building no longer fits within the urban context in which it going to be situated and it will require either substantial modification and re-orientation to achieve a new functional arrangement or replacement with a new facility.

Replacement would not result in any impact on rarity.

G representativeness

The building is representative of modest locally designed church halls that exist in large numbers across the Sydney region.

Replacement would result in the loss of a representative building.

6.0 HERITAGE ASSESSMENT OF PROPOSAL

6.1. GENERAL ASSESSMENT

The discussion in the previous section concludes that while any of the three options could be implemented that the preferred heritage outcome for the site is Option 3 even though it proposed replacement of St John's Hall building.

That conclusion arises from an analysis of the broad range of heritage considerations on the site and determining how the Cathedral in particular, a place of exceptional heritage value, can best be located, defined and set within the centre of the redefined core of Parramatta.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

6.2. ASSESSMENT OF HERITAGE IMPACT AGAINST LEP HERITAGE CONTROLS

The planning proposal is required to address the potential for impacts under the LEP. As set out in the previous discussion the impacts vary between the three options as they involve retention, adaptation and replacement of the church hall. Each in turn has a consequent impact on the setting of the Cathedral.

The imperative in the LEP is to conserve heritage values in Parramatta. If there is to be any potential impact on heritage values (and generally any work that is not strictly conservation has some level of adverse heritage impact) a HIS based on a sound CMP must be provided to set out why those impacts may be acceptable.

Conserving heritage values is a complex and multi-layered undertaking as heritage values are not simple or often clear. On complex sites such as St John's there are conflicting and competing values that are also then overlaid, in this case, on the major redevelopment of the city centre and the changing character of the whole precinct.

The CMP and HIS are predicated on providing an understanding of St John's as a building, on its site in relation to ancillary buildings and within the public domain of Parramatta.

This HIS concludes that the three options provided satisfy the requirements of the LEP provisions and that while the options have different levels of impact on particular heritage values of the site that they address the requirements of the LEP to consider how to conserve the place.

This Heritage Impact Statement has been prepared to satisfy the requirements of Clause 5.10 (5).

6.3. ASSESSMENT OF HERITAGE IMPACT AGAINST RELEVANT PARRAMATTA DCP 2011 HERITAGE CONTROLS

The current DCP addresses a range of matters, a number of which are not relevant to this site as they are largely aimed at domestic or non-urban buildings. The following responses address the relevant DCP objectives and controls and where possible look at the intent of the clauses as they may apply to this site. Where clauses are noted as not relevant it is because those clauses refer to quite specific suburban residential issues and not the matters that affect the Cathedral or city centre.

Table 4: Assessment of Heritage Impact

DCP Provision	Response
3.5.1 General - Landform / Natural characteristics	

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.1 Maintain the natural landform and character of the area: avoid any cut and fill to land when constructing new buildings and landscaping grounds.	The site is generally level and the base levels of the site will not change as part of the Planning Proposal.
3.5.1 General - Subdivision Pattern	
C.2 Maintain the historical pattern of subdivision.	Maintained by interpretation. The sub-division pattern has been altered over time and irrespective of actual site boundaries the site around the Cathedral largely now forms part of an extended public domain.
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.	The site is a heritage item and adjoins heritage items. The proposal responds to all of the heritage values present in the locality as well as the proposed changes to the area that are within the LEP controls. This assessment addresses issues of scale and relationship to heritage buildings. There are no direct impacts from the Planning Proposal on nearby heritage items as their settings are also being redefined by new development around them.
3.5.1 General - Existing Buildings	
C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	This may not be satisfied as one option removes a heritage listed building and another option considers extensive adaptation. This consideration needs to be viewed with reference to the range of cultural values that exist on the site, the importance of the Cathedral building and its setting and the role of the supporting heritage elements around it.
C.5 Avoid re-roofing the main body of the building except to match the original materials or except where re-roofed in corrugated iron.	Not relevant.
3.5.1 General - Alterations and Additions	

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.6 Before any changes are made to a building, consideration should be given to whether making it bigger will ruin its appearance. Additions to small buildings can easily overwhelm them and use up garden space. Garden space is needed for private outdoor living areas. It also keeps the old pattern of development and the setting for each house.	Not relevant. This control is directed at residential additions.
C.7 Any alterations and additions must be consistent with the scale, shape and materials of the existing building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials should be the same as the existing house, or otherwise lighter weight materials such as painted timber, bro, iron or imitation timber cladding.	Not relevant to this project as it specifically refers to housing.
C.8 Modest additions work best. They can be as wings or pavilions to the existing building.	Not relevant as the work is not additions and the reference is to residential work.
C.9 All additions must be at the rear of the property, NOT at the front. Additions should be attached to the original part of the building by way of linked pavilions or skillions at the back of the house.	Not relevant as the work is not additions and the reference is to residential work.
C.10 Unless otherwise specified in Part 4 of this DCP, additions should not be higher than the ridgeline of the existing building and the existing roof form over the main body of the building should be retained.	This is only applicable if it related to an addition to a building.
3.5.1 General - New Buildings	
C.11 New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other.	Agreed and addressed in the proposal. A key element in the Planning Proposal is to create an appropriate setting for the Cathedral so that the State heritage listed building, as a priority, forms the centre of the townscape and retains its historic values and prominence. This also applies to other heritage elements of the site where new and old buildings are juxtaposed in a vibrant new civic and urban setting.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.12 Applicants need to concentrate on getting the height, siting, shape and materials right so that new buildings will blend with old areas without imitation of period details, including consideration of: • the height of the new building compared to those nearby – the new building should be no higher than the majority of the buildings in its vicinity • the setback of the new building from the street and from its side and rear boundaries and as compared to its neighbours on either side • whether the building has a similar shape – in a street of hipped or gable roof, in a street of commercial buildings, a parapet roof might help the new building t better with its neighbours • whether the building materials of the new building complement those nearby - most houses in Parramatta are of brick or weatherboard so bagged and painted brick walls might not be suitable for new buildings nearby.	These controls are aimed at residential additions and infill buildings; however, the principles can be applied within the context of the redevelopment of the city centre. The key elements involved are creating settings and relationships around the heritage buildings that allow them to have a considered and designed place within what will be a very large-scale redevelopment of the precinct. There is no way to consider the buildings around the heritage items in terms of matching them as the CBD is dramatically changing, consequently, the requirement is to establish relationships between new and old that work within the scale increase that is proposed. This is addressed by establishing public spaces around the heritage buildings that are commensurate with their importance sand which place, in particular the Cathedral building, with a sense of place that allows larger development to be located in the vicinity without adversely impacting the setting of the Cathedral.
C.13 In some areas the pattern of development is an important part of the history and heritage significance of the place. New development which would destroy that pattern of development is unlikely to be approved, even if it is low and not visible from the street.	The pattern of development in the CBD has changed and is being radically changed through the current development projects around Parramatta Square. The original Cathedral land holding remains and is an important part of the early pattern of town development. There is the potential to recover that understanding on the site and to interpret the early patterns of land tenure around this site.
C.14 In those areas where the pattern of development is not part of the heritage significance of the place, new buildings at the rear of old buildings might be approved if they can be designed and sited successfully so as not to disrupt the streetscape, affect the setting of the heritage item or destroy the amenity of the area.	Not relevant.

DCP Provision	Response
C.15 The important matters to get right are: • repeat the same size of driveways and pattern of openings • avoid large paved areas • keep new buildings low so they can be screened by the existing building, supplemented by existing or new trees • plant adjacent to driveways to help screen views between buildings • maximise distance between old and new buildings • site new building so as to minimise reducing sunlight and views enjoyed by neighbours • avoid new large buildings that cannot be screened, and which would overwhelm old buildings and detract from their setting.	These considerations are not relevant as they only apply to residential development.
C.16 Buildings with wall heights below 9m can be screened by trees and this helps new and old blend better together.	Not relevant to this location.
C.17 New buildings need to conform to existing subdivision patterns.	Not relevant to this location.
C.18 Buildings which cut across lots or cover a large amalgamated lot will be at odds with the regular pattern of development in old areas and will be very obvious from the street. They are most likely to be refused by Council.	Not relevant to this location.
C.19 A new building near an important heritage item, such as a church or hall (which might also be a local landmark) needs to be carefully designed. It must not try to copy the heritage item or compete with it for attention. It is best if the new building fits in with the character of the surrounding neighbourhood, leaving the heritage item to stand alone.	Agreed and addressed in the planning proposal. While the control is clearly aimed at development outside the city centre the concept of designing to fit around heritage buildings is a universal concept.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.20 A new building in a street of old buildings needs to follow the same front and side setbacks as the old buildings. It should be of a similar scale and shape and be built of materials which fit in with those already in the street.	Not relevant to this location
C.21 Large areas of glass windows or glazed walls are not appropriate in heritage conservation areas.	Not relevant as the area is not a HCA.
3.5.1General - Garages, carports and other ancillary buildings Unless otherwise stated in Part 4 of this DCP, all new carports, garages and other ancillary buildings (such as sheds) should complement heritage listed buildings and conservation areas by complying with the following controls:	
C.22 All new ancillary buildings including garages and carports must be detached from the main building and located in the rear yard so as not to disturb the streetscape or compete with the appearance of the house. Where it is not possible to locate the building at the rear of the property, they should be located at the side of the house but set back at least 1m from the front wall of the house (not the verandah) so they do not become a feature in the streetscape. Where there is no room to build a garage or carport behind or beside the house, a simple paved standing area at the front is better than a carport or garage.	Not relevant as the control applies to residential development.
C.23 Carports and garages should be designed as simple, useful structures to shelter the car. It is important to reduce the scale of the roof so that the garage does not compete with the house. Decorative detail should be avoided.	Not relevant as the control applies to residential development.
C.24 Ancillary buildings including driveways and carports should be designed as secondary utility buildings with no unnecessary architectural details such as period decorative features.	Not relevant as the control applies to residential development.
C.25 Ancillary buildings should be constructed of lightweight materials such as timber or metal.	Not relevant as the control applies to residential development.
3.5.1 General - Driveways	

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.26 Driveways should be constructed of a non-obtrusive material such as concrete, bitumen, gravel, or common or dark bricks.	Not relevant as the control applies to residential development.
C.27 Two wheel tracks with planting (e.g. lawn) in between are preferable to a full-width driveway.	Not relevant as the control applies to residential development.
C.28 Driveways are to be no greater than the width needed for a single vehicle and any necessary turning space.	Not relevant as the control applies to residential development.
3.5.1 General - Fences	
C.29 Keep all existing fences that are contemporary with the building and which contribute to an understanding of the history of the development of the area: • An early fence should be repaired and kept if possible. • If the fence is beyond repair, it should be reproduced in its original form with new materials.	Not relevant as the control applies to residential development.
C.30 For front boundaries where there is no existing front fence or the existing fence is not contemporary with the house, a new low fence should be constructed: • materials used should be similar to those of the building or those for which there is historical evidence • fences on nearby similar buildings or old neighbourhood photographs will indicate how an early fence would have looked; the right period style of fence to suit the age, materials and social standing of house may also be chosen by seeking help from books in the local library, or from Council's Heritage Advisor.	Not relevant as the control applies to residential development.
C.31 Keep street amenity by continued use of low front fences which allow each garden to be viewed from the street. Fences greater than 1.2 metres in height should be avoided.	Not relevant as the control applies to residential development.

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DCP Provision	Response
C.32 Encourage retention and use of timber paling fences to side and back boundaries and replacement, where necessary, with fences of similar height and materials. Side and back boundary fences of modern metal clad fencing systems are to be avoided as they are not appropriate to heritage items or areas.	Not relevant as the control applies to residential development.
C.33 Fence openings for cars must not exceed 3 metres in width and not more than a single opening may be present per allotment.	Not relevant as the control applies to residential development.
3.5.1 General - Maintenance (General)	
C.34 Regular maintenance of heritage buildings is essential for their conservation and protection. Buildings should be kept structurally sound, habitable and weather proofed.	Agreed and addressed. This would form part of a second stage proposal for the site and is facilitated by the undertaking of development to fund such works.
3.5.1 General - Maintenance (Roof) Roofs protect buildings from the weather. They must be kept waterproof and in good repair. The shape and the cladding of the roof are an important part of its appearance.	
C.35 The original shape of the roof should not be changed.	Relevant to buildings to be retained.
C.36 The original roof cladding of a building (slate, tiles or corrugated iron) should not be changed if it is in good repair.	Agreed and proposed.
C.37 If it is necessary to replace the whole roof and the original cladding material is too expensive, a new roof cladding of corrugated iron can be used.	Not relevant.
C.38 Any necessary repairs should be matched with the original cladding - tiles with tiles, iron with iron, slate with slate. If an old roof is of an expensive material, such as slate or at tiles, repairs should be made so that the original materials are put on the visible parts of the roof and corrugated iron used where the roof cannot be seen from the street.	Agreed and proposed.

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DCP Provision	Response
C.39 If a chimney leaks, the flashings should be mended. The chimney should not be removed as it is part of the charm of a house and helps maintain its resale value.	Not relevant.
C.40 Gutters should be kept clear of leaves and rubbish and in good repair as they keep dry. Some older houses need specially shaped gutters as these are important to their appearance.	Agreed.
3.5.1 General - Maintenance (Walls)	
C.41 Timber walls are best maintained with regular painting. Council's Heritage Advisor will be able to help in choosing a colour scheme for a house appropriate to its age. There are also some books about heritage colour schemes in the Parramatta Library.	Not relevant to this site.
C.42 Unpainted brick or stone should not be painted. Painting devalues a property because it cannot easily be removed and, once painted, walls will need to be painted regularly.	Agreed and proposed.
C.43 Sandblasting to remove paint from brick or stone is extremely dangerous for old buildings: it removes both paint and the outer skin of the brick, exposing it to weathering and changing its appearance. Only careful chemical treatment should be used to remove paint. This can be expensive and it is sometimes preferable to keep painting the walls.	Agreed.
3.5.1 General - Maintenance (Doors and Windows)	
C.44 Original doors and windows should be kept. They are valuable and an important part of the particular appearance of a house or shop. Painting is the best way to maintain and protect doors and windows and will save money in the long run.	Agreed.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
C.45 If the original doors or windows have been lost, they can be replaced with the correct size and type for the age and style of the house or shop. Old houses or shops nearby with all their original features will help to determine the appropriate size and type of doors or windows.	Not relevant to this proposal.
3.5.2 Archaeology	
P.1 In the case of any development where excavation is proposed, the Applicant must refer in their Statement of Environmental Effects (SEE) to the Parramatta Historical Archaeological Landscape Management Study (PHALMS).	Agreed. It is noted that a separate archaeological study has been prepared that addresses these issues in detail.
P.2 The SEE must refer to the management recommendations set out in the PHALMS in relation to the subject site and must show how the applicant intends to comply with those recommendations. If PHALMS recommends further assessment and/or documentation, then such information shall be included in the SEE.	Agreed.
P.3 If necessary, the applicant shall, prior to any excavation work commencing, make an application to the NSW Heritage Office for an application permit under the terms of the Heritage Act 1977. The applicant shall allow sufficient time and resources for the determination of the application and for completion of the archaeological programme required.	Agreed.
P.4 At all times when excavation is being carried out, the applicant (or any persons acting for the applicant) should aware of any excavation permit requirements including the need for monitoring, stopping work and reporting any relics found to the NSW Heritage Office.	Agreed.
3.5.2 Aboriginal Cultural Heritage	

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

DCP Provision	Response
P.1 Before lodging a development application for development that may have an impact on known or potential Aboriginal sites, Council's information on known Aboriginal sites and potential heritage sensitivity should be consulted. Refer to Appendix 11 for the Aboriginal Sensitivity map.	Agreed.
P.2 For properties identified with No Sensitivity, no Aboriginal Heritage Assessment is required. P.3 For properties identified with Low Sensitivity no Aboriginal Heritage Assessment is required unless land is within 100m of a creek or river foreshore and contains uncleared bushland, sandstone outcrops or exposed sandstone platforms.	Agreed.
P.4 For properties identified as Medium Sensitivity or High Sensitivity an Aboriginal Heritage Assessment is required.	Agreed.
P.5 For properties within 50m of a known Aboriginal site the National Parks and Wildlife Service Site Register should be consulted to determine whether the Aboriginal site is located on the property. If the known Aboriginal site is located on the property, the development becomes Integrated Development.	Agreed.
P.6 Properties within an area of Aboriginal social/historical association will require an Aboriginal Heritage Assessment that investigates the impact of a development proposal in relation to the social/historical association.	Agreed.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

7.0 PROPOSED DCP CONTROLS FOR THE SITE

The Planning Proposal includes a set of DCP controls for the site. They address the site as a whole, the setting within the immediate vicinity, the setting within Parramatta, the existing buildings and the urban context. The controls then address how to locate new development on the site with building envelopes, setbacks and controls.

Three options are developed for the site to the north of the Cathedral, as required within the Planning Proposal process and indicative designs are also provided to demonstrate that the site is capable of achieving the development indicated in the building envelopes.

The proposed DCP controls are sound, well-argued and are based on sound analysis of both the heritage values of the place (through the CMP process) and the urban design requirements of the City Council.

The key elements of the controls are:

- The location of new development on the site
- The height and massing of new development
- The creation of new public space around the Cathedral including:
- a new western forecourt
- enhanced linkages between the western part of the site and the eastern part of the site extending to the new Parramatta Square
- how to scale new built form to 'fit' within the context of the Cathedral building in particular

The DCP provides for the three options so that a future design competition is not limited to a pre-determined set of outcomes in relation to how to address the St John's Hall Building in particular. This is a sound and appropriate response to the complexities of the site and the ability to explore options that can address the full range of heritage, urban design and city centre issues.

The DCP does not predicate an outcome and does not promote a design solution (even though they are required as part of the process).

This HIS endorses the approach developed to ensure that there is potential for an excellent outcome for the Cathedral and City.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

8.0 CONCLUSION

In relation to the heritage impact of the proposals, it will be necessary to set out a detailed HIS for the final design solution that is proposed and how that design responds to both the physical fabric of the heritage features and the spatial arrangement of the site.

This HIS concludes that all three options in relation to St John's Hall can be supported noting that they have varying levels of impact on a local heritage item.

The most conservative approach is to retain the hall, however this HIS concludes that this will result in relatively poor overall heritage outcomes for the site that will compromise the role and setting of the very significant St John's Cathedral Building.

A less conservative approach is to undertake major adaptation of the St John's Hall Building to allow it to have a better (if not ideal) functional relationship to the Cathedral. This will have some physical fabric impacts that will affect significance but would retain the principal features – the front façade and the overall roof form - on the site. This approach will have the same overall impacts on the setting of the Cathedral within the City as Option 1.

Option 3, to replace the St John's hall Building with a new structure that forms part of the larger commercial development behind will involve the loss of a local heritage item which inevitably will have an adverse heritage impact. However, there would also be a significant gain in heritage values by re-establishing the setting of the State Significant Cathedral.

This HIS also concludes that the proposal to develop two tower forms, to the west and north and south of the Cathedral is an acceptable and supportable proposal (subject to a successful design competition) as it:

- addresses the Cathedral building as a priority,
- establishes a very fine setting for the building that is integrated into the future development of Parramatta,
- retains the Verger's Cottage and the significant elements of the St John's Building,
- provides a future income for the conservation, maintenance and work of the Cathedral in the City of Parramatta,
- integrates new development into the broader concepts for the development of Parramatta Square and
- overall achieves a high level of heritage conservation for the Cathedral precinct.

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

9.0 ATTACHMENTS

PAUL DAVIES PTY LTD ARCHITECTS HERITAGE CONSULTANTS 6653
180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T+61 2 9818 5941 F+61 2 9818 5982
E pdavies@heritage-architects.com.au ABN 65 074 633 015 Nominated Architect Paul Davies Reg No,

ST JOHN'S CATHEDRAL

195 Church Street, Parramatta, NSW

Conservation Management Plan

prepared for

ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF SYDNEY AS TRUSTEE OF THE PARISH OF PARRAMATTA (ACPT) & ST JOHN'S PARRAMATTA ENDOWMENT FUND

by

DESIGN 5 - ARCHITECTS PTY LTD
5 Queen Street, Chippendale, NSW 2008
Tel (02) 9319 1855 (02) 9319 0836 Fax
E-mail: design5@design5.com.au
Nominated Architect – Alan Croker, Registration No 4693

DRAFT #1
MAY 2018

COVER ILLUSTRATION: St John's Cathedral, Centenary Square
(Source: Design 5 - Architects)

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Design 5 – Architects Pty Ltd ACN 090 066 194 ABN 22 090 066 194
5 Queen Street, Chippendale, NSW 2008
Tel (02) 9319 1855 (02) 9319 0836 Fax
E-mail: design5@design5.com.au
Nominated Architect – Alan Croker, Registration No 4693

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Introduction

SECTION 1
INTRODUCTION

1.1. WHAT IS A CONSERVATION MANAGEMENT PLAN?

A Conservation Management Plan (CMP) is a special study report that clearly identifies and describes why a place is important (cultural significance) and then proposes an action plan, policy or strategy to keep that importance (conservation policy) and manage it into the future.

It is an important tool in caring for a heritage item, and provides a guide to future care and use, including the potential for new development. Dr. J. S. Kerr describes a CMP as *"a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places it deals with the management of change."*[1]

THE ASSESSMENT OF CULTURAL SIGNIFICANCE: FINDING OUT IF AND WHY A PLACE IS IMPORTANT

Firstly, we need to understand the place thoroughly. Research is carried out in three major areas: *historical* research, *oral history* research, and the building's *fabric* and its physical context.

Historical research involves a thorough investigation of written records, newspapers, journals, maps, photographs and illustrations. Oral history research involves interviews with present or past users, and any person or group who hold an interest in the place. Fabric research requires a thorough examination of the place for evidence of changes and earlier structures, previous uses, intactness, etc. The context and siting of the place are also examined. This research is compiled into an historical summary to give a full understanding of the place.

The place is then compared to similar places to determine its level of significance i.e. local, state, national or international. There are a number of standard criteria for the assessment of significance. Broadly, these criteria address historical, aesthetic/creative, technical/research, and social aspects.

From this assessment, concise statements of cultural significance are then drafted. These statements provide a sound basis on which to proceed in formulating a policy or strategy as to the most appropriate way to retain the cultural significance or heritage value.

CONSERVATION POLICY: KEEPING THE CULTURAL SIGNIFICANCE AND STILL MAKE THE PLACE USEFUL

Once the cultural significance of the place is determined, all the other factors bearing on the future of the place must be assessed. For example:

- What does the owner want to do with the place and what resources, financial and other, do they have available?

[1] Kerr, JS, The Conservation Plan, (7th Ed) Australia ICOMOS, 2013, p. 1.

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- What are the current Building Code of Australia requirements, local and state government regulations, and planning instruments etc. that affect the place?
- What is the condition of the place? Can the existing structure be altered or added to? What are the existing services (electrical, gas, fire sprinklers, air conditioning etc.) and what is their potential for upgrading?
- What are the user and community needs? Is there an identified need that this place can fulfil and still retain its significance?
- What feasible re-use options are there? What is the potential for future development?

When all these issues and opportunities have been identified, assessed and resolved, specific policies and strategies are then formulated which will guide future works, management and maintenance of the place. It is during this process that the need for change to accommodate new uses is balanced against the significance of the place and its elements. The policies must address all of the issues to retain the significant features and qualities while allowing change to ensure the survival of these features. In order to retain the significance of the place and ensure its ongoing maintenance and viable use, the conservation policies must be implemented or acted upon.

The final Conservation Management Plan, once adopted, will be used as a management tool and as part of a design brief for future works and development of the place. It should be revised if new information changes the understanding of the significance of the place or if there is an unforeseen change in the way the place is managed.

1.2. Structure and Terminology of the Report

This report has been undertaken using the methodology and structure outlined in J. S. Kerr, *The Conservation Plan*, 7th edition, Australia ICOMOS, 2013. This methodology is based on the principles and processes described in *Australia ICOMOS Burra Charter, 2013* (known as the Burra Charter) and its accompanying 'Practice Notes' (on Understanding and assessing cultural significance). A copy of the 2013 Burra Charter (without the Guidelines) is included as Appendix A. The principles and methodology set out in these documents are combined with the NSW Heritage Office's heritage assessment criteria. These criteria are described in Section 3, Assessment of cultural significance.

Throughout this report, the terms place, cultural significance, fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, use, compatible use, setting, related place, related object, associations, meanings, and interpretation, are used as defined in the Burra Charter (refer to Appendix A). It should be noted that, as a consequence of this, the meanings of these terms in this report may differ from their popular meanings.

St John's Anglican Cathedral was granted the status of provisional Cathedral in 1969. Throughout this report, the present structure is identified as either St John's Anglican Cathedral' or 'Cathedral' reflecting its current status. The term 'church' has been used in references to its historic establishment and development.

1.3. Background to the Project and Consultant's Brief

This Conservation Management Plan (CMP) has been commissioned by the Anglican Church Property Trust Diocese of Sydney as Trustees of the Parish of Parramatta (ACPT) and the St John's Parramatta Endowment Fund to identify and assess the cultural significance of St John's Anglican Cathedral and its associated sites, including the Parish Hall and former Verger's cottage, office and commercial buildings, and to prepare conservation policies and guidelines for the ongoing management of the place and future change.

This report has been prepared as part of a broader master planning exercise for the Cathedral and associated sites, which seeks to provide facilities within the Church's existing land holdings that meet the future needs of the Church within the centre of Parramatta, as well as enhance the setting of the Cathedral.

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While the focus of this CMP is on the assessment and management of the significance of St John's Anglican Cathedral, it is important that the conservation policies consider these within the existing and future urban context of Parramatta. As such, this CMP considers a broader site boundary than the State heritage listed curtilage of St John's, that contains the adjacent properties within the ownership of the ACPT (Parish Hall) and the Endowment Fund (commercial buildings fronting Macquarie and Hunter Streets, and Centenary Square). While noting that the Parish Hall is in itself listed as an item of local significance, it is appropriate that both it and the associated commercial buildings are considered within this CMP, given their historical relationship and close physical proximity to the Cathedral.

1.4. THE PLACE

1.4.1. THE SITE

The site, which is the subject of this CMP, comprises the following land holdings:

- No. 195 Church Street comprising of St John's Cathedral and Parish Hall (church use) and the former Verger's cottage (also known as 47 Hunter Street, associated church use) – Lots 1 & 2, DP 1110057;
- Nos. 65-75 Macquarie Street (known as Astra Chambers, commercial use) – Lots E, F, G, H & I, DP 15108;
- Nos. 77-79 Macquarie Street (commercial use) – Lots J & K, DP 15108;
- No. 38 Hunter Street, known as St John's Building (commercial use) – Lot M, DP 15108;
- No. 45 Hunter Street (Anglican Home Mission Society) – Lots 1 & 2, DP575473

Refer to Figures 1.1 and 1.2 for location and site plans.

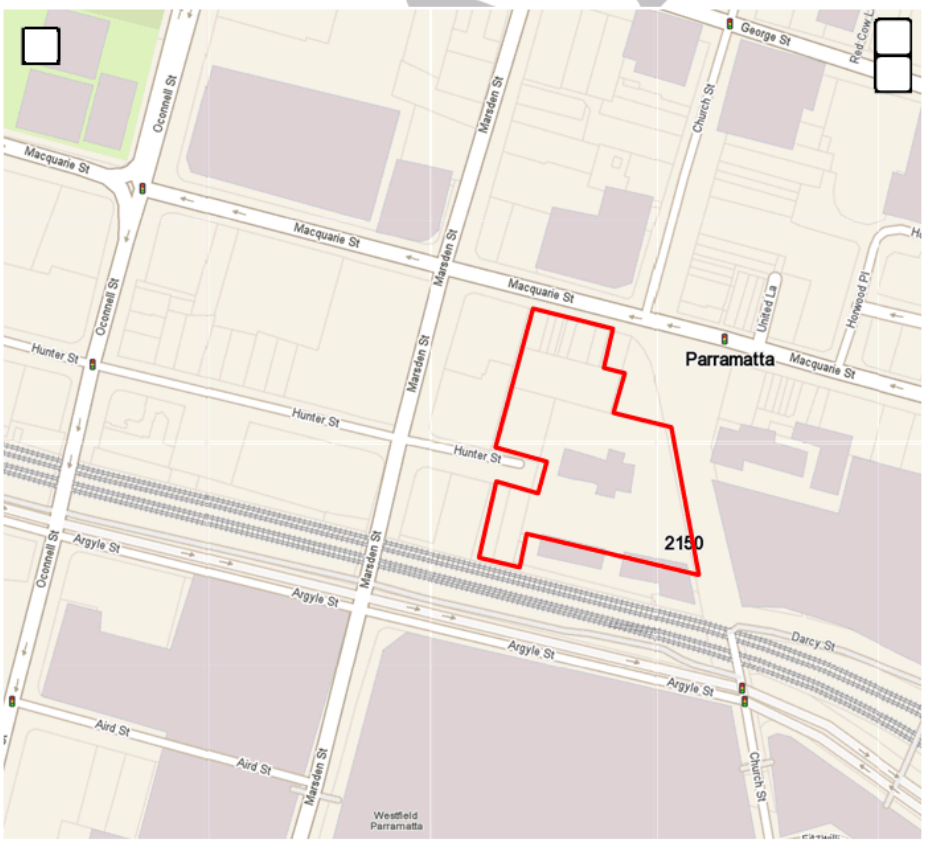

Figure 1.1: Location plan

(Source: www.whereis.com.au)

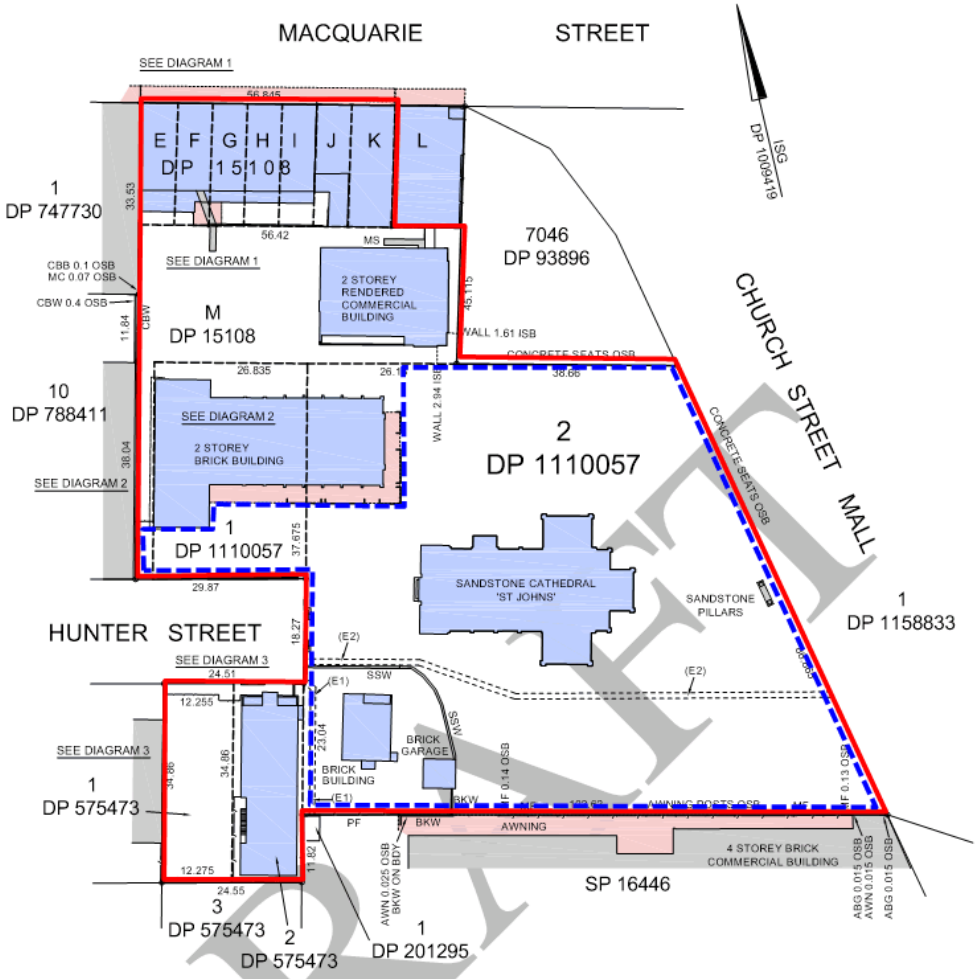

Figure 1.2: Site plan, not to scale. The subject site considered in this CMP is outlined in red, while the SHR listed boundary for St John's Anglican Cathedral is identified in blue.

(Source: RealServe Surveys, Ref: 56176DM, 13 May 2015)

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1.5. HERITAGE LISTINGS

1.5.1. NSW STATE HERITAGE REGISTER

The NSW State Heritage Resister (SHR) is a list of Heritage items maintained by the Heritage Council of NSW, with statutory force under the NSW Heritage Act 1977. The SHR provides the highest form of heritage protection under NSW legislation. Works to sites listed on the SHR require approval under Section 60 of the NSW Heritage Act, unless those works fall under the 'standard exemptions' from approval. These exemptions typically relate to minor routine maintenance and repair work, which will not have a significant impact upon the significance of the listed site. The standard exemptions specifically exclude works which may affect archaeological relics.

St John's Anglican Cathedral has been identified as of State heritage significance and was listed on the NSW State Heritage Register (SHR), Item 01805 on 5 March 2010. The SHR listing includes the Cathedral within its open setting, as well as the site of the former Verger's Cottage. Note, however, that inclusion of the Verger's cottage within the SHR listed curtilage does not imply that it is of State significance (refer to Section 3 of this CMP).

The following Statement of Significance has been sourced from the SHR listing sheet for St John's Anglican Cathedral:

> *'St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW.*
>
> *Governor King's 1802 proclamation of the first two parishes of the colony of NSW -- St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park.*

1.5.2. Historical Archaeological Provisions

The NSW Heritage Act protects heritage, but historical archaeological remains are additionally protected from being moved or excavated through the operation of the 'relics' provisions. These protect unidentified 'relics' which may form part of the State's environmental heritage, but which have not been listed on the State Heritage Register or protected by an Interim Heritage Order. An archaeological site is an area of land which is the location of one or more archaeological 'relics'.

Division 9 of the Heritage Act is titled *'Protection of certain relics'*, with Section 139 containing provisions for *'Excavation permit [being] required in certain cases'* to *'disturb or excavate land'*. Such permits are issued under Sections 140 and 141 of the Act, or under Sections 60 and 63 of the Act, in cases where 'relics' are situated within sites or places listed on the State Heritage Register. Section 139 prohibits the excavating or disturbing of land leading to a relic being discovered, exposed, moved, damaged or destroyed. To *'excavate and disturb land'* in the context of the NSW Heritage Act is an act associated with the activity of digging or unearthing.

Since amendments were made to the Heritage Act made in 2009, a 'relic' has been defined as an archaeological deposit, resource or feature that has heritage significance at a local or State level. (NSW Heritage Branch Department of Planning, 2009, *Assessing Significance for Sites and 'Relics'*.)

This significance based approach to identifying 'relics' is consistent with the way other heritage items such as buildings, works, precincts or landscapes are identified and managed in NSW. The key issue is whether a deposit, artefact, object or material evidence that survives from the past is significant. If it is significant, it will need to be managed under the 'relics' provisions of the Heritage Act. (Heritage Branch, 2009:1). If an historical deposit, artefact, object or material evidence from the past is deemed not to meet the threshold of local or State significance, then it does not need to be managed as a 'relic' under the Heritage Act.

In addition, Section 146 of the Heritage Act relates to the requirement to report the discovery of relics to the Heritage Council.

Specially, Section 146 of the Heritage Act states:

> ***146 Notification of discovery of a relic***
>
> *A person, who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) must:*
>
> *(a) within a reasonable time after he or she first becomes aware or believes that he or she has discovered or located that relic notify the Heritage Council of the location of the relic, unless he or she believes on reasonable grounds that the Heritage Council is aware of the location of the relic, and*
>
> *(b) within the period required by the Heritage Council furnish the Heritage Council with such information concerning the relic as the Heritage Council may reasonably require.*

In accordance with the Section 146 provisions of the Heritage Act, the discovery of relics is generally reported to the Heritage Division, in the form of a post-excavation report or similar, depending on the circumstances in which the discovery was made, and in accordance with any requirements of the Minister.

In order to best implement and administer the protection afforded to historical archaeological 'relics' and heritage places as through the NSW Heritage Act, and EP&A Act, the NSW State Government have prepared a series of best practice statutory guidelines with regards to historical archaeology. These guidelines are designed to assist developers, landowners and archaeologists to better understand their statutory obligations with regards to historical archaeology in NSW, and implement best practice policies into their investigation of historical archaeological heritage values in relation to their land and/or development.

1.5.3. Parramatta Local Environmental Plan 2011

The site falls within the Parramatta City Local Government Area. The regulations regarding heritage and conservation are contained within the Parramatta Local Environmental Plan 2011.

The following site elements have been identified as items of environmental heritage on Schedule 5 of the Parramatta Local Environmental Plan, 2011:

- St John's Anglican Cathedral, No. 195 Church Street (I01805);
- St John's Parish Hall, No. 195 Church Street (I713);
- Warden's Cottage (former Verger's cottage), No. 195 Church Street (adjacent to 4 Hunter Street) (I653); and
- Bicentennial Square (also known as Centenary Square) and the facades of the adjoining buildings that enclose the square, including the building at 38 Hunter Street (I651).

Immediately adjacent the St John's Anglican Cathedral site are located a number of local heritage items identified in the Parramatta LEP 2011, including the following:

- Bicentennial Square and adjoining buildings, No.188, 188R (part of Church Street Road Reserve) and 195 A Church Street, 38 Hunter Street and 83 Macquarie Street (Jamie's Italian) (I651);
- Centennial Memorial Clock, Bicentennial Square, opposite No. 196 Church Street (I654);
- Murray's Building (and potential archaeological site), No. 188 Church Street (I652);
- Parramatta Town Hall (and potential archaeological site), No. 182 Church Street (I650);
- Shop (and potential archaeological site), No. 197 Church Street (I655); and
- Two-storey residence, No. 41 Hunter Street (I714).

The subject site also comprises three separate Archaeological Management Units (AMU) (in accordance with the Parramatta Historical Archaeological Landscape Management Study (PHALMS) prepared by GML, 2000) as follows:

- AMU 2990 at 45 Hunter Street (Lots 1 & 2, DP 575473);
- AMU 2992, comprising St John's Anglican Cathedral, the Parish Hall and the former Verger's cottage at 195 Church Street (Lots 1 & 2, DP 1110057), and St John's Building at 38 Hunter Street (Lot M, DP 15108); and
- AMU 3019 – 65-79 Macquarie Street, Lots E-K, DP 15108)

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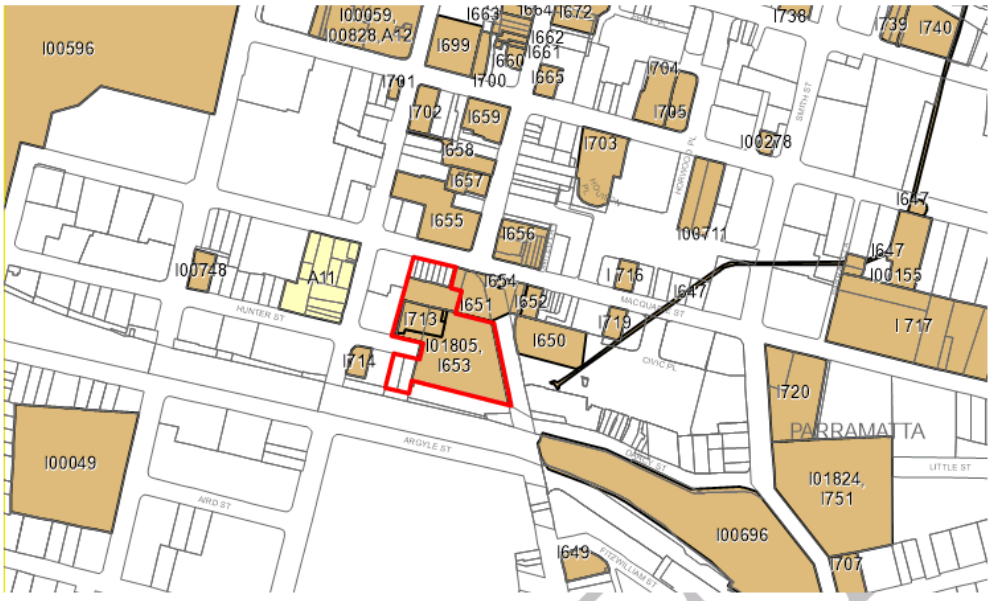

Figure 1.3: Excerpt from the Parramatta LEP 2011 Heritage Map 10

(*Source:* https://legislation.nsw.gov.au/maps/641fa58e-123f-4800-94ea-0de8f75e52ca/6250_COM_HER_010_010_20150122.pdf)

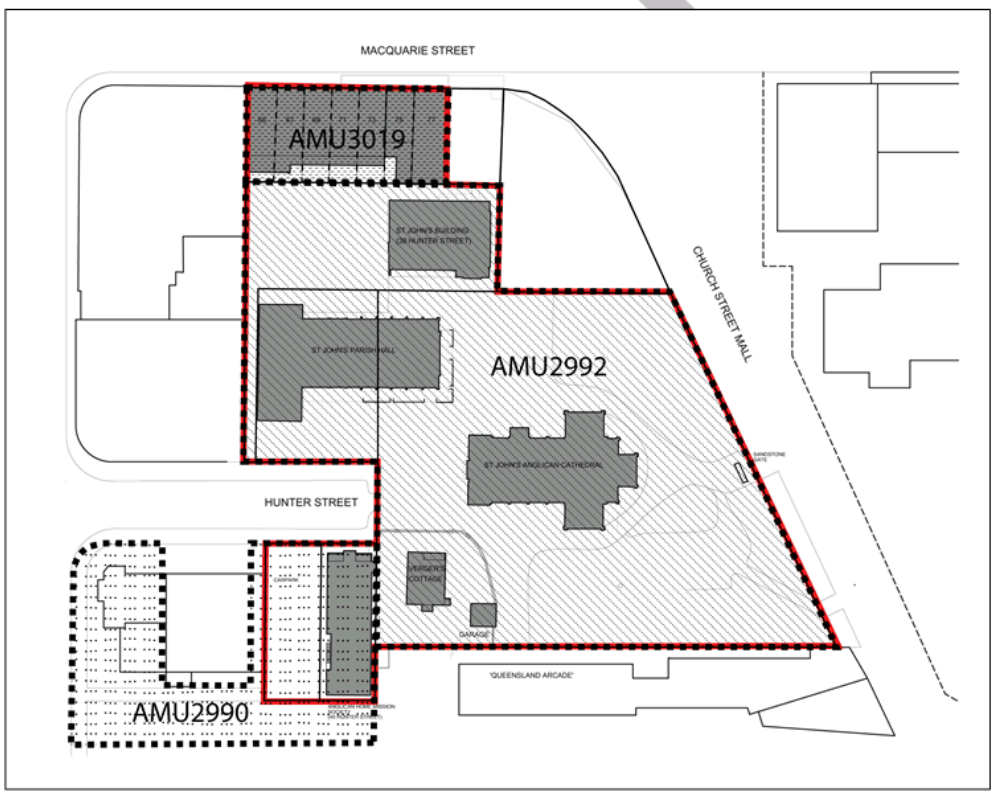

Figure 1.4: Parramatta Historical Archaeological Landscape Management Study (PHALMS) Archaeological Management Units (AMUs) within the study area.

(Source: Curio Projects 2017, base map from Design 5).

Clause 5.10 of the Parramatta LEP 2011 identifies the requirements with regard to heritage conservation. Objectives of this clause include:

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,

d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Under the LEP, development consent is required prior to demolition, alteration (both exterior and interior) and subdivision of any heritage item, or land on which a heritage item is located; and prior to disturbing or excavating a known or suspected archaeological site that would likely result in the disturbance, exposure, damage or destruction of an archaeological relic.

Prior to granting Development consent, Council will require the preparation of a Statement of Heritage Impact to assess the extent to which carrying out the proposed development would affect the heritage significance of the heritage item. For major works, Council will require the preparation of a Conservation Management Plan.

For archaeological sites, as discussed above, an excavation permit or exemption application under Section 60 or Section 140 of the *NSW Heritage Act 1977* must be submitted to the NSW Heritage Division prior to development consent being granted by Council. Council must also consider the effect of the proposed development on the Aboriginal heritage significance of the place and any Aboriginal objects known or likely to be located at the site. The requirement relating to Aboriginal archaeological potential and cultural significance, including requirements for community consultation are presented in the section below.

1.5.4. NSW National Parks and Wildlife Act 1974

The NSW Parks and Wildlife Act 1974 (NPW Act), administered by the NSW Office of Environment and Heritage (OEH), is the primary legislation that provides statutory protection for all 'Aboriginal objects' (Part 6, Section 90) and 'Aboriginal places' (Part 6, Section 84) within NSW.

An Aboriginal object is defined through the NPW Act as:

> *"any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains."*

The NPW Act provides the definition of 'harm' to Aboriginal objects and places as:

> *"...any act or omission that:*
>
> *(a) destroys, defaces or damages the object or place, or*
>
> *(b) in relation to an object-moves the object from the land on which it had been situated, or*
>
> *(c) is specified by the regulations, or*
>
> *(d) causes or permits the object or place to be harmed in a manner referred to in paragraph (a), (b) or (c), "*[2]

The NPW Act also establishes penalties for 'harm' to Aboriginal objects and declared Aboriginal places, as well as defences and exemptions for harm. One of the main defences against the harming of Aboriginal objects and cultural material is to seek an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the NPW Act, under which disturbance to Aboriginal objects could be undertaken, in accordance with the requirements of an approved AHIP.

[2] NPW Act 1974

In order to best implement and administer the protection afforded to Aboriginal objects and places as through the NPW Act, and EP&A Act, the OEH have prepared a series of best practice statutory guidelines with regards to Aboriginal heritage. These guidelines are designed to assist developers, landowners and archaeologists to better understand their statutory obligations with regards to Aboriginal heritage in NSW, and implement best practice policies into their investigation of Aboriginal heritage values and archaeology in relation to their land and/or development. These guidelines include:

- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.*[3]
- *Guide to Investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW.*[4]
- *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales.*[5]
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.*[6]
- *Aboriginal Heritage Impact Permits, a Guide for Applicants.*[7]

The Parramatta Aboriginal Heritage Study (Mary Dallas Consulting Archaeologists 2003), identified the study area as being within an area of 'High Aboriginal Sensitivity' as well as wholly within an area of 'Aboriginal Association'. In addition, while a search of the OEH administered Aboriginal Heritage Information Management System (AHIMS) did not directly locate any registered Aboriginal sites within the study area, one was located immediately outside of the study area (41 Hunter Street, AHIMS #45-6-2978). It should be noted that the lack of registered Aboriginal sites is likely a reflection of a lack of details Aboriginal archaeological work within the study area, and not necessarily an accurate reflection of the Aboriginal significance and Aboriginal archaeological potential of the site. The study area is likely of high social and cultural significance and will require consultation with the local Aboriginal community, in accordance with the OEH guidelines *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

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[3] DECCW 2010, *Due Diligence Code of Practice for the Investigation of Aboriginal Objects in New South Wales.*

[4] OEH 2011, *Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW.*

[5] DECCW 2010, *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales.*

[6] DECCW 2010, *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.*

[7] OEH 2011, *Aboriginal Heritage Impact Permits, a Guide for Applicants.*

Figure 1.5: 'Aboriginal Sensitivity Map, Zoomed to Study Area in centre. Red= High Sensitivity. Green= Low Sensitivity. Hatched=Area of Aboriginal Association (Source: Parramatta DCP 2011: Appendix 11, from MDCA Aboriginal Heritage Study)'

1.6. AUTHOR IDENTIFICATION

This report was prepared by Anita Krivickas and Antoine Portier of Design 5 – Architects, with review by Alan Croker, Director. The historical research, history narrative and chronology of the place contained in this report has been prepared by Dr Mark Dunn, historian. The Aboriginal and historical archaeological components of this CMP have been prepared by Natalie Vinton and Sam Cooling of Curio Projects.

Unless otherwise stated, all drawings, diagrams, photographs and other illustrations are the work of Design 5 – Architects.

Plans and drawings have been prepared by Design 5 utilising existing survey plans by REAL SERVE, dated May 2015, as a base.

1.7. ACKNOWLEDGMENTS

The authors wish to acknowledge the assistance of the following people in the preparation of this report:

- Rev. Canon Bruce Morrison, St John's Anglican Cathedral
- Mark Pearce, Chair of St John's Parramatta Endowment Fund
- Jenny Pearce, St John's Cathedral Archivist
- Jane Lloyd and Tina Tang, Directors, JATTCA Property

1.8. LIMITATIONS

This report has not been hampered by any known limitations that affect the assessment of cultural significance of the place and the policies arising from it.

The site inspection did not include the preparation of detailed fabric surveys of the Cathedral or associated buildings, or inspection from lifting devices. As such, the roofs and roof spaces were generally not inspected as part of this report.

Many of the existing surface finishes and fitted furnishes may conceal evidence of the earlier structure and finishes and therefore these have been unable to be inspected, e.g. for instance carpeted floor surfaces were not lifted to review the floor substrate below.

Whilst many documents exist relating to the construction of 20th century buildings within the site boundary, or for alterations of earlier structures ones, there may be some gaps in the available information and not all changes can be accurately dated.

It should be noted that one of the main tools for assessing the location of potential archaeological resources is the overlay of historical maps and plans over current aerials and cadastral plans. While this is undertaken with the highest level of precision available, it should be noted that historical overlays do bear an inherent level of inaccuracy and are used as an indicative location for previous historical and archaeological features, which then must be combined with other methods such as historical records, and archaeological techniques, to confirm the location of archaeological features with 100% accuracy.

1.9. TERMS AND ABBREVIATIONS

The following terms and abbreviations have been used throughout this document.

CHURCH TERMINOLOGY

The following drawing indicates the main spaces and elements located within St John's Anglican Cathedral, which are referred to throughout this report.

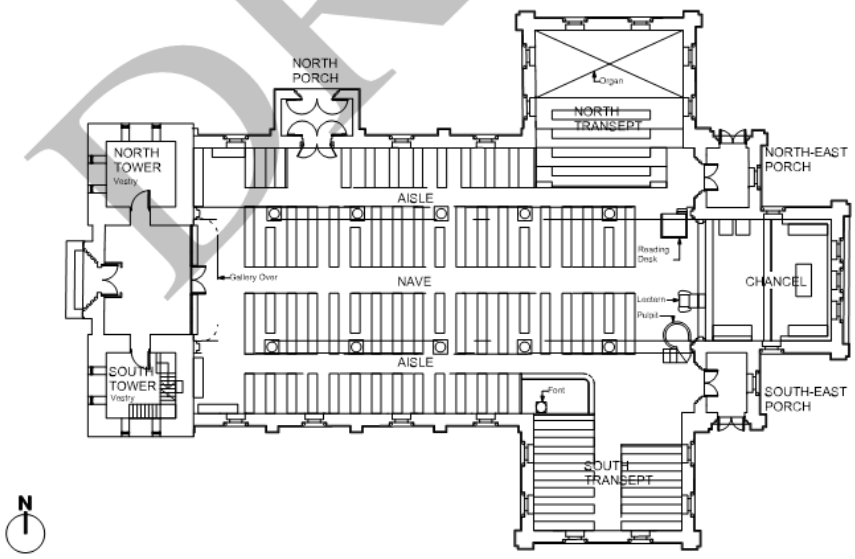

Figure 1.6: Church terminology

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AICOMOS Burra Charter Terms

Terminology used in this report is consistent with the *Australia ICOMOS Burra Charter*, and includes the following definitions:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all of the processes of looking after a place so as to retain its cultural significance.

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the cultural significance of a place.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction. (While maintenance can include repair; repair is not always part of maintenance).

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means modifying a place to suit the existing use or a proposed use.

Abbreviations

Burra Charter	The Australia ICOMOS Burra Charter (current edition is 2013)
CMP	Conservation Management Plan
DCP	Development Control Plan
EPA	Environmental Planning and Assessment
EPBC	The Commonwealth Environment Protection and Biodiversity Act 1999
HIS	Heritage Impact Statement
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
OEH	Office of Environment and Heritage

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Conservation Analysis

SECTION 2
INVESTIGATION OF CULTURAL SIGNIFICANCE

2.1. HISTORY OF THE PLACE

The following narrative of the historical development of St John's Anglican Cathedral and associated sites has been compiled from the available documentary evidence and reference sources by Dr. Mark Dunn, Historian. Historical sources consulted are annotated throughout the text as footnotes.

Research on the pre-1788 Aboriginal history associated with the place has not been undertaken for this report. Such research is beyond the scope of this report.

2.1.1. ABORIGINAL PARRAMATTA

Parramatta is situated at the head of Sydney Harbour, on the fertile, alluvial river flats that surround the point where the Parramatta River transitions from fresh to brackish water. Aboriginal people have lived in and on this part of Sydney for at least 30,000 years. Over generations they have witnessed a time when sea levels were lower and the area was part of an extensive open plateau at the head of a deep valley, through the ending of the last ice age 18,000 years ago as the temperature rose rapidly and the sea reclaimed the coastal valley, and then the fall back of the ocean from 5000 years ago forming the landscape as it is today.[1] The influx of salt water created a large, estuarine environment along the shoreline of the river, with an abundance of fish and shellfish food resources, while the fertile floodplains provided edible tubers and foraging animals.

In the years prior to the arrival of European's, the area was home to a number of clan groups, including the Burramattagal/Booramedigal from which the suburb name is derived.[2] To the east along the river were the Wangal on the south side and the Wallumedigal on the north, while to the west and north were the Bidjigal. These clan groups were connected via language west to people in the Blue Mountains and along the banks of the Nepean River. It was into this connected and complex society that European's came in 1788.

Recent research suggests that Aboriginal people had a well-established practice of land management. These practices controlled and managed both plants and animals, ensuring appropriate resources were cared for. This was the carefully managed landscape of the Parramatta area that the Europeans first encountered in 1788, and proceeded to occupy and settle.

[1] Attenbrow, V, Sydney's Aboriginal Past: Investigating the archaeological and historical records, (2nd Ed) UNSW Press Sydney, 2010, pp. 18, 153-155.

[2] Attenbrow, p. 10.

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2.1.2. Early European Arrival and Development

Within two weeks of the arrival of the First Fleet and the establishment of the European camp at Sydney Cove on 26 January 1788, Governor Arthur Phillip had set about exploring and mapping in and around the harbour. As part of this approach Phillip ordered Captain John Hunter and Lieutenant William, two of his officers from the Fleet to explore the harbour and by 5 February they had reached the head of the navigable part of the harbour close to present day Homebush. A second expedition on 15 February, which Phillip accompanied, took the party further inland on the Duck River, where they found good soil and flat land. In the distance a series of isolated hills could be seen with a mountain range beyond. Although the junction with the Parramatta River was passed, the river itself was not explored at this time.

In late April Phillip, with a company of officers, and Marines set out west to explore the country and try to reach a line of mountains they had observed. Believing that a large river would flow along the base of the mountains, the party first took boats to the junction of the Duck and Parramatta Rivers, from where they proceeded overland heading west. On 24 April Phillip's party came to the furthest point that boats could go, with a large rock shelf across the river marking the point after which the water was fresh. A small hill that had been scoured out by the river, which Phillip named the Crescent, afforded them a vantage point from which they first saw the western plains with thousands of acres of arable land, including areas already farmed and managed by Aboriginal people, and trees scattered across otherwise open country. Phillip realised that the area would be ideal for farming and wrote in a dispatch to Lord Sydney in London that the discovery confirmed good land close to the camp at Sydney and reported it would be settled in the spring.[3]

On 2 November 1788, Phillip, with the Surveyor General August Alt, Lieutenant John Johnson, two non-commissioned officers and eight privates returned to the Crescent to choose a spot to build a redoubt and accompanying buildings. Ten convicts joined the party two days later, with another ten sent the following day and Phillip renamed the site Rose Hill, after George Rose, secretary to the Treasury in London. With twenty convicts and a small detachment to protect them, the settlement at Rose Hill began to take shape. By this time, it was obvious that the land around Sydney Cove was not suitable for the large-scale farming that the colony would need, and Rose Hill became the focus for the colonial agricultural enterprise. Temporary quarters, store buildings, two roads (George Street and Pitt Street) and a fortification were quickly established around the Crescent, in what is today Parramatta Park, downhill from the Old Government House. As land was cleared, the ground was prepared for planting with James Smith, the first farm superintendent, appointed to Parramatta in February 1789. In November 1789, James Ruse, a farmer and former convict who had recently finished his sentence was established on a farm near Rose Hill. The farm was called Experiment Farm, based on Ruse's claim that he could grow enough food to support himself, and he managed to become self-sufficient on it by February 1791.

In March 1790 James Smith was replaced by Henry Dodd as superintendent. Dodd, who had worked for Phillip in England and been taken on as his personal servant, was an experienced farm labourer, and quickly organised the convict farmhands and raised a crop of wheat and barley sufficient to supply the stores with seed for the next season. As it became clear that the farms would succeed, the small settlement began to consolidate, with a temporary hospital erected in late 1789 and a rudimentary street plan set out by November 1790. Watkin Tench, a young officer from the First Fleet recorded in his journal that by November 1790 there were 32 huts on High Street (now George Street), with the Government house located at the western end and the barracks, wharf and brick store at the east. Nine huts for unmarried convict women and several for convict families were also facing the cross street called Quaker Street (now Church Street). By March 1791 there were around 100 huts built, each designed to house up to ten convicts in two rooms.[4] As the

[3] Kass, T, C. Liston & J. McClymont, *Parramatta; A Past Revealed*, Parramatta City Council, 1996, p. 12-13.

[4] ibid, p.24.

settlement grew around the river, Phillip renamed it Parramatta, taking what Elizabeth Macarthur wrote as the local Burrumattagal name for the place, which meant 'head of a river'.[5]

2.1.3. THE STIRRINGS OF RELIGION 1789-1798

Amongst the officers and men of the First Fleet was the Reverend Richard Johnson, who had been appointed as chaplain to the settlement in New South Wales and had subsequently been dispatched to administer the religious rights for the new colony. Johnson was tasked with attending to the religious needs of both convicts and free men in New South Wales, with his first services held under a tree near the shore of Sydney Cove, happening within days of the arrival of the First Fleet. With the establishment of the settlement at Rose Hill, his duties were also to take in this new outpost. Although there is no firm date on his first service at Rose Hill, it was likely sometime in early 1790 soon after the settlement had been formed, as Johnson was committed to work hard among the convicts in the hope of offering them salvation, including divine service and visiting them in hospital. From September 1791 Johnson was joined by James Bain who arrived as chaplain to the New South Wales Corps. Bain assisted Johnson with services and had a small cottage erected at Parramatta. He joined Johnson for Christmas services before he was transferred to Norfolk Island in January 1792 (where he remained until 1794), leaving Johnson once more to conduct all religious duties by himself.[6]

Despite his dedication, Johnson was without a church building for the first five years of his ministry in New South Wales. In October 1791, he wrote that frequent promises and assurances had been made that a church would be built at both Sydney and Parramatta, but services were still occurring either in the open or inside public buildings when they were available. A foundation for a church at Parramatta was laid soon after, however before it was completed the building was converted into a lock-up and then a granary, leaving Johnson to continue preaching in the outdoors.[7] His frustration led him to finally finance his own temporary church building at Sydney in 1793, a move which put him at odds with the then Lieutenant–Governor Francis Grose and initiated an increasing period of tension between Johnson and the administration of the colony.[8] Despite this, Johnson travelled back and forth to Parramatta, giving a service there every fortnight, preaching at the Government Farm at Toongabbie and then twice at Parramatta itself.

On 10 March 1794, the Reverend Samuel Marsden arrived in the colony with his family, having been appointed assistant chaplain for New South Wales. Living at first in Sydney, the Marsden's moved to Parramatta in July when they stayed at the barracks until a house was built for them on the corner of Church and Macquarie Streets.[9] Over the next forty years, Marsden was a driving force in the religious practices and development of the Church of England in the colony, with much of his focus being on the Parramatta area.

On arrival at Parramatta, Marsden, like Johnson before him, was left to preach outdoors as no church building had been erected. However, in September 1794, Governor Hunter who had arrived the same month allowed Marsden the use of two convict huts on the corner of George and Marsden Streets to serve as a church, the first in Parramatta. His first congregation numbered just twelve worshipers.[10] By 1796 the strain of having no church building was evident, with Marden's wife, Elizabeth writing:

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[5] ibid, p.26.

[6] ibid, p. 35.

[7] Jervis, J, *The Cradle City of Australia: A history of Parramatta*, Parramatta City Council, 1961, p. 63.

[8] Cable, K, 'Johnson, Richard (1753-1827)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/johnson-richard-2275/text2921, published first in hardcopy 1967, accessed online 9 October 2017.

[9] Jervis, op cit, p. 63.

[10] ibid, p. 63

The want of a place for public worship is still to be regretted. We have not one at Parramatta nor any likely to be. So little attention being paid to the ministers makes Religion appear contemptible. Sometimes Mr Marsden preaches in a Convict hut, sometimes in a place appropriated for Corn and at times does not know where he is to perform it, which often makes him quite uneasy and puts him out of temper both with the place and people.[11]

Figure 2.1.1: Surveyor George Evans' Plan of the Township of Parramatta c1804. This early plan of the town shows the recently completed St John's Church (#35) positioned at the end of the Church Street, which forms the central north-south cross of the towns layout. Land around the church is shown undeveloped, with two regular allotments either side placing the church in the centre of an open space or plaza. This area was soon being used as the market place and was later utilised as a meeting area between the Governor and Aboriginal people in the Parramatta district. The date 1813 shown under the map key was pencilled on the original map at a later time (Source: SLNSW).

[11] Mackaness, G, *Some Private Correspondence of the Reverend Samuel Marsden and Family 1794-1824*, Australian Historical Monographs, Vol. XII, 1942, p. 14

2.1.4. St John's Parramatta 1798-1852

Although Marsden was based at Parramatta, it was another four years after his arrival before any progress was made on the building of a church in the town, when Governor Hunter laid the foundation stone for a new church. 1799 is the most likely date for this ceremony, but there have been three separate dates proposed for when the building was started. The Reverend James Hassall, who arrived in 1798 wrote that the foundation stone for the church was laid in April 1797; Governor Hunter noted in a despatch in November 1798 that he had laid the stone; and an inscribed copper sheet uncovered in the foundation when the church was being demolished in 1852 noted the foundation being laid in 1799. The discrepancy may be explained by a change in design for the building, with Hunter laying the foundation for a smaller building in 1798 first and then a second site chosen and a building started in 1799.[12]

The site chosen placed the church at the end of one of the town's cross roads, running up from the river and as such in the centre of the proposed town layout. Sited halfway between the Government House and the military barracks, with the marketplace located adjacent to the site and the hospital close by, the church would be a focal point in the growing settlement. A plan made in 1804 shows this relationship. The site was also bounded by two vacant allotments fronting what would become Macquarie Street to the north. Surrounded by vacant land and set at the termination of a main crossroad, St John's was a prominent feature of the townscape from the beginning. Some of the vacant land remained undeveloped throughout the nineteenth century and became part of St John's Park, further enhancing the prominence of the church building.

By September 1800, the newly arrived Governor King reported the walls were finished, with the roof frame also underway. He was confident that the building would be completed within eight months. However, it was not until 10 April 1803 that the church was finished, with the first service held by Marsden on Easter Sunday.[13] The delay in construction was likely due to the shortage of skilled labour that Governor King could rely on, with rarely more than two hundred convicts working in the government gangs across all public works programs. Although King listed St John's as an essential public building, it was probably thought so in terms of its symbolic role as a display of the established authority rather than one of actual public necessity, with preference for building going towards more practical public works such as bridges, guard houses, a granary, school and brewery.[14] The completed church had a Georgian style, with windows at even spacing along both sides and a pediment feature over the doorway. A semi-circular sanctuary was situated behind the pulpit and a small tower structure, which contained the vestry and was topped with cupola, was located at the western end supported by a series of columns.

Marsden greeted the new church as a 'great comfort' as he could now perform divine services in a dedicated and consecrated building. The name St John's was chosen in reference to Governor John Hunter, who had laid the foundation stone (just as St Phillip's in Sydney was named after Governor Arthur Philip). The *Sydney Gazette* commented that it would justly be 'styled the finest building in the Colony', and although no pews were as then installed, it nevertheless would certainly become a handsome, well-finished and commodious place of worship'.[15] While not completed inside, at the time of opening St John's was the only church building in the colony, as Johnson's temporary church had burnt down in 1798, and it remained so until the second St Phillip's was built in 1810.

[12] Jervis, op cit, p.64.

[13] *The Sydney Gazette and New South Wales Advertiser*, 17 April 1803, p.3.

[14] Bridges, P, *Foundations of Identity: Building Early Sydney 1788-1822*, Hale & Iremonger, Sydney, 1995, p. 41.

[15] *The Sydney Gazette and New South Wales Advertiser*, 17 April 1803, p.3.

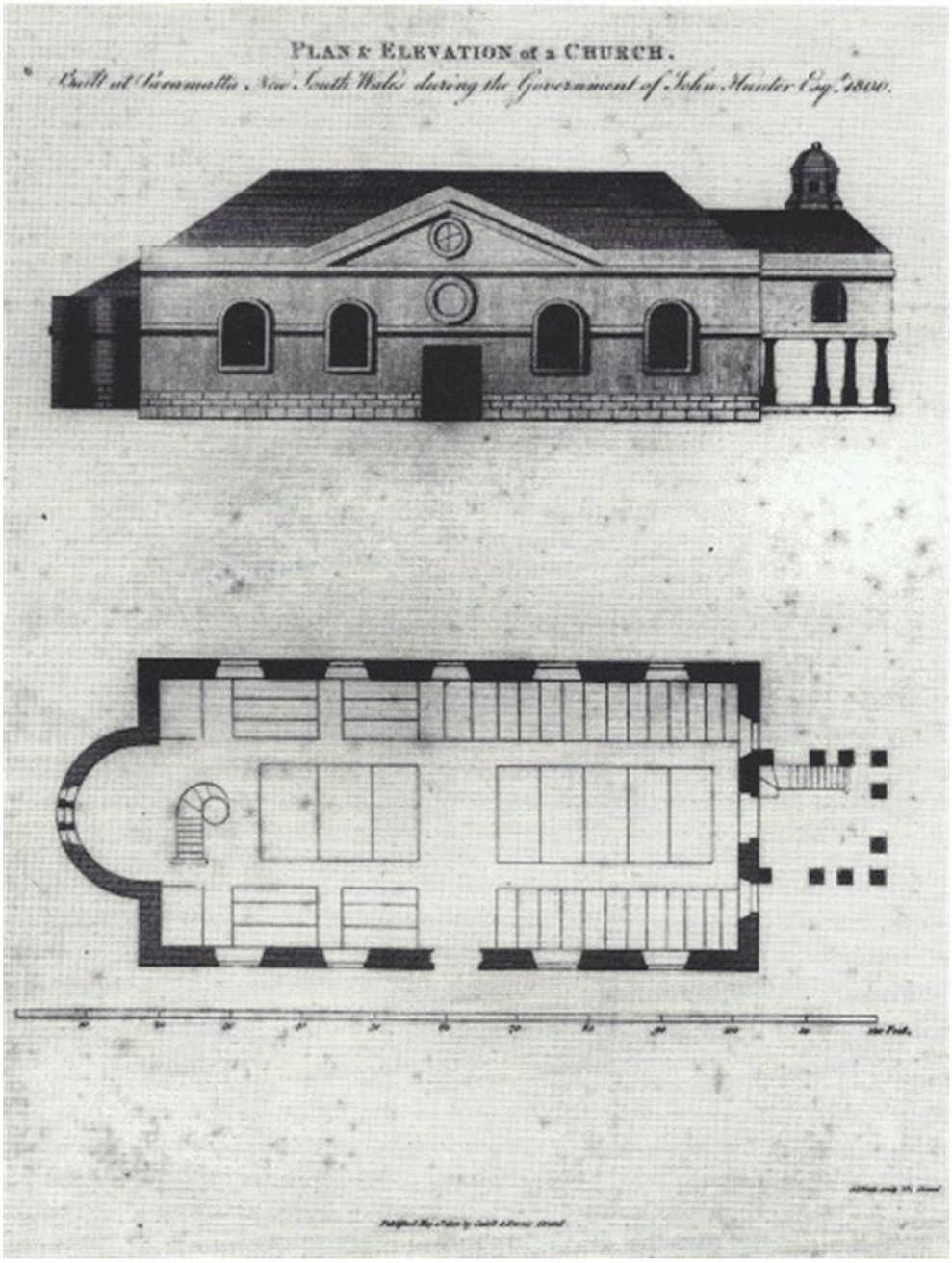

Figure 2.1.2: Elevation and Plan of the Original St John's Church. (Source: *Foundations of Identity: Building Early Sydney 1788-1822*, P. Bridges).

Figure 2.1.3: 1806 sketch sent to Joseph Banks by Governor Bligh. Note the annotation which states the church is unfinished on the inside and built on a swamp. This appears to show that the small cupola has been replaced by a second level to the tower by this stage, possibly a result of the 1804 storm damage (Source: SLNSW).

The priorities of the fledgling colony meant that although now in regular use, the interiors of St John's remained a work in progress. In September 1804, it was damaged in a severe storm, with a window in the west end being blown in and other small damages reported.[16] By the time Governor Bligh arrived in 1806, pews were still absent from the church, with Bligh estimating a further five to six months needed to complete it from February 1807.[17] Bligh sent a sketch of the church to Joseph Banks in 1806, describing the building as unfinished inside and built on a swamp, with the walls already in need of repair (See Figure 2). Despite these delays, the church was in use for weddings and baptisms from 1803 and as one of the few public buildings that was not dedicated to the military or convicts, was being used to house a public school in 1804.

2.1.5. Macquarie's Renovations

The first major works to be carried out on the church occurred after the arrival of Governor Macquarie in 1810. By this time extensive repairs were already required, as the tower and vestry had by then collapsed. (See Figure 3) In 1813, after another storm in late 1812, more repairs were carried out. From payments made over the following two years it appears that the repairs, morphed into alterations and finally additions under the guidance of the Macquarie's'. In keeping with Macquarie and his wife Elizabeth's plans to reorganise and formalise both Sydney and Parramatta, these works transformed the appearance of the building. Macquarie had already laid a

[16] *Sydney Gazette* 19 August 1804 p.1; 30 September 1804 p.2.

[17] Bridges, op cit, p.48. It is worth noting that St John's was not the only public building that was showing the results of bad materials and signs of poor workmanship, as First Government House at Sydney Cove was also being complained about by Governor's King and Bligh at this time.

new street plan and renamed earlier streets in the town, including Marsden Street in honour of the Reverend, but their plans were helped with the arrival of Lieutenant John Watts, with the 46th Regiment in 1814. Watts, who Macquarie appointed as his Aide-de-Camp soon after he arrived, had had some training as an architect in Dublin prior to joining his regiment and had probably also assisted in construction of military buildings during his service in the West Indies.[18]

With the dilapidated church visible from the Government House at Parramatta, Elizabeth Macquarie set about restoring and transforming the building to suit a picturesque vision that they had for the town. In 1813 James Horrax was paid £110 for repairs, followed in 1814 by £431 set aside for works to the church, and a further £103 for cedar for the interior and another £500 in 1815.[19] Works during this time included repairs as well as a new chancel, re-roofing and lengthening of the building. A new rectangular chancel was built, the walls raised and windows converted from round headed to Gothic lancets, the parapet and pediment removed and a porch added to the northern side.[20]

On the western façade, where the small elevated vestry had stood, a new Gothic arched doorway was constructed in stone to serve as the main entrance, with two new brick towers complete with spires flanking the entrance. The towers are reportedly based on an engraving of the twin-towered church at Reculvers, Kent which Elizabeth Macquarie had in a copy of *Gentlemen's Magazine*.[21] The towers, finished in early 1820, raised the church above the growing town, making it a landmark building in Parramatta (see Figure 2.1.5). Its prominence was on display in August 1820 with the ascension of George IV to the throne in England. To mark the occasion, the Royal Standard was flown from the north tower of St John's from sunrise.[22] Although much was made of the new look, a report by the Government architect in 1823 commented that the workmanship was badly done, as were the repairs and that it was not likely to last.[23]

As well as being a prominent landmark, the addition of the towers contributed an important civic service to the town with the installation of a clock and bell in the northern tower. The clock, one of four imported into New South Wales in 1821, was made by Thwaites & Reed in London and donated to the Colony by George IV. The other three were installed in St Luke's Liverpool, St Matthew's Windsor and the main dormitory building of the former Female Factory, North Parramatta.[24] A fifth clock is understood to have been installed within St David's, Hobart, and relocated to the new Government House, Hobart in 1855. The bell of St John's was rung for services with the clock serving as a town clock for Parramatta and was one of the main public timepieces until the arrival of the railway in the mid-1850s. In 1829 the bell ringer, was brutally murdered at St John's after intervening to stop a man throwing stones through the windows of the church.[25]

In 1813 as work was being completed, Thomas Hassall, who had arrived in Parramatta as a young man with his parents in 1798, established a Sunday School, first in the house of his father and from 1815 in St John's itself. Marsden had encouraged Hassall with the venture, but soon split with it,

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[18] Macfarlane, M & A, *John Watts: Australia's forgotten architect 1814-1819 and South Australia's Post Master General 1841-1861*, Self-Published, 1992, p. 6.

[19] *Sydney Gazette* 30 January 1813, p. 2; 5 February 1814, p.2.

[20] *A Souvenir of the Royal Gate St John's Parramatta*, The Cumberland Argus, 1918, p.37.

[21] Kass et al, p. 82.

[22] *Sydney Gazette*, 12 August 1820, p.2.

[23] Jervis, *A Short History of the Church and Parish of St John, Parramatta*, Ambassador Press, Sydney, 1963, p.8.

[24] Clock Vertical File, St John's Archives. The clocks at St Luke's and St Matthew's remain in place, although both are now operated by an electric motor. The clock installed within the former dormitory of the Female Factory was reused within the present building C101, occupied by the NSW Institute of Psychiatry.

[25] *The Australian*, 7 October 1829, p.3.

disagreeing with Hassall's Nonconformist approach. Hassall sailed to England in 1817 to study to become a minister. Having by then reconciled, Marsden gave him introductions and when Hassall returned in 1821 he preached his first sermon at St John's and remained as Marsden's curate until 1824.[26] The Sunday school returned to St John's in the latter half of the nineteenth century.

A description of the interior of the church was published in 1839, based on the recollections of a former parishioner. It noted that the pulpit was in the centre of the church with an organ behind it in a gallery that extended into the body of the church from a line of the inner walls of the towers. A caretaker and his family lived in a small room behind the organ between the towers. The body of the church contained two sets of pews in rows facing west, with an aisle of flagstones running down each side and another set of pews running along each side wall. The ceiling was plaster with timber beams and joists. The pews were assigned to different people who had sponsored them, including the Governor, offices of the military, the Macarthur family, the Blaxland family and other prominent citizens of the district. The pulpit was an unusual three-tiered design, allowing Marsden to see the congregation from the top level, with his wardens and clerks below.[27]

In December 1841, the church was badly damaged once more in a storm that took the roof off the western section, with lightning strikes also damaging the towers, dislodging the shingles and some of the rafters. Repairs were undertaken but as they continued to arise over the next few years, the trustees began to contemplate a replacement building.[28]

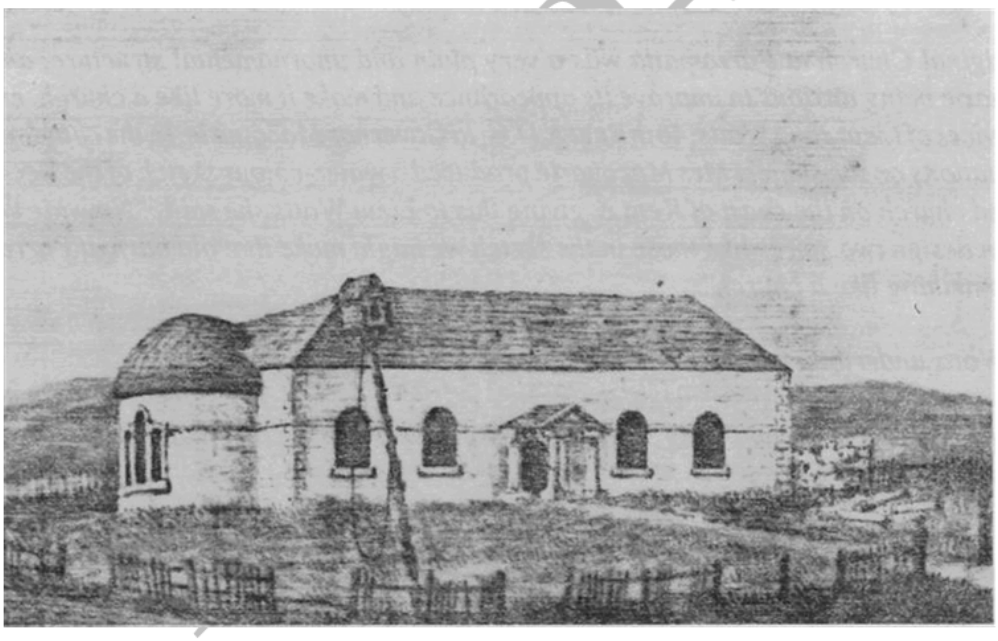

Figure 2.1.4: Sketch by Elizabeth Macquarie in 1810 showing the state of St John's, with the rubble of the collapsed tower and a broken down paling fence surround (Source: St John's Archives)

[26] Gunson, N, 'Hassall, Thomas (1794-1868)', *Australia Dictionary of Biography*, National Centre of Biography, Australian National University, http://adb.edu.au/biography/hassall-thomas-2167/text2779 published first in hardcopy 1966.

[27] *A Souvenir of the Royal Gate*, p. 42

[28] Jervis, *A Short History of the Church*, p. 9.

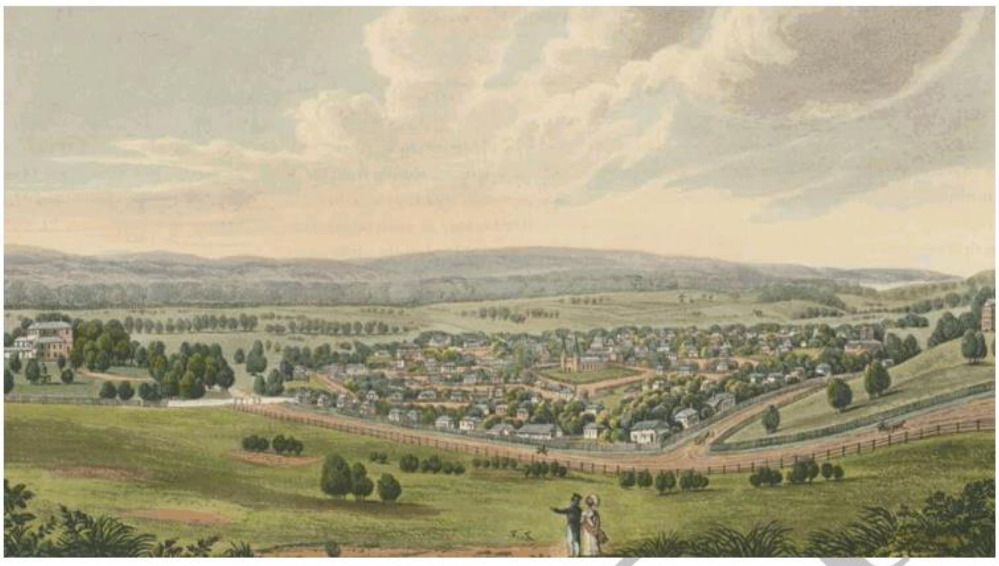

Figure 2.1.5: Joseph Lycett painting of Parramatta 1820 soon after the addition of the towers and showing St John's Church dominating the centre of the growing townscape (Source: National Library of Australia)

Figure 2.1.6: c1840 painting by an unknown artist of St John's showing the church as it looked after Macquarie's renovations and additions (Source: SLNSW)

2.1.6. Cemetery, Parsonage, School

St John's Church did not stand in isolation within Parramatta, but rather was at the centre of a network of religious sites and buildings serving the community. The first of the associated places to be established was St John's Cemetery, with the first burials being conducted in 1790, a full thirteen years before the church was consecrated. The cemetery remains as the oldest existing European burial ground in Australia. Pre-dating the church, the cemetery or burial ground was used for all denominations in its earliest years, with Anglican, Catholic, Methodist, Presbyterian and Congregational burials all taking place until the mid-1820s when a Catholic burial ground was set aside in north Parramatta, and the other denominations followed.[29] In 1825 the cemetery came under the control of the Church of England following the arrival of the Archdeacon Thomas Hobbes Scott, but it was not until 1857 that the ground was officially granted to St John's and trustees appointed. This marks the date when the site went from being the Parramatta Burial ground to St John's Cemetery. The site had been walled in the 1820's, but with trustees appointed repairs, a new lychgate and other works could be progressed.[30]

In 1815, Governor Macquarie had architect Francis Greenway draw up plans for a new parsonage, to replace the house on Macquarie Street that Marsden and his family had lived in since the 1790s. A glebe was declared within which the new parsonage would be built overlooking the cemetery on the southern edge of the town. The building was complete by 1817 and Marsden and family moved in. Built in a Palladian style, the two storey building was a prominent feature and remained a church residence until the 1870s. While Marsden lived at the parsonage, he also acquired through grant and purchase, a large land portfolio around Parramatta and in the west around St Marys, making him a central figure in the Parramatta gentry.[31] As well as his duties at Parramatta, from 1814 Marsden became increasingly involved in missionary work in New Zealand amongst the Maori. Deciding that the Maori were better candidates for his evangelical skills than Australian Aborigines, Marsden established a mission in the North Island around the Bay of Islands in 1814 and built a school house at Parramatta where he taught Maori farming and other European skills. Close to the church, a small timber schoolhouse was also constructed. The small school was joined by a gothic sandstone schoolhouse built on the northwest corner of Church and Macquarie Streets in 1858, which was later demolished in the mid-1920s.

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[29] Dunn, J, *The Parramatta Cemeteries: St John's*, Parramatta District Historical Society, 1991, p. 21.

[30] Dunn, op cit, p.22.

[31] Kass, et al, p.95.

Figure 2.1.7: A c1870 photograph looking across St John's cemetery with the old Marsden parsonage on the hill overlooking it (Source: St John's Archives)

2.1.7. Native Institution

In late 1814 on a site adjacent to the church, the missionary William Shelley and his wife Elizabeth opened a school for Aboriginal children, known as the Native Institution. Shelley had written to Governor Macquarie about the idea of establishing a school for Aboriginal children in April 1814, with the purpose of what he saw as civilising them with education and vocational training: manual labour, agriculture and mechanics for boys, domestic service for girls.[32] There was no intention of returning children to their parents or of maintaining any traditional cultural connections. Shelley had previous experience as a missionary for the London Missionary Society on missions in Tonga and Tahiti and was keen to do what he saw as helping the Aboriginal population in Sydney. Macquarie, also keen to be seen to play a benevolent role in regards the Aboriginal population invited Shelley to submit a plan, which he did in August, with the proposal to run the school from his property in Macquarie Street and to act as superintendent and schoolmaster. Macquarie sent the plan to London, with the proposal for a two-year trial to teach six boys and six girls, and in anticipation of the colonial office agreeing to the virtues of the idea, went ahead and opened the school in December 1814.[33] Despite the close proximity to St John's, the institution had limited connections to it, with Marsden not being involved.

To promote the institution and encourage families to give their children over to it, Macquarie organised a meeting of Aboriginal groups at Parramatta on 28 December 1814. With a feast of roast beef, bread and ale included, Macquarie managed to convince families to give over four children to the new Institution. When it was officially opened on 18 January 1815 there were eight children.[34] In early 1815, Shelley enclosed the school site behind a paling fence, which allowed for

[32] William Shelley to Governor Lachlan Macquarie, 8 April 1814, Letters, Instructions and Accounts of the Native Institution Parramatta, SLNSW, DLADD 340.

[33] Kass, et al, p.80.

[34] Brook, J & JL Kohen, *The Parramatta Native Institution and the Black Town: A History*, NSWU Press, Sydney, 1991, p. 67.

the families to watch their children, but kept them separate in the process. By this time there were five children, with three having escaped the school in the first six months. In July, William Shelley died, leaving the management of the school to Elizabeth until it was relocated to Blacktown in 1823.

As part of the civilising process, not only were children separated from their family but their names were anglicised. The five recorded in July 1815 were Maria (8 years old from Richmond), Kitty (7 years old from Prospect), Fanny (4 years old from Cattai), Friday (7 years old from Portland Head) and Billy (7 years old from South Creek). The distribution of the children from across the western districts of Sydney was indicative of the groups who had some contact with Parramatta at the time.[35] In 1818 the first child from outside the Sydney region was taken in, with a boy named Wallace from Newcastle arriving in September. At this stage, there were 19 students in total. The Institution's grounds were bounded by Macquarie and Hunter Streets, St John's Church and Marsden Street. A plan of the town in 1823 shows three separate lots within this boundary area as belonging to the Institution, being Lot 20 and 24 in Hunter Street, Lot 18 in Macquarie Street and another, Lot 15 in Argyle Street, with the Shelley's owning Lots 21, 22, 23 in Hunter Street. A report by the management committee of the institution in 1817 notes there were two institution buildings on their land, with the 1823 plan and another of the allotment in 1832 suggesting these were located fronting Macquarie Street.

Figure 2.1.8: c1826 Painting of one of the Annual feasts and meetings for Aborigines in Parramatta first put on by Governor Macquarie. The meetings were held in the market place adjacent to and in close proximity to the church. Note the parsonage prominently located in the rear (Source: NLA).

[35] Brook et al, p.67.

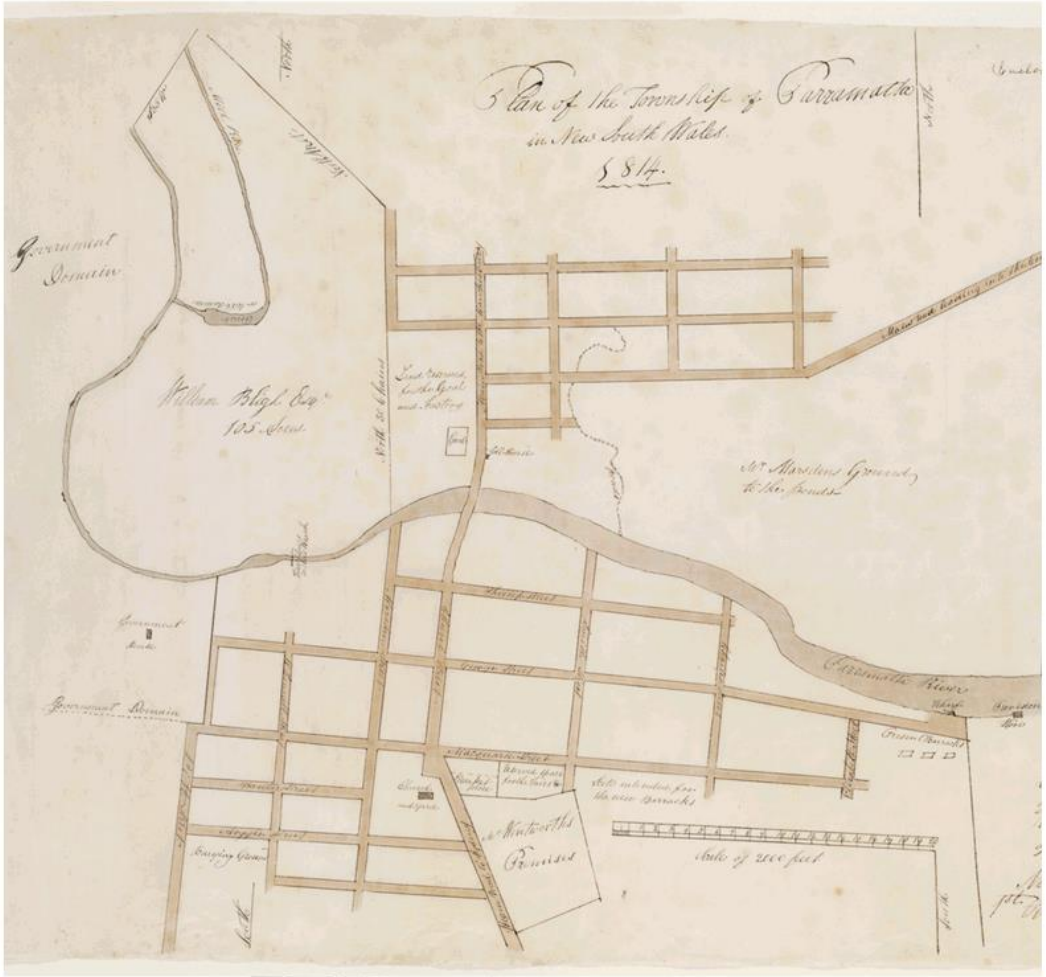

Figure 2.1.9: Detail of an 1814 Plan of the Township of Parramatta in New South Wales 1814. By this time the boundaries of St John's Park to the north of the church had been established, albeit identified as a road reserve. The site of the Market Place opposite the church has also been identified. (Source: State Library of NSW: M2 811.1301/1814/1).

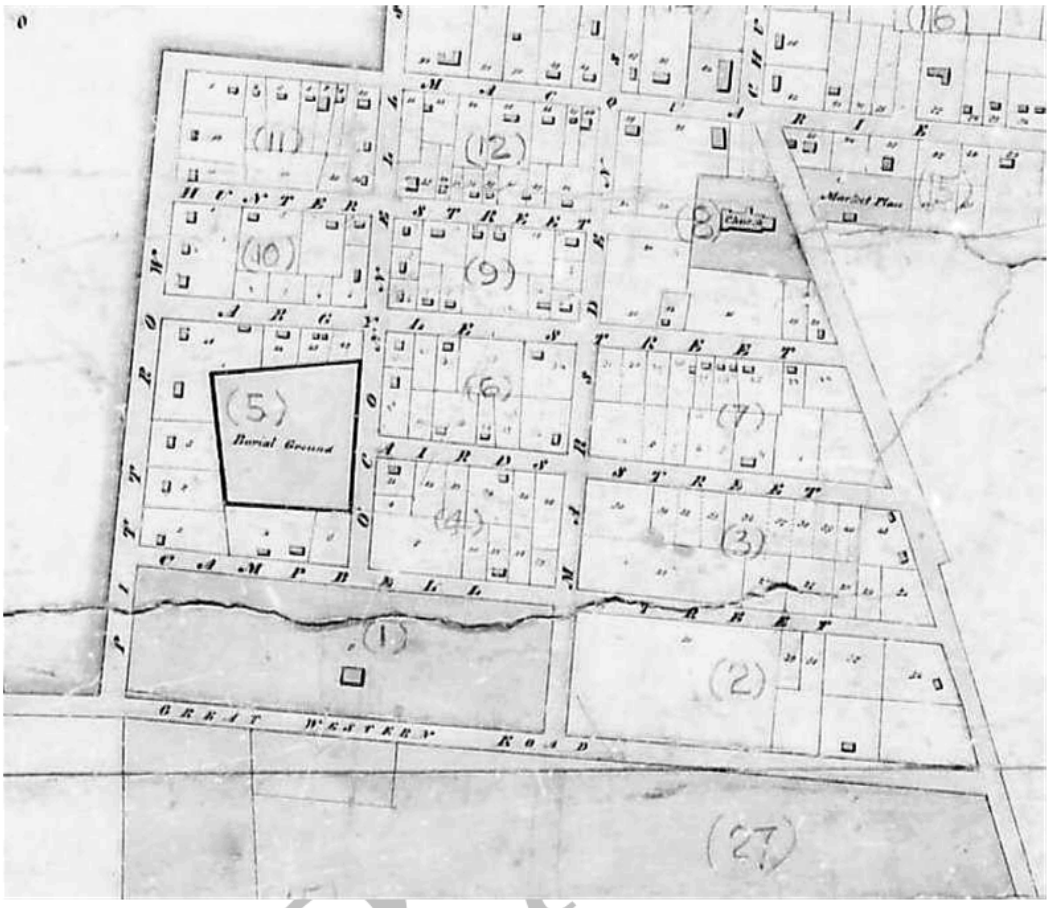

Figure 2.1.10: Detail of an 1823 Plan of the Township of Parramatta showing the position of the church and its surrounding land, as well as the Burial Ground (St John's Cemetery) to the west. William and Elizabeth Shelley owned the blocks immediately to the west of the church on both sides of Hunter Street. Their house is shown close to the church on the northern side. The Native Institution is listed as owning four lots, including the large lot immediately behind the church on the corner of Hunter, Argyle and Marsden, and lot 18 on the southwest corner of Marsden and Macquarie Streets. Which also shows a building in this plan (Source: State Archives AO Map 4907)

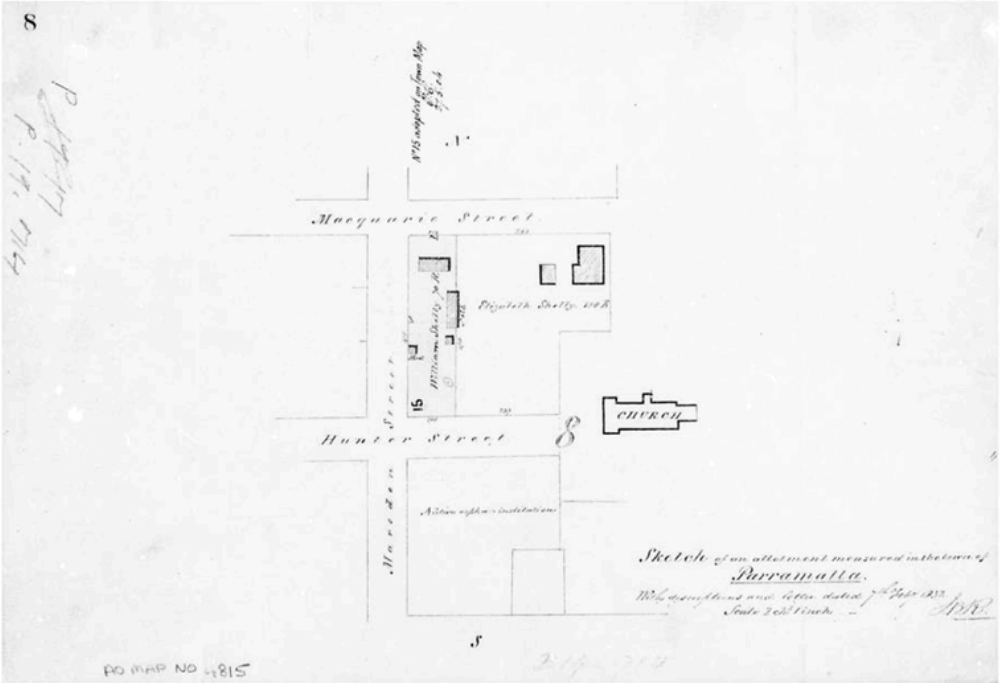

Figure 2.1.11: Sketch of allotments belonging to William Shelley at Parramatta in 1832, showing the church and the buildings of Shelley fronting Macquarie and Marsden Streets. The Native Institution school was thought to have been run from the L-shaped building closest to the church. (Source: State Archives AO Map 4815)

The Native Institution was filled as much through coercion as it was through any voluntary hand over of children by Aboriginal people. Although the feast became a regular event, held in the market square adjacent to St John's it rarely elicited many children for the school after the first year. In 1816, the pupil numbers were to be enhanced via orders to Captain Shaw of the 46th Regiment, to send 12 boys and 6 girls to the Institution from amongst those 'prisoners of war' taken in his expedition against hostile Aborigines around Appin and Sydney's southwest. Those selected were to be healthy, good-looking children.[36]

Between August and October 1821 eight of the students at the Native Institution died from disease. The annual feast that year saw no children handed over to the Institution. The sudden death of so many children forced the committee to examine the living conditions and decided the site was too small. A new site was sought and selected on the Richmond Road at South Creek close by two land grants give to the Aboriginal men Coleby and Nurragingy by Macquarie in 1816. These grants had encouraged the development of a small Aboriginal settlement already, as two couples married at the Native Institution had been given 10 acres of land nearby to establish small farms. The marriages had been another tactic in the process of civilising the children, however the lack of male students of suitable age had meant that two girls, Polly (16yrs) and Betty Fulton (16yrs) had been married to two men from outside the Institution, Michael Yarringguy a Aboriginal constable from Richmond and Robert Nurragingy, the son of Nurragingy. With this small settlement, the Parramatta Native Institution was wound down in December 1822 and the remaining children

[36] 191 Church Street, Parramatta, NSW: Heritage Archaeological Development Impact Assessment, Archaeological and Heritage Management Solutions Pty Ltd, November 2006, p.13.

moved to a new complex at South Creek. The new site became known as Black Town, under the guidance of new missionaries George and Martha Clarke from New Year's Day 1823.[37]

After the closure of the institution, Elizabeth Shelley continued to live in Parramatta. She may have stayed on the site of the institution until c1831 when she received a town lease for a site in O'Connell Street. A plan from 1832 shows the buildings associated with the Shelley's and the Institute close by St John's. It appears when compared to a survey of Parramatta in 1842, that these have either been demolished and replaced or dramatically altered by 1842, with the alignment having changed to an L-shape fronting Macquarie Street and what is now St John's Park. A sketch of the site, looking west along Macquarie Street claiming to be from the c1820s, shows an L-shape building on this site which has been presumed to be the Native Institution building.[38] Annual feasts continued to occur at the marketplace after the removal of the Native Institute until the last one in 1832.[39]

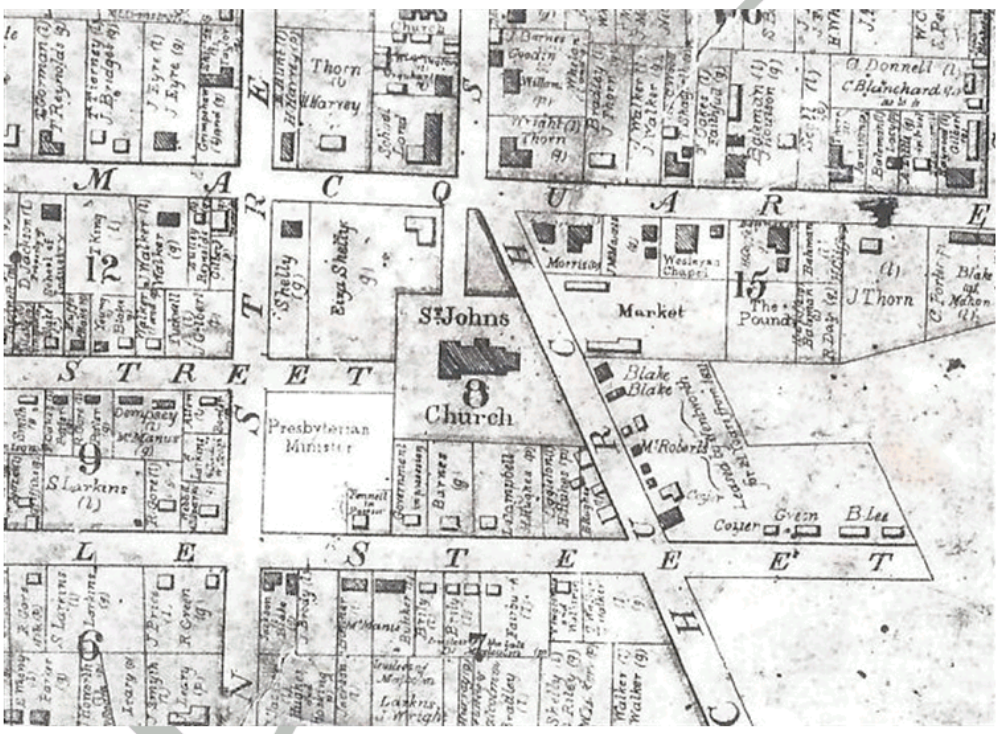

Figure 2.1.12: Detail of 1844 Brownrigg survey of Parramatta showing the church block and the Shelley properties around it. Compare the building on the corner of Elizabeth Shelley's block here to that in Figures 8 & 9, showing either additions or a new building on the site (Source: SLNSW).

[37] Brook, et al, p. 134.

[38] 191 Church Street, Parramatta, NSW: Heritage Archaeological Development Impact Assessment, Archaeological and Heritage Management Solutions Pty Ltd, November 2006, p.15.

[39] Kass, et al, p. 105.

2.1.8. A New St John's 1843-1885

From the mid-1840s St John's was undergoing regular repairs to major sections of the building. The chancel was repaired in 1843 by local builder James Houison, and then in 1846 it was decided by the church officers to repair the roof as well. Inspections for the repairs revealed the roof leaked so much that the walls were damaged, the external woodwork was beginning to perish and it would cost an estimated £750 to repair. To raise the money the congregation was asked to join a subscription drive, however by 1850 not enough had been raised and the problem was worsening. In April 1852 the churchwardens wrote to the Bishop seeking permission to hold services in another building, as the recent collapse of the ceiling at St John's made it unsafe. Services were moved to the Free Scotch Kirk in Phillip Street, and the wardens approached Houison to have him undertake an inspection of the roof and walls of the church. The inspection found that the ceiling was failing in many areas, the plaster was heavy due to water damage and soaking in the rain and the outer roof was dilapidated and lying wholly on the inner roof, with the timbers sunk and strained. One wall was bulging inwards and appeared to be of inferior construction, while all the floors were rotting and damp. The assessment concluded that it would be cheaper to demolish and rebuild rather than try to repair the building again. The estimated cost was thought to be £2000.[40]

By the time that St John's was to be replaced, it was no longer the only church in Parramatta, not even the only Anglican Church. In 1846-47 the new All Saints Anglican had been built by James Houison in North Parramatta to serve a growing congregation. The church was built as a memorial to Reverend Samuel Marsden on land he had donated. In 1841 St Andrews Presbyterian Church, also designed by Houison was started in Church Street, being completed by 1847. In 1838 a new Wesleyan Chapel was constructed on a site behind the Parramatta Markets, replacing an earlier 1821 chapel. A Congregational chapel had opened in 1845, with a Baptist church in 1851 and St Patricks Catholic Church was rebuilt between 1854 and 1859.[41]

In August 1852 Houison was paid £54 to begin demolition of St John's and plans for the new building were shown to the congregation in the same month. The *Sydney Morning Herald* admired the building as proposed for its simplicity and beauty and thought if it was built to the design it would prove a great ornament to Parramatta. The *Herald* noted the style as Saxon, with the windows as a semi-circular Saxon style and the western door representing that ancient design. But there was an internal debate amongst parishioners as to whether a Gothic or Saxon style was more appropriate, with a consensus that the two styles should not be mixed. The church was in fact built more to a Norman style. The foundation stone for the new building was laid on 11 August by the Bishop, with James Houison winning the contract to construct it to a plan he had drawn up himself.[42]

Work on the new church was slow, with stonework for the front wall and porch completed in April 1853, despite a lack of funds and shortage of labour.[43] Money was raised through public subscription and donations, with local families and landowners contributing. Other contributors included the rector of St Mark's Darling Point who provided funds for the lower half of a set of stained glass windows, and the Reverend Thomas Hassall of St Paul's Cobbitty who provided the funds for the upper half.[44] The masonry work on the nave was completed by September 1854, with the western wall and doorway finished by November. The door was said to be based on a church at Iffley, near Oxford (St Mary the Virgin) from a design drawn up by the Reverend Henry Bobart. Bobart had replaced Samuel Marsden after his death in 1838 and had served until his own death in

[40] St John's Archives Correspondence File 1843-1939.

[41] Kass, pp. 167-168.

[42] *Sydney Morning Herald*, 7 August 1852, p.2.

[43] St John's Archives Correspondence File 1843-1939.

[44] Jervis, *Cradle City*, p. 70.

July 1854.[45] With the roof finally installed in June 1855, the first services in the new church were held on 1 July although the building was still unfinished.[46]

Work continued throughout 1855 and 1856, with pews being added from February 1856, the chancel and the pulpit built. With much of the interior finished, the towers were also repaired. The towers, having survived from the original church, were refitted with galvanised tiles to replace the wooden shingles, had lightning conductors added and were repainted. The total cost of rebuilding the church and repairing the towers was £5864. [47] The completed church was consecrated by Bishop Barker on 19 March 1858.[48]

The organ which had been presented by Bobart to the parish and had been in the original St John's was delayed in being reinstalled due to parts missing and repairs required. A new organ was ordered from J.W. Walker of London and eventually installed in 1863 for £325. Prior to this music was sometimes provided by regimental bands from the barracks, by parishioners' own instruments or possibly via a hand grind barrel church organ. The new organ was placed in the western gallery above the doorway, but was moved in renovations in 1903 to the North transept where it remains.[49]

In April 1883, the foundation stone for the northern transept was laid. Two transepts were constructed to the design of Blacket and Sons, with the work completed by November 1885. Cyril Blacket had taken his cue for the design of the naves from Houison's plans, with the naves matching the earlier work. At the same time the towers were rendered to eight feet from the ground level. These additions provided seating for an extra 80-90 people and represented the last of the main construction work on the building and completed the layout as it is today.

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[45] ibid, p.71.

[46] Ìbid, p.71.

[47] Jervis, J., *A Short History of the Church*, p. 12. Despite the inclusion of lightning rods, the towers were struck again in November 1885, when the lightning arced out of the rod and struck the tower, leaving a foot wide hole, shearing off plaster and smashing the vestry ceiling.

[48] Jervis, *Cradle City*, p. 71.

[49] Jervis, J., *A Short History of the Church*, p. 14.

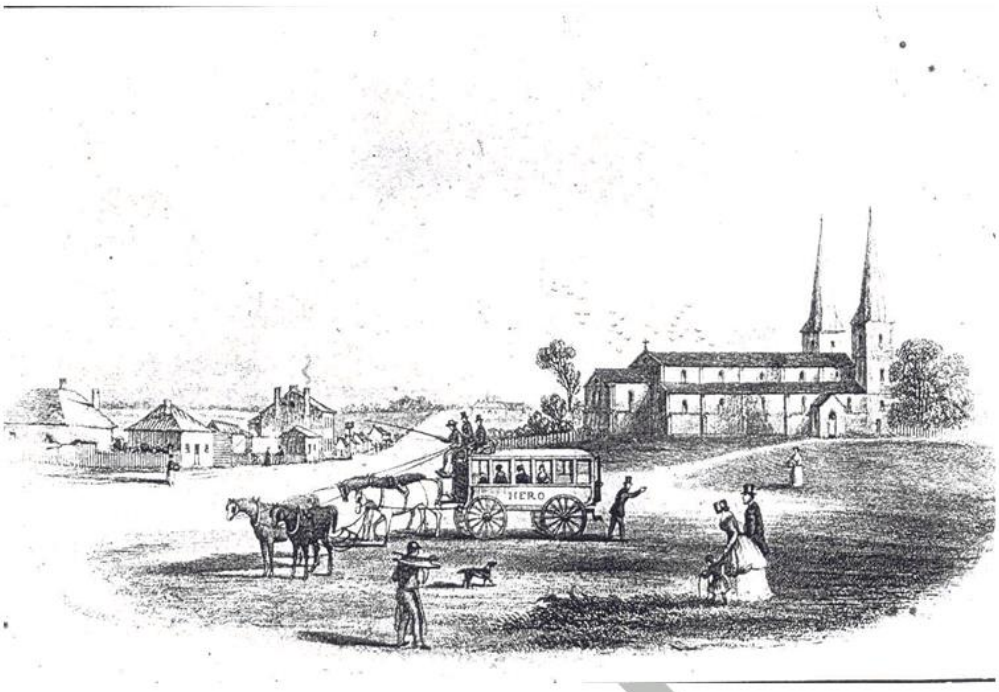

Figure 2.1.13: A view of St John's looking south c1860, soon after building was completed (Source: St John's Archives)

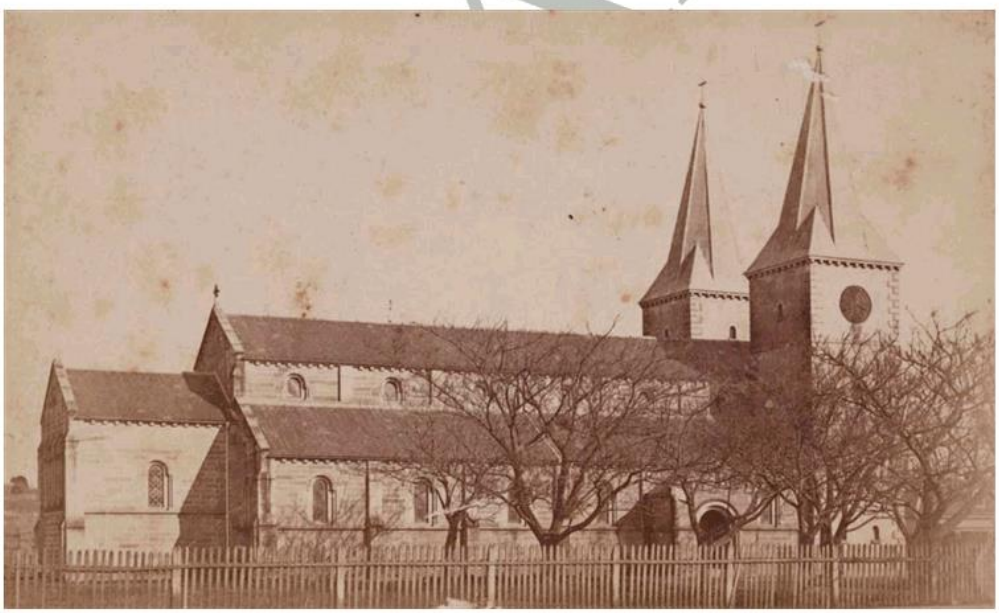

Figure 2.1.14: Northern façade of St John's taken in 1870 showing the new church with the old towers repaired (Source: SLNSW)

Figure 2.1.15: 1870 photograph showing the eastern façade of the church. Note in this and ni Figure 11 the plantings and the paling fence which enclosed the site (Source: SLNSW)

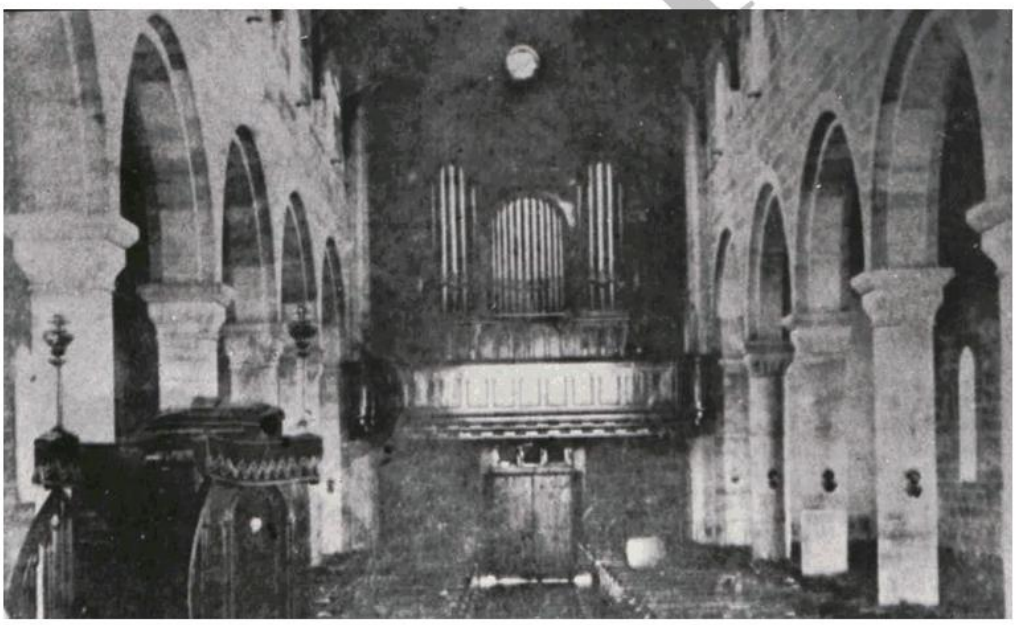

Figure 2.1.16: Interior of St John's in c1880 looking west showing the organ in its original position between the towers (Source: St John's Archives)

Figure 2.1.17: c1880 interior photo looking to the alter and the eastern end of the church prior to the construction of the transepts in 1883. Note the kerosene lamps located on the sandstone columns. (Source: St John's Archives).

2.1.9. The Church Lodge (Verger's Cottage)

With work completed on the church, work began on a series of subsidiary buildings to serve the congregation. In c1890-94 a small cottage was erected in the ground for a warden's cottage or verger's cottage. Little is known of the construction details, architect or builder; however the cottage appears on an 1895 survey of the church land. In early 1895 tenders were called for the construction of another small cottage to serve as a church lodge for the caretaker. The cottage occupied by the caretaker was in poor state of repair and at Easter 1895 the churchwardens decided to replace it.[50] The first round of applicants was all rejected by the churchwardens. It is unclear when the wardens accepted any builder for the job, although it appears to have been completed by April 1896. One of the unsuccessful tenderers, J.W. Hill, wrote in May 1896 that as a long-term parishioner and architect he was disappointed at even having to enter a competition. He stated that as he had recently completed the church paneling in the nave and had done other work on the building, he did not enter the competition for so small a job.[51]

2.1.10. St John's Endowment Trust

In March 1892, the then rector, Archdeacon W.J. Gunther, who had served as rector at St John's since 1868, convened a special meeting of parishioners to consider the formation of a St John's Endowment Fund. The Fund was to assist in the financial needs of the Parish, including a stipend for the rector as well as a sinking fund for the maintenance of parish property. Although it took another two years for the inaugural meeting (1894), the establishment of the fund was an important step in securing the future of the church.[52]

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[50] *The Cumberland Free Press* 'Easter Vestry Meetings', 11 April 1896, p. 8.

[51] St John's Archives Correspondence File 1843-1939.

[52] Withycombe, Rev. R.S.M, "The St John's Parramatta Endowment Trust: A Brief history 1892-1997", for the Trustees of the St John's Parramatta Endowment trust, Parramatta 1998, pp. 4-5.

One of the first decisions made by the fund trustees after its establishment was the purchase in 1899 of the large two storey residence known as "Hanleyville" fronting Macquarie Street adjacent to St John's. Belonging to the Mansfield family, Hanleyville had been built in 1868 on the site formerly occupied by Elizabeth Shelley's house and the Native Institution buildings. It was built by the Ralph Marsfield and his wife Lucy Shelley, daughter of Elizabeth and William Shelley. Mansfield had arrived in New South Wales in 1821 as a Methodist missionary, but had left this position in 1828 and became editor of the *Sydney Gazette* and later an editor of the *Sydney Morning Herald*.[53] He was involved with the formation of the Australian Gas Light Company in 1836, and remained on the board as Secretary until 1879. The large, two-story timber villa was probably designed by one of Mansfield's sons, architect George Allen Mansfield or R.P Mansfield. Elizabeth Shelley lived with her daughter at Hanleyville until her death in 1878 at the age of 96.

Mansfield died at the house in September 1880 and in 1885 Lucy moved to Burwood, leasing the house to the Reverend J. W. Inglis, a minister at St Andrew's Presbyterian Church, Parramatta and his family from 1889. At the time the property was described as containing 12 rooms, including kitchen, storeroom, laundry and servant's room, with a stable, coach house and loft on 1 acre of land. The grounds were also planted with flowers and fruit trees. Enquires about the lease were to be made to R.P. Mansfield, hinting that he may have designed and managed the property for his parents.[54] When the Reverend Inglis died in 1893, Hanleyville was converted by his daughters Annie and Maggie to operate as a private ladies school.

Figure 2.1.18: Hanleyville c1870 (Source: Brown, S & K Brown, *Parramatta: A town caught in time 1870)*

[53] Brown, S & K Brown, *Parramatta: A town caught in time 1870*, Hale & Iremonger, Sydney, 1995, p. 63.

[54] *Sydney Morning Herald*, 13 February 1885, p. 3.

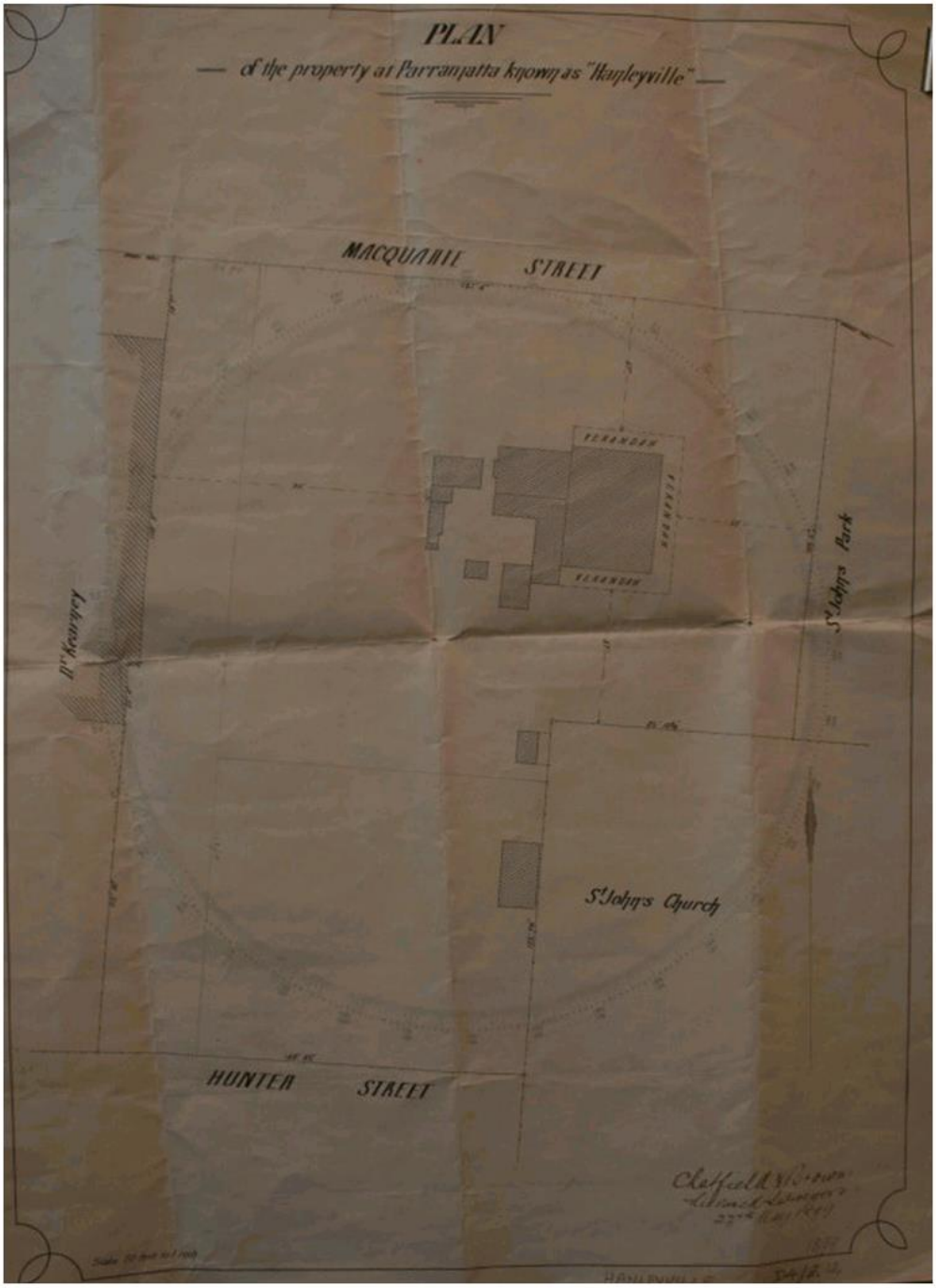

Figure 2.1.19: Plan showing the position of Hanleyville and its outbuildings as purchased by the Endowment Trust (Source: St John's Archives)

After the Trustees purchased Hanleyville in May 1899, they leased it back to the Inglis family who continued to run the school on the site until 1924, when it relocated to a larger premise in Harris Park.[55] The purchase of the property had extended the church land to Macquarie Street, giving it a full frontage between Church and Marsden Streets. With the building empty, the Trustees first engaged architects Rowe & Eyre to make repairs to get it ready for lease once more. However, Hanleyville was also in the way of development along Macquarie Street as well as constraining the possible construction of a new rectory to the rear of the site, so when the cost of repairing was considered too high, the demolition of the building was recommended instead. The house, minus the stables, was auctioned for removal and had been demolished by the end of April 1926.[56] The removal of the house allowed for the subdivision of the Macquarie Street frontage into 11 lots for development.

2.1.11. Church Hall

Between the church and Hanleyville, St John's had erected a Parish Hall in 1910. In July 1910 the tender for the work was awarded to William Noller of Sydney for £2010. Noller also happened to be the superintendent of St John's Sunday school. The foundation stone for the new building was laid 24 September 1910 by the Archdeacon Gunther and Archbishop of Sydney JC Wright.[57] The new hall would serve as parish hall, but also for use by the Sunday school and a practice room for the St John's band. At the rear of the hall stood a small weatherboard and brick school house which had been used for the Sunday school. The hall was officially opened in May 1911 by Archbishop Wright, and has served as a parish and community hall ever since. A new brick youth centre, known as Marsden Hall, was added in 1955, and replaced the weatherboard Sunday school room at the rear (west) of the parish hall, which had burnt down in December 1944. In 1966 the exterior of the hall was modified with the addition of a perimeter brick wall with covered walkway on the south and east side, with lockable gate on both sides. Part of the works in 1966 connected the parish hall and the youth centre at the rear.

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[55] 191 Church Street, Parramatta, NSW: Heritage Archaeological Development Impact Assessment, Archaeological and Heritage Management Solutions Pty Ltd, November 2006, p.17.

[56] St John's Endowment Trust Minutes, 23 April 1926.

[57] *The Cumberland Argus*, 28 September 1910, p. 2.

Figure 2.1.20: St John's Hall soon after opening in 1910. Hanleyville is also visible to the right of the photograph, with the old weatherboard school house to the rear. The paling fence that enclosed the church yard is also visible. Note also the lawn area and garden beds (Source; St John's Archives)

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2.1.12. Development of Macquarie Street

The sale and removal of Hanleyville allowed for the church to develop the now vacant site fronting Macquarie Street. Prior to this, the Deed for the Trust was amended in 1930 to allow for the raising of mortgages by the Trust, the application of money raised to go towards erection of new buildings and their improvement and the lease of such buildings by the Trust, except for the purpose of sale or distribution of alcohol or intoxicating liquors, or for Sunday trading except for Chemists or cafes. This 1930 Ordinance also stipulated that funds should be used to pay the rector and the churchwarden, establish a sinking fund for building maintenance and for any surplus to be used for purposes in the parish as determined by the Synod. [58]

With the new Ordinance established, the Trust began the development plans. Some of the lots along Macquarie Street had by then already been sold. Lot A sold in 1915 and B & C in 1929 to Mr Herman Schrieber, but none of these lots were developed before the late 1930s. The remaining lots in the Trust's ownership were leased for development from 1926. Lots J & K were the first to be built on, with a two storey shop building constructed in 1927, and leased to Cecil Grossman who ran a chemist from Lot J, now known as 77 Macquarie Street and F.C. Pinfold who had a watchmaker and repair shop.[59] In 1935 J.H. Harvey took the lease on Lots E-I, building a long, two storey terrace shop building with retail on the ground floor and offices on the upper level in 1936. Harvey named the building Astra Chambers, sub-leasing the shops himself. It was not until 1971

[58] Withycombe, pp. 4-5.

[59] Ibid, p. 14.

that the Trustees began receiving income from all the leases in the chambers.[60] On the corner of Macquarie and Marsden Streets a picture cinema was also built in 1934, called the Astra Cinema. The cinema owners, and the operators Hoyts, had negotiated a lease with the Trust agreeing not to operate on Sunday. Although the cinema operated until 1977, it was finally demolished c1986, while the strip of shops has remained as a commercial mix since they were constructed.[61]

Figure 2.1.21: 1934 aerial photo showing St John's, the church hall and weatherboard school house on the right and the first development on the Macquarie Street lots to the left, with Cecil Grossman's chemist on site. This photo also shows the fence around St John's and the mature trees fronting Church Street, as well as the 1927 two-storey commercial building fronting Macquarie Street. (Source: St John's Archives).

[60] ibid, p.14.

[61] St John's Endowment Trust Minutes, 6 October 1934.

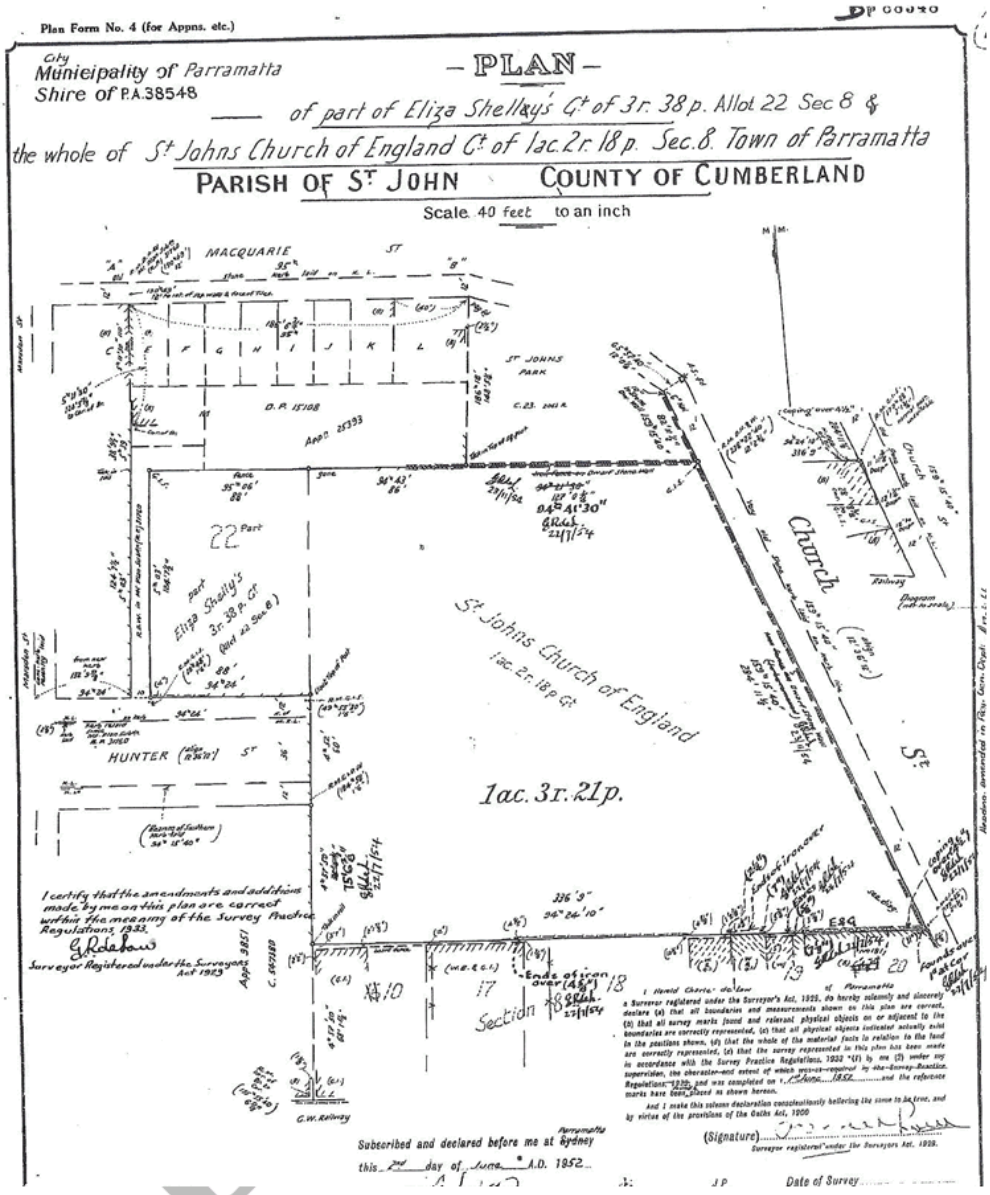

Figure 2.1.22: DP88548 showing the subdivision of the former Hanleyville site and the allotments fronting Macquarie Street (Source: St John's Archives)

Lot M, which fronted St John's Park had initially been set aside for use by the church, but in the mid 1930's this request was withdrawn and the lot was also leased for development. In 1938-39 an art deco style office building known as the St John's building was erected facing on to St John's Park. The first tenants were Stott's Business College and Noel Clark, dentist. After 1951 when the business college left the building was then leased up by Parramatta District Co-op Building Society. The St John's Building was extended in 1958 and had further additions made to it in 1961 by John Noller and Sons architects.[62]

[62] Jervis, J., *A Short History of the Church*, p. 35

In the years after the end of World War II until the 1970s, much of the Trusts' interest in property extended to sites out of Parramatta, including at Kiama and Seven Hills. However, from the late 1960s and early 1970s, new proposals were put forward for the redevelopment of the remaining Hanleyville land, the Macquarie Street properties and the site of the 1890s verger's cottage. Each was considered for a major redevelopment, including a small office tower on the verger's site and the same for Macquarie Street. James Lang and Wotton were appointed as consultants and a Development Application was prepared for the Macquarie Street buildings with advice from Lend Lease and Civil and Civic. However, after this was rejected in March 1972, the decision to proceed was deferred. Negotiations were also underway with the National Bank, who owned Lot L on the corner of St John's Park, for the Trust to buy the site back, but this also came to nothing as the Bank withdrew from the sale, then changed their minds and offered it for a market value above what the Trust was prepared to pay. Instead of purchasing new lots, the Trust proposed redevelopment of the shop fronts along Macquarie Street. Although Parramatta Council approved new shopfronts in 1985, no work was done. However, in new leases drawn up in 1988, demolition clauses were inserted with an eye to future redevelopment, but again no work was carried out.[63]

The uncertainty about redevelopment hampered any improvements to the existing properties. In 1990 when refurbishments were considered, they were delayed in case any redevelopment plans eventuated within five years. When no plan was in place by 1992 due to what was considered an oversupply of office space in Parramatta, the Trustees began to refurbish the Macquarie Street shops and offices from 1995 until 1997.

Figure 2.1.23: The Astra Cinema on the corner of Macquarie and Marsden Streets, with the Astra Chambers visible on the far left (Source: SLNSW).

[63] Withycombe, pp.16-17.

2.1.13. Church Additions and Alterations 1917-1970

In 1917 during World War I a memorial gate was proposed to stand on the eastern side of the church fronting Church Street. The gate would serve as an honour role for those members of the parish who had joined up to fight, and a gentle reminder to those who had not. The foundation stone was laid on 17 September 1917 by Lieutenant Governor of NSW, Sir W.P. Cullen, with the band of the 7th Light Horse and an honour guard of returned soldiers in attendance. 220 men had already gone from the Parish to serve overseas, with 17 killed at the time of its construction. Built of Norwegian granite, the gates were dedicated on 23 March 1918 and opened by the Governor, General Sir Ronald Munro Ferguson.[64]

In the church itself a new peal of bells was installed in the south tower in 1923, following the suggestion to the Reverend Johnstone by a parishioner. A single bell installed in 1820 had served the church, but after the end of the war, a new set was considered partly in memory of those killed. The peal was designed as a rigid set rather than a swinging peal, as it was considered that the timbers of the century old tower would not be strong enough to hold swinging bells. The rigid set design had already been installed at St Clement's in Marrickville and was considered the best option. Initially, with an estimated cost of £100 per bell, a set of eight bells was proposed and a fund raising drive was started amongst the parishioners. The first bell was fully paid for by W.P. Noller, who had built the parish hall, and soon after the fund was fully subscribed. Enough money was raised and enough interest generated that the parish first increased the bells to 10 and then 13, with a small children's bell dedicated to the soldiers killed in World War I and a large tenor bell dedicated to the late Archdeacon Gunther.[65] Each bell was inscribed with the name of those who had donated for it. The total cost, including new stairs to the belfry was £1300. The bells were first rung on Trinity Sunday, 27 May 1923.

In 1953 the grounds of St John's were opened to the public as a park. Prior to this date a variety of fences and walls had enclosed most of the site, with gardens and plantings surrounding the church. From the 1840s until c1910 a paling fence had marked the boundary of the church land, being replaced c1920 with an iron palisade fence and sandstone base surround. Elaborate iron gates were placed at the entrance from Hunter Street and on St John's Park, with a path running through the park gardens to the gateway. On Church Street the memorial gate acted as the entrance. The iron fence and gates were all removed by 1950. In 1986 the area of Church Street in front of the church was pedestrianised.

Major renovations of the interior of St John's were also undertaken from 1967. A continuing issue with rising damp in the church was to be addressed by the removal of the internal floor and new drainage channels. In lifting the floor it was discovered that it had been built directly on the ground surface, with no underfloor space. The work for the new floor and drainage was also an opportunity to change some of the internal arrangements of the church, with seating rearranged and new lighting fitted. Soon after the internal work was completed, St John's was granted the status of Provisional Cathedral, with the first Bishop of Parramatta appointed in 1969. In the same year a new font was gifted to the Church by the Maori people of New Zealand as a commemoration of the 150th anniversary of Samuel Marsden's going to New Zealand to preach. Work was also carried out to repair the towers around this time, which were then re-rendered in 1972.[66] The work in the towers revealed that rough bush poles had been used in the original construction as scaffolding. These were cut back during the 1972 work although the stumps can still be seen.[67]

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[64] *A Souvenir of the Royal Gate*, 1918.

[65] The Bells of St John's Dedication Pamphlet, 1923, St John's Archivess.

[66] Rapp, C, Jenny Pearce & John Roe, *St John's Parramatta*, St John's Publication Committee, 1988, p23.

[67] St John's Anglican Cathedral, State Heritage Register Listing form, Office of Environment and Heritage http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060990

In 2010 St John's was recognised for its heritage significance to the state of New South Wales, as the oldest site of continual Christian worship in Australia with its inclusion on the State Heritage Register.[68]

Figure 2.1.24: St John's c1907 postcard showing the western façade, with the towers and the verger's cottage on the right. Note also the paling fence enclosing the site (Source: National Museum of Australia)

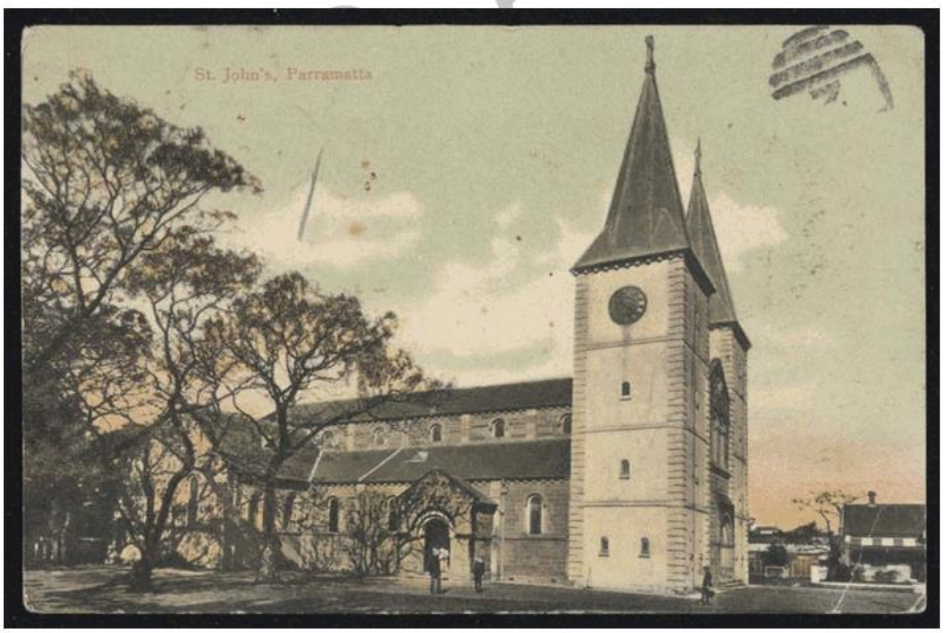

Figure 2.1.25: From the same series of postcards as Figure 19, this 1907 photo shows the northern side, with the northern transept visible behind the trees (Source: National Museum of Australia).

[68] http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060990

Figure 2.1.26: St John's c1929 showing the garden in what is now St John's Park, the iron palisade fence and the elaborate gates to the church land (Source: SLNSW)

Figure 2.1.27: Photo of the western façade and towers c1920 showing the iron fence and gates at the end of Hunter Street (Source: SLNSW)

Figure 2.1.28: Opening of the memorial gates in March 1918 by the Governor General Sir Ronald Munro Ferguson (Source: St John's Archives).

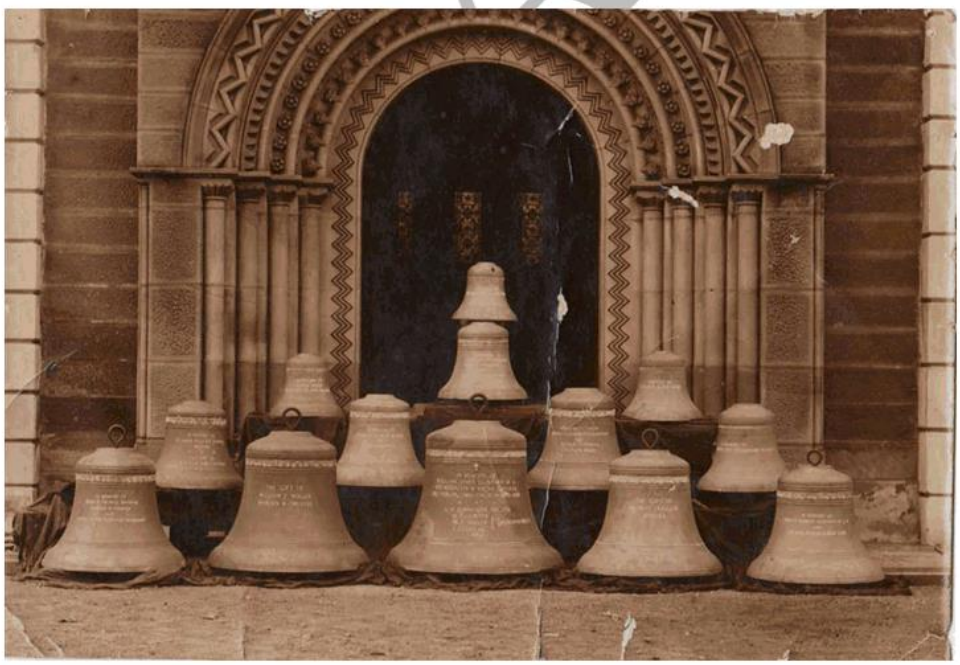

Figure 2.1.29: The new peal of bells ready to be installed in the north tower in 1923. The donor's names are visible on each of the bells (Source: St John's Archives).

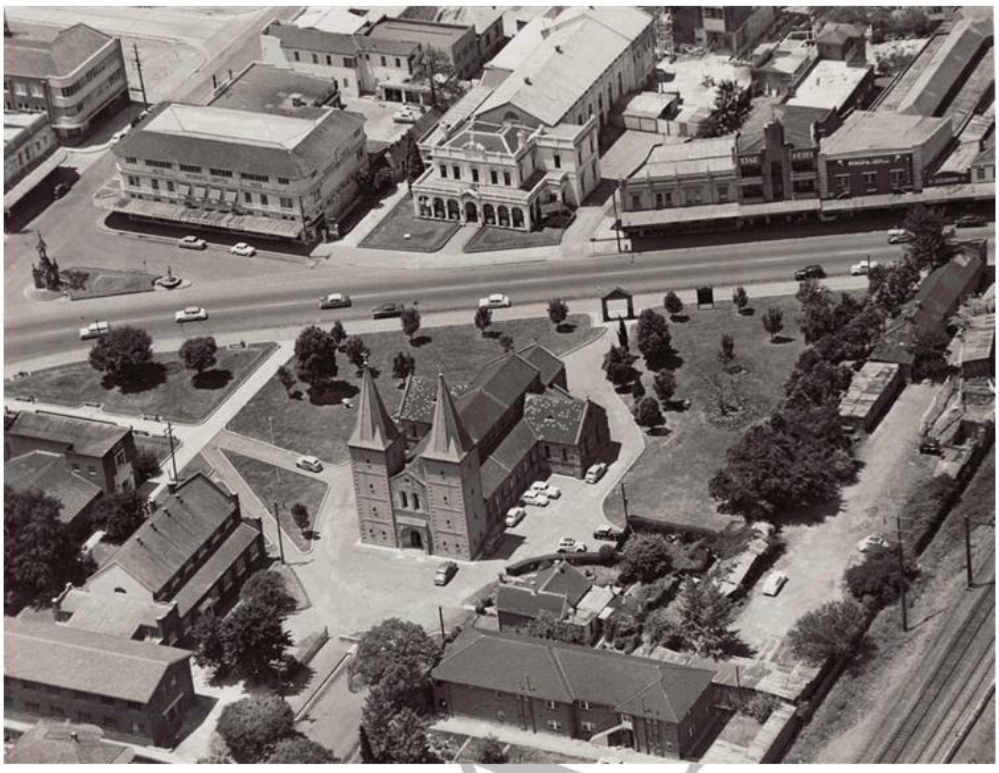

Figure 2.1.30: Aerial photo of St John's c1953. Note the surrounding fence and gates have been removed opening the site to Church Street and St John's Park and the large trees visible in Figure 19 have also been taken down (Source: St John's Archives)

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2.2. CHRONOLOGY

The following chronology has been prepared by Mark Dunn, Historian. Refer above for the full historical narrative for St John's Anglican Cathedral, including relevant historical illustrations, maps and plans.

The evolution of the site is summarised diagrammatically in the following sub-section 2.2.1.

Year	*Description*
1788	February–John Hunter and William Dawes, exploring the harbour from the camp at Sydney Cove, reach as far inland as Duck Creek observing good land and grasses along the river.
	24 April–Governor Phillip and a party of officers explore west and reach the Crescent, now in Parramatta Park.
	November—Phillip orders Surveyor General Augustus Alt, Lieutenant John Johnson plus a party of non-commissioned officers and marines to choose a spot near the Crescent to build a redoubt and establish a settlement.
	3 November–settlement named Rose Hill. Twenty convicts sent to begin clearing timber and planting for farms.
1789	February–First farm superintendent at Rose Hill appointed.
	November–James Ruse establishes Experiment Farm.
1790	Reverend Richard Johnson performs first religious service at Rose Hill early 1790.
1790	First burials in Parramatta burial ground that would become St John's cemetery.
1791	September–Johnson joined by marine chaplain James Bain, who has a small house erected at Rose Hill. Bain transferred to Norfolk Island in January 1792.
	2 June–Governor Phillip renames Rose Hill Parramatta
1794	10 March–Reverend Samuel Marsden and his family arrive in New South Wales
	July–Marsden and family move to Parramatta, staying first at the Barracks until a house is built for them on the corner of Church and Macquarie Streets. Marsden takes responsibility for religious services at Parramatta.
	September–Marsden given use of two convict huts on corner of George and Marsden Streets to act as a church. Ongoing requests for a church building are met with promises but no action by the governor.
1799	Foundation stone for the first church in Parramatta is laid by Governor Hunter. An earlier building slated to be the church was started in 1798 but was instead converted for a different civil use
1800	September–Walls completed and roof frame in place for new church. The site chosen was approximately half way between the Government House on the Crescent and the military barracks. The church sat at the end of a cross street running from the river, with the marketplace adjacent and the hospital nearby. It would be at the centre of the growing settlement of Parramatta.
1803	April–after nearly four years the church is completed and the first service is held by Marsden on Easter Sunday. Church built in a simple Georgian style with a semi-circular sanctuary behind the pulpit, a small tower structure topped with cupola and supported by a series of columns, contained the vestry. Is put to use immediately for church services, baptisms and weddings.
1804	September–Severe storms damage the church, blowing in some windows in the western end. In use as a public school during 1804.
1807	February–Church interiors still not completed, with no pews as reported by Governor Bligh and the walls already in need of repair due to damp conditions. An estimated five to six months still needed.
1810	Governor Lachlan Macquarie and wife Elizabeth arrive in NSW.
1812	Church once again damaged in a severe storm.
1813	James Horrax paid £110 for repairs to the church.

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1814	Lieutenant John Watts arrives with the 46th Regiment.
1814	£431 set aside for works to the church and a further £103 for cedar joinery.
1814	December–missionaries William and Elizabeth Shelley open the Native Institution on a site adjacent to St John's. Four children are taken into the institution for schooling following the inaugural Aboriginal feast organised by Governor Macquarie and held in the marketplace on the eastern side of St John's.
1815	£500 set aside for works, which include a new chancel, re-roofing and lengthening of the building.
1815	Thomas Hassall relocates the Sunday school to St John's.
1815	July–William Shelley dies, leaving Elizabeth to run the Native Institution.
1817	Francis Greenway designs a new parsonage for Marsden and family. The parsonage is located on the southern edge of town overlooking the cemetery.
1819-1820	Watts, on orders from Macquarie, erects twin brick towers with spires flanking a gothic style entrance door at western end of the church. The addition of the towers makes the church a prominent landmark in the town. A single bell is also installed in the northern tower. In August 1820, the towers are used to fly the Royal Standard to mark the accession of George IV to the throne in England.
1821	A clock made by Thwaites & Reed in London is installed in the northern tower of the church. The clock, one of four imported to NSW in 1821, is still in place and operating in the north tower.
1822	December–Native Institution is closed at Parramatta and the remaining children are moved to a new institution at Black Town.
1825	Parramatta burial ground comes under control of Church of England.
1838	Reverend Samuel Marsden dies. Replaced at St John's by Reverend Henry Bobart.
1841	December–church badly damaged in a storm, with roof in the western section dislodged, shingles blown off the towers and rafters damaged.
1843	James Houison is contracted to make repairs to St John's chancery.
1846	Churchwardens decide to undertake urgent repairs to the roof of the church. The congregation is asked to join a subscription drive to raise funds, but by 1850 not enough money has been raised and the problem is worsening, with damage to timber rafters and walls due to water ingress.
1852	Services relocated out of St John's after the roof collapses. James Houison is approached to undertake an inspection of the church to assess it for repairs. It is determined to be cheaper to demolish and rebuild than it is to repair.
	August–Houison is paid to begin demolition of the church. Plans for a new church are shown to the congregation at the same time.
	11 August–the foundation stone for a new church is laid by Bishop William Broughton
1853	April–stonework for front wall and porch completed
1854	July–Reverend Bobart dies.
	September–stonework for nave completed
	November–western wall and doorway completed
1855	June–roof completed
	July–first service in the new church although it is still unfinished.
	Reverend Robert Lethbridge King takes up role as rector at St John's.
1856	February–pews, chancel and pulpit installed and completed. Towers are repainted and repaired with new galvanised tiles and a lightning rod added.
1857	Burial ground officially granted to St John's and trustees appointed. The burial ground is renamed St John's Cemetery.
1858	19 March–new St John's Church consecrated by Bishop Frederic Barker.
1863	A new organ built by J.W. Walker of London is installed in the western gallery above the entrance of St John's
1867	Reverend King leaves to take up role as principal of Moore College.
1868	Reverend William Gunther takes up role as rector at St John's. Gunther is the longest serving

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	rector at St John's, remaining in the role until 1910.
1883	April–foundation stone for the northern transept is laid.
1885	November–north and south transept, both designed by Blacket & Sons architects (Cyril Blacket) are completed. Towers also rendered to a height of approximately 2.5m above ground.
1892	March–Archdeacon W.J. Gunther convenes a special meeting of the parishioners to consider the establishment of the St John's Endowment Trust to assist in the financial needs of the Parish, including a stipend for the rector as well as a sinking fund for the maintenance of parish property.
C1894	A churchwarden or verger's cottage is erected on the southern side of the church close to the western entrance of St John's.
C1896	A second small cottage for a caretaker is built at St John's.
1899	Endowment Trust purchases Hanleyville, built by the Ralph Marsfield and his wife Lucy Shelley, daughter of Elizabeth and William Shelly in 1868. The purchase of the property extended the church land to Macquarie Street. The house was leased back to its occupants at the time of purchase, Annie and Maggie Inglis. The Inglis sisters lived in the house and ran it as a girl's school until 1924.
1903	Organ relocated to Northern transept.
1910	July–tender for the erection of a new church hall is awarded to William Noller.
	September–foundation stone for the church hall is laid.
1911	May–Church hall opened by Archbishop Wright.
	Reverend Samuel Martin Johnstone takes up role as rector at St John's.
1915	Endowment Trust sells Lot A on the corner of Macquarie and Marsden Streets. Astra theatre is built on the lot in 1934, demolished 1986.
1917	November–foundation stone for a memorial gate is laid on the eastern side of the church fronting Church Street.
1918	23 March– Memorial gate is opened by the Governor-General Sir Ronald Munro Ferguson.
C1920	Former paling fence that had enclosed the church land since c1810 is replaced by a stone and iron palisade fence.
1923	New peal of bells is installed in the south tower of St John's. Thirteen bells are hung as a rigid set, each sponsored by a member or family of the congregation, including a smaller children's bell dedicated to those who were killed during the First World War. The bells were first rung on Trinity Sunday, 27 May 1923.
1926	Hanleyville house is sold at auction for demolition. All buildings on site, except the stable, were removed by April. The Macquarie Street site is subdivided into eleven new building lots.
1927	Lots J & K on Macquarie Street are the first to be built on, with a two-storey shop building constructed and leased to Cecil Grossman who ran a chemist from Lot J, now known as 77 Macquarie Street and F.C. Pinfold who had a watchmaker and repair shop on Lot K.
1929	Lots B & C facing Macquarie Street sold to Mr Hermann Schrieber.
1935	Lots E-I leased to J.H. Harvey. Harvey builds a long, two storey terrace shop building with retail on the ground floor and offices on the upper level, named Astra Chambers.
1936	Archdeacon Herbert Smirnoff Begbie replaces Reverend Johnstone.
1938-39	Lot M fronting St John's Park is leased and the art deco style office building known as St John's Building is built.
1940	Right Reverend William George Hilliard appointed as rector at St John's.
1953	The fence surrounding St John's is removed and the land around the church is opened to the public as a park.
1960	Reverend Canon Kenneth Lawrence Loane appointed as rector after Reverend Hilliard dies while out walking.
1961	Additions and alterations of St John's building carried out by John Noller and Sons, architects.
1966	Exterior of church hall additions include a perimeter brick wall and covered walkway. The hall is connected to the youth centre at the rear at the same time.
1967	Major renovations are undertaken inside St John's, with the floor removed and drainage channels installed. The original floor had been laid directly on the ground, so new joists and bearers were installed and the floor replaced. Seating was rearranged and new lighting was

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	also installed.
1969	St John's is granted the status of provisional Cathedral and the first Bishop of Parramatta is appointed.
1969	Maori people of New Zealand gift a new pulpit to the cathedral to commemorate 150 years since Reverend Marsden had first travelled to New Zealand.
1972	Towers are restored and re-rendered.
1983	Reverend Canon Raymond Joseph Bomford replaces Reverend Loane.
1986	Church Street on the eastern side of the St John's, between Macquarie Street and Darcy Street is pedestrianised.
1991	Reverend Canon Peter Scott Kemp replaces Reverend Bomford.
1995-1997	Endowment Trust refurbishes the Astra Chambers shops.
2000	Reverend Canon David Gray Mulready replaces Reverend Kemp.
2004	Reverend Canon Bruce Morrison replaces Reverend Mulready.
2010	St John's Cathedral is added to the State Heritage Register as an item of State Significance.
2011	St John's Provisional Cathedral status is changed to that of Regional Cathedral.

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2.2.1. Evolution of the place

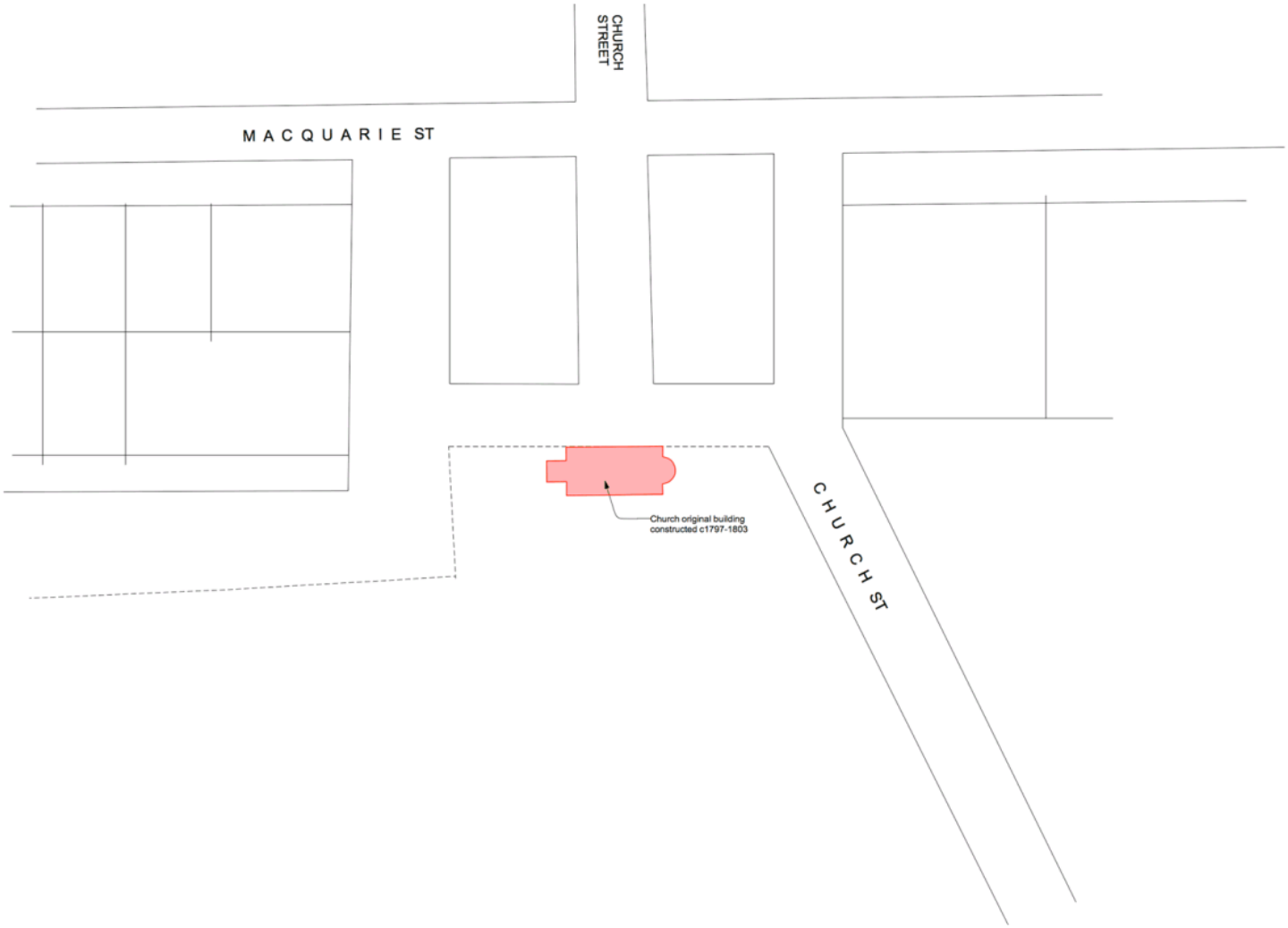

Figure 2.2.1: Site evolution, 1804

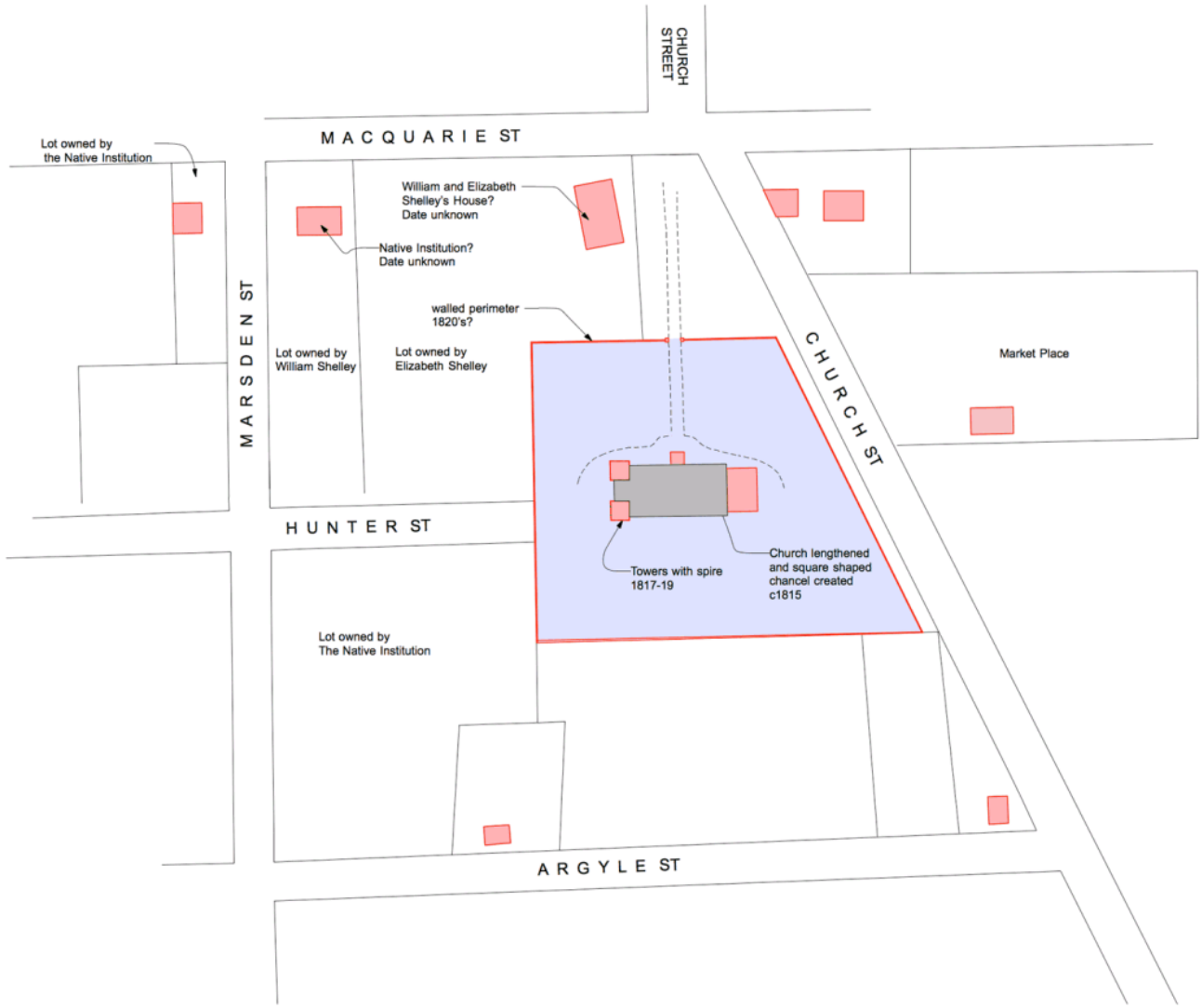

Figure 2.2.2: Site evolution, 1823

Figure 2.2.3: Site evolution, 1870

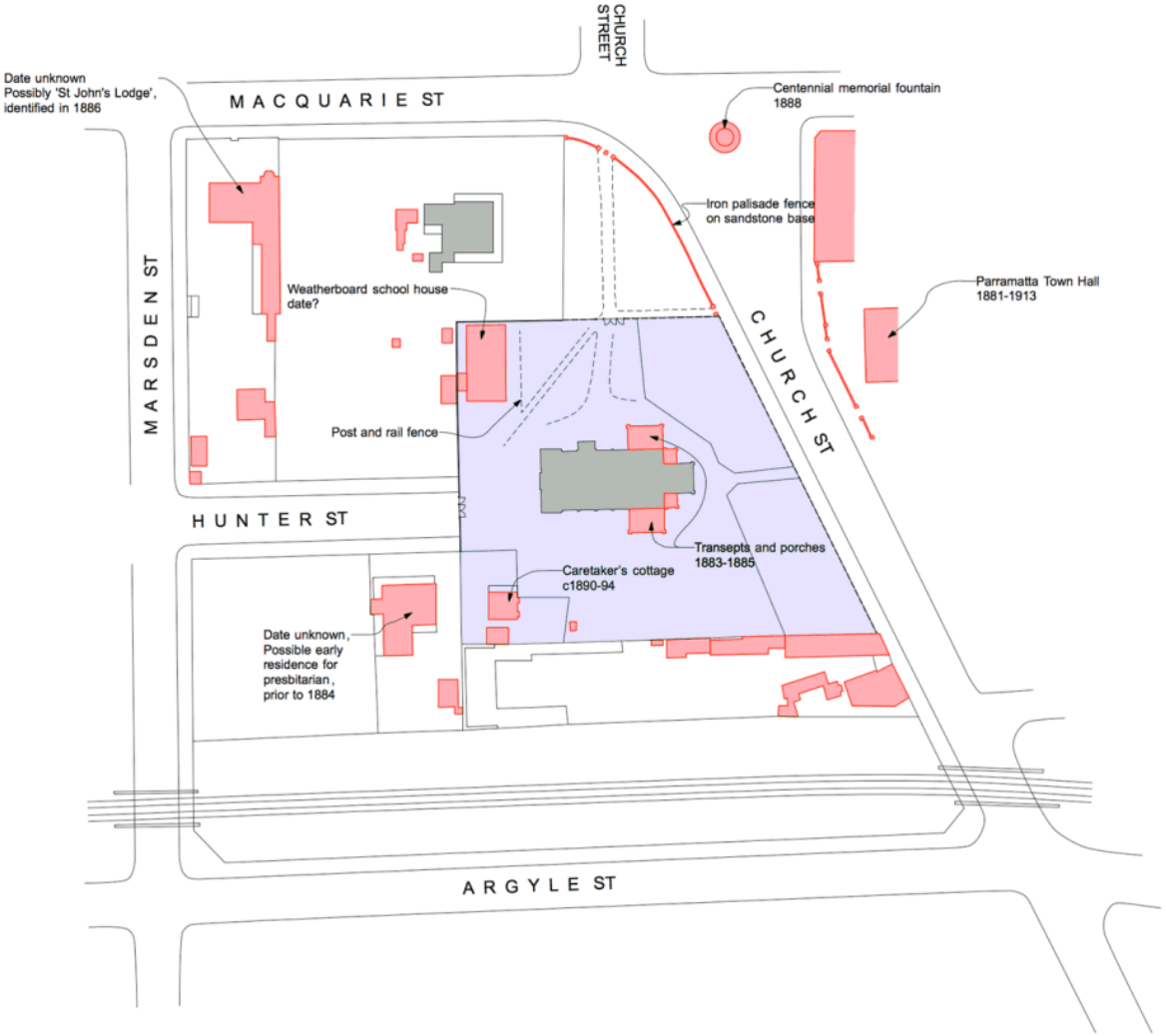

Figure 2.1.31: Site evolution, 1895

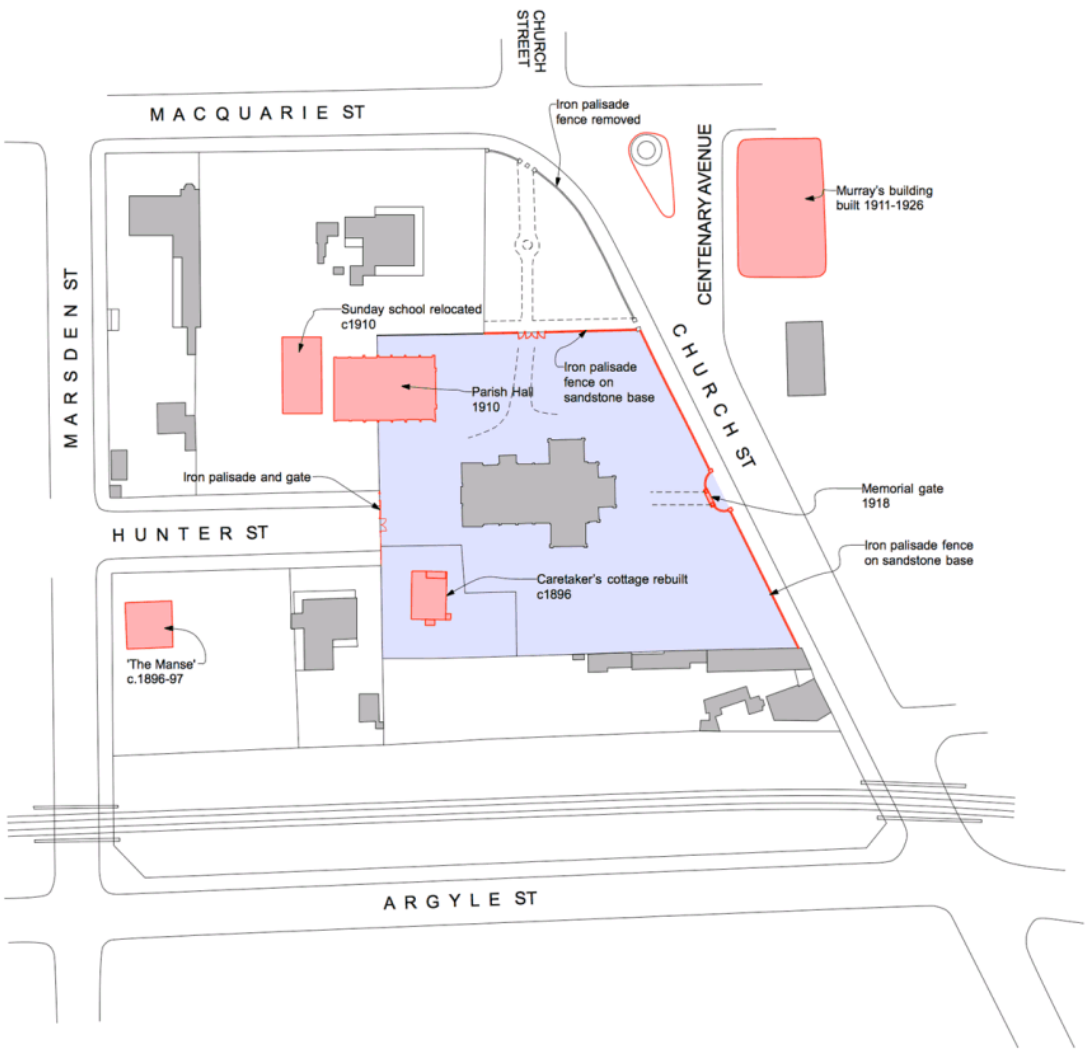

Figure 2.2.4: Site evolution, 1911-20

Figure 2.2.5: Site evolution, 1943

Figure 2.2.6: Site evolution, 1953

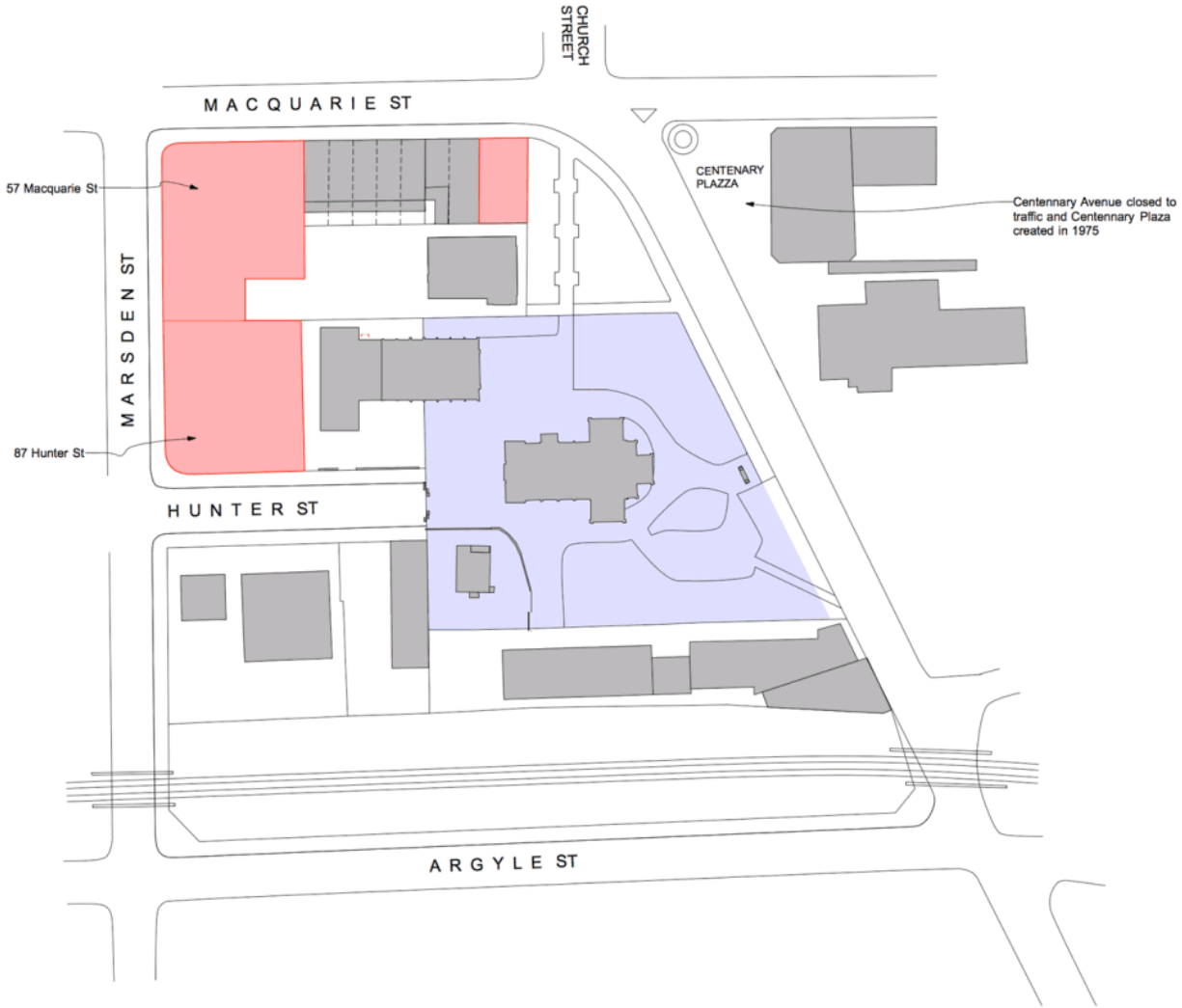

Figure 2.2.7: Site evolution 1980's

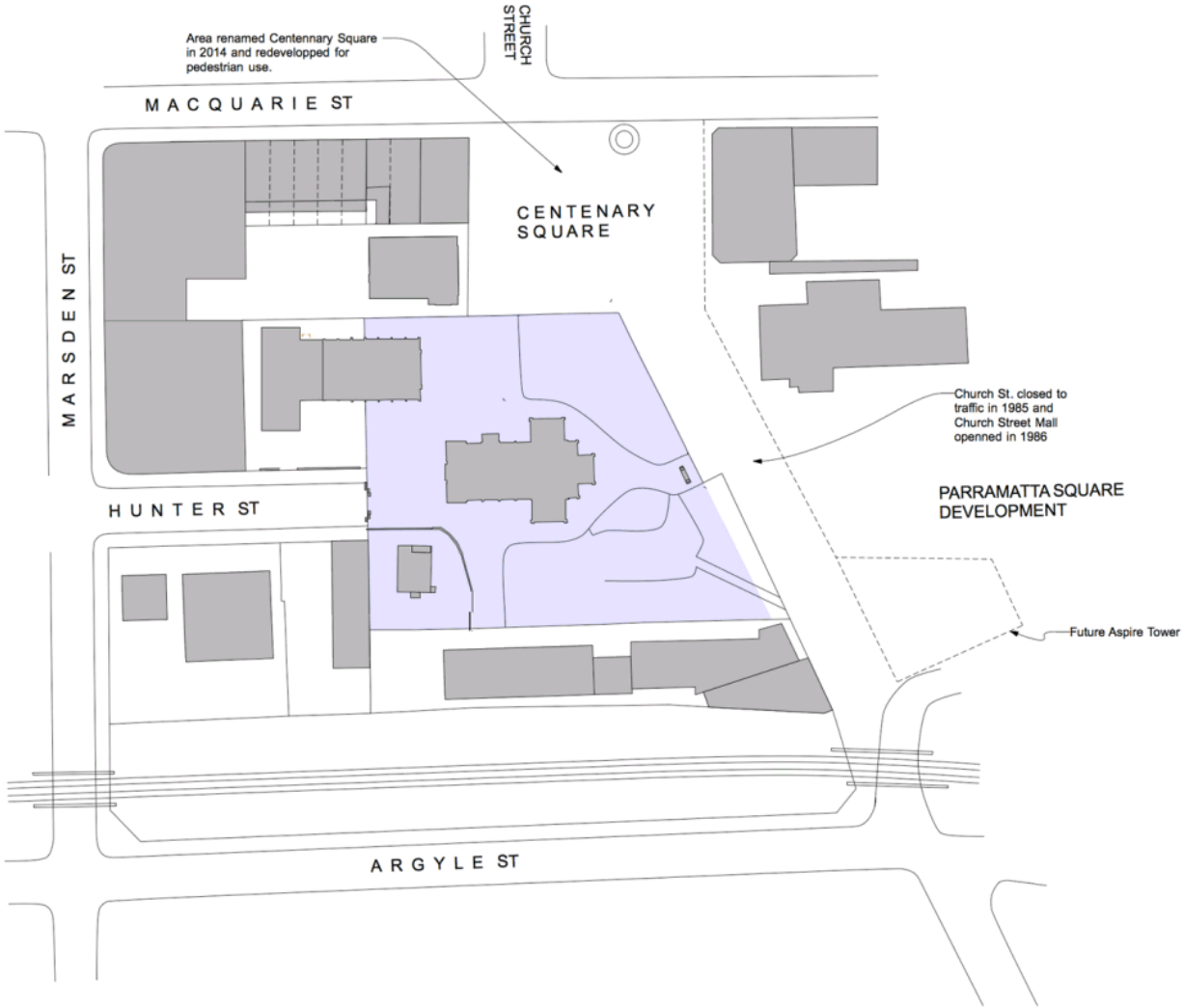

Figure 2.2.8: Site evolution, 2017

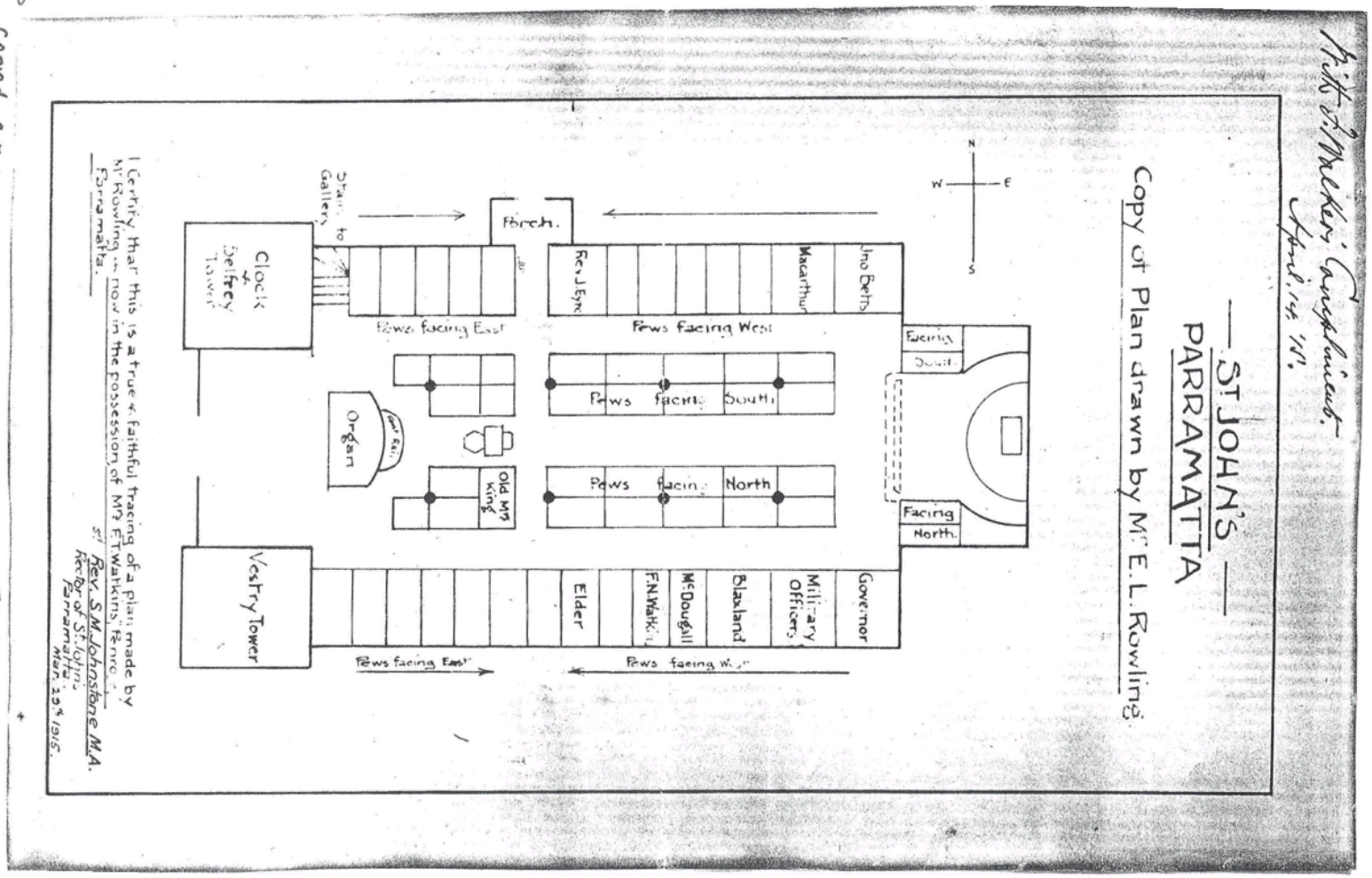

Figure 2.2.9: St John's Anglican Cathedral, c.1850s, prior to the construction of the present church building. Note, this plan is a sketch prepared for the Parramatta Historical Society, reportedly based on an 1886 letter from Edward L. Rowling, a warden of St John's from 1849-1868. Rowling was therefore warden at the time of the demolition of original church and construction of the present structure by Houison. The location of the pulpit and organ, as well as details of the pews, would also appear to correlate to the details of an 1839 description of the interior of the church (refer to Section 2.1.5 above) and reflect the details of the 1846 tapestry showing the three-tiered pulpit with organ behind.

(Source: St John's Anglican Cathedral archives)

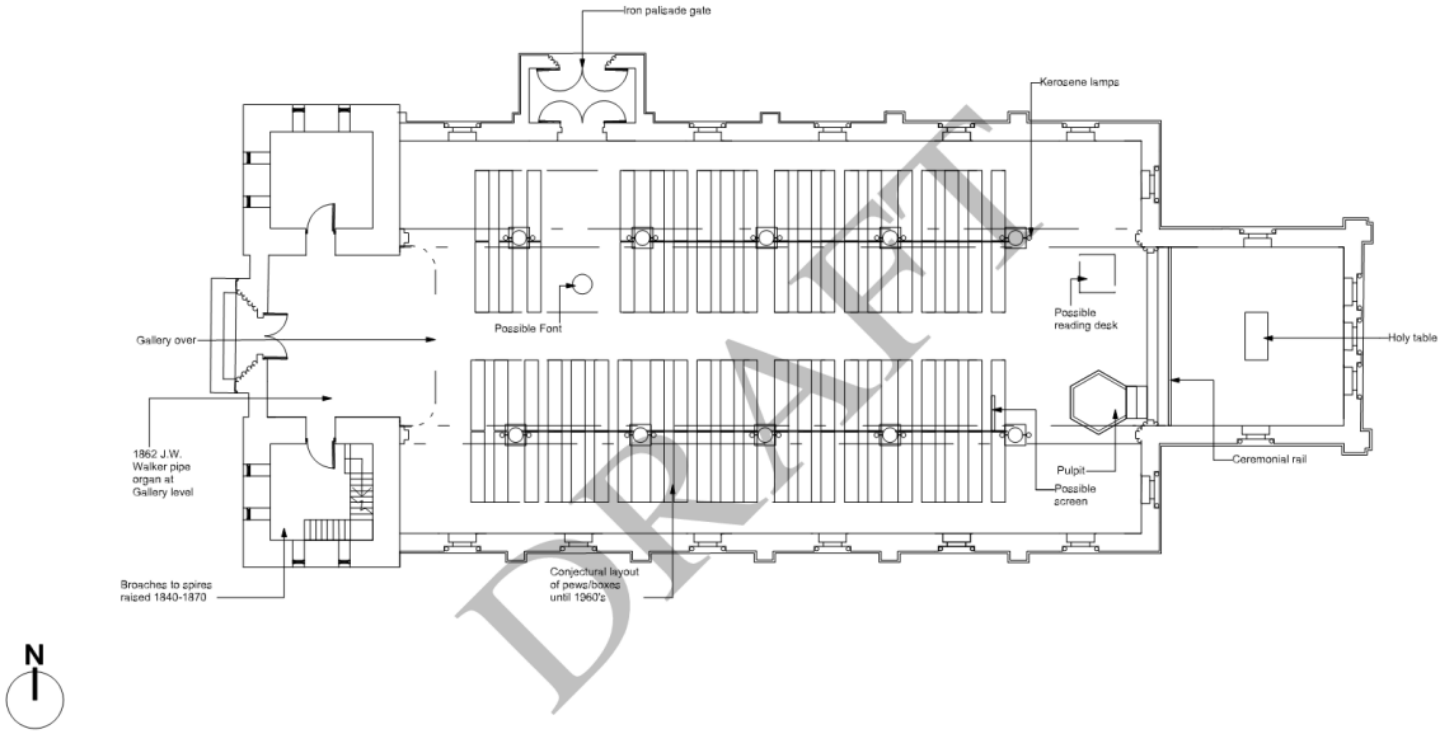

Figure 2.2.10: St John's Anglican Cathedral, pre-1883

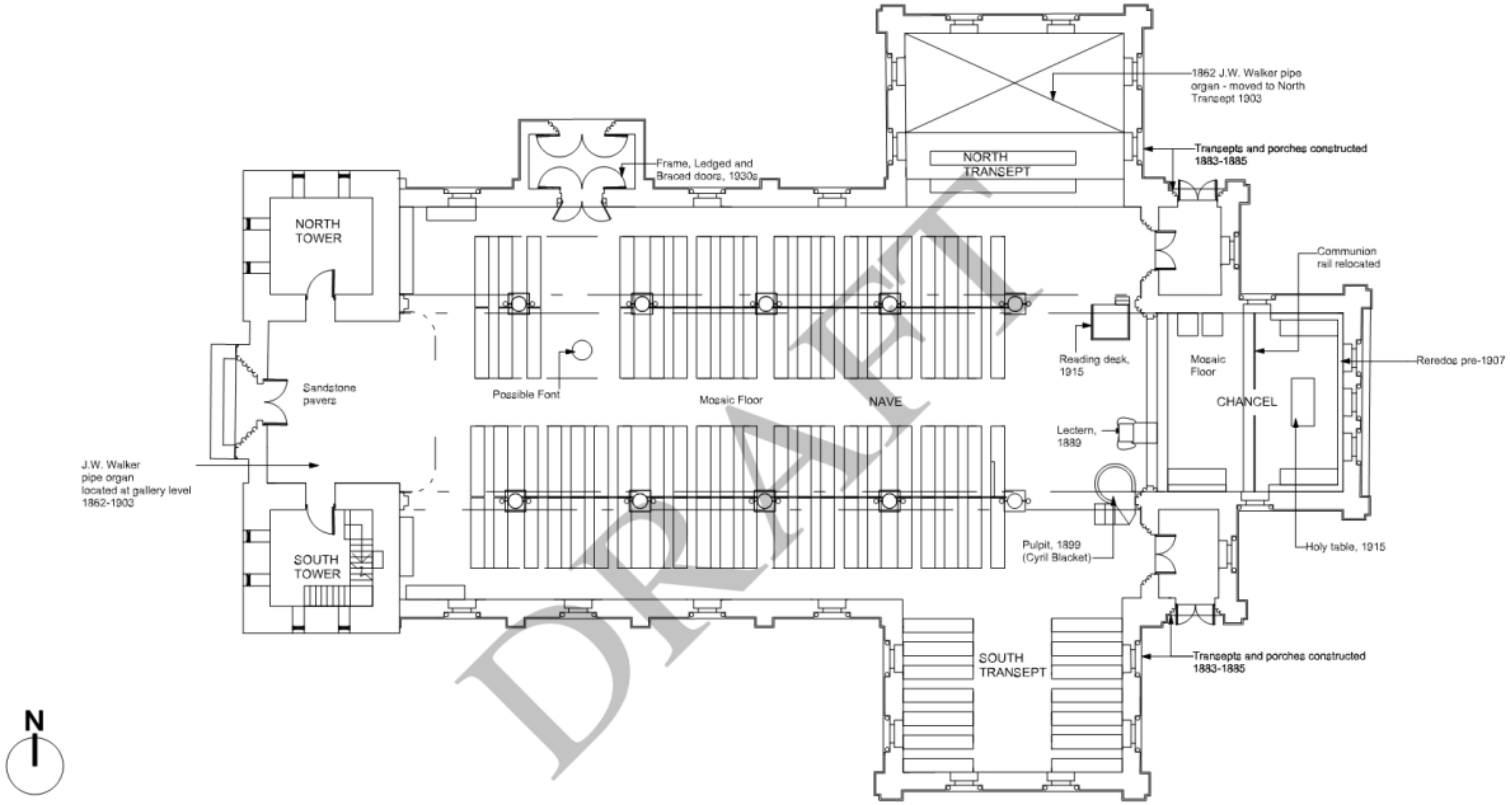

Figure 2.2.11: St John's Anglican Cathedral, 1885-1960

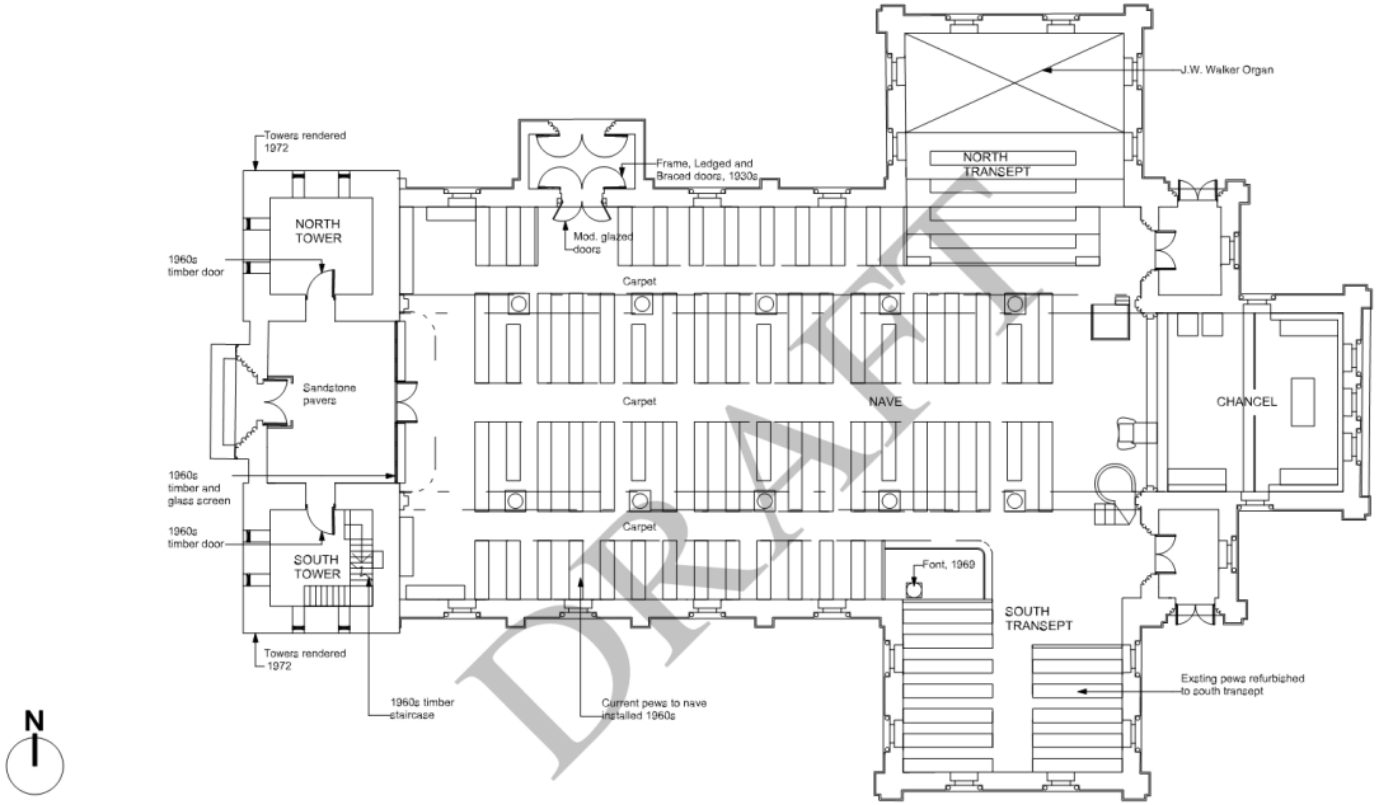

Figure 2.2.12: St John's Anglican Cathedral, 1960-2017

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2.3. Description of the place

2.3.1. Setting and Context

St John's Anglican Cathedral sits in the heart of Parramatta's Centenary Square, the former town square and Governor Macquarie's market place. This immediate area around St John's and Centenary Square is largely dominated by commercial and retail uses located within low-mid scale buildings, with high rise located further afield. This character is set to change in the near future however, with the construction of the precinct known as 'Parramatta Square', located to the north of the railway station and immediately to the east of the St John's Anglican Cathedral. This residential and commercial development will see a number of high rise buildings located on either side of a long open plaza orientated in an east-west direction following the existing axis of the church. These developments, particularly the 90-storey Aspire tower will dramatically change the context and backdrop of St John's Anglican Cathedral.

Similarly, the planned light rail along Church and Macquarie Streets will transform the immediate character and setting of St John's, in particular the former St John's Park and present Centenary Square.

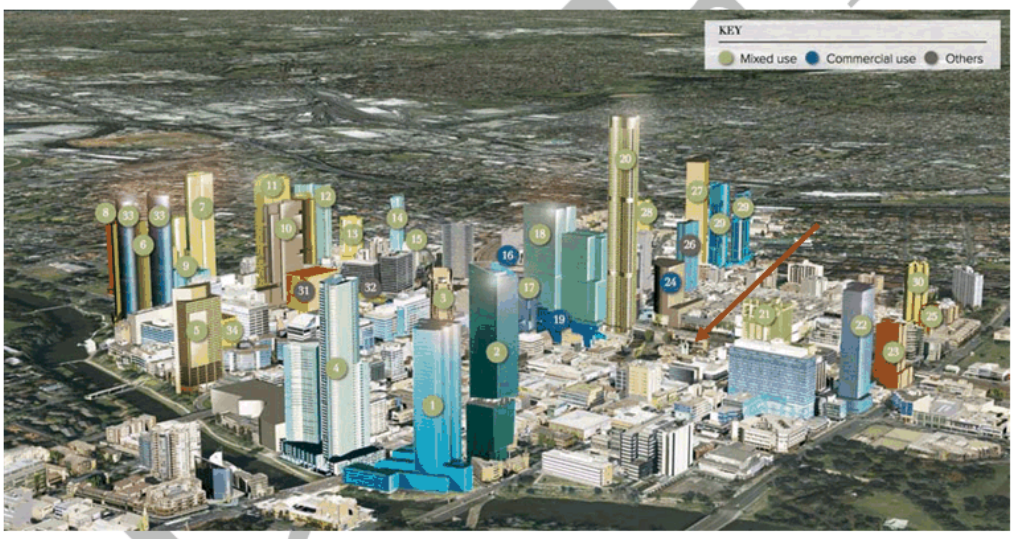

Figure 2.3.1: Emerging skyline of Parramatta. St John's is indicated by an arrow. Source: City of Parramatta Council website (http://www.investparramatta.com.au/invest-and-build#mapContent20)

Figure 2.3.2: Concept image for the Parramatta Square public space, with the spires of St John's in the background. Source: City of Parramatta Council website (http://www.investparramatta.com.au/invest-and-build)

St John's Cathedral is located at the terminus of the Church Street prior to its change in direction to the south-east towards Parramatta Road. Church Street has been pedestrianised between Macquarie Street and the railway line as it passes through Centenary Square, and is comprised of largely hardstand paving areas with stands of trees to the east and west.

The existing development surrounding the square is generally low scale, of two-three storeys, and includes the former Parramatta Town Hall (1883) and Murray Brothers Building (1911-1926) on the eastern side of the square, and the 'Horse Parapet' shops (c.1881) on the opposite side of Macquarie Street. These three buildings have all been locally listed by Parramatta Council. The western side of the square is bound by the two storey facades of the buildings at 195a Church Street (Jamie's Italian) and the St John's Building at 38 Hunter Street. These buildings are not individually heritage listed; however, the two-storey scale of their facades enclosing Bicentennial Square are included in the local heritage listing for Centenary (Bicentennial) Square.

At the northern end of the square is the Centennial Memorial (1888), a Classical sculpture of sandstone incorporating a four-faced clock, erected to commemorate the founding of the Colony.

Figure 2.3.3: Former Parramatta Town Hall.

Figure 2.3.4: Centenary Square with the Murray Brothers Building and Horse Parapet shops in the background.

Figure 2.3.5: Centennial Memorial and clock fronting Macquarie Street.

Figure 2.3.6: The two storey facades of Jamie's Italian and the St John's Building form the western boundary of Centenary Square.

To the south between St John's and the railway line is the four-storey Queensland Insurance Building constructed in 1960 and an adjacent brick and terra cotta tile residential flat building dating from a similar construction period.

Hunter Street is orientated in an east-west direct from the western end of St John's. This street retains a relatively low-scale of development on the southern side, including the Interwar Anglican Home Mission Society at 45 Hunter Street, Rotary House (43 Hunter Street) and a former late nineteenth century residence at the corner of Hunter and Marsden Streets. Several mid-high scale commercial and residential developments on the western side of Marsden Street and northern side of Hunter Street form a backdrop in vistas directly westwards from St John's.

Figure 2.3.7: Queensland Insurance building located to the south of St John's.

Figure 2.3.8: Rotary House at 43 Hunter Street

Figure 2.3.9: Two storey late nineteenth century residence at the corner of Hunter and Marsden Streets.

Figure 2.3.10: Multi storey residential and commercial buildings on either side of Marsden Street to the west of St John's.

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2.3.2. SITE GENERALLY

The surroundings of St John's Anglican Cathedral were opened to the public c.1950's after the removal of the encircling fencing, coinciding with an agreement between the Parish and Council assigning Council with the ongoing maintenance of the grounds. The grounds are generally grassed to south and east and paved to west and north. Areas of paving are further delineated by low hedge and flower bed plantings.

The Royal Memorial Gates stand on the eastern boundary with Church Street mall. When erected in 1918, this monument formed a gated entrance in to the church grounds which function is redundant given the removal of all fencing around the church. The pillars of the gates serve as a Roll of Honour and include the memorial's dedication on 23 March 1918. The stonework over the gateway displays the Royal Arms and features the phrase 'Pro tanto quid retribuamus' which translates as 'what shall we give in return for so much'.

To the west in front of the towers the landscaping is generally hardstand and less defined, with various low sandstone walls and kerbs marking out the site boundary with Hunter Street. The late nineteenth century former Verger's cottage is located at the south-western corner of the Cathedral site, bound by a stone wall and steel palisade fence. This hardstand area extends around northern and southern sides, and is presently used for carparking.

Major trees within the grounds of the Cathedral include one Jacaranda (*Jacaranda mimosifolia*) on the south side of the Cathedral, one American Sweetgum (*Liquidambar styraciflua*) adjacent the Verger's cottage, eight brush box (*Lopohostemon confertus*) along the southern boundary of the Cathedral's gardens. A mature Norfolk Island hibiscus / white oak / cow itch tree (*Lagunaria patersonii*) is located to the Cathedral's southeast, within the grassed area.

On the north side of the Cathedral are two English oak (*Quercus robur*) trees and a large brush box (*Lopohstemon confertus*) set amongst lawn / paving. Within the now paved Centenary Square to the north of the Cathedral a line of hybrid plane trees (*Platanus x hybrida*) follows the former kerb line of Church Street. Generally, all of the trees on the site appear to be mature, and their age and condition requires further assessment by an arborist.

Figure 2.3.11: Royal Memorial Gates on the eastern side of the Cathedral.

Figure 2.3.12: Paved area to the west of the Cathedral.

Figure 2.3.13: Landscaped area to the north of St John's Cathedral, formerly part of its fenced grounds.

Figure 2.3.14: Area to the southeast of the Cathedral.

Figure 2.3.15: Hard paving to the area immediately south of the Cathedral.

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2.3.3. St John's Anglican Cathedral

Exterior

St John's Anglican Cathedral was constructed in three main stages:

- Western towers: 1817 to 1819;
- Nave and chancel: 1852 to 1855; and
- Transepts and entry porches: 1883 to 1885

The two western towers, are the oldest remaining built fabric of the Cathedral. Originally constructed in a gothic style, it was remodeled 1852-1855 to its present Romanesque style. The towers are four-storey structures constructed of handmade sandstock bricks finished externally with render and inscribed to give the appearance of stone. Corners have rendered quoins. Each tower is divided into four levels by a string course between which are located a single of pair of small arched openings. The upper two levels feature a single central opening to each side with timber louvred vents, while at first floor level a single opening has a fixed timber window sash divided into a pair of pointed arches. At ground level, the western and side elevations of the towers contain a pair of arched openings with timber window sashes, while at first floor level a single window is located centrally to these elevations. At second and third floor levels centrally located arched openings are located on all four elevations of both towers, each opening infilled with a timber louvred vent with the exception of the north face at Level 3 of the northern tower, which houses the Thwaites and Reed clock facing Centenary Square. This clock retains its original

face, formed by copper sheet folded over a wrought iron frame. The clock hands are also original and formed by folded copper. The clock was recently restored in 2010, at which time the face was repainted (with 2 pack epoxy paint) and the numerals and hands finished with gold leaf.[69] The towers are topped with copper clad pyramidal spires with a broached base, and each spire is surmounted by a copper cross. On each face of the spire is a small gabled copper vent.

The nave and chancel of the church (1852-55) is constructed of ashlar sandstone with a sparrow pecked finish and narrow margin, and smooth faced to corner and side buttresses. The roof is gabled, clad with slate with copper ridge capping, and finished stone parapets at the east and west end. Rainwater goods are copper, and the rainwater heads feature the Fleur de Lis motif representing the trinity. The lower roofs over the side aisles are similarly clad with slate and are terminated at the west end by the towers. St John's Cathedral is Norman in design, featuring many Romanesque details as is typical for the style. The nave and aisles are divided into four bays by buttresses between the transepts and the towers, with each bay containing a single round headed opening to the nave and the aisle with engaged pillars and carved chevron patterning to the window head. These and all other windows to the church have stained glass. On the northern side is a small entrance, which would appear to have been constructed at the time of the nave and chancel. This entrance has a similar stone walls to the main nave, a small gabled and slate clad roof and a round headed arched door opening facing St John's Park. The door is timber framed and boarded, and a second glazed door internally has been added to identify when the church is open to passersby in St John's Park, while obscuring associated noise.

At the eaves and near the top of the parapet walls, the stonework is finished with a dentilled motif. Stone crosses top the east and west facing parapet gables. Metal finials are at the top of the north and south parapet gables.

The main entry of the Cathedral is at the western end facing Hunter Street and between the two towers. The large arched entry is supported by four engaged pillars and five rows of recessed mouldings which include:

- a triple row of chevrons (zigzags): the most common of the decorations through the church;
- three different beakhead designs (crude and simplified ornaments suggestive of either a head with a beak or a tongue hanging out like a cat's), carved in pairs and repeated in sequence, and characterise owls, pigs and cats,
- ball flowers with three lobes opening to show an enclosed sphere;
- cog-like pattern; and
- a single row of chevrons.

The mouldings around the western entry are repeated in part on all of the internal woodwork, reredos, communion table, pulpit and round the external stonework of the windows.

Above the entry arch is a pair of arched windows and a circular window. These feature similar plain pillars and chevron patterning of the nave and aisle windows, however a label mould protects these openings. Human and animal heads reminiscent of early medieval ecclesiastical architecture form the springing point for these label moulds. At the eastern end of the chancel are a set of three tall round headed windows and single circular window with similar detailing to the western windows.

The transepts, added between 1883 and 1885 to the design of Cyril Blacket, are similarly of stone and slate construction, and continue the Romanesque detailing of the nave and chancel. Two small stone entry porches were also constructed at this time, and are located on the eastern side of the transepts on either side of the chancel. These continue the same stone, slate and timber

[69] Pers. conversation with Douglas Minty, clock restorer, December 2017.

construction and detailing as to the main body of the church. Within these entrances there remains evidence of the formerly external buttresses to the nave.

Figure 2.3.16: St John's Cathedral facing Centenary Square (north elevation).

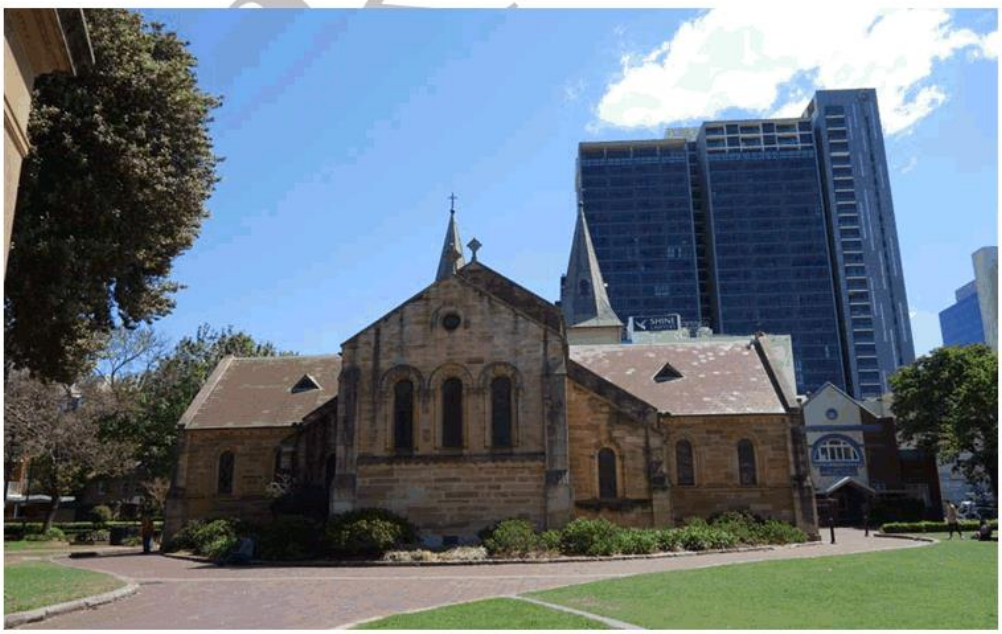

Figure 2.3.17: Eastern elevation of St John's Cathedral facing Church Street.

Figure 2.3.18: St John's Cathedral, western elevation and entrance.

Figure 2.3.19: Western door surround and 1852-55 timber framed, ledged and braced door with grained finish.

Figure 2.3.20: Typical ground level window to the towers.

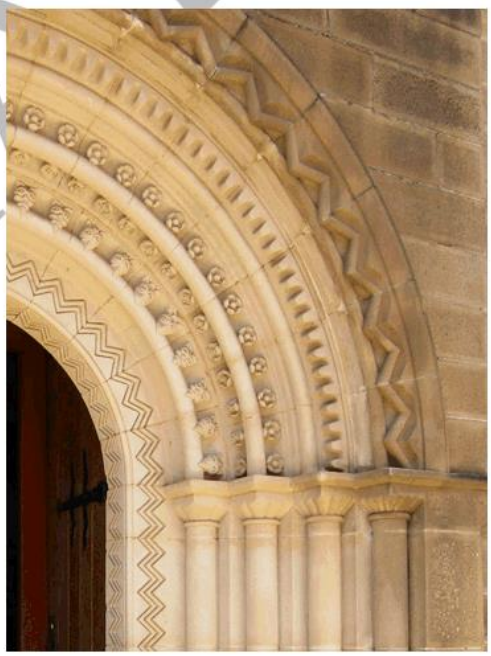

Figure 2.3.21: Carved stone detailing around the western entrance.

Figure 2.3.22: Northern entrance fronting St John's Square.

Figure 2.3.23: Thwaites and Reed clock on the northern tower

Figure 2.3.24: Typical Romanesque detailing of a window to the nave, including round arched window heads, half-shafts and chevron detailing. Later brass window mesh has been installed over the window for security.

Figure 2.3.25: Painted framed, ledged and braced door to the northern entry porch (adjacent the North transept). Repainting is currently underway.

INTERIOR

The Romanesque detailing of the exterior continues internally in the mouldings and motifs to the stonework, joinery and later woodwork and fittings. The round headed arches and columns in the nave and plain circular pillars and scalloped capitals are also typical of the Romanesque style.

Internally the Cathedral comprises of a central nave orientated in an east-west direction, with aisles on the northern and southern sides. Towards the eastern end are the transepts, the northern one of which houses the organ and choir seating. The chancel at the eastern end of the building is flanked to the north and the south by former entrances, which currently serve as small storage rooms. Pews are located in formal rows within the nave orientated towards the chancel. Vestries are located at the ground level of the western towers. The southern tower provides access to the choir loft and bells. Above the western entry is a gallery, whose joinery appears to date from the 1850's. Access to the clock is via a series of steep timber ladders within the northern tower.

The nave of the church is divided into six equal bays by a series of circular sandstone columns supporting round-headed arches and the high-level walls of the nave above. These columns are topped by simple square and scalloped capitals. Internally the sandstone walls have a similar sparrow pecked finish as the exterior, with smooth faced stone to the arches and columns. Stone detailing around the doors to the former porches repeat the half-shafts and chevron detailing that is evident around the window openings on the exterior. The ceilings over the nave, aisles and transepts is timber boarded over champhered rafters, purlins and decorative hammerbeam roof trusses. The floor is timber boarded, reconstructed in 1967 at which time the new drainage channels were installed to address rising damp.

The chancel is located beyond a wide arched opening supported by a series of faceted corner piers. Inside the chancel, the reredos and furniture repeats the Romanesque detailing, including the chevron and ball flower designs and also includes billets, which are small cylindrical blocks set in a hollow and dogtooth, which consists of a row of pyramidal projections, each carved with four leaves. These are also carved into the stone niches on either side of the reredos.

Within the northern transept is the organ, originally installed in the gallery above the western entrance however relocated to its present position in 1903, at which time some minor additions were reportedly made. Originally power for the bellows was provided by hand pumping, however successive modifications have provided hydraulic, gas and finally electric power.

The main entrance door is ledged and braced and has been recently re-grained. Other timber doors are similarly ledged and braced, and all appear to be contemporary to their installation. A secondary glazed door has been added to the northern entrance to enable light to pass in to the Cathedral while blocking noise from passing pedestrian activity. An analysis of the early historic photographs indicates that the joinery of the western gallery dates prior to the 1880's, as does the cabinetry of the organ and possibly the communion rail (relocated to its current position), while other joinery within the chancel, including the reredos and seating were in place by 1907.

Internally the sandstock brick construction of the western towers is evident. These walls are four bricks wide and below each opening can be seen an inverted brick arch, likely a technique of strengthening the walls of the tower. The internal sandstock brick walls of the tower are both painted and unpainted, and there remains evidence of the bush pole scaffolding used to construct the towers. Of all the internal wall surfaces, those within the northern tower at the level of the clock would appear to be the least disturbed, being neither painted, nor recently repointed. Similarly, the timber floor at this level is likely original/early, largely comprising of wide butt jointed boards. Other floors would appear to be a mix of original and replaced (narrower) timber boards. Within the spire the timber framing and boarding supporting the external copper cladding is evident, as are changes to the supporting framework of the broaches.

The existing suspended timber floor within the main body of the cathedral dates from 1967, at which time it replaced a mosaic tiled floor with Fleur de Lis pattern. This timber boarded floor is currently exposed below the pews and carpeted to the aisles. The earlier Fleur de Lis mosaic floor

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finishes and marble tiled steps remain within the chancel (the exact date is unknown, and the mosaics are first visible in a 1929 historic photograph). Similarly, the exact date of the sandstone pavers within the western entry below the gallery and north porch are also unknown.

The existing pews to the nave and the northern transept in front of the organ, and their configuration also date from this time, as does the timber screen between the western entrance and the nave, the paneled doors to the towers, the stairs and cabinetry between ground and first floor level within the southern tower, timber floors at the lower levels within the towers and the present lighting. The pews to the south transept appear to be earlier, and it is assumed these date from the completion of the transepts in 1885.

The Cathedral contains church furniture, furnishings and stained-glass windows as well as a number of memorials and items of historical importance, including:

- the 1599 Geneva (Breeches) Elizabethan Bible from Bath, England, (unseen) located in a cabinet in the south transept;
- the London-made Thwaites and Reed clock installed in 1821 in the northern tower;
- the 1846 tapestry, with portraits, that illustrates the unusual three decker pulpit (for the Rector, Curate and Clerk) that was used at St John's until 1855;
- the J.W. Walker pipe organ brought from England in 1862, including joinery; installed in the gallery above the western entrance in 1863 and moved to the north transept c.1900;
- the 1889 lectern brought out from London, representing an eagle as an emblem of fortitude and magnanimity;
- the existing pulpit constructed in 1899 to a design by Cyril Blacket;
- reading desk, possibly dating from 1915;
- the holy table, 1915;
- the joinery of the gallery, 1850s;
- communion rail, pre-1880s;
- pews within the south transept, possibly 1880s;
- the reredos and seats within the chancel, pre-1907;
- 13 memorial bells installed in the southern tower in 1923 with associated tablet;
- 1928 guidon (forked pennant) presented to St John's in commemoration of the participation of the Lancers in South Africa and World War I;
- the font carved from totara wood and inlaid with paua shell, gifted by representative Maoris from New Zealand and installed in 1969 to commemorate the ministry of the Rev Samuel Marsden (the first Rector of St John's), to the Maoris' from 1814;
- a piece of stone from the Reculver Towers of the 12th century St Mary's Church, Kent, England with associated plaque mounted in the west wall;
- tapestries depicting Parramatta landmarks and flora located in the Sanctuary, the Chancel and some front pews; and
- Parish records for births, deaths and marriages, dating back to 1790.

There are also a number of significant memorials located within the Cathedral's interior, including the stained-glass window memorial tablets. Pre-1850 memorials and tablets commemorate the Reverend Samuel Marsden (d. 1838); Elizabeth, wife of Rev. Marsden (d.1835); Elizabeth Jane, wife of Governor Bourke (d. 1832) and John Blaxland (d. 1845). A brass plaque at the southwestern

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corner of the Nave commemorates the 100-year anniversary of the first confirmation in Australia in 1836. Other brass plaques located within the nave would appear to largely date from the 1900s to 1930s.

Within the northern tower at Levels 1 and 2 is a collection of salvaged building items. A full inventory of these items has not been undertaken, however includes doors, grilles and gates, as well as hymn tablets, letters and numbers.

The Cathedral is well maintained and in good condition. Modern installations such as AV equipment and speakers have been generally sensitively chosen and installed such that they do not visually dominate the space. Similarly, the light fittings and electrical ceiling fans have been installed so as to minimize disturbance from cabling runs, although the light fittings themselves do dominate the space and are considered intrusive. Within the interior there remains evidence of the former kerosene light fittings, in small stone patches on either side of the stone columns.

Figure 2.3.26: St John's Anglican Cathedral looking eastwards towards the chancel.

Figure 2.3.27: St John's Anglican Cathedral looking towards the western entrance and gallery.

Figure 2.3.28: J.W. Walker pipe organ located within the North transept. While the organ and its cabinetry dates from 1862, the existing seating for the choir loft dates from the 1960s.

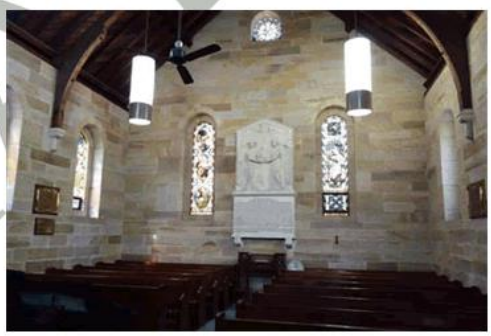

Figure 2.3.29: South transept.

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Figure 2.3.30: View along the southern aisle.

Figure 2.3.31: Hammerbeam trusses and timber boarded ceiling over the nave.

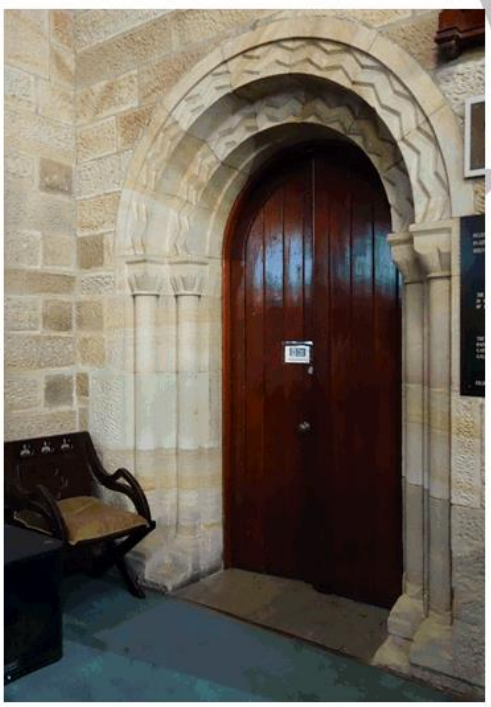

Figure 2.3.32: Typical framed, ledged and braced doors to the former entrance porch adjacent the chancel. Note typical Romanesque detailing of scalloped capital, half-shafts and chevron detailing and framed, ledged and braced door.

Figure 2.3.33: 1960s timber screen between the western entrance and the nave.

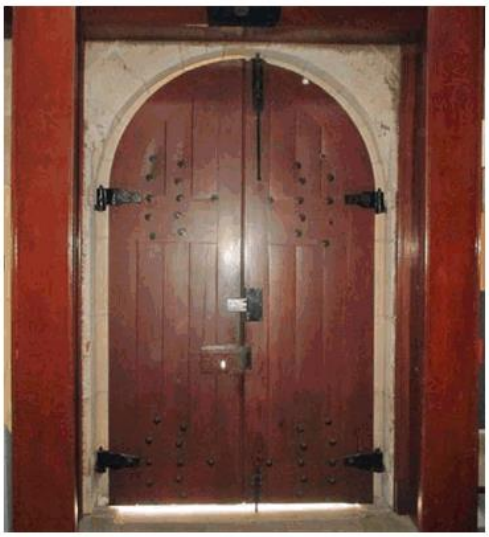

Figure 2.3.34: 1852-55 timber framed, ledged and braced door to the western elevation. This door has a stained finish internally.

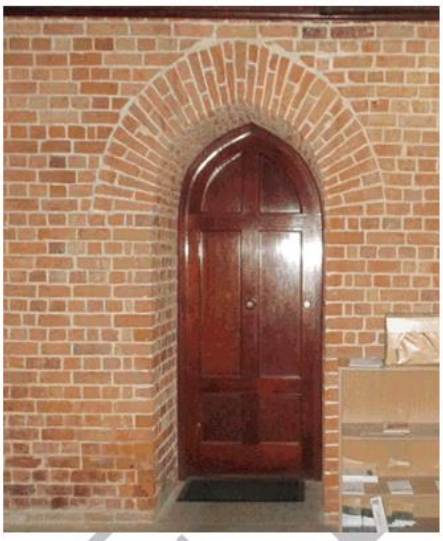

Figure 2.3.35: 1960's timber door to the North tower. Note unpainted sandstock brick.

Figure 2.3.36: Pulpit, constructed in 1899 to a design by architect Cyril Blacket.

Figure 2.3.37: Totara wood font inlaid with paua shell, gifted by representative Maoris from New Zealand and installed in 1969.

Figure 2.3.38: 1889 lectern brought from England in 1889.

Figure 2.3.39: Piece of stone from the Reculver Towers of the 12th century St Mary's Church, Kent, England with associated plaque.

Figure 2.1.32: Reading desk, 1915.

Figure 2.1.33: Chancel, showing Reredos, Holy Table, seating, Communion Rail and mosaic tiled floor in a Fleur de Lis pattern.

Figure 2.1.34: Marble and bronze plaques located within the Chancel (north side) are typical of others located throughout the Cathedral.

Figure 2.1.35: Marble and bronze plaques located within the Chancel (south side) are typical of others located throughout the Cathedral.

Figure 2.1.36: 1928 guidon (forked pennant) presented to St John's in commemoration of the participation of the Lancers in South Africa and World War I.

Figure 2.1.37: Evidence in the stone column of the former fixings for earlier kerosene light fitting.

Figure 2.3.40: Round headed arched openings to the towers indicate the thickness of the sandstone brick walls (this photo ground level, North tower).

Figure 2.3.41: Inverted brick arch to the brick walls of the tower, inserted as a means to strengthen the tower walls (this photo Level 2, South tower).

Figure 2.3.42: Timber framing and boarding of the copper clad spires (North tower).

Figure 2.3.43: Existing removable hatch, which provides access to Level 3 housing the clock within the North tower.

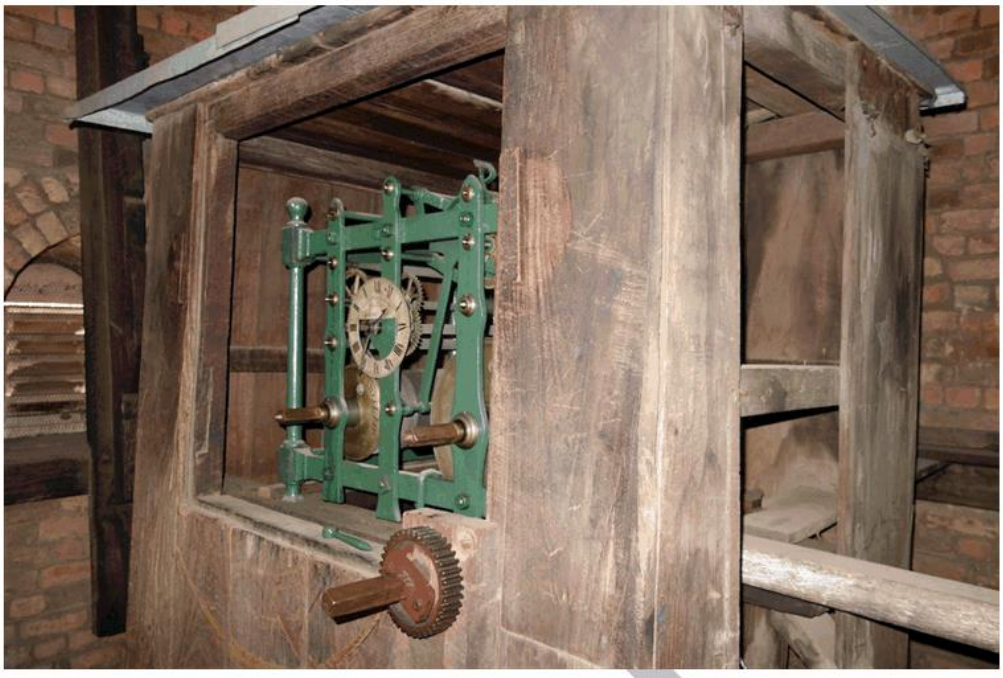

Figure 2.3.44: Thwaites and Reed clock dating from 1821, Level 3, North tower.

Figure 2.3.45: Thwaites and Reed clock within its timber housing, Level 3, North tower.

Figure 2.3.46: Collection of former fittings, Level 2, North tower.

Figure 2.3.47: Weights associated with the mechanism of the Thwaites and Reed clock extend through a hole in the floor of Level 2, North tower.

Figure 2.3.48: Steep stair access within the North Tower between Levels 1 and 2.

Figure 2.3.49: Remnant of the bush pole scaffolding used to construct the towers remains embedded in the brick walls, North tower.

Figure 2.3.50: Timber pulley and 1866 bell within the North tower.

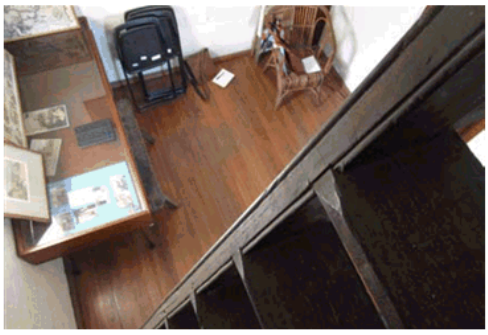

Figure 2.3.51: Level 1, North tower, showing painted brick walls and 1960s timber floor

Figure 2.3.52: Dedication plaque identifying donors of the 13 bells, Level 1, South tower.

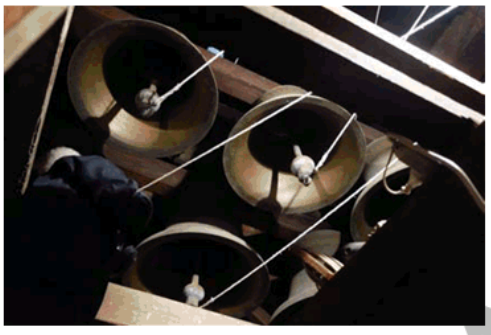

Figure 2.3.53: Carillon of 13 bells dating from 1923 located on Level 3, South tower.

Figure 2.3.54: The bells are operated from ropes located on Level 1 below the carillon.

2.3.4. Restoration works

During the 1960s, restoration works were undertaken within the main body of the Cathedral after it was noted that several of the sandstone column bases were eroding due to rising damp, inadequate surface drainage and poor cross ventilation to the subfloor, particularly the construction of the centre aisle with tiles laid directly over the early foundations.

Major restoration work was undertaken in 1967 to address these items and included:

- Removal of the whole of the timber and tiled floor, and excavation of the ground to create a sub-floor within the building;
- New site drainage;
- Replacement of some of the stone bases within the cathedral;
- New timber floor installed throughout the whole building;
- Modification of the internal seating arrangement, including renovation of the pews in the south transept (assumed to be the 1885 pews), and installation of new pews within the nave; and
- Steam cleaning of the stonework.

Evidence of these works can be seen in some of the columns bases, as the stone is more banded than the original stone, and a centre joint indicates that the bases were replaced in two sections so as to maintain structural adequacy during the works. There remains however evidence of continuing rising damp within some of the column bases.

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The towers have been remodeled and restored on a number of occasions.

The broaches of the spires appear to have been remodeled during the 1852-55 rebuilding of St John's to the current steeper form, most likely to improve the shedding of stormwater from the earlier shallow broaches. Evidence of this modification is visible in the timber structure within the spires.

In 1972 the exterior plaster of the towers was replaced with the present cement based render. An analysis of photographs however indicates that the general form with stringcourses and quoins has been maintained. Other works noted within the towers includes the repointing and/or painting of the internal brick walls of the tower within the lower levels of the tower.

In 2010 the Thwaites and Reed clock was restored, including the repainting of the clock face with a two-pack epoxy paint system, and the reapplication of gold leaf to the numerals and hands.

Figure 2.3.55: In 1967 a number of the stone bases were replaced as evidenced by the banded stone and the central joint.

Figure 2.3.56: Erosion of the stone bases would appear to be ongoing.

2.3.5. Verger's cottage

The former Verger's cottage is a modest single storey late nineteenth century Victorian period cottage of red face brick with a gabled roof clad with slate. A projecting gable bay to the front features an ornate timber gable screen, barge boards and finial and a circular louvred roof ventilator. Adjacent is a bullnose verandah with painted corrugated iron roof sheeting, enclosed at the east end by a brick privacy wall and paved with modern pavers. Gables to the side (east) and rear are more simply detailed with finial only. There are two painted brick chimneys with simple projecting cornice and flat cowl.

The front façade appears to have been recently repointing, and features red ochre finish to window and door heads and brickwork to imitate quoining, while the side and rear facades have been painted. Original windows have segmental arched heads, and are timber framed, double hung sash. Windows to the front elevation have a single pane lower sash, and nine-paned upper sash, while those to the side and rear are simpler; each sash being divided into two panes. Window sills are sandstone, unpainted to the front façade and painted to the side.

Internally the building comprises 4 main rooms within the gable roof structure, a brick kitchen wing at the rear and timber and fibre-cement lean-to at the rear. Internally there is little of the original detailing, with the exception of small sections of timber architraves and four paneled doors. Other doors appear to date from the 1930s, as does a section of pressed metal ceiling within one of the main rooms. Other ceilings are plasterboard with timber coved cornices, while floors are generally carpeted. The fireplaces have been infilled although the chimney breast remain.

The site of the former Verger's cottage is surrounded by a re-production double spear headed aluminum palisade fence on a sandstone plinth, the latter likely original. The front fence is book

ended by sandstone piers with chamfered corners and carved stone cap. A third stone pier is far simpler, with no cap and rough chiseled finish.

Figure 2.3.57: Former Verger's cottage facing the west forecourt of St John's Cathedral.

Figure 2.3.58: Rear and side (east) elevations of the former Verger's cottage.

Figure 2.3.59: Rear and side (west) elevations of the former Verger's cottage.

Figure 2.3.60: Former verger's cottage from the east, bound by modern steel palisade fence.

Figure 2.3.61: Section of extent pressed metal ceiling within one of the main rooms of the former cottage.

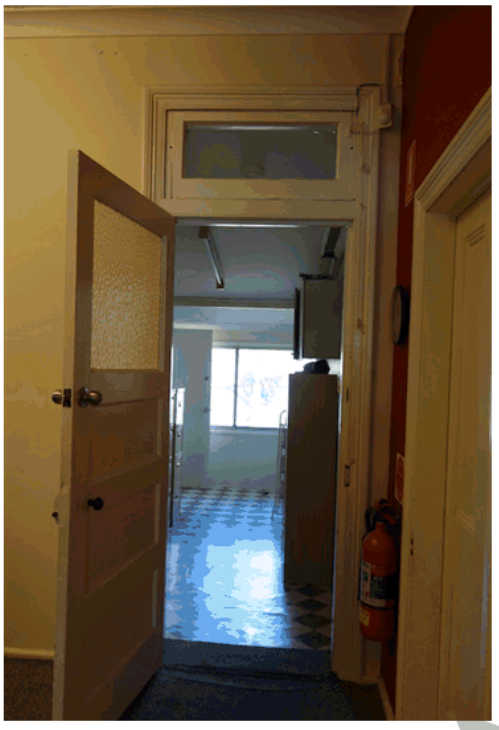

Figure 2.3.62: Late nineteenth century doorway at the rear, including original architrave and fanlight, with 1930s door.

Figure 2.3.63: Modern kitchen installation at the rear.

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2.3.6. St John's Parish Hall

Exterior

St John's Parish Hall is located to the north west of the Cathedral. It is similarly orientated east-west with the main entrance on the eastern side. At the time of its completion in 1911 this entrance would have been accessed from the fenced grounds on the northern side of the Cathedral.

The original building is a double height, hipped roof structure, flanked on either side by single storey wings, with parapet gable ends and buttressed side walls. The building is constructed of face brick on a sandstone base, while the roof is clad with slate and a terra cotta ridge tile.

The front elevation is the most decorative, and features polychromatic brickwork to the segmental arched windows heads, painted brick panels, pebble dash rendered stringcourse and name plate that read "St John's Parish Hall". A large central arched window with rendered surround is located at the centre of the elevation. Other windows are timber framed, and comprise of a central fixed pane and side casements.

The original central arched doorway is mostly obscured by a later steel and timber framed, gable and skillion awning that wraps around the southern side and connects the front entrance with a rear entry to the building. This awning is partially enclosed with high face brick walls and steel palisade fence. These have been planted out with a vine, presumably in an attempt to soften the impact of this structure. A later aluminium framed glazed entry doors have replaced the original timber doors.

To the west of the hall is Marsden Hall, added in 1955. The area between the Parish Hall and Marsden Hall was later infilled and contains the current kitchen and small office/storage spaces under a narrow skillion roof that runs the length of the western end of the building. It exhibits similar face brick walls and timber framed windows however there is evidence in the brickwork of this being a later addition.

Marsden Hall is located at the rear of the Parish Hall on the site of an earlier timber school room, and runs in a north-south direction. It is simple two-storey concrete and steel framed structure, with face brick walls and terra cotta tiled roof. Windows are steel framed and a mix of fixed and casement panes.

Figure 2.3.64: St John's Parish Hall.

Figure 2.3.65: Marsden Hall (1966) at the rear of the Parish Hall.

Figure 2.3.66: South elevation of St John's Parish Hall facing Hunter Street to the west of the Cathedral.

Figure 2.3.67: Southeast corner of the Parish Hall.

Figure 2.3.68: Timber framed awning extending along the southern elevation of the Parish Hall.

Interior

The front entrance opens in to a single storey atrium with offices/stores on either side and a choir loft over. These works were undertaken in the 1960s and included a new entrance through the side wall of the front porch. This atrium leads to the main double height hall, with small stage located at the western end. The hall has a polished timber floor and timber boarded ceiling, raked to follow the roof slopes above exposed timber king post trusses. A series of painted iron columns support the main roof of the hall and separate the lower side wings from the main space. These wings retain the original timber roller shutters that dropped to create the smaller classrooms as envisaged in the original design. Internally the walls are rendered and feature a half-rounded dado inscribed in to the wall at window sill height. Ground level windows and are timber framed, with a central fixed pane and side casements. High level windows follow a similar pattern to those at ground level, although each pane is fixed. Window hardware appears original and is brass.

There remains evidence of the internal face of the original rear wall of the Parish Hall in the rendered dado within the corridor behind the stage. To the west of this corridor, the existing kitchen is a recent fitout within the 1960s infill.

The ground level is divided into a number of assembly spaces with simple rendered walls, carpeted concrete slab floors and plasterboard ceilings. At the southern end of the building a set of concrete stairs leads to a large open space at first floor level with face brick walls and simple raked and battened fibre cement ceiling above exposed steel rafters.

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Figure 2.3.69: Interior of the St John's Parish Hall looking towards the stage at the south end.

Figure 2.3.70: 1960s choir loft and entrance at the eastern end of the Parish Hall.

Figure 2.3.71: Original roller shutters separating the side aisles in to smaller classroom spaces.

Figure 2.3.72: Modern kitchen at the rear of the Parish Hall.

Figure 2.3.73: Richard Johnson Room within Marsden Hall.

Figure 2.3.74: Marsden Hall, first floor

2.3.7. St John's Parramatta Endowment Fund Holdings

St John's Building (38 Hunter Street or 191 Church Street), 1938-39

The St John's Building is a two storey rendered Interwar office building located to the north of the Cathedral. The main entrance is located on the southern elevation, accessed from the open space in front of the Parish Hall (formerly part of the Cathedral grounds). The entrance is characterised by a stepped and banded moulding, rendered and inscribed to appear as stone coursing. A central name plate above the entrance reads "St John's Building", and is surmounted by a timber sash window surrounded by a simplified architrave.

The eastern elevation facing Centennial Square is symmetrical around a series of five bays of fine timber framed sash windows surrounded by a protruding rendered border similar inscribed to the entrance moulding. A rear wing extends to the west and presents a largely utilitarian appearance. The building was extended in 1958 and further additions made in 1961.

An internal inspection was not carried out during the preparation of this CMP.

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Figure 2.3.75: Elevation on the southern side of St John's Building, 38 Hunter Street.

Figure 2.3.76: Eastern elevation of the St John's Building, forming the western boundary to Centenary Square (former St John's Park).

Anglican Home Mission Society (45 Hunter Street)

This building is a two-storey former Interwar apartment building located to the south west of the Cathedral. It was converted to office use in the 1970s, and purchased by the St John's Parramatta Endowment Fund in 2007.

Externally the building has face brick walls and a hipped terracotta tiled roof. The front elevation, facing Hunter Street to the north, features face brickwork in a deep red-brown colour, while the side elevations are brick commons. The front elevation retains its recessed balconies at first floor level, however these have been opened up at ground level. Windows to the front elevation have generally been replaced with modern aluminium windows, or replaced and modified for aluminium doors, although an original arched steel window remains at the top of the former common central stairwell and along the side elevations.

Internally there is some evidence of the former division of the building into separate apartments in the remaining wall layout, however few original finishes remain, save for the terrazzo stairs and thresholds, iron stair balustrade and possibly some timber doors and architraves. The timber boarded floor and plasterboard ceilings throughout are later upgrades.

Figure 2.3.77: Former Interwar apartment building at 45 Hunter Street, presently used as the offices for the Anglican Home Mission Society.

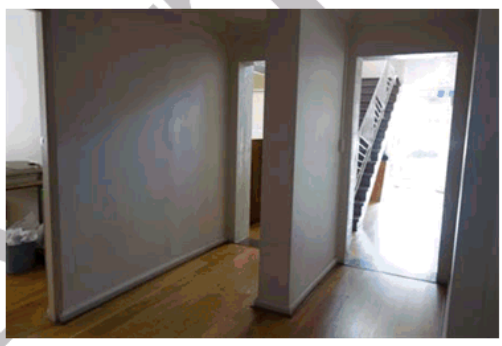

Figure 2.3.78: Evidence of the separate front entries and party wall remains at ground level.

Figure 2.3.79: Original terrazzo stair.

Figure 2.3.80: Typical internal space showing timber boarded floor, plasterboard ceiling and aluminium framed fenestration.

Astra Chambers (65-73 Macquarie Street), 1935

The building known as Astra Chambers is a two storey rendered Art Deco style commercial and retail building located on the southern side of Macquarie Street. Constructed to the side and front boundaries, the building presents a uniform façade at first floor level, while at ground the original shopfronts have been replaced with modern aluminium framed shopfronts. A large metal cantilevered awning extends in front of the shopfronts over the footpath. The first-floor façade appears largely original, and features strong horizontal banding, stringcourse and series of fine steel sliding and fixed windows. The entrance to the first-floor level is marked by a faceted vertical moulding around which the building name, 'Astra Chambers', is centered.

The ground level shops would appear to have been largely refinished, although it was noted that one shop retained its pressed metal ceiling. A narrow stair from Macquarie Street to first floor level accesses a central corridor extending parallel with the street, from which individual commercial tenancies are accessed. This corridor appears to be largely original, with partitioned walls to door head height, battened paneling above, and a low scalloped cornice. The individual tenancies were not inspected as part of this report.

Commercial building (75-77 Macquarie Street), 1927

This building is a two storey Interwar period rendered brick building with a tiled gable roof facing Macquarie Street. Located on the southern side of Macquarie Street, this building is similarly constructed to the side and front boundaries, with a cantilevered awning over the footpath.

The first-floor elevation retains some original detailing in the rendered quoining and steel framed openings, however at ground level the original shopfronts have been replaced by modern aluminium shopfronts.

Figure 2.3.81: Commercial building 'Astra Chambers' at 65-73 Macquarie Street

Figure 2.3.82: Commercial building at 75-77 Macquarie Street

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2.4. VIEWS

2.4.1. PARRAMATTA DEVELOPMENT CONTROL PLAN (2011)

Section 4.3.3.4 of the Parramatta Development Control Plan identifies a number of historic views and view corridors within the Parramatta city centre, which it considers important to maintain and, where possible, enhance. The DCP notes that *"the physical setting of the Parramatta city centre between Parramatta Park and adjacent Parramatta River provides for special views of this natural setting and significant heritage elements."*

The DCP considers significant views to be those terminate at places of architectural, landscape, or cultural significance, including major parks, publically significant objects or heritage buildings. It also notes that the significance of silhouettes and their contribution to the identity of the commercial core of the city and the skyline.

Objectives of the DCP with regard to views and view corridors are:

O.1. To maintain and enhance views from the city centre to significant heritage or natural features.

O.2. To enhance views along city streets.

O.3. To protect silhouettes of the tops of major buildings or structures as seen against the sky.

The DCP contains a number of controls with regard to the retention of important views and view corridors, as follows:

C.1. Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development.

C.2. Align buildings to maximise and frame view corridors between buildings.

C.3. Carefully consider tree selection to provide views along streets and keep under storey planting low where possible.

C.4. Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.

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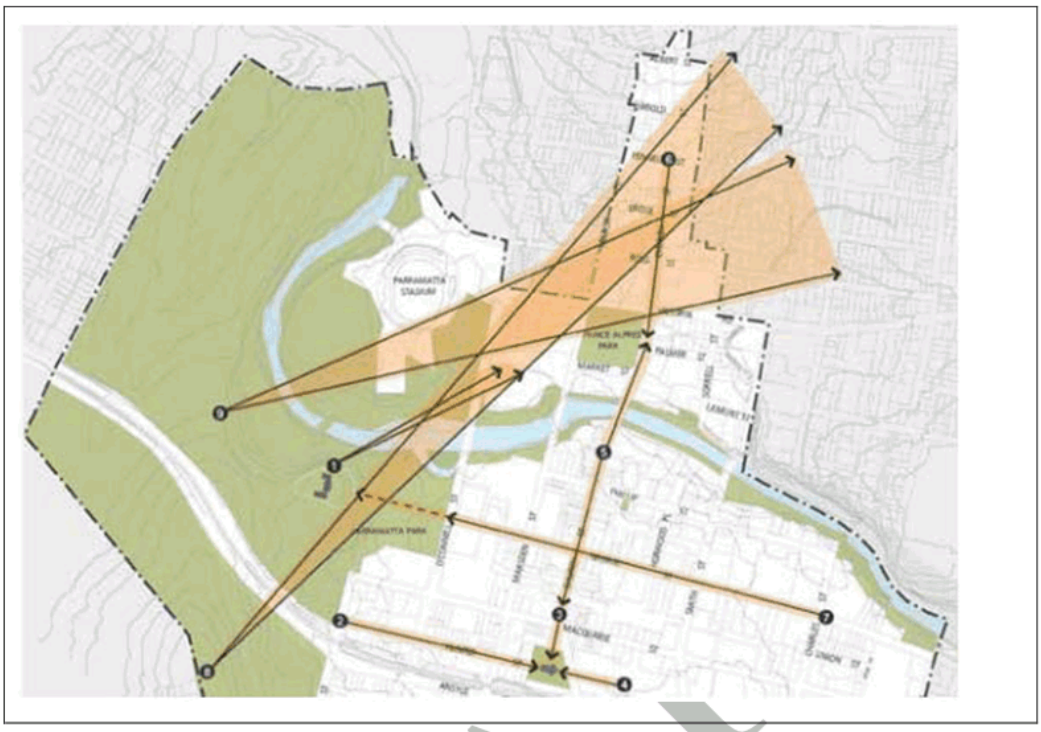

Figure 2.4.1: Historic views identified within the Parramatta Development Control Plan (2011) (Figure 4.3.3.4.1).

DCP views that affect St John's Anglican Cathedral include:

View 2: views east to St John's along Hunter Street, available back to Parramatta Park.

View 3: views to St John;'s and square from the north.

View 4: views west from the eastern side of square, mall, Civic Place and Town Hall.

View 5: views north and south along Church Street, including view of heritage building (St John's spires)

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2.4.2. View analysis

St John's Anglican Cathedral remains an important landmark within the Parramatta Centenary Square despite the increasing level of development adjacent. Its siting at the end of Church Street and within landscaped open grounds, has strong historical links to the early town planning of Parramatta, which contributes to its historic and aesthetic value.

The site investigation identified six key views that contribute to the setting and aesthetic value of St John's, which are assessed below. Of the views considered below, three have been identified as of being important in the Parramatta Development Control Plan, and this is noted below.

Figure 2.4.2: View southwards from Macquarie Street across Centenary Square towards St John's. There is the risk of structures associated with activity in the square to clutter the low-level views towards the church, however the towers remain visible. Existing and impending high-rise development are set to frame this view on the left and right-hand side of the Cathedral.

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View	General description
1	**View southwards along Church Street towards St John's**
(DCP views 3 & 5)	The placement of St John's terminating the vista of Church street was a deliberate act of civic design, similar to the placement of Government House at the end of George Street, and was identified as early as 1799, when the foundation stone was laid. This intention largely remains evident in views southwards along Church Street, however structures and street trees north of Macquarie Street and the various temporary structures within Centenary Square partially obscure this understanding, such that the spires are readily visible only from the eastern side of Church Street where they are seen in silhouette against the sky. It would not be difficult to enhance this view by selective removal or management of these items. Views southwards from the western side of Church Street are terminated by the sandstone facades of the nave and transepts; the spires being obscured. Generally, development on either side of Church Street between George and Macquarie Streets has a consistent low-scale, being two-three storey retail and commercial development. This aids in the perspective view towards the church. The low scale also retains a sense of open sky above St John's. Recent development on the opposite side of the railway, remains lower in height than the spires, which remain as the tallest elements in this view. As one moves further to the north, the quality of the view towards the church diminishes given the visual clutter of competing structures and trees along Church Street. This view is likely to change in the near future with the proposed light rail along Church and Macquarie Streets.

Figure 2.4.3: View south from west side of Church Street

Figure 2.4.4: View south from east side of Church Street.

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2 **View eastwards along Hunter Street**

(DCP view 2) This view is slightly off centre towards the towers at the western end of St John's, and is somewhat compromised given the high-rise buildings on either side of Hunter Street, which partially obscure the views of the towers and appear overbearing in longer views. High-rise development to the east of the Cathedral forms a backdrop and appears to dwarf the structure. As one moves eastwards towards the Cathedral, however, this view expands and opens out, with the towers of the Cathedral the central focus. The architecture reads most clearly when it is in glancing and full sun. This view is historically important as it demonstrates the prominent siting of the church with regard to the early town planning of Parramatta and its civic precinct.

Figure 2.4.5: View eastwards down Hunter Street. The towers of the Cathedral are dwarfed by the high-rise development on either side.

Figure 2.4.6: The view of the towers and Cathedral opens out as one approaches the eastern end of Hunter Street

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3 Views south-westwards from the Parramatta Town Hall

This view remains generally uncluttered at a lower level given that the regular activities within Centenary Square are largely located at the northern end facing Macquarie Street. However, the area in front of the Town Hall is filled with activities and temporary structures during civic events and festivals. This view retains low level views of both the Cathedral in the foreground with the Parish Hall in the background. High-rise development west of the Cathedral is starting to dwarf the Parish Hall and beginning to encroach into the airspace above the Cathedral.

This view demonstrates the civic importance of the Cathedral, and its historic links with the Town Hall/Market place site. It also enables an understanding of the existing physical relationship between the Cathedral and the later Parish Hall.

Figure 2.4.7: View westwards from the former Parramatta Town Hall and Market Place.

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4 **View from southern end of Church Street Mall**

This view offers the first glimpse of St John's as one heads northwestwards from Parramatta Railway Station. Before construction of the M4, this was the historic view of St John's and Parramatta's civic precinct when arriving via Parramatta Road. This view remains largely unobscured at ground level, framed by the existing trees within the grounds of St John's. These trees partially obscure views of the towers depending on the orientation. Existing high-rise development forms the backdrop to the towers and the church.

Figure 2.4.8: View towards St John's from the southern end of Church Street Mall.

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5 View from the Centenary Square – Church Street Mall

This position enables short distance views to St John's through Centenary Square as one is heading south-eastwards along Church Street Mall.

There is the potential for umbrellas, stalls and furniture associated with permanent and temporary activities around and within Centenary Square to obstruct or clutter low level views of the church, however the upper nave and towers generally remain visible as a silhouette against the sky. The new multi-storey residential development at the corner of Marsden and Macquarie Streets borders this view on the north-west side above the existing low-scale commercial development on Macquarie Street and facing Centenary Square. Future high-rise structures associated with the Parramatta Square development are set to flank this view to the south east.

This view is not static. As one moves further into Centenary Square and southwards down Church Street Mall this view opens out to include both the Cathedral and the Parish Hall. It enables an understanding of the physical relationship between the two structures within the grounds of the church.

Figure 2.4.9: Views towards St John's open out as one moves southwards from Macquarie Street across Centenary Square towards St John's. There is the risk of structures and objects associated with the various activities within the square to clutter the low-level views towards the church, however the towers remain visible. Existing and impending high-rise development are set to frame this view on the left and right-hand side of the Cathedral.

6 **View from Parramatta Square**

(DCP view 4) This view is currently not available. New development within Parramatta Square has been located on either side of the central east-west axis of St John's Cathedral. The retention of this view will depend largely on the nature of the landscaping along this axis, which is currently unknown. Existing and potentially future high-rise development to the west of the Cathedral has the potential to dominate views and reduce the legibility and prominence of the church.

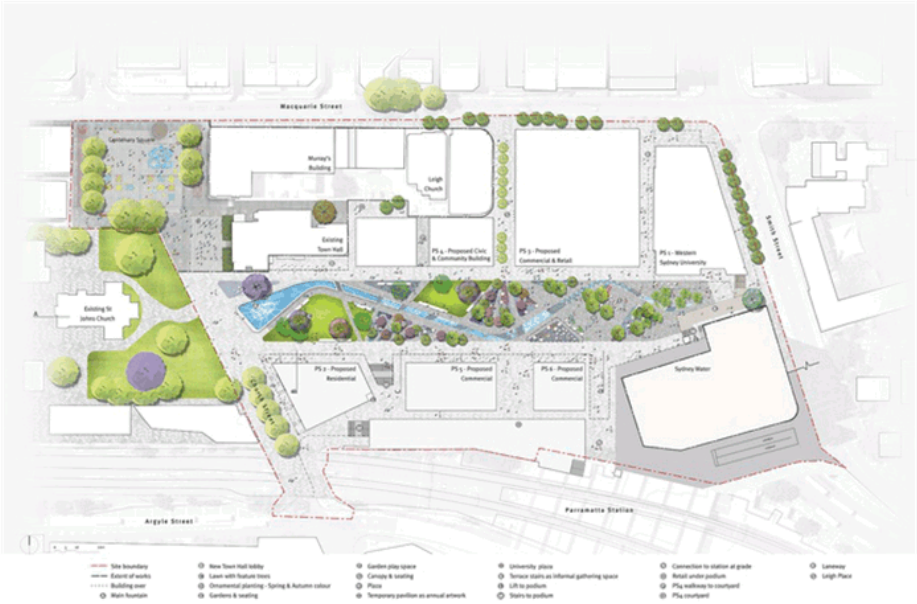

Figure 2.4.10: Plan of Parramatta Square draft concept design by JMD Design, Taylor Cullity Lethlean, Tonkin Zulaikha Greer, and Gehl Architects. New buildings are proposed on either side of a new plaza extending the east-west axis of St John's Anglican Cathedral. Source: City of Parramatta

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2.5. PHYSICAL EVIDENCE

2.5.1. BUILDING FABRIC & LANDSCAPE SURVEY

A survey of the fabric of St John's Anglican Cathedral, the Parish Hall and the Verger's Cottage was undertaken by Alan Croker, Anita Krivickas and Antoine Portier in October 2017. The purpose was to investigate the changes to the place, its integrity and physical condition, and to identify significant elements and features of the building.

The landscape survey has been prepared by Aspect Studios, Landscape Architects. The landscape survey is based on a desk-top study and inspection on site. Further assessment by an arborist will be required to confirm the age, condition and significance of the various trees at the site.

The information gathered is presented and analysed in the description of the place above. The information from the building fabric and landscape survey is included in diagrammatic form in the following Figures 2.5.1 to 2.5.5.

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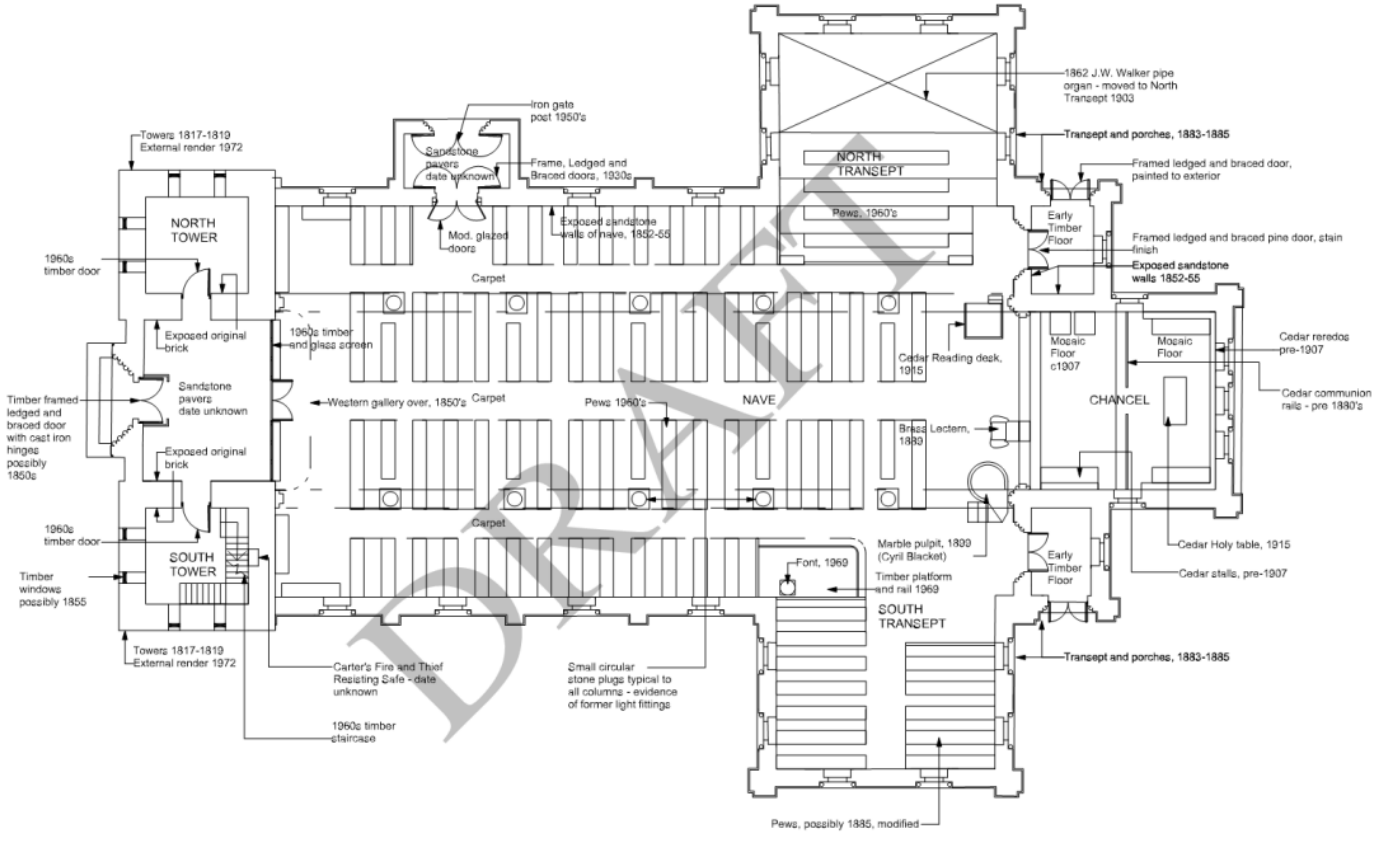

Figure 2.5.1: Fabric Survey – St John's Anglican Cathedral, Ground Level

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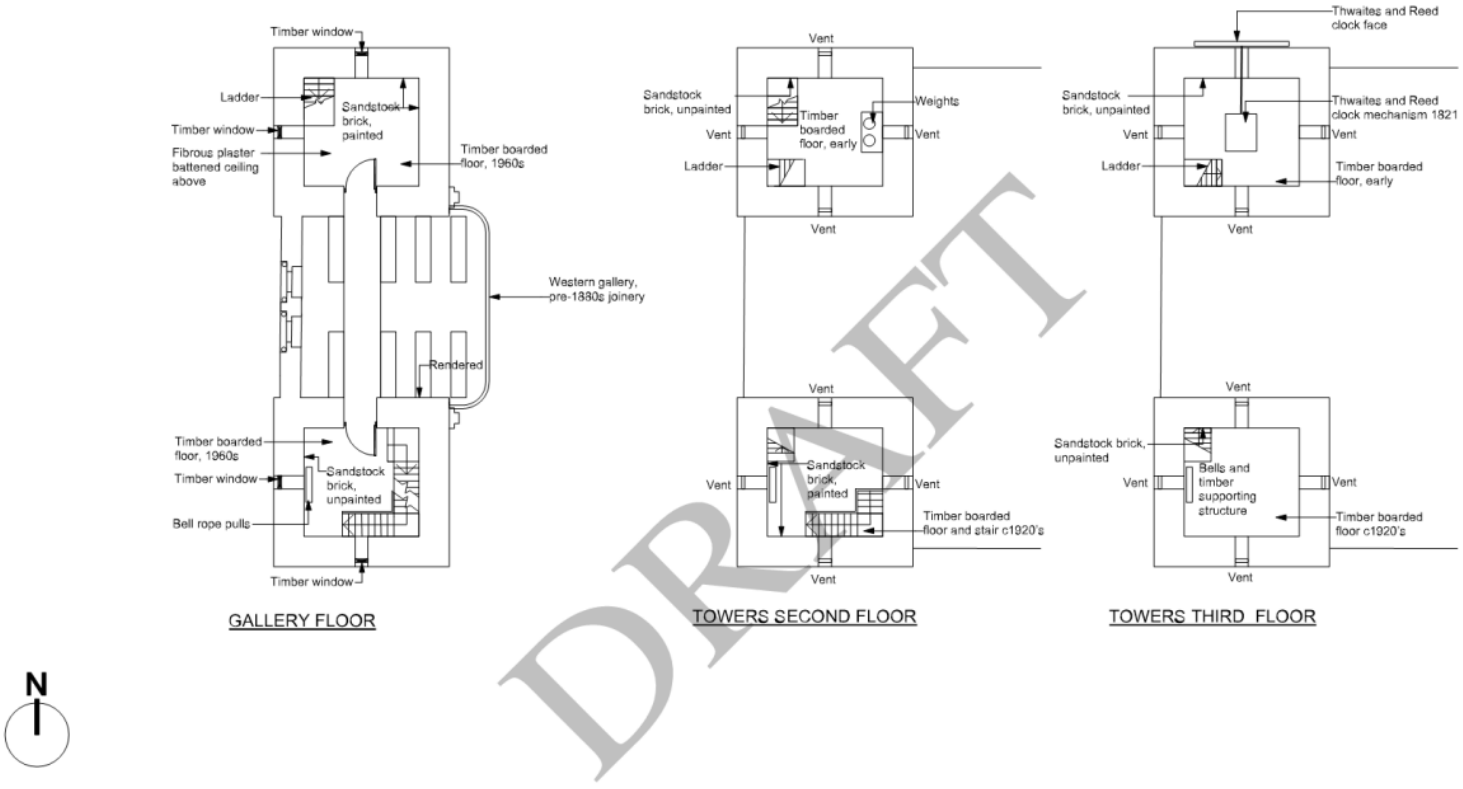

Figure 2.5.2: Fabric Survey – St John's Anglican Cathedral, Gallery, Levels 2 and 3 (Towers)

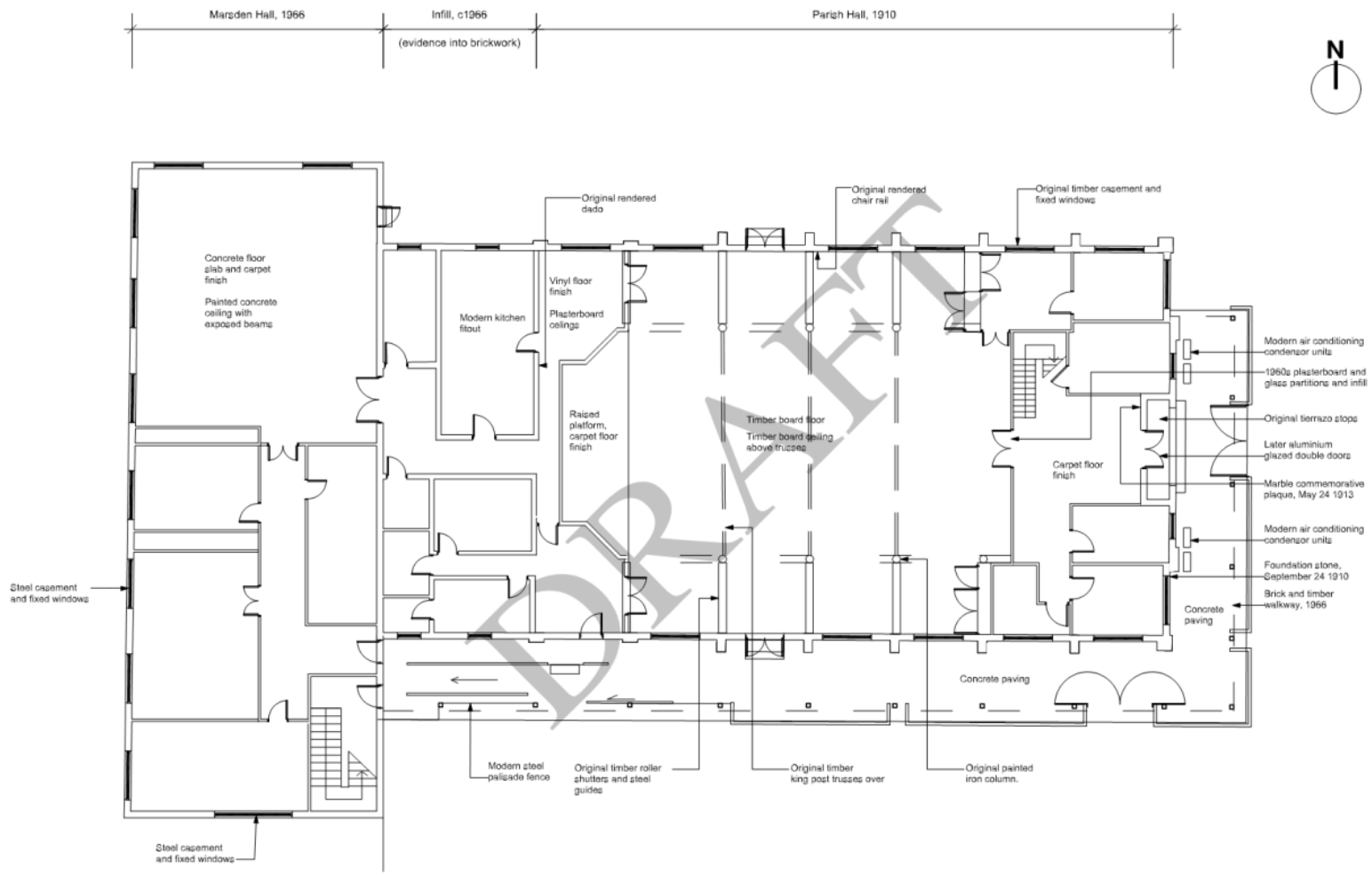

Figure 2.5.3: Fabric Survey – St John's Parish Hall

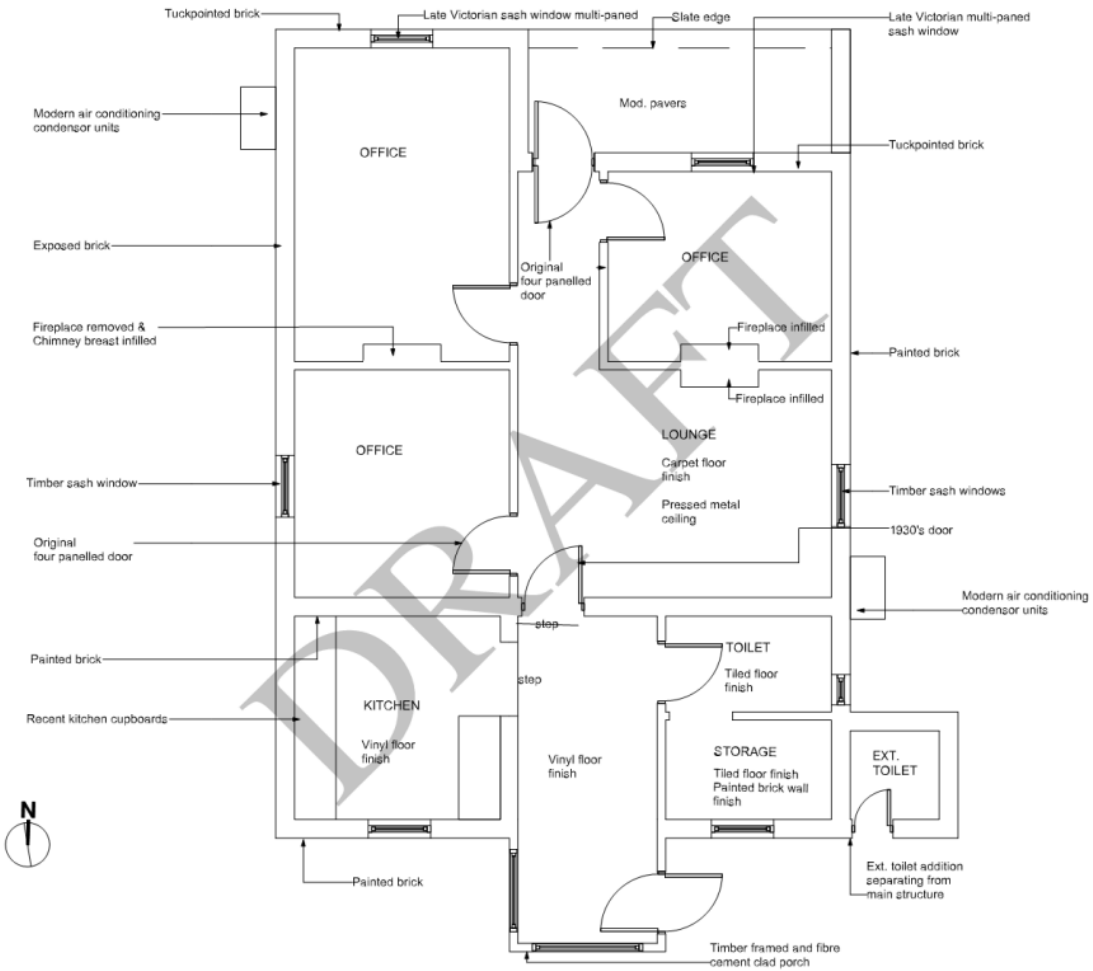

Figure 2.5.4: Fabric Survey – Verger's Cottage

Figure 2.5.3: Landscape survey (prepared by Aspect Studios)

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2.6. ABORIGINAL ARCHAEOLOGICAL CONTEXT

Aboriginal archaeological excavations have often been undertaken in conjunction with historical archaeological excavations across Parramatta. Numerous Aboriginal archaeological excavations have successfully demonstrated that regardless of the level of supposed development and ground impact at a site within Parramatta, there often remains the potential for Aboriginal archaeological deposits and stone artefact assemblages to remain intact within remnant natural soil profiles, as well as in a post-contact context (i.e. post-1788). While no Aboriginal archaeological surveys or excavations have previously been undertaken within the study area itself, through gaining an understanding of the results from nearby Aboriginal archaeological excavations, as well as those located on similar landforms, a predictive model and level of potential can be determined for Aboriginal archaeological deposits to be located within the study area.

The table below presents a summary of a few key Aboriginal archaeological excavations that have been undertaken in proximity to the study area, describing the nature of the Aboriginal deposit excavated, and listing any key implications for potential Aboriginal archaeological deposits within the study area. In general, these sites demonstrate the consistent presence of Aboriginal archaeological deposits (usually in the form of stone artefacts) across the Parramatta CBD (in close proximity to the study area), as well as the high potential for intact natural soil profiles to be retained beneath modern development.

Table 2.6.1: Pre-Contact Aboriginal Archaeological Excavations

Site	Proximity to Study Area	Artefacts	Results/Comments
1 Smith Street (SSP1) (JMcD CHM 2004)[70]	c.200m southeast	198 stone artefacts	Quartz stone tool manufacture area. 40% of site had intact natural soil profiles
Civic Place PAD (JMcD CHM 2004)[71]	c.100m east	Low density stone artefacts	Test excavation only As a result, Civic Place (now Parramatta Square) was registered as a Potential Archaeological Deposit (PAD) Potential for both pre and post contact Aboriginal archaeology
Charles and George St (CG1) (JMcD CHM 2005)[72]	c.600m northeast	Over 6,500 artefacts Possible modified glass artefacts (post-contact)	Identified Parramatta Sand Sheet. Occupation potentially dating to between 10,000 and 20,000 years.

[70] Jo McDonald CHM 2004, Archaeological Test Excavation at 1 Smith Street (Site SSP1), Parramatta, NSW. Report prepared for Casey & Lowe on behalf of Sydney Water.

[71] JMcDCHM 2004, Archaeological Test Excavation for Indigenous Sites, Civic Place, Parramatta. Report prepared for Casey & Lowe on behalf of Parramatta City Council

[72] JMcDCHM 2005, Archaeological Salvage Excavation of Site CG1 (NPWS 45-5-2648) at the corner of Charles & George Streets, Parramatta. Report prepared for Meriton Apartments.

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Site	Proximity to Study Area	Artefacts	Results/Comments
109-113 George St (RTA-G1) (JMcD CHM 2005)[73]	c.600m northeast	Over 4,700 artefacts Possible modified glass artefacts (post-contact)	Test and salvage excavation. Radiocarbon date showing first occupation of sand sheet by Aboriginal people c.30,000 years ago
Parramatta Square 1 (GML Heritage 2014)[74]	c.200m east	122 stone artefacts	Salvage Excavation. Natural soil profiles present across site. Evidence of Aboriginal occupation. No clear evidence of post-contact Aboriginal artefacts
Female Factory, Parramatta North (Comber 2017)[75]	c. 1.5km northwest	Stone artefacts (pre-contact). Modified glass artefacts (post-contact)	Both pre-contact and post-contact Aboriginal artefacts. Full report not yet available.

Figure 2.6.1: Location of Aboriginal Archaeological Sites as per table

[73] JMcDCHM 2005, *Archaeological Salvage Excavation of Site RTA-G1, 109-113 George Street, Parramatta, NSW*. Report prepared for Landcom

[74] GML Heritage 2015b, *143–169 Macquarie Street, Parramatta, Aboriginal Archaeological Two-staged Salvage Post Excavation Report*. Report prepared for Leighton Properties.

[75] http://www.abc.net.au/news/2017-02-21/artefacts-show-coexistence-between-aboriginals-and-europeans/8287950

2.6.1. Aboriginal Archaeological Potential

Numerous archaeological assessments and Aboriginal archaeological excavations in the Parramatta CBD in recent years have demonstrated the potential for intact natural soil profiles to be present beneath layers of modern and historical development, within which Aboriginal archaeological deposits (pre-1788) have the ability to remain in situ (irrespective of whether modern buildings have been constructed over these soils). Therefore, it cannot be assumed that simply because the land in question has been developed, that this would have removed all Aboriginal archaeological deposits in this location. Aboriginal stone artefacts, in a pre-historic, post-contact, and in disturbed contexts are likely to be present across most areas of the Parramatta CBD. The re-excavation of a sewer trench within the study area by AHMS in 2004[76] also confirmed the presence of truncated natural remnant soil profiles within the study area, which will in turn have potential for Aboriginal archaeological deposits (both pre and post-contact).

In addition, recent excavations by Comber Consultants of the 'Female Factory' in Parramatta North has recovered post-contact Aboriginal glass artefacts (glass used by Aboriginal people to manufacture stone tools), demonstrating likely evidence for the coexistence of, and relationship between, Aboriginal people and European colonists possibly dating back to 1788 in Parramatta North, and likely extending across the whole Parramatta CBD region.[77]

Although no Aboriginal archaeological surveys or excavations have previously been undertaken within the study area, a combination of the Parramatta Native Institution known to have been located within the study area (of high social and cultural significance to the Aboriginal community), as well as within the context of numerous Aboriginal archaeological excavations in close proximity to the study area, the general potential for Aboriginal archaeological sites can be determined for the site.

Therefore, the entire study area is considered to have **moderate to high potential** for intact Aboriginal archaeological deposits, both for pre-1788 Aboriginal archaeological deposits within intact, remnant soil profiles, as well as potentially for post-contact Aboriginal deposits, associated with the use of the study area and surrounds as the site for the Parramatta Native Institution, and peripheral to the site of the Annual Feasts. The study area also has **moderate to high potential** for Aboriginal stone artefacts to be located in a disturbed context. While Aboriginal stone artefacts in a disturbed context would have limited scientific/research potential, they are still protected under the NSW Parks and Wildlife Act, and would likely have social and cultural significance to the Aboriginal community.

The entire study area has also been assessed to be of high cultural and social significance to the Aboriginal community due to the location of the Parramatta Native Institution, the proximity of the study area to the Market Place (location of the Annual Feasts) and with respect to the fact that the general study area was used as a corroboree and camping area during the Annual Feasts. Further information regarding the social and cultural significance of the study area should be sought through consultation with the local Aboriginal community.

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[76] AHMS 2004, 38 Hunter Street, Parramatta: report on archaeological monitoring at the site. On behalf of St John's Parramatta Endowment Fund.

[77] http://www.abc.net.au/news/2017-02-21/artefacts-show-coexistence-between-aboriginals-and-europeans/8287950

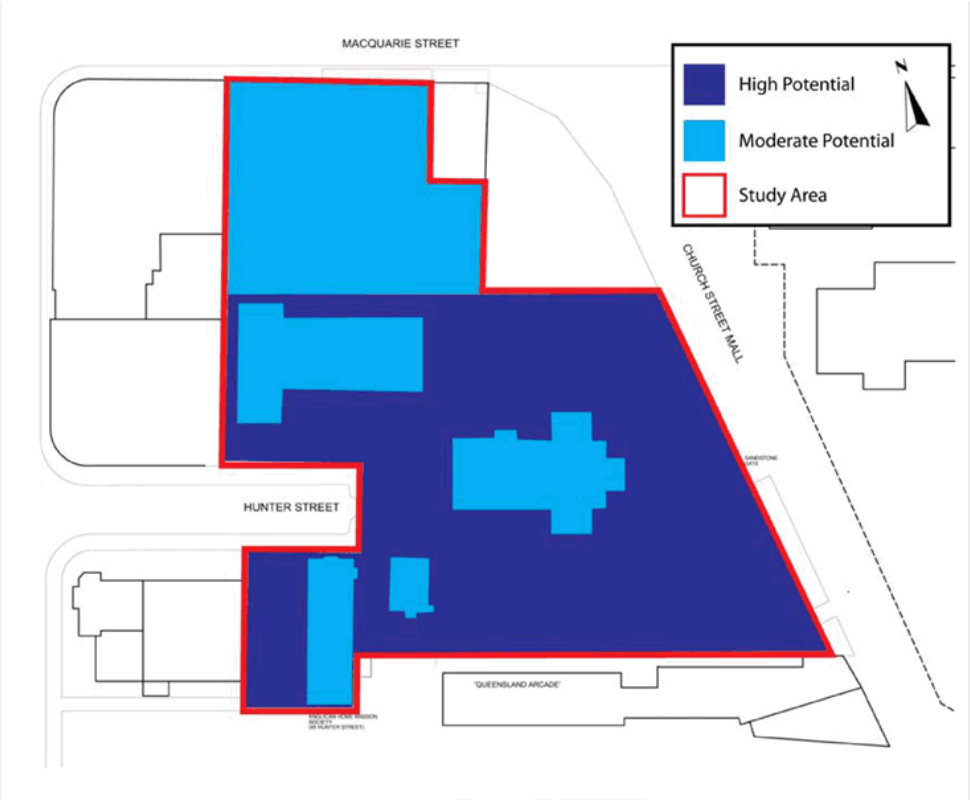

Figure 2.6.1: Aboriginal Archaeological Potential (Source: Curio Projects, 2017)

2.7. Historical Archaeological Context

As well as Aboriginal archaeological excavations, numerous historical archaeological excavations have taken place (often in combination with Aboriginal archaeological excavations) over recent years across the Parramatta CBD (and continue to be undertaken to this day). The investigation of previous work undertaken on similar sites, on similar landscape or landforms, of sites of similar levels of significance, or even of sites immediately adjacent to a study area, can inform our understanding of a site by providing a proxy against which a newly investigated site can be measured (albeit with caution). That is to say, understanding the archaeological record at a general location can provide us with an indication of the nature and level of potential of archaeology that may be present at a site, prior to any subsurface investigation.

While numerous historical archaeological assessments and excavations have been prepared for the Parramatta CBD area in the last two decades, only those of high significance or of direct relevance to the study area have been summarised in the table below. The local archaeological excavations as summarised below are intended to provide an indication and representation of the high number of archaeological excavations undertaken within Parramatta, as well as their generally high levels of significance.

Table2.7.1: Historical Archaeological Excavations

Site	Proximity to Study Area	Description/Results
Babes in the Wood Inn, 79 George St and 20 Smith St (Former Prospect Electricity Site) (Higginbotham, 1989/1990)[78]	c.350m northwest	Site of Hawkesbury Settler (first inn in Parramatta) and then later Babes in the Woods Hotel. (1810s-1880s) High levels of disturbance, yet footings of original 1800s buildings intact beneath along with extensive artefact scatter. Possible evidence of contact Aboriginal artefacts (glass artefacts), as well as two Aboriginal stone tools (however, further analysis was not undertaken)
38 Hunter Street (St John's Land) (AHMS, 2004)[79]	Within Study Area	Archaeological monitoring/recording of re-excavation of sewer trench. Confirmed presence of footings of Hanleyville Villa and other locally significant artefacts. Concluded site still has potential for relics relating to Parramatta Native Institution (of State significance), and Hanleyville villa (of local significance) Confirmed presence of intact natural soil profiles (i.e. potential for pre-contact Aboriginal archaeology)
1 Smith Street (Sydney Water Site) (Casey & Lowe, 2005)[80]	c.200m southeast	Test and salvage excavation (including Aboriginal archaeological excavation in parallel). Part of land grant to Dr William D'Arcy Wentworth in 1799 (early assistant surgeon at Parramatta Hospital), five house blocks present from 1873-1927, demolished and replaced by newer structure. Remains of 1890s houses retained beneath newer development, as well as other relics, cesspits, cisterns, artefacts etc.
Parramatta Justice Precinct (Casey & Lowe, 2005)[81]	c. 1.5km northwest	Former Parramatta Hospital site (State Heritage Register). Exposed extensive remains of third phase of convict hospital (1818-1848), as well as footings of a convict hut.

[78] Edward Higginbotham and Associates 1990, The Babes in the Wood, Parramatta: report on the archaeological excavation of the former Prospect Electricity staff car park, corner of Smith and George Streets, Parramatta, NSW. Unpublished report for Prospect County Council (Prospect Electricity)

[79] AHMS 2004, 38 Hunter Street, Parramatta: report on archaeological monitoring at the site. On behalf of St John's Parramatta Endowment Fund

[80] Casey & Lowe 2005, Archaeological investigation, Non-Indigenous Archaeology, 1 Smith Street, Parramatta. Report prepared for Sydney Water.

[81] Casey & Lowe 2005, Excavation Permit Application, Parramatta Hospital Site, Marsden Street, Parramatta. Report prepared for Department of Commerce.

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Site	Proximity to Study Area	Description/Results
		Archaeology of convict hospital was partially retained in situ at site through new development, as well as on site interpretation.
Parramatta Children's Court (Casey & Lowe, 2006)[82]	c.280m northwest	Identification and excavation of two convict huts/houses. Retained in situ underneath the new Children's Court building and the O'Connell St footpath (within an identified Conservation Zone).
134-140 Marsden St & 45-47 Macquarie St (Higginbotham, 2007)[83]	c.60m west	Excavation revealed remains of four convict huts, as well as substantial evidence for later phases of development across all allotments within development area. Contributed to understanding of layout of early Parramatta town. Site is known as A11 on Parramatta LEP 2011.
Parramatta Square 1 (PS1) (GML Heritage, 2015)[84]	c.200m east	Historical archaeological monitoring and salvage excavation (integrated with Aboriginal archaeological excavation). Identified structural remains of pre-1850s White Horse Inn stables, early 19th century brick and sandstone well and drain, large artefact assemblage.
Parramatta Square 3 (PS3) (Casey & Lowe, 2016)[85]	c.180m east	Historical archaeological excavation (integrated with Aboriginal archaeological excavation). Evidence of early agricultural history of Parramatta, in the form of early plow lines and fossil pollen from early crops. Uncovered remains of timber house, c.1819, later extended and occupied by John Holland (1864-1898), a former highwayman and convict turned successful publican. Archaeological evidence retained beneath modern Post Office Building.

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[82] Casey & Lowe 2006, Archaeological Investigation, Parramatta Children's Court, Cnr George & O'Connell Streets, Parramatta. Vol. 1. Report prepared for NSW Department of Commerce, on behalf of the NSW Attorney-General's Department.

[83] Edward Higginbotham & Associates 2007, Report on the Archaeological Excavations, 134-140 Marsden Street & 45-47 Macquarie Street, Parramatta, NSW, Vol. 1. Report prepared for Estate Constructions of Australia Pty Ltd.

[84] GML Heritage 2015a, 143-169 Macquarie Street (One PSQ), Historical Archaeological Excavation Report. Report prepared for Leighton Properties Pty Ltd

[85] Casey & Lowe—3 Parramatta Square, Parramatta. Available from: <http://www.caseyandlowe.com.au/site-3-parramatta-square.htm>. Updated November 2016

Site	Proximity to Study Area	Description/Results
Bicentennial Square/St John's Park, Church Street Mall Plaza (Artefact & CRM, 2016)[86]	Immediately adjacent to the east	Targeted excavation and archaeological monitoring as part of redevelopment of Church Street Mall. Excavation identified Macquarie-era (i.e. 1820s) watch house, one of the market buildings on the site of Parramatta Town Hall, landscaping and works associated with construction of Town Hall. Demonstrated that despite extensive redevelopment and substantial impacts to ground surface, significant archaeological evidence survived.

2.7.1. Historical Archaeological Potential

Extensive historical archaeological excavations have been undertaken across the Parramatta CBD in recent years (and continue to be undertaken at the time of writing in relation to the developmental boom that Parramatta is currently experiencing, including Parramatta Square etc). The pivotal trend that all these excavations have clearly demonstrated with respect to archaeology across the city, is that the presence of modern development at a site is not sufficient to determine that all sub-surface archaeological deposits have been disturbed or removed. In fact, if anything, previous archaeological excavations have constantly demonstrated that both historical (and Aboriginal) archaeological deposits remain intact at the vast majority of sites across the Parramatta CBD. All potential historical archaeological 'relics' are protected under the provisions of the NSW Heritage Act and it is an offence to disturb, damage or destroy them without an excavation permit (S60 approval or S140 approval).

Only one archaeological excavation has been undertaken to date within the study area, undertaken by AHMS in 2003,[87] consisting of the re-excavation of a service trench of a 1925 sewer line (in accordance with a Section 140 archaeological excavation permit) that crosses the site behind St John's Building, parallel to the rear property walls of the row of shops fronting Macquarie Street. While the re-excavation of the trench did not encounter any relics or structures associated with the Parramatta Native Institution, it did encounter, in stratigraphic section, presence of cultural deposits in the form of locally significant relics associated with Hanleyville (1868-1925) (including sandstock brick piers), as well as truncated natural remnant soil profiles. The excavation concluded that the site still retained potential for archaeological deposits associated with the Native Institution, and confirmed the presence of archaeological deposits associated with the locally significant "Hanleyville" era, as well as confirming natural soil profiles. The confirmed presence of natural remnant soil profiles within the study area, confirms the potential for Aboriginal archaeological deposits, both pre and post-1788 (i.e. pre-contact and post-contact potential).

Curio Projects have undertaken a detailed assessment of the historical archaeological potential in their Planning Proposal Archaeological Report[88] of which, a summary is presented here.

[86] CRM 2016, Archaeological Investigation, Church Street Mall Redevelopment, Bicentennial Square, Parramatta. Report prepared for Parramatta City Council

[87] AHMS 2004, 38 Hunter Street, Parramatta: report on archaeological monitoring at the site. On behalf of St John's Parramatta Endowment Fund.

[88] Curio Projects (in prep.), *Planning Proposal—Archaeological Report, St John's Anglican Cathedral*, prepared for St John's Anglican Church, Parramatta.

The physical development of the study area since 1798, as it relates to activities that are likely to leave and/or disturb archaeological signatures, has been characterised by four main phases of use and development. These are:

- Phase 1—Early Settlement and Church Activities (1788–1814)
- Phase 2—Parramatta Native Institution (1814–1868)
- Phase 3—Post-Institution and Hanleyville (1868–1925)
- Phase 4—20th Century Church Developments (1926–Present)

Phase 1 use of the study area relates to early settlement of Parramatta from 1788, and early church activities, including the initial land and vegetation clearance of the site, the early construction of the St John's church from 1798, and other associated activities.

It is considered that the subject site generally has **moderate to high potential** to contain archaeological evidence related to the 1788-1814 early settlement and church activities. Any archaeological deposits from Phase 1 would likely be of **State** significance.

Phase 2 use of the study area relates to the construction and function of the Parramatta Native Institution, and associated Annual Feasts (held in the Market Place, now Parramatta Town Hall) which were peripheral to the study area, as well as the subsequent alterations and additions to the Native Institution buildings and lands, following the closure of the school in 1823. It is considered that the subject site generally has **moderate to high potential** to contain archaeological evidence related to the 1814-1868 use of the study area. Any archaeological deposits from this period would likely be of **State** significance.

Figure 2.7.1: Location of 1823 plan structures overlaid on study area

(Source: Curio 2017, Base Map from Design 5).

Figure 2.7.2: Location of 1832 and 1844 plan structures overlaid on study area.

(Source: Curio 2017, Base Map from Design 5).

Phase 3 use of the study area relates the demolition of the Native Institution buildings c.1868, and the construction of "Hanleyville" Villa, from 1868–1925. It is considered that the subject site generally has **high potential** to contain archaeological evidence related to this phase (particularly as this has been demonstrated through the AHMS 2004 excavation within the study area). Archaeological evidence from Phase 3 would likely be of **local** significance.

Phase 4 generally relates to the extent structures and development of church facilities and land, in the form of St John's Building, the St John's Parish Hall (and subsequent extensions), and the row of commercial premises fronting Macquarie Street. As the activities relating to this phase of site use constitute predominantly extant structures, this phase is not considered to be archaeological in nature.

Overall, there is a **high potential** for archaeological relics, structures and deposits of both State and local significance to be present across the entire study area, relating predominantly to the first three phases of use of the site (1788-1926). Archaeological excavation in the Parramatta CBD area has confirmed that historical archaeological deposits are present and intact across a number of areas where modern development has occurred. Therefore, the presence of existing buildings and structures at a site cannot be used as an accurate indicator to assume that archaeological deposits would have been removed.

Figure 2.7.3: Location of 1895 plan structures overlaid on study area.

(Source: Curio 2017, Base Map from Design 5).

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Figure 2.7.4: Historical Archaeological Potential and Historical Structures Overlay (Source: Curio Projects, 2017)

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SECTION 3
ASSESSMENT OF CULTURAL SIGNIFICANCE

The 'Guidelines to the Burra Charter: Cultural Significance' states that, the assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0 [of the Guidelines] are essential prerequisites to making decisions about the future of a place.

This section considers all of the information collected in Section 2 and clarifies what the culturally significant attributes of the place are. All aspects of significance are discussed and assessed to formulate clear statements of cultural significance.

3.1. BASIS OF ASSESSMENT

'Cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations.* These values are used as the basis for this discussion. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.*

With the creation of the State Heritage Register under Part 3A of the Heritage Act, in April 1999, the NSW Heritage Office has developed a set of seven criteria against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. At the end of this discussion, the values of the place are tested against these criteria to determine whether it meets the threshold for listing on the State Heritage Register. The assessments of significance under each criterion have then been used to develop the overall Statement of Significance for the St John's Anglican Cathedral site.

Further information about assessing heritage significance can be obtained from the NSW Office of Environment and Heritage website www.environment.nsw.gov.au/topics/heritage.

3.2. ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

Archaeological sites, which contain 'relics' as defined by the *NSW Heritage Act,* are managed like any other significant item of environmental heritage. The main aim of an archaeological significance assessment is to identify whether an archaeological resource, deposit, site or features is of cultural value—a 'relic'.

The NSW Heritage Division guideline *Assessing significance for archaeological sites and 'relics'* sets out a method to address the NSW Heritage Criteria in a way that acknowledges and accounts for the difficulties of assessing the significance of historical archaeological resources when their nature, extent and integrity—and thus their significance—often cannot be confirmed without physical archaeological investigation. In accordance with the above guideline, a historical archaeological

site is determined to meet the criteria for either State or local significance. If a known or potential relic is not considered to reach the threshold for State or local significance, then it is not considered to be a 'relic' in accordance with the *NSW Heritage Act 1977*.

This guideline utilises the seven NSW Heritage Criteria approved by the NSW Heritage Council however, acknowledging that these criteria best fit the assessment of built heritage or landscapes, develops an approach to significance assessment tailored to historical archaeology in NSW. It also provides a framework that allows the 'relics provisions' of the Heritage Act 1977 to be better implemented through the significance assessment process. The guideline sets out a way to address the NSW Heritage Criteria in a way that acknowledges and accounts for the difficulties of assessing the significance of historical archaeological resources when their nature, extent and integrity—and thus their significance—often cannot be confirmed without physical archaeological investigation.

There are three key questions posed by Bickford and Sullivan[1] in their influential paper on archaeological potential that help to shape whether an archaeological resource meets the threshold for having archaeological potential. These key questions are:

- Can the site contribute knowledge that no other resource can?
- Can the site contribute knowledge which no other site can?
- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

Generally, if the answers to these questions is 'yes', the site is considered to have historical archaeological potential.

Archaeological significance for the study area has been assessed in accordance to the above referenced guideline, and inserted into the relevant sections of the following significance assessment.

3.3. HISTORIC SIGNIFICANCE

3.3.1. THE EARLY DEVELOPMENT OF PARRAMATTA

Parramatta was first settled by the British in 1788 as an agricultural settlement with a military redoubt at Rose Hill – the original name for Parramatta.

The township of Parramatta was officially founded by Governor Phillip as the second city on the Australian mainland. Phillip laid down the first lines of a regular township in 1790, to replace the temporary buildings centred around the redoubt. Phillip conceived a grand but simple plan and entrusted the layout to a competent surveyor, Lieutenant William Dawes RN. The initial planning for Parramatta comprised of wide streets. An existing track running north south from the redoubt was formed in to Bridge Street (later Pitt Street), while a second track leading from the redoubt to the wharf on the Parramatta River became the town's major axis and principal road, High Street (later George Street). High Street was crossed by a lesser road running north south, which became Church Street (formerly Quakers Row). The present Macquarie Street (formerly South street) was laid out in 1792.

[1] Bickford, A. and Sullivan, S., 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan and Bowdler (eds), Site Surveys and Significance Assessment in Australian Archaeology (Processings of the 1981 Springwood Conference on Australian Prehistory); Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra, pp. 23-24

The early population comprised of predominantly convicts on large land allotments located along George and Church Streets and the northern side of Macquarie Street. While George Street was terminated by Government House at its western end, and a wharf, barracks and brick store at its eastern end; the intended terminus for Church Street – namely a town square with town hall and market place at the northern end, and a church at the southern end, did not eventuate under Phillip's governorship.

It was not until 1799 that a church at the southern end of Church Street (present St John's Anglican Cathedral site) was commenced under Governor Hunter. Its construction closing the southern vista of Church Street was a deliberate act of civic design, and resulted in the realignment of Church Street in a south-easterly direction towards Parramatta Road. Completed in 1803, the church first appears on a c.1804 'Plan of the Township of Parramatta' by George William Evans. (Note: the date 1813 shown under the map key was pencilled on the original map at a later time.)

This plan indicates two large parcels of land on the northern side of the church, on either side of the extension of Church Street south of Macquarie Street. While there is no recording of the intended use of these parcels, their comparative size, location, encircling roads and un-development likely indicates a formal arrangement of public open space to the north of St John's church, of which St John's Park would appear to be a remnant.

Although Hyde Park and Macquarie Place Park were formally proclaimed by Governor Macquarie in 1810 and 1818 respectively, neither were the result of the implementation of a formal town plan. Macquarie Place Park was the triangle of land formed by the intersection of three early-Colonial roads running in direct lines between three important constructions of the Colonial period, namely the guard house at the entrance to the first Government House, the bridge over the tank stream and the 1788 fortification beside the Government Wharf. Similarly, although Hyde Park was in use for both recreational and commercial (logging) use, it was not formalised as public space until its proclamation in 1810.

As such, the former St John's Park, presently forming part of Centenary Square, would appear to be a remnant of the earliest planned open space dating from Governor Phillip's plan for Parramatta as indicated in the 1804 plan. By 1814, its western and southern boundaries had been established, as indicated on a survey plan from this time, and these remain in the alignment of the St John's Building and the northern property boundary of the Cathedral. Its eastern boundary, extending in a south-east direction following Church Street, has also been established by 1814. By this time Hunter Street to the west of the Cathedral had also been established in Governor Macquarie's revised town plan.

3.3.2. Parramatta Native Institution

Partially in response to the increasing conflict between local Aboriginal people and settlers west of the Sydney colony from 1790–1810, Governor Macquarie established a school for Aboriginal children, known as the Native Institution, at Parramatta in 1814 in an effort to extend British ideals of 'civilisation', commerce and Christianity to local Aboriginal people of the Sydney colony. In reality, there was no intention of returning children to their parents or of maintaining any traditional cultural connections.

The Institute was originally conceptualized by William Shelley (together with his wife Elizabeth), a trader and former London Missionary Society member, who wrote a letter to Governor Macquarie in April 1814 proposing the establishment of the school. Shelley became the appointed superintendent of the Institution (which after his death in 1815, continued to be run by his wife Elizabeth Shelley). The land set aside for the Institution was bounded by Macquarie, Marsden and Hunter Streets, and the church land behind St John's Church. The house acquired for the use of the Native Institution was reportedly a building at the rear of the land, near the corner of Macquarie Street and the parkland area of the St John's Cathedral.

The Native Institution officially opened with the first Aboriginal Annual Feast on 28 December 1814, at the marketplace in Parramatta (site of the current Parramatta Town Hall), which was orchestrated with the intention of encouraging Aboriginal families to give their children over to the Institution. The first Annual Feast resulted in the 'enrolling' of four Aboriginal children. The official opening of the Institution was on January 18, 1815, by which time there were eight children. The 'Native Feast' gathering became an annual event in Parramatta from 1814–1835, which in its peak attracted several hundred Aboriginal people from as far as beyond the Blue Mountains, Jervis Bay, Broken Bay and the Monaro district gathering in Parramatta for the annual distribution of food, blankets, clothes, and the feast.

By early 1815, there were five children in the Institution, three having escaped the school previously, following which, Shelley enclosed the school behind a paling fence, which allowed for families to watch their children, while keeping them separated in the process. In July 1815, William Shelley died, leaving the running of the Institution to his wife, Elizabeth.

Between August and October 1821, eight of the students at the Native Institution died of disease, predicating the committee to examine the living conditions, which lead them to decide that the site was too small. The Parramatta Native Institution closed shortly after the end of Macquarie's governorship, and students were relocated to the replacement Blacktown Native Institution in 1823.

The Parramatta Native Institution effectively became one of the first stages of what came to be long-term, significant and controlling policies for the British 'management' of Aboriginal people in Australia.

3.3.3. St John's Anglican Cathedral

St John's Anglican Cathedral is one of the two earliest Anglican parishes established in Australia. Proclaimed in 1802 by Governor King together with the Parish of Sydney, St John's church in Parramatta was completed on the present site in 1803. At the time of completion, St John's was the only Anglican church in the colony, as St Philip's in Sydney was not completed until 1810, at a site opposite to the current St Philip's site. The first church in Sydney, constructed by Richard Johnson, had burnt down in 1798.

The church was repaired and remodelled a number of times in the early decades of its life. The two towers of St John's Cathedral, constructed between 1817 and 1819, are the earliest remaining fabric of the first parish church completed by Lieutenant John Watts and are the oldest part of any Anglican church remaining in Australia. The construction of the towers was an important act in Governor Macquarie's intention to foster religion and formalise the townships of Sydney and Parramatta.

As is discussed above, the siting of St John's church was an important and deliberate act of civic design, and has played a key role in the development of the early town plan for Parramatta. Its siting at the southern terminus of Church Street was established by Governor Philip in 1790, and subsequently strengthened by Governor Macquarie. The construction of St John's affected the orientation of Church Street as it continued southwards towards Parramatta Road.

An analysis of the historic plans would indicate that St John's Anglican Cathedral was intended to be located amongst extensive open grounds. Similarly, the earliest paintings and sketches of St John's at Parramatta reflect this character, showing the church within an open, however fenced, town setting. The earliest town plan of Parramatta dated 1803 would seem to indicate the location of two squares or public plazas to the north of the church, on either side of Church Street. A subsequent plan in 1814 indicates the present boundaries of St John's Park, albeit as part of the road reserve of Church Street as it deviates around the church in a south-easterly direction. With the exception of a small encroachment at the north-east corner by the Parish Hall, the boundaries of the existing grounds around the Cathedral remain legible and have changed little since 1823.

3.3.4. HISTORIC PIPE ORGANS OF NSW AND J. W. WALKER

The first organ to be brought to the Australian colonies arrived with Governor King in 1791 on the HMS Gorgon.[2] It was reportedly sourced at the Cape of Good Hope (Capetown), where King also purchased fruit trees, livestock and other items for the development of a settlement on Norfolk Island. The organ was not purchased outright, however obtained in agreement that a replacement organ would be sent from England. Further details of the organ are unknown. It is not known whether this organ remained in Sydney, or was taken to Norfolk Island with the other items from the Cape. Records show that additional organs were brought to Sydney in 1808, 1812 and 1813, however the destination of these organs is not known.

Singing at religious services in the early years of the colony were most often accompanied by military bands playing fife and drum. The use of military bands gradually gave way to paid musicians accompanying singing with a bass viol or violins. By the 1820's small orchestras comprising strings, flutes and reed instruments could be heard accompanying paid singers in the more important churches.

Information regarding the provision of early music at St John's is limited. Before the arrival of an organ at St John's, music was provided by the regimental band from the barracks, or a bass viol played by Joseph Kenyon, the parish clerk. The first paid singer to be recorded at St John's was in 1829. In 1835 letters from the Reverend Samuel Marsden sought reimbursement from the Governor for payments to the band of the 17th Regiment which was assisting the choir of St John's Church during divine service. The use of a military band at St John's does not preclude the existence of an organ, however the first documentary recording of an organ at St John's was at a special service held on Wednesday 27 January 1841. This organ was reportedly financed by Reverend Henry H. Bobart, son-in-law to Marsden and his successor between 1838 to 1854. It is this organ that appears to be depicted in the 1846 tapestry of the three-tiered pulpit. Other documentary evidence of the existence of an organ at St John's can be found in an early cash book, which lists payments to an 'Assistant to the Organist' from 1841. No organists name is recorded however until 1858, when the name T. Beddick is first listed.

Bobart's organ was replaced in 1863, by the present 1862 J.W. Walker and Sons organ, with two manuals and 16 stops. The earlier organ was sold to St Paul's Anglican Church in West Maitland, where it was placed initially in the School of Arts, and later in a schoolroom of the St Ethel's ladies' seminary, which was subsequently destroyed by fire.

J. W. Walker was a British firm of organ builders established in 1828 by Joseph William Walker in London and still operating today. Walker organs were popular additions to churches during the Victorian era, and many were installed in the United Kingdom and in Australia.

Details for the purchase contained in J.W. Walker's records refer to the fabrication of the case in the Norman style, with gilt metal speaking pipes in the front. Graeme Rushworth notes that of the 53 organs by J. W. Walker that were exported to Australia in the 19th century, the organ at St John's was the only one to feature a Norman style case.[3] Initially installed within the gallery at the western end of the Cathedral, it was relocated to the north transept in 1903.

[2] Graeme Rushworth, Historic Organs of NSW: the instruments, their makers and players, 1791-1940, Sydney, NSW: Hale & Iremonger, 1988, pp 17-25.

[3] Graeme Rushworth, "Organs and Organists of St John's Anglican Pro-Cathedral", Sydney Organ Journal, Vol. 11, No. 6, Dec 1980/Jan 1981, pp. 8-17.

Figure 3.1: J. W. Walker, London, 1863 for S John's Cathedral, Parramatta.

(Source: Drawing by Graeme Rushworth, www.ohta.org.au/confs/Sydney/StJohnsPro.html)

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3.3.5. THWAITES AND REED CLOCK

The Thwaites and Reed clock was one of four imported to New South Wales in 1821, a gift of King George IV. The other three were installed in St Luke's in Liverpool, St Matthew's in Windsor and the main dormitory building of the former Female Factory, Parramatta.

It is understood that each of these early clocks has been upgraded to enable automatic winding. Similarly, a fifth clock at Government House, Hobart (originally located within St David's Anglican Cathedral, Hobart, has similarly been upgraded for automatic winding.[4]

While the clock face at Hyde Park Barracks is earlier, having been constructed in 1819 by the convict clock and watch maker James Oatley, its internal mechanism was reportedly replaced in the late 1830s by a new mechanism constructed by Vulliamy and Sons, London clock makers.[5] Similar to the clock at St John's the Hyde Park clock continues to be mechanically wound.

As such, the Thwaites and Reed clock at St John's Anglican Cathedral is not only one of the earliest intact clocks in the colony, it would appear to be the earliest that remains mechanically wound, and is therefore rare within New South Wales.

3.3.6. STAINED GLASS

A full inventory and analysis of the stained glass has not been completed as part of this CMP. Appendix C contains a preliminary inventory of the existing stained-glass windows at St John's Anglican Cathedral.

[4] Pers. Conversation with Douglas Minty, Clock maker and conservator of the clock at St John's Anglican Cathedral.

[5] . https://sydneylivingmuseums.com.au/2014/04/08/winding-back-clock

A comparison with the historic photographs indicates that many of the nave level windows have been replaced. The five windows of the chancel would appear to be original (1855), as are the two windows to the gallery on the western elevation. Only one window at nave level to the north transept would appear to be original, although it is likely to have been relocated to its present position during the construction of the transepts in the 1880s. Windows to the upper level of the nave also appear to be original.

Of the windows that have been replaced, these commemorate parishioners with association to the Cathedral, with the majority commemorating persons from the twentieth century. A window at the southwestern corner of the nave commemorates James Houison, the architect for the 1855 St John's church, installed in 1976, on the 100th year anniversary of his death. It is not known what occurred to the removed 1855 stained glass. All windows are fitted with brass 'church mesh' screens.

3.3.7. Parish Hall, Verger's Cottage and Royal Memorial Gates

Both the Parish Hall and the Verger's cottage were constructed as ancillary buildings to the historic operation of St John's Anglican Cathedral. Although the Verger's cottage no longer contains a function directly associated with the Cathedral (although it is involved with community welfare); the hall continues this historic association of use. The present Parish Hall is the second ancillary building to be located at the site. An earlier weatherboard Sunday school building was relocated to make way for its construction. After this building burnt down in 1944, it was replaced with the present Marsden Hall in 1955. As such, there is a pattern of upgrading of existing and construction of new ancillary facilities as the needs of the community has changed.

The Royal Memorial Gates in the grounds were constructed in 1918 to commemorate parish members who served in World War I. It has served historically as an important gated entrance to the enclosed grounds of St John's Cathedral until the 1950s, when the encircling fences were removed.

3.3.8. Governor Macquarie

Lachlan Macquarie, born in the Inner Hebrides, Scotland in 1761, arrived in Australia in December 1809, formally taking up the post of Governor of the colony of New South Wales in 1810.

After assuming the Governorship, Macquarie's first task focussed on restoring orderly and lawful government following the Rum Rebellion of 1808. However, his overall vision for the colony involved transforming it from a penal settlement to a free society more reflective of a burgeoning British township. This, he believed, could be achieved through reforming convicts and improving the status of emancipists, improving public morality, implementing a public works programme, and establishing legal and commercial institutions.

Macquarie's building programme transformed both Sydney and Parramatta. In this regard, he was assisted initially by Lt. John Watts, and later by Francis Greenway, appointed as the first NSW Government Architect in 1816. In addition to the construction of new civic buildings, his extensive building programme included the enlargement and improvement of the road system (including the road between Sydney and Parramatta) and the establishment of a number of country towns, including Castlereagh, Richmond, Wilberforce, Pitt Town, Windsor, Liverpool, Campbelltown and Bathurst. By 1822, 265 works of varying scale had been carried out during Macquarie's tenure, all of which had been accomplished with the help of convict labour.

Within Parramatta, Macquarie's built legacy is extensive and is evident in the formalisation of the town plan, reinforcement of the presence of St John's at the southern end of Church Street through the construction of the two towers; improvements to Government House and establishment of the Government Domain (present Parramatta Park); and construction of a number of public buildings

including the Female Orphan School, Lancer Barracks, and the third hospital at Parramatta (evident as exposed archaeology).

In a similar vein to Macquarie's desire to improve public morality, was his desire to improve relations with the Aboriginal population of the colony. This desire, however, manifested itself in attempts to assimilate and 'civilise' the Aboriginal population into British life. In this regard, Macquarie opened the Native Institution in 1814 on land adjacent to St John's, in association with the missionary William Shelley (refer above for detailed discussion).

3.3.9. Reverend Samuel Marsden

The Reverend Samuel Marsden, born in Yorkshire in 1764, arrived with his family in New South Wales (NSW) in March 1794, having, on the advice of William Wilberforce the social reformer and humanitarian, accepted the position as assistant chaplain to NSW. Marsden had been a lay preacher and was studying to be a minister before the appointment. On arrival, he lived with Reverend Johnson, before moving to Parramatta in July where he and the family lived at the military barracks while a small house was built for them. He preached out of doors until September 1795, when Governor Hunter allowed two convict huts to be converted into a rudimentary church on what is now the south-east corner of George and Marsden Streets.

Marsden agitated for the construction of a church at Parramatta, which was eventually achieved with the opening of St John's in 1803. He remained the chaplain for St John's until his death in 1838. As well as serving as a chaplain, Marsden also acted as a magistrate, accumulated through grant and purchase a large estate of agricultural properties, was actively involved in the politics of the colony and from 1814 established a mission to the Maoris in New Zealand. Marsden's agricultural and farming pursuits saw him accumulate over 3,600 acres by 1826. He was a successful sheep breeder, starting with sturdy Suffolk breeds before adding Merinos. His success provided a secure financial position for his family.

The combination of these activities often kept him from his work in Parramatta, with his role as a magistrate and his reputation for severe punishments in particular isolating him from the convict population that he was charged with ministering to. Marsden clashed publically and privately with Governor Macquarie, with Marsden disagreeing strongly with Macquarie's favourable treatment of emancipists and Macquarie becoming increasingly suspicious of Marsden's motives and influence. He was also rarely engaged with the local Aboriginal population. Early attempts by Marsden to act as a type of missionary to Aboriginal people had failed and he shifted his attention to the Maori and South Sea Islanders. Subsequently when Governor Macquarie established the Native Institution in 1814 Marsden had little to do with it, despite it being adjacent to St John's at Parramatta. In contrast between 1814 and 1837, Marsden made seven voyages to New Zealand where he had established a missionary outpost at the Bay of Islands. Marsden's connection and work in New Zealand was recognised by the community 150 years later with the donation of a carved Maori pulpit for St John's.[6]

3.3.10. William James Shelley

William Shelley was a trader and a member of the London Missionary Society, who first arrived in Sydney in 1799, having recently undertaken a missionary expedition to Tonga. After setting off on another missionary trip to Tahiti, he returned briefly to Sydney in 1801 to marry Elizabeth Bean, the daughter of a free settler, returning to Tahiti later the same month. From 1801 to 1814, he undertook a variety of missionary expeditions and related ventures, finally returning to settle in Sydney in 1814, and relocating to Parramatta with his wife.

[6] Yarwood, A.T., 'Marsden, Samuel (1795-1838)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.edu.au/biography/marsden-samuel-2433/text3227

At first, Shelley conducted services in his own house, making an effort to engage with the local Aboriginal people, to the point of attempting to learn their language and taking some children into his own house.[7] Likely spurred by his own experience as a Tongan missionary, Shelley wrote to Governor Macquarie in April 1814, proposing the establishment of a school for Aboriginal children. This corresponded with Macquarie's instruction to 'conciliate the affection of the Aborigines and to prescribe that British subjects live in amity and kindness with them',[8] whereby he would attempt to indoctrinate Aboriginal people into British ideals and values. Following from Shelley's letter, Macquarie gazetted the rules and regulations for the Parramatta Native Institution on 10 December 1814, appointing Shelley as the superintendent and principle instructor of the school. Shortly after the establishment of the Parramatta Native Institution, Shelley died on 6 July 1815, leaving the daily functioning of the school to his wife, Elizabeth. The Native Institution was eventually closed in Parramatta, and moved to Blacktown in 1823.

3.3.11. LT JOHN WATTS, ARCHITECT

Lieutenant John Watts, born in Ireland, arrived in Sydney in 1814 with the 46th Regiment and was soon after appointed as aide-de-camp to Governor Macquarie. Having worked in Dublin for a short time in an architectural firm, Watts's talents were soon taken up by Macquarie's extensive building program as part of the expansion of the colony. To this extent he designed a number of important public buildings, the first of which was a new Military Hospital at Observatory Hill in 1815 (present NSW Headquarters of the National Trust). Subsequently Watt's architectural work was centred in and around Parramatta, including:

- enlargement of Government House, Parramatta in 1815;
- the two towers to St John's Anglican Cathedral, Parramatta between 1817 and 1819;
- the third hospital at Parramatta in 1818;
- the Lancer's Barracks between 1818 and 1820;
- upgrades to the road and bridges between Sydney and Parramatta (date unknown); and
- a new reservoir across the Parramatta River, which provided an improved fresh water supply to the township of Parramatta.

After a serious accident during the upgrading of the road between Sydney and Parramatta, Watts was given two years leave of absence by Governor Macquarie in 1819. The announcement within the Sydney Gazette at the time provides an indication of the esteem that Governor Macquarie and his wife Elizabeth held for John Watts:

> *"His Excellency desires also to return Lieutenant Watts his best Thanks for the important extra Services, gratuitously and voluntarily rendered to the Colony at large, in the Exercise of his architectural Skill & superior Taste, so ably manifested in that very elegant and capacious Building, the General Hospital at Parramatta; in the new Barracks and Quarters for Officers at that Place; in the Additions and Improvements of the Government House and Offices there; and in a Variety of other useful Works which are now in Progress; particularly, the Construction of a Rampart across the Parramatta River, whereby the Inhabitants Will derive the Benefit of the fresh Water in a large Reservoir, secure from the Salt Water of the Tides; and also in erecting a Tower and Steeple to the Church of St. John's at Parramatta:—Services in which His Excellency sincerely regrets that Lieutenant Watts met with a serious accident, whilst directing the Repairs and Improvements of the Turnpike Road*

[7] Niel Gunson, 'Shelley, William James (1774–1815)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/shelley-william-james-2653/text3701, published first in hardcopy 1967, accessed online 20 December 2017.

[8] Ritchie, J 1986, pp 109-110

and Bridges from Sydney to Parramatta; and which, from the long protracted Confinement occasioned by that Injury, prevented him from conducting to the present Period.

When Lieutenant Watts shall finally depart for Europe, his Separation from Major General Macquarie's Family will be a Circumstance sincerely regretted by every Branch of it, whilst his future Welfare and Advancement in Life will be ever an anxious and interesting Object in His Excellency's Consideration."[9]

3.3.12. JAMES HOUISON, ARCHITECT

James Houison, builder of Parramatta married Ann Stark of Sydney in June 1834.[10] Houison purchased a lease on a plot of land in Macquarie Street from the estate of William Bateman, on which he built his house called Kia Ora. By 1836, Houison was regularly advertising for builders and had won a series of government contracts for shingling and carpentry work around Parramatta and in Sydney. In 1837 Houison along with Nathaniel Payton won the contract to build the gaol at Parramatta, and in 1838 was a member of the Committee of Management for the erection of a Scots Church at Parramatta.[11] In 1844 Houison, by then well established and respected in the community was elected to the District Council to fill a vacancy. The District Council was replaced by a Municipal Council in 1861 under the local government act, with Houison duly elected as one of the first nine aldermen.[12]

By 1843 Houison had also been employed to do repair work at St John's, working first on the chancel and then the roof, before being employed to undertake a full inspection of the building. During this period Houison had also been contracted to build the new All Saints Church in North Parramatta and St Andrews Presbyterian church, was building office and retail buildings in the town centre and was undertaking repairs and renovations at the Government House (1847). As one of the main builders and contractors in Parramatta, Houison was also a member of a variety of committees, including representing the hospital with the Sydney Railway Company in the late 1840s as the plans were prepared for Sydney's first railway line.

In August 1852 Houison was paid £54 to begin demolition of St John's and then build a new church to plans he had drawn up. Work proceeded until the roof was finally completed in 1855 and the pews added in 1856. Houison died at Parramatta in January 1876.

3.3.13. CYRIL BLACKET, ARCHITECT

Cyril Blacket was born in Glebe in 1857, one of eight children of colonial architect Edmund Blacket. In 1873, at the age of sixteen, Cyril joined his father's practice to study architecture. Earning enough through competition wins and work, Cyril travelled to Europe before returning and joining his father's practice as a partner in 1880 after which time it was known as Blacket & Son.[13] Blacket & Son were awarded the contract for the extension of St John's Church in c1882, adding the north and south transepts.

On Blacket snr's death in 1883, Cyril took over the practice and was joined by his brother Arthur, renaming the firm Blacket Brothers. During this time, Cyril taught architecture at Sydney University in the Engineering Department. Cyril was forced to retire due to illness in 1885, after

[9] *The Sydney Gazette*, 2 January 1819, p.1a

[10] *Sydney Herald*, 16 June 1834, p.2.

[11] *The Colonist*, 7 March 838, p.2.

[12] Kass, T, C. Liston & J. McClymont, *Parramatta: A Past Revealed*, Parramatta City Council, 1996, p.180.

[13] 'Some reminiscences' Cyril Blacket, *Construction and Local Government Journal*, 12 March 1930, p.12.

which he moved to Nowra before returning to Sydney in 1895 when he began teaching architecture at the Sydney Technical College. Blacket also began rebuilding his private practice. Other Churches designed or worked on by Cyril included St Michael's Anglican Vaucluse, the Chapter House for St Andrew's Sydney, St John's Woolwich, and the chancel of St John's Darlinghurst amongst others. In 1903 Cyril was elected as president of the Institute of Architects (NSW). He continued working and contributing to teaching and through published journals until his death in 1937.

3.3.14. William Noller, builder

William Noller was born in Mulgoa in 1861 and was a building contractor, in business in Parramatta by the mid-1880s. In 1891 he won the tender to construct the Grenfell Hospital, and in 1891 the extensions to the Rydalmere Asylum and the chapel for The Kings School. In 1892 he was elected to Prospect and Sherwood Municipal Council, and began a long career in local government. He served twice as mayor before he moved onto the Parramatta Municipal Council to fill a vacancy in the Marsden Ward in 1896. He remained on Council until he died in 1936, serving as mayor for eleven terms, the first being in 1901 and the last in 1927.[14]

Noller was also a long-time member of the Parramatta Park Trust, including serving as its chairman from 1921 until his death. He was also a long-term member of the congregation at St John's Church, served as a churchwarden, supervised the Sunday School and built the church hall in 1910. Noller was also one of the contributors to the peal of bells installed in 1923, sponsoring one of the bells.

When Noller died in 1936, the parishioners of St John's erected a set of memorial doors in the church, with a plaque also installed as a memorial to his service.

3.4. Aesthetic significance

3.4.1. St John's Anglican Cathedral

St John's Anglican Cathedral is one of few churches of the period constructed in Sydney featuring Romanesque detailing typical of the Norman style of architecture. As is detailed below, St John's would appear to be the earliest extant church building exhibiting this architectural style.

A Romanesque style of architecture was to become a dominant architectural style in England after the Norman conquest in 1066, and would remain so until the 13th century and the rise of the pointed Gothic style. The style was defined by its sturdiness and simplicity, with thick walls, pillars, rounded arches and simplified capitals. Geometric detailing and sculptural decoration were typical of the style.

As such, the Norman style of architecture was familiar to many early colonists, reminiscent of English village churches. This association with England ensured that it was attractive to the clergy of the Anglican Church and was taken up by influential architects such as Edmund Blacket, John Horbury Hunt and William Kemp for both ecclesiastical and non- ecclesiastical buildings.

St John's Anglican Cathedral is considered to be not only the earliest, but a fine example of the Romanesque style of architecture, featuring many of its original Romanesque style details including the solidity of its sandstone construction, semi-circular arched windows, brackets under the eaves, scalloped capitals, and geometric patterning and simple carved decoration around the fenestration. This detailing is extended internally, and is evident in the many mouldings and

[14] Parramatta Heritage Centre.

motifs of the stonework, joinery and memorials, such as the reredos within the chancel, and the memorial tablet to Samuel Marsden.

3.4.2. St John's Parish Hall

The construction of parish/ church halls was often an important phase in the historic development of a church in its locality, providing additional space for the congregation to gather. St John's Parish Hall was completed in 1911 to a design by local builder William Noller, and is a modest Federation style building exhibiting typical detailing of the era including tuck-pointed face brick walls, smooth and pebble-dash rendered detailing and slate clad roofs. While externally the original hall retains a high degree of integrity in its external form and materiality, despite the subsequent addition of the encircling verandah, it does not exhibit strong characteristics of any particular architectural style. Its value lies in its close proximity to St John's Anglican Cathedral, providing a clear visual link between the two structures and their associated uses. Its orientation eastwards reflects this association, as when completed the hall was accessed via the enclosed grounds surrounding the Cathedral.

3.4.3. Verger's cottage

The verger's cottage is a small late Victorian era cottage exhibiting typical detailing of the period, including tuck-pointed face brick walls, steep gable roofs clad with slate, bullnose verandah and decorative timber screens and barge boards, and original entry door and windows. Externally it retains a high degree of integrity, however internally it has been heavily modified. While the general arrangement of rooms remains, there are few original features and finishes save for some timber architraves and a four-panelled door. The pressed metal ceiling and three panelled doors would appear to be 1930's modifications, while more recent plasterboard ceilings are modern insertions. While the chimneys remain externally, the fireplaces have been removed and infilled internally.

As an example of its architectural style, the existing Verger's cottage is considered to be a fair representative example. Its aesthetic value however lies in its siting on the south side of the Cathedral, its low scale providing a buffer between it and the railway line and high-rise on the southern side.

3.4.4. Grounds and setting

The boundary for the grounds of St John's Anglican Cathedral would appear to have changed little since its earliest establishment. While the grounds have historically been surrounded by different styles of fencing, the existing open arrangement with no fences would appear to date from the 1950s.

While the development immediately around St John's exhibits a relatively dense building stock with a strong commercial focus, the pedestrianisation of Church Street and the adjacent St John's Park provide an important open space buffer around the Cathedral that enables it to be viewed on all fours sides. Church Street, as a primary thoroughfare from the train station, enables the Cathedral to retain a strong civic presence at the centre of the commercial district of Parramatta.

3.4.5. J.W. Walker Organ

As identified in section 3.3.4 above the J.W. Walker organ at St John's Anglican Cathedral is a rare example of Norman style of cabinetry, deliberately adopted so as to reflect the style of the 1855 church building.

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3.4.6. STAINED GLASS WINDOWS, MEMORIALS, JOINERY

A detailed analysis of the aesthetic significance of the stained glass, memorials and joinery has not been completed as part of this CMP.

3.5. SOCIAL/SPIRITUAL SIGNIFICANCE

The State Heritage Inventory Guidelines narrow this category to that which has value to contemporary communities.

The social/spiritual significance of the site has not been specifically assessed in terms of the value to the current community. Certainly, St John's Anglican Cathedral has been the central focus for the Church of England and the Anglican community of Parramatta since its completion in 1803, an activity that has continued to the present day.

As part of the present study, the Anglican Church has acknowledged its ongoing commitment to the continued preservation of the Cathedral as a significant item of Anglican heritage in Australia for the purpose of continued Christian worship. Currently the Cathedral offers services and meetings for English, Persian and Chinese congregations on Sundays. While the Persian and Chinese congregations have been part of the Parish since the early 1980's, they worship as separate congregations largely because of language. Of note is that while first generation Persian and Chinese congregations prefer to worship in their respective languages, second generation worshippers chose to attend services in English. Only the English congregations meet in the Cathedral, with the Persian and Chinese congregations meeting in the Parish Hall. This is likely due to the formal arrangement and setting of the pews in the Cathedral, which does not suit the nature and style of worship of the Persian and Chinese congregations, but also as the existing spaces are not large enough to cater for combined congregations.[15] Nevertheless, in very recent surveys conducted as part of this present study, these communities have expressed their high esteem and regard for the Cathedral itself as the centre and focus for their own activities and worship.

It is likely that St John's Cathedral has Local heritage significance as a landmark site of community esteem in the city of Parramatta. The Cathedral is a prominent landmark located in park-like grounds that are daily traversed by Parramatta's large population of commuters enroute to the bus and rail interchange to the south.

3.5.1. ABORIGINAL CULTURAL HERITAGE

The entire study area is of high cultural and social significance to the Aboriginal community due to the location of the Parramatta Native Institution, the proximity of the study area to the Market Place (location of the Annual Feasts) and with respect to the fact that the general study area was used as a corroboree and camping area during the Annual Feasts. Social and cultural significance often relates to intangible heritage values of a place, which can exist in addition to and independent of physical structures and archaeological remains.

Aboriginal people are the determinants of their own heritage, and should be consulted in order to better understand the social and cultural heritage significance that the study area has to them. It is understood that Aboriginal cultural consultation has been initiated for the study area, the results of which should be used to update this section of this CMP in the future.

[15] Pers. conversation with Reverend Canon Bruce Morrison, September 2017.

3.6. SCIENTIFIC (TECHNICAL/RESEARCH) SIGNIFICANCE

3.6.1. ARCHAEOLOGICAL POTENTIAL

Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.

While the study area has not to date been subject to any extensive Aboriginal or historical archaeological investigation, there is a high level of potential for both Aboriginal and historical archaeological deposits to be present.

The study area has a moderate to high potential to yield archaeological evidence relating to the Parramatta Native Institution, about which little information is currently known regarding the physical structure and functionality, day to day activities, organisation etc. Therefore, the site has the potential to present within information regarding the form, character and function of the Parramatta Native Institution which is not able to be provided by any other site or resource. In addition, the location of the Native Institution was related to the location of the Annual Feasts (present Parramatta Town Hall), the land around which Aboriginal people were known to use as camping and corroboree grounds during the feasts. The study area also contains the potential to demonstrate archaeological evidence relating to post contact activities of Aboriginal people, and their ability to adapt to the changes brought about by European colonisation.

While the nature, extent and integrity of the potential archaeological deposits within the study area are not yet known, any intact deposits have the potential to substantially contribute to our understanding of how the site was used and functioned in relation to the Native Institution, and later. The Parramatta Native Institution was the first of the two initial Aboriginal schools of this nature located in Sydney (the second being the Blacktown Native Institution, which opened after the closure of the Parramatta Institution). The Blacktown Native Institution is listed on the State heritage register 'because of its combination of historical, social and archaeological values. The Blacktown Native Institution played a key role in the history of colonial assimilation policies and race relations'.[16]

The Parramatta Native Institution is intrinsically intertwined with the historical context and significance of the Blacktown Native Institution. The Parramatta Native Institution is a rare site reflecting early 19th missionary activity in colonial Sydney, with the potential to contain archaeological deposits which can provide detailed archaeological and scientific information about the base function and actions of the lives of some of the first Aboriginal people subject to institutionalised policy in Australia.

In addition, the site has the potential to contain other evidence of how Aboriginal people lived in Parramatta, both prior to European arrival, and how they then responded to change prompted by colonisation post-1788.

Overall, the St John's site has high potential to yield information of State significance in relation to the Native Institution, through historical archaeological deposits (such as structural remains, artefacts, wells, cisterns, cesspits, other undocumented evidence etc.), as well as through potential post-contact Aboriginal sites and artefacts (such as post-contact Aboriginal campsites, worked glass artefacts etc.).

The St John's site also has high potential to retain historical archaeological evidence of the Hanleyville Villa, constructed on the site in 1868 by Lucy Shelley and Ralph Mansfield, following the demolition of the Native Institution buildings. Archaeological structures and relics associated

[16] Blacktown Native Institution—State Heritage Register Listing, Available from: http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051312

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with this period of the site use would have significance at a local level for their ability to provide information regarding the daily lives and function of Parramatta residents in the 1860s.

3.7. Comparison with Similar Places

3.7.1. Introduction

The following comparative assessment of St John's Anglican Cathedral has been prepared from a desktop survey of the State Heritage Register or State Heritage Inventory. No further assessment or inspections have been made during the preparation of this comparative assessment. Unless otherwise indicated, the text and image sources are from the SHR/SHI database.

The comparative survey has focussed on four aspects:

- Churches constructed prior to 1820 located within NSW;
- Anglican churches constructed within NSW to 1850;
- Romanesque detailing,
- Parish/church halls, and
- Historic pipe organs of NSW and J. W. Walker.

3.7.2. Churches in NSW prior to 1820

Preamble

St John's Cathedral in Parramatta was the second church established in the colony of NSW, the first being St Phillip's in Sydney in 1793. The following churches are considered contemporary with St John's Cathedral, Parramatta, having been founded during the early establishment of the Church of England in the colony of New South Wales, under the influence of Reverend's Richard Johnson and Samuel Marsden, and Governors Hunter and Macquarie.

St Philip's Church, York Street, Church Hill, Sydney

(Image: http://sydneyorgan.com/StPhilips.html)

Listed on the Sydney LEP 2012 (I1972)

Prior to the proclamation of St Philip's Parish in 1802 by Governor King (concurrently with St John's in Parramatta), Sydney's earliest church was constructed in 1793 by Reverend Richard Johnson, and was a timber and daub structure reportedly located near to the corner of Hunter and Bligh Streets. This building burnt down in a fire in 1798. Sydney's second church, to become known as St Philip's after Governor Arthur Philip, was completed in 1810 on the site of the present-day Lang Park. The present sandstone church is the third church to be occupy Church Hill, albeit on a site opposite to Lang Park, and was constructed between 1848 to 1858 to a design by architect Edmund Blacket in the Victorian Academic Gothic style. Although set within the Sydney CBD, the site is bound by streets on three sides, with Lang Park to the east thereby enabling an appreciation of the church in the round. The siting of St Phillip's Church and Lang Park (formerly Charlotte Square) were established by Governor Macquarie in 1810 as part of his renewal of Sydney's town plan.

Not readily comparable to St John's in either its architectural style or age. While not occupying the site of the first St Philip's Church (located within Lang Park) its siting on Church Hill was established by Governor Hunter c.1798.

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St Matthew's Anglican Church, Rectory, Stables and Cemetery, Windsor

(Image: http://www.ohta.org.au/organs/organs/Windsor.html)

Listed on the State Heritage Register (00015) and the Hawkesbury LEP 2012 (I00015)

Constructed between 1817 and 1820, St Matthew's Anglican Church at Windsor has been identified in the SHR listing sheet as a fine Georgian style church, constructed entirely by convict labour in sandstock bricks and sandstone. Designed by Francis Greenway, and associated with Governor Macquarie under whose governorship the town plan for Windsor was established, the church was sited at the end of a north-south axis through the centre of the town, on either side of which were located a Government reserve. The reading of this axis however is no longer possible later road development.

The listing also includes a cemetery, the earliest tombstone dating from 1810; an 1822 two-storey Rectory; and a c.1840's stables. The church retains an open and generous curtilage, largely due to its siting within the centre of the cemetery and its located at the northern edge of the town.

Although St Matthew's Anglican Church also dates from the period of expansion of the colony of NSW under Governor Macquarie, it is not readily comparable to St John's cathedral, either in its architectural style or present siting. Its tower similarly includes a Thwaites and Reed clock; however, it is understood that this clock has been modified for electrical operation.

St Luke's Anglican Church, Liverpool

(Image: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5045188#ad-image-0)

Listed on the Sate Heritage Register (00086) and the Liverpool LEP (I84)

Commissioned by Governor Lachlan Macquarie and designed by Francis Greenway, St Luke's Church was built in 1818-1819. It was the smallest of the three major church designs commissioned by Macquarie from Greenway, the others being St James in Sydney and St Matthew's at Windsor. It is a simply detailed Colonial Regency church, constructed of sandstock face brickwork with sandstone foundations.

St Luke's formed part of Macquarie's establishment plan for the town of Liverpool marked out in 1810. It was one of the original public buildings in the town with its foundation stone laid in 1818.

Also on the site is a small sandstock brick church hall, part of which dates from the 1840s by Edmund Blacket. The church and hall are considered to be historic and aesthetically pleasing landmarks in the centre of the otherwise modernised Liverpool.

Although stylistically different to St John's it is comparative in its location amongst the increasingly urbanised environment of Liverpool. Its siting does not exhibit the same level of historic presence within Liverpool as St John's Anglican Cathedral. St Luke's similarly houses a Thwaites and Reed clock; however, it is not known whether it is still manually operated or has been modified.

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St James' Anglican Church, King St, Sydney

Listed on the State Heritage Register (01708) and the Sydney LEP 2012 (I1847)

St James' Church is identified on the SHR listing sheet as the oldest church building in the City of Sydney, constructed between 1820 and 1823, and as being in continuous use since its consecration in February 1824. It is noted as a prime example of the architectural work of the Macquarie period, designed by Francis Greenway and constructed by convict labour in sand stockbrick and sandstone.

The siting of St James Anglican Church, located on the Macquarie era Queen's Square at the southern end of Macquarie Street, is comparable to the siting of St John's Anglican Cathedral. While St James' Anglican Church does not include associated outbuildings (and never did), it is an integral part of the group of surviving Macquarie period buildings at this end of Macquarie Street, including the former Hyde Park Barracks, (old) Supreme Court and General Hospital (the Mint and Parliament House), as well as the creation of Hyde Park itself.

St Peter's Anglican Church, Campbelltown

(Image: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=1291045#ad-image-1)

Listed on the Campbelltown LEP (I13)

St Peter's Church group in Campbelltown includes a church (from 1823), cemetery (1826), former rectory and stables (1887) and Mawson Park. This complex has been assessed as having state heritage significance, although is only locally listed. It is noted as being in an Old Colonial Georgian style, with sandstock brick walls and large arched windows. It is noted as being one of the best examples of a design 'borrowed' by Francis Greenway.

This complex is comparable to St John's Anglican Cathedral in its siting within the historic centre of Campbelltown, as established by Governor Macquarie, and adjacent a public gathering space (Mawson Park), which reflects the importance of the Church of England in early Colonial life.

St Andrews Cathedral and Chapter House, Sydney Square

(Image: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5054713#ad-image-0)

Listed on the State Heritage Register (01708) and the Sydney LEP 2012 (I1793)

St Andrews Cathedral has been identified as of State significance as one of the finest Gothic Style Revival church buildings in NSW and the pre-eminent church building within the Sydney Anglican Diocese. Although a foundation stone for a Cathedral designed by Francis Greenway had been laid by Macquarie in 1819, the current Cathedral was constructed between 1837-1868 to a design by Edmund Blacket.

The site also includes a sandstone Chapter House, constructed in 1916 to the south of the Cathedral.

This site is comparable to St John's Anglican Cathedral in Parramatta in its prominent siting adjacent a town square within the centre of Sydney CBD. Although relocated to accommodate George Street and constructed some decades after St John's in Parramatta, the siting of the Cathedral amongst civic buildings, and its Gothic style detailing, were established by Governor Macquarie in his planning for Sydney.

Ebenezer Church (Uniting), Old Schoolhouse, Cemetery and Tree

(Image: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5045171#ad-image-0)

Listed on the Sate Heritage Register (00138) and the Hawkesbury LEP 2012 (I00138)

The SHR listing identifies Ebenezer Church as the oldest church in Australia; the first Presbyterian Church and the oldest Church still in use today. While worship at the site began in 1803, the church was constructed in 1809, with the cemetery established from 1812 and the school master's residence constructed c.1817. The school, established in 1810 operated out of the church until the 1880s when a public school was constructed. Both buildings are simple, unadorned structures of heavy sandstone blockwork.

This region of the Hawkesbury was explored by Governor Phillip in his search for suitable agricultural land in 1789. The pioneer farming families that worshipped at the Church were a vital part of the development of the Hawkesbury as the food bowl of the colony.

Ebenezer is located on the Hawkesbury River, near to the five towns 'christened' by Governor Macquarie during a tour of the district in 1810, being Windsor, Richmond, Castlereagh, Pitt Town and Wilberforce. Ebenezer was established at Portland Head, on land grants awarded to fifteen families from 1803. While Windsor and Richmond became more permanent townships with streets, town square and public buildings, the collection of buildings of Ebenezer were located alongside various roads, rather than grouped within a central focal point. As such, Ebenezer Church remains in a largely rural setting.

Ebenezer Church is not readily comparable with St John's in Parramatta. Despite its age and links to Governor's Phillip and Macquarie, it was not the impetus for the creation of an early township.

St John's Church, Camden

(Image: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=1280070#ad-image-0)

Listed on the Camden LEP (I63)

The St John's Church Group in Camden includes the church (from 1849), church hall (1906), rectory (1859) and cemetery (from 1844) set within a large landscaped setting on the edge of Camden.

Although established at a later date, St John's Church at Camden is comparable in its historic role in the development of the Camden Town Plan, being located at the southern terminus of John Street. However, it differs from Parramatta in its Gothic detailing and face brick construction, and location within a largely rural setting.

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3.7.3. ROMANESQUE STYLE CHURCHES IN SYDNEY 1820 TO 1890

The following is a list of Romanesque style churches in Sydney, dating between 1820 and 1880, as identified on the SHR/SHI.

Church	*Heritage Listing*	*Detail*
Maitland Synagogue (former)	SHR (00376), Maitland LEP 2011 (I134)	Constructed in 1879 to a design by John W Pender in a Romanesque Revival style (brick)
Trinity Uniting Church, Strathfield	SHR (01671), Burwood LEP 2012 (I204)	Constructed between 1889 and 1890 to a design by George Sydney Jones and Harry Thomson in a Victorian Romanesque style.
St Francis of Assisi Church Group, Paddington	Sydney LEP 2012 (I1093)	Victorian Romanesque and Academic Gothic style church constructed in the late nineteenth to early twentieth century.
St George Anglican Church, Hurstville	Hurstville LEP 2012 (I122)	Constructed in 1889 in a Victorian Romanesque style (brick) by architect Charles Halstead. Site includes a parish hall dated 1901 by architect Charles Hill.
St John the Baptist Anglican Church, Kirribilli	North Sydney LEP 2013 (I0185)	Good small-scale Romanesque style church constructed in 1884 by architect Arthur Blacket.
St John's Bishopthorpe, Glebe	Sydney LEP 2012 (I723)	Romanesque style sandstone church constructed 1868 to a design by Edmund Blacket.
St Peter's Anglican Church, Campbelltown	Campbelltown LEP (I13)	Although initially constructed between 1881 and 1824 by Francis Greenway, later additions and modifications from the mid 1800's including to the porch, chancel and tower are noted as being in a Romanesque style.
St Saviour's Anglican Church Group, Redfern	Sydney LEP 2012 (I1369)	Large brick church in a Romanesque Revival style, constructed in 1885 by Arthur and Cyril Blacket.

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3.7.4. SUMMARY AND CONCLUSION

Siting

Located adjacent Centenary Square, St John's Anglican Cathedral retains a strong sense of its original siting within the early town planning of Parramatta. This is evidenced by its location at the southern terminus of Church Street, its east-west orientation along Hunter Street and its extensive landscaped open grounds, including St John's Park on the northern side, which would appear to be remnants of a possible planned square to the north of the Cathedral as identified in the c.1804 'Plan of the Township of Parramatta' by George William Evans. Certainly, with the exception of the encroachment of the Parish Hall at the north-west corner, the existing property boundaries of the Cathedral and the landscaped grounds would appear to date from at least 1823.

Amongst the Macquarie era churches that were constructed in the early decades of the nineteenth century, both St James' Anglican Church in Sydney and St Peter's Anglican Church in Campbelltown are comparable in their siting adjacent a Macquarie era town square. St Andrew's Anglican Cathedral, while constructed at a later date, is also able to demonstrate its historic Macquarie era siting adjacent a public open space.

Stylistically

Stylistically, St John's Anglican Cathedral is rare in its early use of Romanesque detailing between 1852 and 1855. Romanesque detailing was similarly adopted for the modification of the two towers (originally constructed with gothic inspired pointed arched windows) and subsequent additions and internal joinery, such that the whole church exhibits a cohesive identity. Contemporary churches such as St James' in Sydney, St Luke's in Liverpool and St Matthew's in Windsor are predominantly a Colonial Georgian or Regency style, constructed of sandstock brick with simple and sparse detailing such as pediments and semi-circular arched windows. The first St John's Church in Parramatta (1803) was similarly in a Georgian style. Only St Peter's Anglican Church in Campbelltown exhibits similar Romanesque detailing from the mid 18th century, albeit in small additions and modifications to the earlier Georgian style church.

Towers

The above comparative assessment indicates that the towers at St John's Anglican Cathedral are the earliest remaining ecclesiastical towers in Sydney and NSW, and the earliest remnant built fabric in NSW associated with the Church of England. As a pair, the towers are rare construction form in NSW during the Colonial period. While initially exhibiting gothic detailing in their pointed windows, these were modified to the semi-circular arched window form typical of the Romanesque style of architecture during the period of construction of the main nave and chancel under Houison between 1852 and 1855.

3.7.5. Parish Halls

St John's Parish Hall has served as a parish and community hall since its completion in 1911. At the time of its construction it provided rooms for Sunday school and community gatherings associated with the church. An earlier brick and weatherboard school house, which had occupied this site and had been used for Sunday School, was relocated to the rear of the site. This weatherboard building burnt down in 1944, and was replaced by the existing brick Marsden Hall was constructed in 1955.

Appendix B contains a list of Parish Halls dating between 1895-1940, located within the metropolitan suburbs of Sydney, and listed on the SHR/SHI.

During the compilation of the comparative list, it was observed that the majority of parish halls were constructed at some time after the completion of the church, often for ancillary uses such as a Sunday school or community use. Often located within the grounds or setting of the church, the halls were most often provided with separate street entrances, and not necessarily on the same street as the church. The later construction date, and the tendency for their construction to have been funded by Parish members, often resulted in buildings that were of a simpler, pragmatic construction, and with more modest and utilitarian architectural detailing. In one instance the church hall was constructed as a War Memorial Hall (All Saints Hall, c.1926), and would have enabled access to additional funding.

Of the Parish Halls considered in Appendix B, four halls are located within the SHR listed boundary of their respective church site, including (note the limitations of the list above – there may be other examples outside of this date range and located outside of metropolitan Sydney):

- St Luke's, Liverpool,
- St Jude's, Randwick,

- St Andrew's, Seven Hills, and
- St Mary's, Bondi Junction.

Of these, the hall at St Luke's is the earliest, commencing in 1840, and is a modest brick building with gabled roof. Its modest scale and detailing was retained in subsequent renovations and extensions. As discussed above, although St Luke's is also a Macquarie era church, it is stylistically different to St John's Anglican Cathedral. However, it is comparative in its location amongst the increasingly urbanised environment of Liverpool, although its siting does not exhibit the same level of landmark presence within Liverpool as St John's Anglican Cathedral.

The Hall at St Jude's, Randwick would appear to be the grandest, sited on a prominent corner location, and exhibiting fine architectural characteristics in its external detailing. The SHR listing sheets notes that the church, hall, cemetery, rectory and verger's residence at the site demonstrate an uninterrupted progression of history from approximately 1861 to 1899; and that the buildings display unity in their architectural style and setting. The SHR listing sheet for St Andrew's identifies that the church, hall and rectory are stylistically similar and combine to form an intact precinct of church buildings dating from the end of the 19th century.

The St John's Parish Hall, while partially located within the SHR listed curtilage, is not considered to be of State significance (refer to Section 3.8 below).

Of the halls identified as being of local significance, a number are considered to be of an architectural style similar to that of St John's Parish Hall, including: St John the Baptist, Kirribilli; Christ Church, Bexley; St Andrews, Lane Cove; and St Thomas, Enfield.

The St John's Parish Hall would appear to be a fair representative example of metropolitan church halls constructed to house ancillary functions in the late 19th to early 20th centuries. The hall is stylistically different from the Church, typical of its later construction date. Stylistically, it exhibits a level of detail similar to other halls of the same period, although somewhat modified externally. Its location facing eastwards, with no clear street address, reflects the importance of the northern entrance through the former St John's Park into the church grounds.

The St John's Parish Hall is the second such ancillary building located at the site. As community needs changed, the earlier weatherboard Sunday school building was relocated and later demolished to enable the extension of the Parish Hall with the present Marsden Hall.

3.7.6. Historic pipe organs of NSW and J. W. Walker

Appendix B contains a list of pipe organs in NSW to 1875, compiled from an inventory of documentation held by the Organ Historical Trust of Australia. This list has then been cross referenced against the State Heritage Register and State Heritage Inventory to determine possible heritage listing.

As established above the J.W. Walker organ at St John's Anglican Cathedral is the only organ in Australia with cabinetry is in a Norman style, and for this it is rare in NSW and Australia. While not the earliest organ in NSW, it is one of the earliest examples of a pipe organ from J.W. Walker and Sons in NSW, which is largely in original condition, and well conserved.

3.8. State Heritage Register criteria

In order to determine whether the place meets the threshold for listing on the State Heritage Register, the above discussion and values of the place are now tested against the criteria for such listing.

The two levels of significance used by the Heritage Council of New South Wales are local and State significance. 'State significance' means significance to the people of New South Wales, while 'local significance' means significance within the local government area (in this case, the City of

Parramatta). Although 'regional significance' as a category for level of significance is not considered by various authorities, it is used here as a basis for determining a level of significance that is larger than local but smaller than State.

NSW heritage assessment criteria		*Heritage significance*	*Level of significance*
(a)	**An item important in the course, or pattern, of cultural or natural history**	St John's Anglican Cathedral, Parramatta has historical significance at a State level: as the site of one of the two earliest Anglican parishes established in Australia (proclaimed in 1802); as the site of the first parish church in Australia, completed in 1803; and as the longest serving site in continuous use for religious worship from 1803 to the present time. In 1802, Governor King proclaimed the first two churches in Australia – St Philip's in Sydney and St John's in Parramatta. This act confirmed the Church of England as the official denomination of the colony, extending the power of the Church of England within the colony. As the church of the second mainland settlement of the colony, the creation of the parish of St John's embedded religion into the social values of colony. The placement of St John's Church, closing the vista at the southern end of Church Street, is historically significant in the development of the town plan of Parramatta. Its location was a deliberate act of civic design initially created by Governor Hunter in 1799, but which was later reinforced by Governor Macquarie in his subsequent planning for Parramatta. While not located within the existing property boundary of the Cathedral, St John's Park has historic significance at a State level as an associated remnant of open public space associated with the siting of the church. Any remnant fabric of the original 1803 brick parish church that may survive is of historical significance at a State level under this criterion. The two towers, built in 1817-1819, and commissioned by Governor Macquarie, are surviving fabric of this first parish church implemented by Lt John Watts. These towers are the oldest remaining part of any Anglican church structure in Australia. The erection of these towers was a significant component of Governor Macquarie's programme of fostering religion and his desire formalise both Sydney and Parramatta. Surviving views and vistas to St John's Cathedral of State historical significance include the views southwards along Church Street towards St John's Cathedral, and the view eastwards along Hunter Street to the Cathedral towers. The Cathedral contains furniture, furnishings, fixtures, fittings, memorials and items of moveable heritage of historical significance. Of State historic significance are the various Parish Records dating back to 1799, the 1821 Thwaites and Reed clock, the 1846 tapestry	State / Local

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NSW heritage assessment criteria	*Heritage significance*	*Level of significance*
	illustrating the three-decker pulpit, the 1863 J.W. Walker pipe organ, and the 1599 Geneva (Breeches) Elizabethan Bible from Bath, England. The broader St John's study area has significance at a State level for the location of the Parramatta Native Institution, and its association with the site of the Annual Feasts (1813-1837) at the Market Place (present Parramatta Town Hall site). The Parramatta Native Institution was the first intentionally created Aboriginal 'school' in colonial NSW, representing early efforts by Governor Macquarie to indoctrinate local Aboriginal people into the ways of British colonialism and values. In addition, the study area has the archaeological potential to contain post-contact Aboriginal archaeological evidence that may present techniques and technologies that demonstrate the adaptation of Aboriginal people to the dramatic change in their environment and lives following 1788 colonisation. The Royal Memorial Gates in the grounds have historical significance at a Local level for their commemoration of parish members who served in World War I, and as an historically important gated entrance to the grounds of St John's Cathedral. The Parish Hall and Verger's cottage have historical significance at a Local level for their role as ancillary buildings constructed to support the historic operation of St John's Anglican Cathedral.	
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in cultural or natural history	St John's Anglican Cathedral is significant at a State level for its strong associations with three early colonial governors, namely Governor's Hunter, King and Macquarie. The site is associated with Governor King who proclaimed the Parish of St John's Parramatta in 1802, and named the parish church of St John's after Governor Hunter. Governor Hunter was instrumental in the promotion of religion and churches in the fledging colony, and laid the foundation stone of the earlier church at Parramatta between 1797 and 1799. St John's has association with Governor Lachlan Macquarie his wife Elizabeth, who set about restoring and remodelling St John's, including the construction of the towers, to increase its presence in the town of Parramatta. Lt John Watts (who was also responsible for the design of Macquarie's extensions to Old Government House, Parramatta) implemented Elizabeth Macquarie's design for the towers. The site is also significant for its association with the Reverend Samuel Marsden, a resident of Parramatta from 1794 until his death in 1838, and the first Rector of St John's. Marsden is generally held in high regard for his long association with the church and as a	State

NSW heritage assessment criteria	*Heritage significance*	*Level of significance*
	driving force in religious practice and the development of the Church of England within the colony. The St John's site is also associated with William Shelley, a trader and early English missionary who came to Parramatta in 1814, very soon after which he petitioned Governor Macquarie to allow him leave to open a 'school' for Aboriginal children in the area. Under the management of Shelley, the Parramatta Native Institution was created within the study area, operating from 1814 to 1823 where after it was relocated to Blacktown. Finally, St John's Cathedral has significance under this criterion as the work of three notable architects who worked in New South Wales in the nineteenth century: Lieutenant John Watts, James Houison and Cyril Blacket, son of prominent church architect Edmund Blacket. St John's is also associated with the regiment of Royal NSW Lancers, which have been stationed in Parramatta from 1897.	
(c) **An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement**	The siting of St John's Anglican Cathedral is of State significance under this criterion as the historic terminus at the south end of Church Street. This important spatial relationship between the early town planning of Parramatta and the church, remains legible not only in the existing view southwards along Church Street, but also north-westwards along the present Church Street Mall alignment and eastwards along Hunter Street. St John's Anglican Cathedral is of State aesthetic significance for its early use of Romanesque style detailing in NSW, and as a fine example of its style utilising the towers of the previous church on the site to frame the western front and to visually anchor the building. The church retains a high degree of integrity in its external form and materiality. The continuation of the Romanesque style for subsequent additions, such as the transepts and porches, and internal joinery ensure that the Cathedral reads as a cohesive whole, rather than as disparate elements. The design of St John's demonstrates the importance Macquarie placed on constructing civic buildings of style that would both improve and civilise the convict colony of NSW. The towers of St John's Cathedral have been a focal point in the townscape of Parramatta since the early nineteenth century. Although hidden or dwarfed by higher more recent development, the towers and the church continue to be an important landmark within the streetscape of the Parramatta city centre. Visually the towers remain important landmarks in views southwards along Church Street and eastwards along Hunter Street. Spatially, the	State

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NSW heritage assessment criteria		*Heritage significance*	*Level of significance*
		extensive grounds around the Cathedral, including St John's Park, Centenary Square and the Church Street mall provide a landscaped open space area that not only has historic importance, but also strengthens the presence of the Cathedral and enables views of it in-the-round. The area to the west of the church is aesthetically significant as it enables the setting of the towers and importance of the towers to be demonstrated. Views southwards along Church Street and eastwards along Hunter Street demonstrate the important spatial relationship between the historic siting of the church and Macquarie's town plan. Three extant churches survive from the Macquarie era; St James, King Street, Sydney; St Matthew's, Windsor; and St Luke's, Liverpool. All are churches designed by Macquarie's Civil Architect, ex-convict Francis Greenway. Their extant fabric and visual impact demonstrate Macquarie's grand scheme to enhance the built form and aesthetics of the colony as well as his programme of re-vitalising convict society through religion as well as education. The church and towers of St John's Church, Parramatta, although not designed by Greenway, are an important demonstration of Macquarie's desire to re-vitalise and improve Parramatta by enhancing the existing church. While both the Parish Hall and the Verger's cottage retain a degree of integrity in their external form, they are not considered to be particularly strong representative examples of a particular architectural style. The aesthetic value of the Verger's cottage is predominantly defined by its ability to provide a low-scaled buffer between the Cathedral and the railway line and high-rise on the southern side. The study area retains the potential for archaeological deposits of aesthetic value of State significance in the form of features such as the original structure.	
(d)	**An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons**	St John's Anglican Cathedral meets this criterion at a State level as the centre of an active Anglican community since its completion in 1803, an activity that has continued to the present day. The parish of St John's Parramatta originally catered for the whole of the western Cumberland Plain. Parishioners came from surrounding districts to worship at St John's. As settlement progressed, St John's established satellite churches which evolved into separate parishes. The Anglican Church has acknowledged its ongoing commitment to the continued preservation of the Cathedral as a significant item of Anglican heritage in Australia for the purpose of continued Christian	State

NSW heritage assessment criteria		*Heritage significance*	*Level of significance*
		worship. The commitment of its parishioners is ongoing. St John's Cathedral has local heritage significance as a landmark site of community esteem in the city of Parramatta. The Cathedral is a prominent landmark located in park-like grounds that are daily traversed by Parramatta's large population of commuters enroute to the bus and rail interchange to the south. The St John's land has high social and cultural significance to Aboriginal people, due to the close proximity of the Parramatta Native Institution and likely location of camping and corroboree grounds during the course of Macquarie's Annual Feasts (1814-1837) held immediately adjacent to the site, on the site of the current Parramatta Town Hall. Detailed consultation with the local Aboriginal community is required to provide further elaboration regarding the social significance of the site to Aboriginal people.	
(e)	**An item has potential to yield information that will contribute to an understanding of cultural or natural history**	The St John's land has moderate to high potential to retain both Aboriginal and historical archaeological evidence relating to pre- and post-contact Aboriginal occupation, the location of the Parramatta Native Institution within the study area, and other historical activities from 1798-1832 relating to the function of the school and the associated Annual Feasts (1814-1837). The Parramatta Native Institution is a rare site reflecting early 19th missionary activity in colonial Sydney, with the potential to contain archaeological deposits which can provide detailed archaeological and scientific information about the base function and actions of the lives of some of the first Aboriginal people subject to institutionalised policy in Australia. The site has scientific significance and research potential at a State level.	State
(f)	**An item possesses uncommon, rare or endangered aspects of cultural or natural history**	St John's Anglican Cathedral meets this criterion at State level as the site of the original 1803 brick parish church which was the first parish church completed in the colony of NSW. St John's Anglican Cathedral meets this criterion as a fine and rare example of a Romanesque style church from the mid-nineteenth century in NSW, that exhibits a high degree of integrity in its external and internal form and materiality. The siting of St John's Cathedral at the terminus of Church Street within its grounds is a rare example of the link between civic design and the importance of the Church of England in NSW during the earliest decades of its settlement. The location of the Cathedral within extensive landscaped grounds and adjacent St John's Park (a possible early remnant of public open space	State

NSW heritage assessment criteria		*Heritage significance*	*Level of significance*
		established in c.1804), is rare in the CBD's of Sydney and Parramatta. The two towers constructed in 1817-1819 have rarity value at state level as the oldest remaining part of any Anglican church in Australia and as rare extant examples of the legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of Parramatta and NSW. The pair of towers are rare in Australian ecclesiastical architecture as one of a small number of church or cathedral towers constructed during the Colonial period in NSW. The J.W. Walker organ is rare in NSW and Australia for its Norman style cabinetry, deliberately chosen to reflect the architectural style of the 1855 church. The St John's land has the moderate to high potential to possess historical archaeological relics of State significance in the form of the potential structural and artefactual remains relating to the use of the site from 1814-1823 as the site of the Parramatta Native Institution. Little is known through other sources of the form, character or daily function of the Native Institution. This was one of only two early 'schools' in NSW established with the purpose of indoctrinating Aboriginal children into British colonial ideals. Should the site retain intact subsurface structures relating to the Native Institution, these would have rarity as one of only two examples of an early colonial Aboriginal 'school', and provide rare archaeological evidence which no other site or resource is able to provide.	
(g)	**An item important in demonstrating the principal characteristics of a class of:** **• cultural or natural places; or** **• cultural or natural environments.**	Both St John's Parish Hall and the Verger's cottage meet with this criterion at a Local level as representative examples of metropolitan church halls constructed as ancillary buildings to support the function of the church. Stylistically, while the Parish Hall retains its external form and detailing typical of its Federation period construction, it is not considered to be a particularly strong example of any architectural style. Similarly, the Verger's cottage is considered to be a representative example of its late Victorian architectural style. Archaeological deposits that have the high potential to be retained within the St John's land, relating to the use of the site as the Parramatta Native Institution, and likely use as camping and corroboree grounds for Aboriginal people attending the associated 'Annual Feasts' within the adjacent Market Place site (now Parramatta Town Hall), have significance at the State level for their ability to demonstrate the past through archaeological remains. The archaeology of the study area would be representative of the early interactions	Local

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NSW heritage assessment criteria	*Heritage significance*	*Level of significance*
	between British colonists and the local Aboriginal people, representing the attempts of the colonists to integrate and indoctrinate Aboriginal people to British ideals, while potentially also demonstrating the ability of Aboriginal people in NSW to adapt to the dramatically altered conditions they found themselves in post-1788.	

3.8.1. SUMMARY AND CONCLUSION

The above assessment against the seven criteria confirms that St John's Anglican Cathedral in its setting reaches the threshold for State significance.

3.9. SIGNIFICANCE GRADINGS

Different elements of a place make different contributions to the overall cultural significance of the place as a whole. These elements may also have significance in their own right. Loss of integrity or condition will have varying impacts on the cultural heritage significance of the place as a whole. It is useful to specify the relative contribution of an item or its components to assist in decision making about the management of these elements and also to assess the potential impact of proposed changes.

The various elements of the St John's Anglican Cathedral and associated sites have been graded according to their relative significance in Table 3.1 and Figures 3.2 - 3.8 below.

It should be noted that items which are visually intrusive and damage the character and spatial quality of the place may be identified as either of Little significance or Intrusive.

An analysis of the significance of the various trees, has been beyond the scope of this CMP. Prior to any redevelopment, a full assessment of the condition and significance of the trees should be undertaken as part of the planning process for redevelopment.

The policies relating to these gradings of significance can be found in Section 5 of this CMP.

The gradings identified below are sourced from the NSW Heritage Council document 'Assessing Heritage Significance':

http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf

Table 3.1: Gradings of Significance

LEVEL		
EXCEPTIONAL	These items are of Exceptional cultural significance for their historic, aesthetic, social or scientific values. They retain a high degree of artistic and aesthetic merit, and a high degree of intactness and interpretability. They are able to demonstrate a significant phase of change or use of the building and site. They may contain elements that have been altered or	**Setting** The visual setting of St John's Anglican Cathedral within the context of St John's Park and Centenary Square. **St John's Anglican Cathedral** The use of St John's Cathedral and grounds for religious worship purposes;

	adapted but which do not compromise their significance. They play a crucial role in supporting the significance of the place. Exceptional items listed here are considered to be of State significance.	External and internal form and appearance of St John's Anglican Cathedral including: - Gabled roof form clad with slate and copper drainage elements, exposed timber hammerbeam trusses and boarded ceiling; - Sandstone wall construction and detailing; - Brick tower construction, rendered external finish and detailing, unpainted internal finish, form and timber structure of the spires and copper cladding; - Pattern, location and fabric of timber and stained-glass windows; - Original timber framed, ledged and braced doors, including grained or stained finish. - Original and early joinery, including the gallery at the western end, organ cabinetry and reredos, communion rail and seating within the chancel. Thwaites and Reed clock, including elements of the clock face and its mechanical operation; 1862 J.W. Walker organ and cabinetry; Stained-glass windows (pending further detailed assessment); Moveable heritage items (e.g. furniture, fittings and salvaged building materials) including: - bell and timber pulley within the northern tower; - 1599 Geneva (Breeches) Elizabethan Bible; - 1846 tapestry showing the pre-1855 three decker pulpit; - complete collection of Parish records dating from 1799;
HIGH	These items are of High cultural significance. They may feature a high degree of original or early fabric or are demonstrative of a key part of the place's significance, with a degree of alteration that does not unduly detract from that significance. They play an important role in strengthening and supporting the significance of the place and its parts.	Royal Memorial gates; Moveable heritage items, (e.g. furniture, fittings and salvaged building materials) including: - 1885 cedar pews located within the south transept; - 1889 lectern; - 1899 pulpit (Cyril Blacket); - 1915 holy table and reading

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		desk; - 1969 font from New Zealand; - various marble memorials (pending further detailed assessment); - 13 memorial bells, 1923; - 1928 guidon (forked pennant); - Various salvaged building fabric and fittings located within the north tower.
MODERATE	These items are of Moderate cultural significance and may include altered or modified elements, or elements with little heritage value, that contribute to the overall significance of the place. They play a moderate role in supporting the significance of the place.	1960's timber joinery within St John's Anglican Cathedral, including the suspended floor, pews (including internal arrangement), timber screen between the western entry and nave, and joinery within the towers; Moveable heritage items, including: - various brass memorials (pending further detailed assessment)0; - Stone from the Reculver Towers; 1910 external and internal form and fabric of the St John's Parish Hall, including the face brick walls, parapets and rendered details, gable roof clad with slates, and original internal detailing, such as the iron columns, timber ceiling structure and boards and roller shutter dividers; 1895 external and internal form and fabric of the Verger's Cottage and open landscape setting to the north and west facing the Cathedral, including stone boundary fence; St John's Building - eastern portion with two-storey rendered façade fronting Centenary Square.
LITTLE/ NEUTRAL	These items are of Little or Neutral cultural significance. They include later changes that make a minor or negligible contribution in supporting the overall significance of a place.	AV, sound system equipment and carpet floor finishes within the Cathedral; 1966 Marsden Hall and later infill; Internal alterations within the 1910 Hall to create smaller office/store spaces with choir loft over; Garage and open area to the south of the Verger's Cottage; Internal fitout of the Verger's cottage; 45 Hunter Street (Anglican Home Mission Society) and adjacent carpark to the west; Astra Chambers (63-73 Macquarie Street);

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		1927 Commercial Building (75-77 Macquarie Street); Open area bound by the commercial tenancies on Macquarie Street, St John's building to the east and St John's Parish Hall to the south.
INTRUSIVE	Intrusive items are damaging to the overall cultural significance of the place, and/or its significant fabric. They obscure rather than support the significance of the place.	White coloured ceiling/pedestal fans and pendant lighting between the nave and aisles; Pendant lighting within the nave; Timber and brick walkway to the south and east of St John's Parish Hall.

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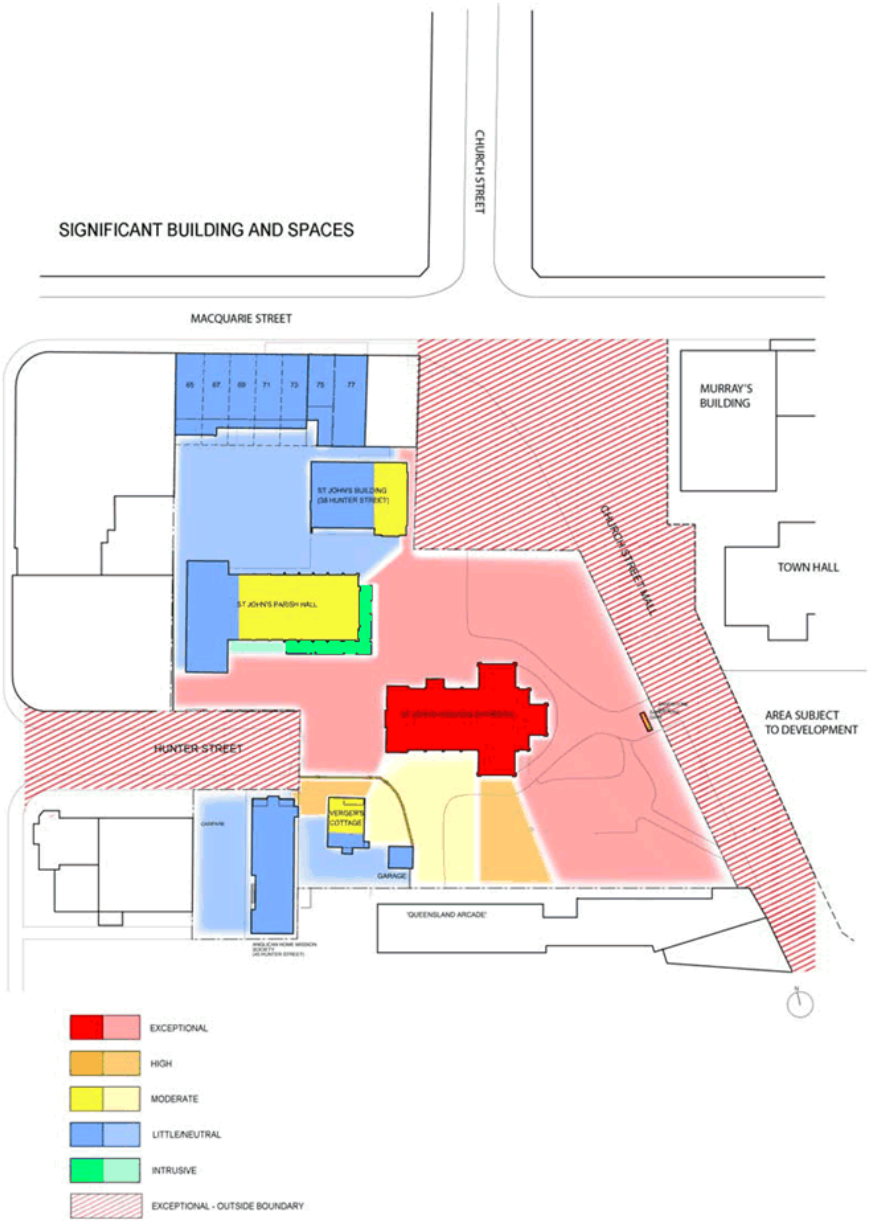

Figure 3.2: Significance Gradings: Buildings and external spaces.

Figure 3.3: Key Views - Static

1. View southwards along Church Street enabling an understanding of the historically significant alignment of the church within the early town plan of Parramatta;
2. View eastwards along Hunter Street towards the western elevation of the St John's Anglican Cathedral along the historical street alignment;
3. View from the Parramatta Town Hall (former market place site) towards the Cathedral, enabling an understanding of the historical association between these two sites; and
4. View northwestwards along Church Street mall towards the Cathedral.

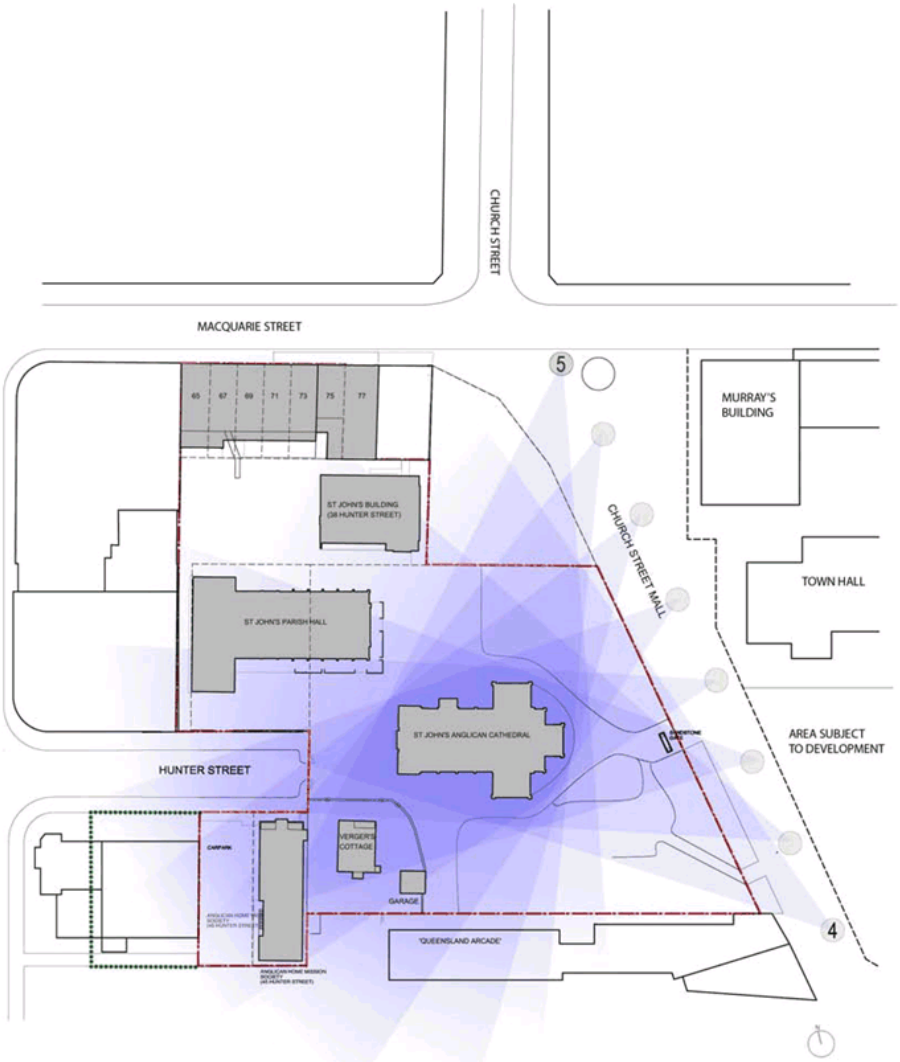

Figure 3.4: Key Views – Moving

4-5: View towards St John's Anglican Cathedral from Centenary Square moving south-eastwards along Church Street mall. This view is acknowledged not static, with views of the Cathedral and the Parish Hall opening out as one moves further in to Centenary Square and along Church Street mall.

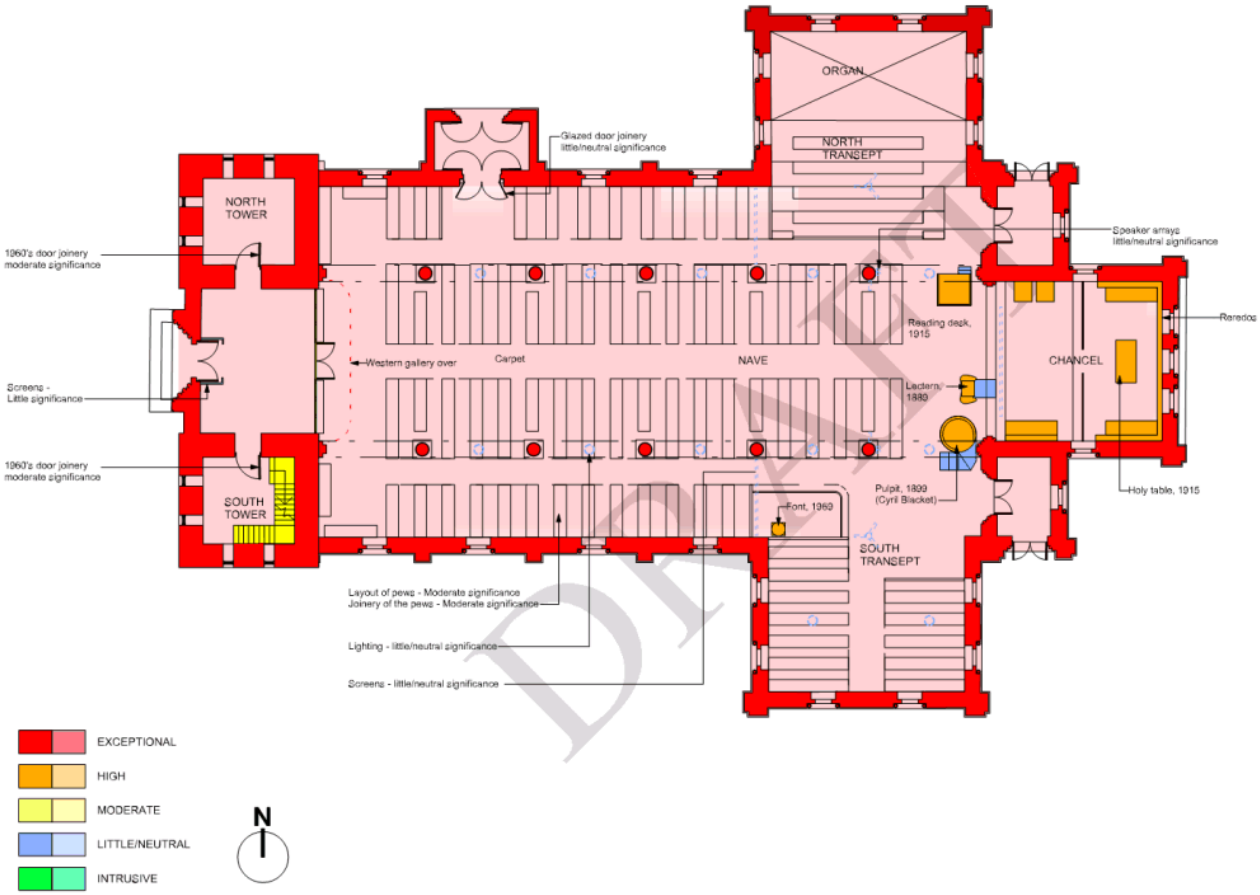

Figure 3.5: Significance Gradings: St John's Anglican Cathedral

Figure 3.6: Significance Gradings: St John's Anglican Cathedral

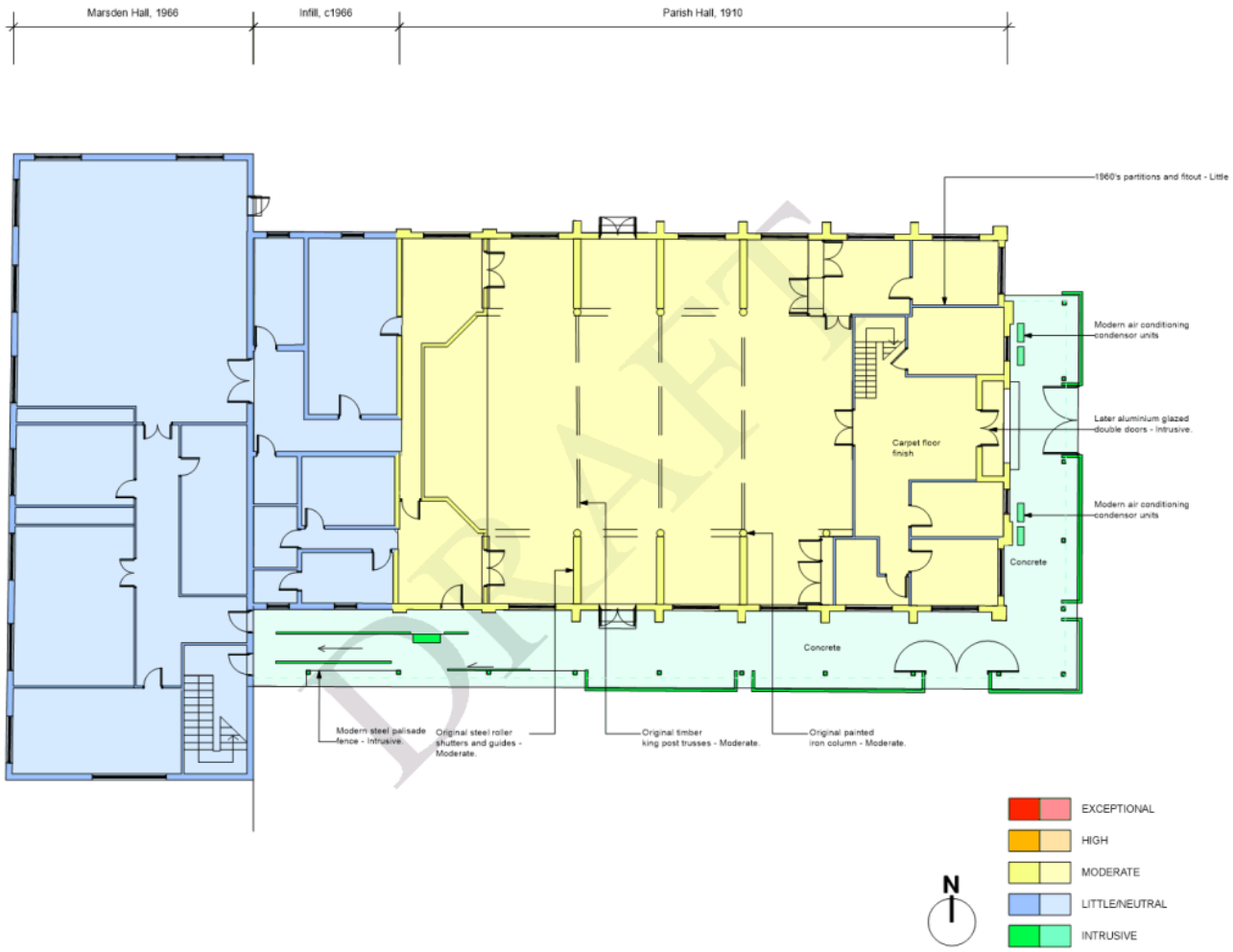

Figure 3.7: Significance Gradings: St John's Parish Hall.

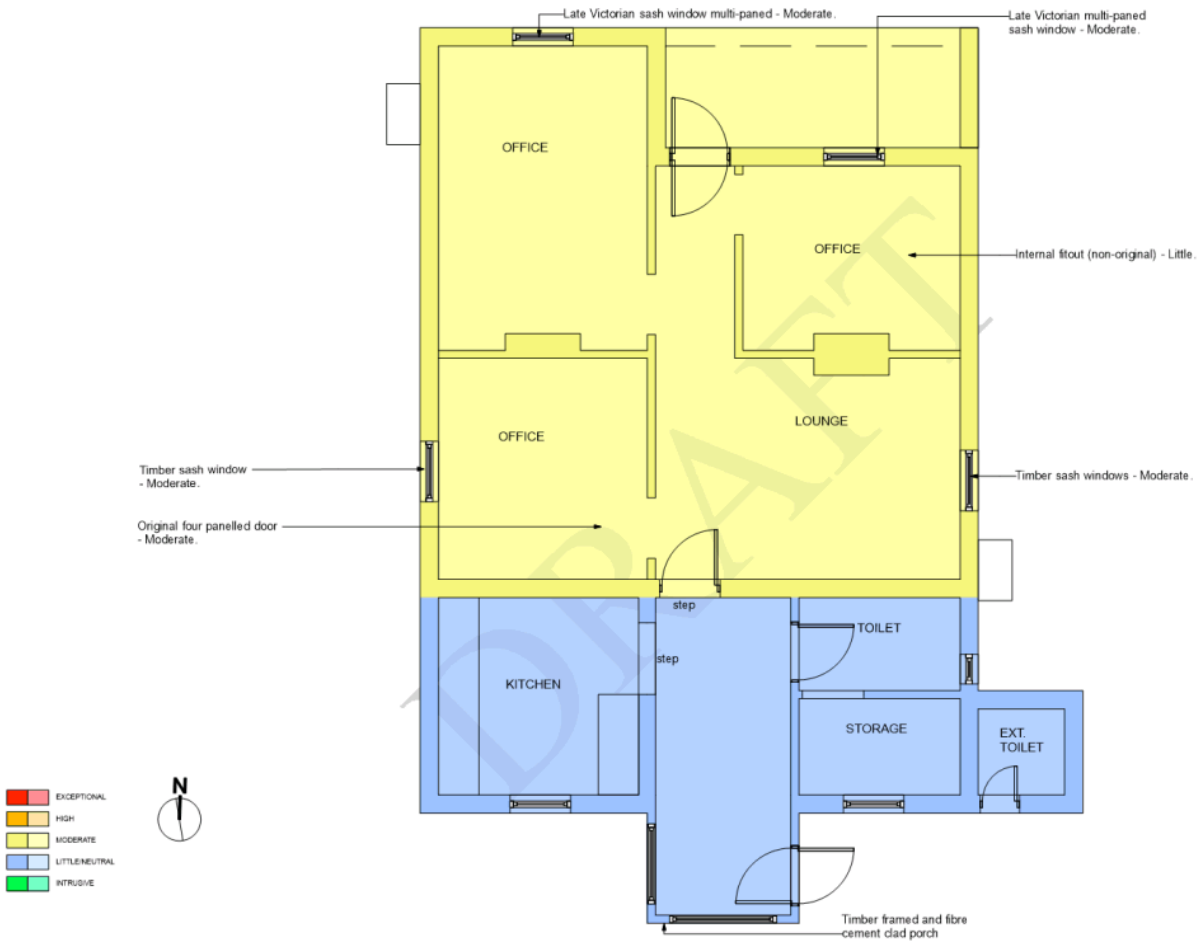

Figure 3.8: Significance Gradings: former Verger's cottage

SECTION 4
Statement of cultural significance

4.1 SUMMARY STATEMENT OF SIGNIFICANCE

ST JOHN'S CATHEDRAL

St John's Cathedral and grounds are of State significance as the site of one of the two earliest Anglican parishes established in Australia, proclaimed in 1802; as the site of the first parish church in Australia, completed in 1803; and as the site of the longest serving continuous place of Christian worship in Australia. The two towers, constructed between 1817 and 1819, and commissioned by Governor Macquarie, are of State significance as rare surviving fabric of the first parish church implemented by Lt John Watts, and the oldest remaining part of any Anglican church structure in Australia. As a pair, the towers are rare in Australian ecclesiastical architecture as one of a small number of church or cathedral towers constructed during the Colonial period in NSW, and are an important demonstration of Macquarie's desire to re-vitalise convict society through religion as well as education.

St John's Cathedral is significant at a State level for its strong associations with three early colonial governors, namely Governor's Hunter, King and Macquarie. Governor King's 1802 proclamation of St John's Parramatta and St Phillip's Sydney, demonstrates the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The location of St John's Cathedral, closing the vista at the southern end of Church Street, is a rare example of the link between civic design and the importance of the Church of England in NSW, and remains legible in the existing views along Church and Hunter Streets.

Although not part of the current site, the former St John's Park (present Centenary Square) would appear to be a remnant of the earliest planned public open space associated with the siting of the church. The location of St John's Cathedral within its landscaped setting, including its own grounds, the former St John's Park and the Church Street Mall, provide a landscaped open space area that not only has historic importance, but also strengthens the presence of the Cathedral and allows views of it in-the-round. This arrangement is rare in the CBD's of Sydney and Parramatta.

St John's Cathedral has significance at a State level as the work of three notable architects, who worked in New South Wales in the nineteenth century: Lieutenant John Watts; James Houison and Cyril Blacket; son of prominent church architect Edmund Blacket. The Cathedral is also significant for its association with the Reverend Samuel Marsden, a resident of Parramatta and the first Rector of St John's who was instrumental in the development of the Church of England within the early decades of the colony.

St John's Cathedral is of State significance for its early use of Romanesque style detailing in NSW, and as a fine and rare example of its style, which retains a high degree of integrity in its external and internal form and materiality. The Cathedral, in particular the towers, continue to form important landmarks within the Parramatta city centre, particularly along Church and Hunter Streets.

The Cathedral contains a number of moveable heritage items of State significance, including the Parish Records dating back to 1799, the 1821 Thwaites and Reed Clock, the 1846 tapestry, the 1863 J.W. Walker pipe organ, and the 1599 Geneva (Breeches) Elizabethan Bible from Bath, England. The J.W. Walker organ is rare in NSW and Australia for its Norman style cabinetry, deliberately chosen to reflect the architectural style of the 1855 church.

St John's Cathedral has local heritage significance as the centre and focus of activities and worship for the various congregations that attend services and meetings. Although not assessed it likely has local significance for the Parramatta community as a landmark site within the centre of the Parramatta CBD.

The St John's Cathedral grounds and adjacent sites have significance at a State level as the location of the Parramatta Native Institution, and its association with the site of Macquarie's Annual Feasts (1813-1837) at the Market Place (present Parramatta Town Hall site). For these reasons, the site is also likely to have high social and cultural significance to Aboriginal people.

The St John's Cathedral grounds and adjacent sites have archaeological potential to contain both Aboriginal and historical archaeological evidence of pre- and post-contact Aboriginal occupation, the Parramatta Native Institution, and other historical activities from 1798-1832 relating to the function of the school and the associated Annual Feasts. Such evidence would have significance at a State level for their ability to demonstrate the early interactions between British colonists and the local Aboriginal people, representing the attempts of the colonists to integrate and indoctrinate Aboriginal people to British ideals, while potentially also demonstrating the ability of Aboriginal people in NSW to adapt to the dramatically altered conditions they found themselves in post-1788. Should the site retain intact subsurface structures relating to the Native Institution, these would have rarity as one of only two examples of an early colonial Aboriginal 'school', and provide rare archaeological evidence of State significance, which no other site or resource is able to provide.

ST JOHN'S HALL

The St John's Parish Hall is of Local significance as an ancillary building constructed to support the operation of St John's Cathedral. While the hall retains a degree of integrity in its external form, and exhibits detailing typical of the Federation period, it is not considered to be a particularly strong representative example of a particular architectural style. The hall is a fair representative example of metropolitan church halls constructed to house ancillary functions in the late 19th to early 20th centuries.

FORMER VERGER'S COTTAGE

The former Verger's cottage is of Local significance as an ancillary building constructed to support the operation of St John's Cathedral. It has Local significance as a fair representative example of a late Victorian cottage, that retains a degree of integrity in its external form and architectural detailing.

ROYAL MEMORIAL GATES

The Royal Memorial Gates are of Local significance for their commemoration of parish members who served in World War I, and as an historically important gated entrance to the grounds of St John's Cathedral.

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Conservation policy

SECTION 5
Issues and opportunities, and policies arising

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To retain the cultural significance of the place, policies must be developed to guide future decisions and work to the place. Before these can be drafted, key constraints, issues and opportunities arising from its cultural significance, the Burra Charter, statutory controls and requirements, the client's brief and the physical condition of the place must be identified and considered.

In the following discussion, issues and opportunities, as well as policies, begin with the general and progress to the specific parts and components of the place. Thus for any aspect or component, the relevant policies will be in more than one location within this section (Section 5).

The purpose of the conservation policies is to provide guidance for the ongoing use, care and management of the St John's Anglican Cathedral site, including any changes or development, and their intent is to retain, and if possible reinforce the significance of the place.

The policies that arise from the following discussion are included here in italics. The real intent of any policy can only be fully understood with reference to the discussion and therefore must not be considered in isolation. The policies progress from the general to the more specific.

Policy 0.1
Policies should only be considered with reference to the supporting discussion as its will make their context and meaning clear. This CMP should not be used in an abridged format.

5.1. CLIENT'S REQUIREMENTS

This Conservation Management Plan has been commissioned by the Anglican Church Property Diocese of Sydney as the Trustees of the Parish of Parramatta (ACPT) and the St John's Parramatta Endowment Fund to identify the significant values of the site and formulate policies to guide and assist them in its ongoing conservation and management.

This CMP has been prepared as part of a broader master planning exercise for the Cathedral and associated land holdings, which seeks to enhance the setting of the Cathedral within the emerging urban context of the centre of Parramatta, and provide facilities that meet the future needs the Cathedral. While the focus of this CMP is on the assessment and management of the significance of the St John's Anglican Cathedral it is important that conservation policies consider these within the existing and future urban context of Parramatta.

As such, this CMP considers a broader site boundary that contains a number of adjacent properties within the ownership of the ACPT and the Endowment Fund, namely the commercial buildings of Macquarie and Hunter Streets, and fronting Centenary Square. These buildings and sites are considered throughout the CMP where future changes might impact on the significance and setting of the Cathedral. The significance of these buildings and sites have not been separately assessed within this CMP.

5.2. CULTURAL SIGNIFICANCE

The following constraints, issues and opportunities arise directly from Sections 3 and 4 (Assessment and Statement of Cultural Significance). They cover setting, fabric, new work and use.

5.2.1 GENERALLY

BACKGROUND, OPPORTUNITIES AND CONSTRAINTS

The State heritage significance of St John's Cathedral has implications for the site's ongoing use, management and development. The core principles of the Burra Charter, is that places if cultural significance should be conserved (Article 2). All management decisions about cultural heritage places flor from a clear understanding of the place's heritage significance (Article 6). Article 34 of the Burra Charter establishes the need to ensure adequate funding and resources are available to support conservation of places of cultural heritage significance.

The purpose of this CMP and the focus of its policies are to assist in the long-term conservation of the St John's Anglican Cathedral site. The development of this CMP is based on an understanding of the heritage significance of the place.

The conservation of the key heritage values outlined in Section 3 of this CMP and the key aspects of the place that embody these values is the principal policy in this CMP.

Policy 2.1
St John's Anglican Cathedral and grounds retains considerable cultural significance and must be retained and conserved in accordance with the guidelines and policies in this CMP. In order to ensure its long-term maintenance and survival, structures on the site may be adapted for an appropriate new use, or uses. Some areas of the site may be developed in accordance with more detailed policies below. Such uses or development must retain and respect the significant associations, elements and attributes of the place.

Policy 2.2
St John's Anglican Cathedral and grounds retains considerable cultural significance at a State level. The following key aspects are integral to the significance of St John's Anglican Cathedral, and should be managed and conserved insitu, and not obscured, to ensure they are appropriately conserved and their heritage significance retained:

- *Evidence of Aboriginal cultural heritage at the site, in particular archaeological remains and associations with the adjacent Native Institution;*
- *Evidence of the historic development of St John's Anglican Cathedral since the construction of the earliest church building at the site in 1803;*
- *Ongoing use of the site for religious worship, which has been continuous since 1803;*
- *Evidence of its historic association with a number of prominent individuals influential in the development of the colony, including Governor's Hunter, King and Macquarie, and architects Lieutenant John Watts, James Houison and Cyril Blacket, and William Shelley;*
- *The deliberate siting of the Cathedral at the southern terminus of Church Street, which is a rare example of the link between civic design and the importance of the Church of England in the colony of NSW during the earliest decades of its settlement;*

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- *The form and fabric of the two towers, built in 1817-1819, as remnants of the 1803 Parish church designed by John Watts and commissioned by Governor Macquarie, as prominent visual landmarks within the township of Parramatta since the early nineteenth century;*
- *The church as a prominent visual landmark within the township of Parramatta, in particular the two towers that have been a focal point for the locality since the early nineteenth century and which form an important terminus to the view eastwards along Hunter Street;*
- *The siting of the Cathedral within its extensive open space area and garden setting of historic and aesthetic significance, including the low-scale Verger's cottage, and the adjacent St John's Park (as possible early remnant of public open space established c.1804), Centenary Square and Church Street Mall, which provide a landscaped buffer of not only historic importance, but also strengthens the presence of the Cathedral and enables views of it in-the-round;*
- *The historic visual link between the Cathedral and the Town Hall (former Market Place);*
- *The external and internal form and materiality of the Cathedral, as an early use of Romanesque style detailing in NSW incorporating the towers of the previous church on the site, and as a fine and rare example of its style in NSW, that exhibits a high degree of integrity; and*
- *Its exceptionally and highly significant moveable heritage items, in particular the Parish Records dating back to 1799, the 1821 Thwaites and Reed clock, the 1846 tapestry, the 1863 J.W. Walker pipe organ, and the 1599 Geneva (Breeches) Elizabethan Bible from Bath, England.*

Policy 2.3
The historic and ongoing use of St John's Anglican Cathedral for religious worship is integral to its significance and should be retained. Other uses, which conserve and enhance this significance and ensure its long-term maintenance and survival are appropriate, provided that the ongoing use of the site for religious worship is maintained, and not put at risk.

Policy 2.4
St John's Anglican Cathedral and grounds should retain a use or uses, which allow reasonable public access to significant internal spaces and landscape areas. Such access should not require additions or modifications that place the significant fabric of these areas at risk of damage or removal.

Policy 2.5
The significant associations of the place with its past uses, prominent persons and organisations should be respected and not obscured.

Policy 2.6
Ensure adequate funding and resources are available to support the conservation, repair and maintenance necessary for the long-term conservation of the significance heritage values of the place. Ensure that all work is undertaken in accordance with the policies of this CMP.

Explanatory Notes

Conservation of these aspects of the site's significance can best be achieved by:

- Not removing any of the key elements listed above (Policy 2.2);
- Seeking ways to enhance the key aspects identified above; and
- Avoiding the addition of new elements that would negatively impact on significance.

There is the potential to enhance the significance of St John's Anglican Cathedral through the following means (not exhaustive):

- Open up the view southwards along Church Street towards the Cathedral;

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- Ensure that the ongoing use of the Cathedral is sustainable and meets the needs of current and future congregations;
- Enhance the approach and visual setting of the Cathedral from the west;
- Incorporate landscaping around the Cathedral that is more appropriate to its historic character, including the removal of all car parking adjacent the Cathedral.

5.2.2 Treatment of Gradings of Significance

Background, Opportunities and Constraints

The significance gradings of the various components of a place are determined according to their relative cultural significance, their degree of intactness and their ability to demonstrate significance.

The St John's Anglican Cathedral site is made up of buildings, spaces and site elements of varying gradings of significance ranging from exceptional to intrusive, and these are shown in Figures 3.2-3.8. Significant fabric associated with the Cathedral, the Parish Hall, the Verger's cottage and the surrounding gardens has been identified in the physical survey (refer to Section 2 of this report). It is clear from these significance gradings that some components of the site can accommodate more adaptation than others.

Significance gradings must be considered when carrying out works or development, so that the integrity and significance of the building, site element, space or fabric is not compromised. Where such compromise is unavoidable, its impact should be reduced as much as possible. The constraints and opportunities that arise from these significance rankings are identified below. Refer also to Section 5.4 'The Burra Charter', for further discussion on appropriate processes.

Policy 2.8
All spaces and elements of the place should be conserved and adapted in accordance with the various significance gradings given in Figures 3.2 - 3.8 and the corresponding policies set out below. They have been formulated to ensure that the integrity and cultural significance of the building, structure or space is not compromised. Any works to the place must minimise the negative impact on the integrity and significance of its individual components.

Spaces/Elements graded 1: Exceptional significance
These structures, spaces or elements are of exceptional cultural significance and should be retained in their existing configuration with minimal change and maximum retention of significant fabric, unless otherwise identified in this CMP. Changes must only be considered where they support the continued use of the place for worship, or are necessary for the survival and integrity of the fabric. Surviving original or significant fabric and finishes should be conserved in situ and the integrity of the elements and spaces retained. The appreciation of the spatial quality and detail of these spaces and elements should not be obscured or diminished with any changes. The design intent and integrity of the original work should be respected and not obscured.

Spaces/Elements graded 2: High significance
These structures, spaces or elements are of slightly lesser cultural significance than those in grade 1. They may include later alterations, and may retain a high degree of significant fabric. Their reduced significance may also result from their lesser role in supporting significant attributes of the place. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed or altered where these obscure the larger space. There is the opportunity to adapt or alter these items as long as surviving original fabric is retained and the integrity of their original context as well as significant associations are respected and, if possible, strengthened.

Spaces/Elements graded 3: Moderate significance
These structures, spaces or elements retain some integrity but are of lesser cultural significance. Significant fabric may have been altered or obscured. Where these spaces or elements form part of a space of higher significance, they should, when the opportunity arises, be altered or renovated to strengthen spaces or elements of higher significance. These spaces or elements may be adapted, removed or replaced where this would strengthen a

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facility or use that is associated with and supports the continued use and viability of the Cathedral for worship.

Spaces/Elements graded 4: Little/Neutral significance
These structures, spaces or elements are of little cultural significance because significant fabric has either been altered or obscured. They may be retained, adapted substantially, or removed. Elements of significant fabric should be retained and respected. Walls and other elements shared between these spaces and space of higher significance should be retained.

Spaces/Elements graded 5: None/Intrusive
These structures, spaces or elements are of very low cultural significance and may be considered intrusive. They may be either removed or altered substantially. Walls and other elements shared between these spaces, and space of higher significance should be retained.

Policy 2.9
In order to retain evidence of changes to the place for other uses, and thus, respect all phases of the history of the place, reconstruction of missing elements should be discouraged unless it is in accordance with Articles 20.1 and 20.2 of the Burra Charter.

Elements, which have been replaced with ones that detract from or confuse the significance of the place, should be considered for reconstruction or replacement with appropriate new elements.

Restoration of spaces to their former significant configuration should only be considered where the material to be altered or removed is of minor significance and/or where the later alteration has confused or obscured the significance of the space or element. Where reconstruction is required as part of this process, then this should be in accordance with Articles 20.1 and 20.2 of the Burra Charter.

EXPLANATORY NOTES

The Burra Charter recommends a minimalist approach in removing fabric graded as having moderate or little significance. Their removal should be limited to protecting and enhancing fabric of greater significance, or enabling practical use of a building or place.

5.3. AUSTRALIA ICOMOS CHARTER (THE *BURRA CHARTER*) 2013

The place has been assessed in this report as having a high degree of cultural significance. It is generally accepted, and in many cases mandatory, that all work on such places should be carried out in accordance with the principles of the Australia ICOMOS *Burra Charter* (the complete *Burra Charter* is included as Appendix A in this CMP).

Policies that arise from the *Burra Charter* are discussed or considered under the relevant sub-sections.

Policy 3.1
Any and all works at St John's Anglican Cathedral should be carried out in accordance with the principles and processes set out in the Australia ICOMOS Burra Charter 2013.

The following are general policies to control works on significant elements as identified and graded in this report. Many of these policies are in accordance with the principles and processes of the *Burra Charter*, 2013.

Policy 3.2
All conservation, including repair, adaptive re-use and interpretation must be carried out in accordance with best conservation practice and the principles and processes defined in the Burra Charter.

Policy 3.3
Significant fabric from all periods of the place must be respected, with evidence of all phases of the history and use of the place kept in situ in accordance with the policies in this document.

Policy 3.4
Disturbance of significant physical fabric is acceptable where it provides information necessary for the conservation of the place and the loss of cultural significance is slight.

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Policy 3.5
Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of cultural significance should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.

Policy 3.6
Where significant fabric is damaged, the repair of the original element should be done in preference to its replacement with new. This preserves the intactness and the significance of the place.

Policy 3.7
All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Earlier finishes such as paint, polish etc. should not be removed unless it is necessary for the repair of the elements, or the finish has deteriorated, or been substantially lost.

Policy 3.8
The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.

Policy 3.9
All new evidence uncovered during works to the place should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

Policy 3.10
The individuals responsible and the procedures for making policy decisions on the place must be identified and approved by the City of Parramatta Council and other controlling authorities before any works can commence.

Policy 3.11
At the documentation and construction stages of any works on the significant elements of the place, a qualified conservation architect should be appointed. This architect should prepare the documentation and provide on-site assistance and direction as the work proceeds. Suitably experienced tradesmen and contractors should be engaged to carry out the works. They should be approved by the conservation architect before work commences. All documentation should be in accordance with the policies in this Conservation Management Plan.

5.4. Use and Ownership

Background, Opportunities and Constraints

The Cathedral has been in use by the Anglican community of Parramatta for worship and religious purposes for over 210 years since the establishment of the first church at the site in 1803. Throughout this period the Cathedral has played a pivotal role as a distinctive landmark within the CBD of Parramatta, and given its close proximity to the Parramatta Town Hall, and as a backdrop for numerous local celebrations, both religious and non-religious.

The Anglican Church of NSW and the Parish of St John's are committed to the continued conservation of the Cathedral as a significant item of Anglican heritage in Australia, including its ongoing use as a place of religious worship in Parramatta.

This CMP has been undertaken in the context of providing a framework to address key challenges of the future conservation and use of the site, as follows:

- fragmented facilities and aging assets;
- no one facility to worship as a single congregation on large ceremonial days, or facilities that allow multiple congregations to gather together in a common indoor space;
- conservation and upgrade challenges of the Cathedral;

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- recognition of the Cathedral and role of the Parish within the emerging civic centre of Parramatta.

As result, the Parish Objectives are:

- implementation a 100-year masterplan and retention of the all land holdings within the St John's Precinct;
- retention of the primacy of the Cathedral within the St John's precinct and creation of interconnected spaces for the various congregations;
- expansion of the ministry within Parramatta and as an active use within the City of Parramatta;
- conservation of the Cathedral building within its setting; and
- creation of connections with the broader City of Parramatta.

Policy 4.1
The place shall remain as a place of religious worship so long as that function does not compromise the cultural significance of the place or obscure an understanding of its significance.

Policy 4.2
St John's Anglican Cathedral building should remain as the primary focus for the religious worship use of the site.

Policy 4.3
Buildings of Little/Neutral significance, such as Marsden Hall may be altered or removed to provide additional or newly evolving uses that support and enhance its primary use of the site for religious worship. Structures identified as of no or intrusive significance should be removed.

Policy 4.4
If new uses are found necessary, these should be compatible with other uses on the site.

5.5. HERITAGE CURTILAGE

BACKGROUND, OPPORTUNITIES AND CONSTRAINTS

Heritage curtilages are established as a management tool to set a physical boundary around the significant aspects of a place. In some cases, this curtilage includes a land buffer to protect the context of a significant element from surrounding impacts. Curtilages are particularly important when an item is heritage listed as they establish legal boundaries that determine when approvals are required and what types of approvals are required.

The Heritage Council uses the following definition:

- Curtilage: The area of land surrounding an item, area or place of heritage significance that is essential for retaining and interpreting its heritage significance;
- Expanded curtilage: where the heritage curtilage required is greater than the property boundary. (In defining an expanded curtilage, the prominent observation points from which the item can be viewed, interpreted and appreciated must be identified.)[1]

St John's Anglican Cathedral site located at 195 Church Street, includes the Cathedral, Parish Hall and Verger's cottage, and has a real description of Lots 1 & 2, DP 1110057. Lot 1 comprises of the

[1] Helen MacFarlane, Heritage and Development: A Lawyer's Perspective, Heritage Information Series, Parramatta, NSW Heritage Office, 2000, p.11.

Cathedral and the Verger's cottage, and the eastern two-thirds of the 1910 Parish Hall building, while Lot 2 incorporates the remainder of the 1910 all as well and 1960's additions.

The curtilage identified as part of the SHR listing for St John's Anglian Cathedral incorporates the majority of Lot 1, DP 1110057, with the exception of the area of land occupied by the Parish Hall. The SHR listed curtilage also includes the open space area to the south of the Parish Hall, located within Lot 2, DP1110057.

Figure 5.4.1: Existing SHR listed curtilage for St John's Anglican Cathedral.
(Source: SHR Plan No. 2305, www.environment.nsw.gov.au)

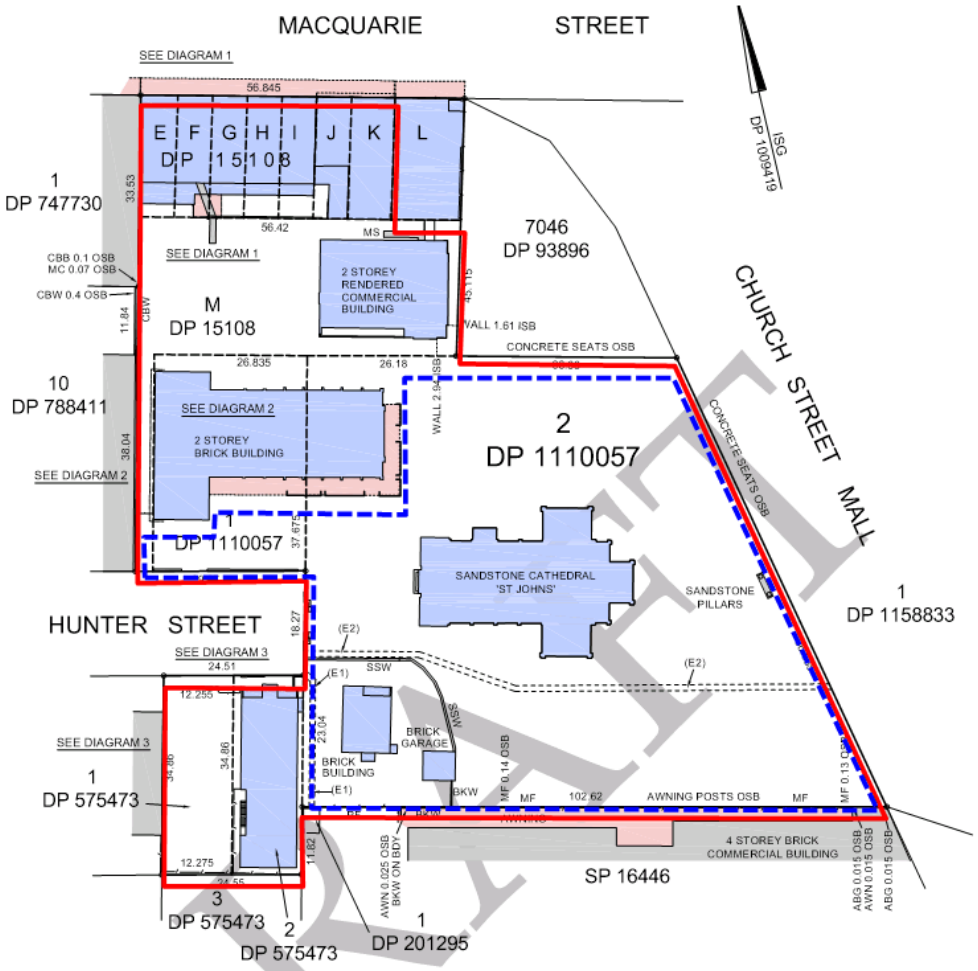

Figure 5.4.2: Legal title boundary for St John's Anglican Cathedral being Lot 2, DP 1110057. The subject site considered in this CMP is outlined in red. The SHR listed boundary for St John's Cathedral is identified in blue.

(Source: RealServe Surveys, Ref: 56176DM, 13 May 2015)

The boundary of St John's Cathedral would appear to have changed little since its earliest establishment. While there is documentary evidence that the grounds were historically surrounded by different styles of fencing, the existing open arrangement with no fences appears to date from the early 1950s, at which time an agreement with the church authorities enabled Council to use the grounds. The siting of the Cathedral at the terminus of Church Street was a deliberate act of civic design, as evidenced in the 1804 plan of Parramatta (Figure 2.1.1) and demonstrates the important role played by the Church of England in the earliest decades of the settlement of the colony. The siting of the Cathedral within its open landscape setting would appear to be rare in the CBD's of Sydney and Parramatta, and is a remnant of the planned open space around the church since its earliest construction. The current lot boundary with the Cathedral would appear to have been established from 1823, and remains largely open with the exception of the small encroachment at the north-west corner (Parish Hall) and south-west corner (Verger's cottage). The adjacent open space character of Centenary Square and Church Street Mall, as well as Hunter Street, retain the earliest views to the Cathedral from all four sides.

This CMP recommends a minor change to the boundaries for the SHR listed curtilage, and that is to include the area of the north-west corner of the property, currently occupied by part of the Parish Hall. This would incorporate the full area of the earliest property boundary of the church (1823).

Incorporation of the Parish Hall (part) and Verger's cottage, within the proposed SHR listed curtilage recommended in this CMP does not indicate that these structures are of State significance, however, the land within the c.1823 boundaries of the Cathedral is considered to be of State significance.

In recognition of this, this CMP proposes the inclusion of an additional exemptions for that portion of the proposed SHR curtilage that contains the Parish Hall:

i. *Internal alterations to the existing Parish Hall, or a new structure on the Parish Hall site, are exempt from Heritage Council approval under Section 57(1) of the Heritage Act 1977 where such alterations do not involve modification to the exterior, and are in accordance with the policies of this CMP.*

Given the importance of St John's Anglican Cathedral within the broader setting, this CMP also proposes an expanded curtilage as per the definition above. While this expanded curtilage has no statutory protection, potential impacts on views to, and the setting of, the Cathedral should be considered in any proposals for re-landscaping or other redevelopment in these areas. Re-landscaping or redevelopment in these areas should seek to enhance the exceptionally and highly significant views to the Cathedral, and incorporative means to interpret the historic landscape setting of the Cathedral. Refer to Sections 5.6 and 5.7 for detailed policies.

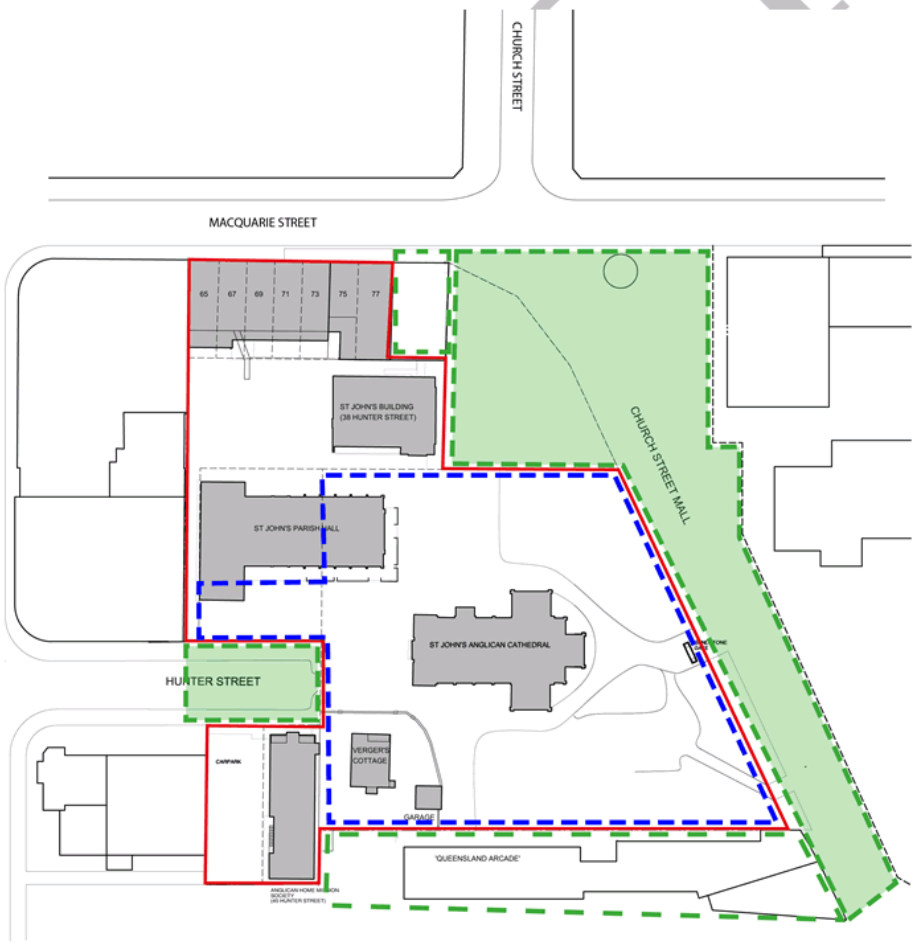

Figure 5.4.3: The proposed extension to the SHR listed curtilage for St John's Anglican Cathedral is identified in blue. The proposed expanded curtilage is shaded in green.

(Source: RealServe Surveys, Ref: 56176DM, 13 May 2015)

Policy 5.1
Consider extending the existing SHR listed curtilage for St John's Anglican Cathedral to include all of the land within the c.1823 boundaries of the Cathedral, as per Figure 5.4.3.

Policy 5.2
Consider the gazettal of the following additional exemption for that portion of the proposed SHR curtilage that contains the Parish Hall:

i. Internal alterations to the existing Parish Hall, or a new structure on the Parish Hall site, are exempt from Heritage Council approval under Section 57(1) of the Heritage Act 1977 where such alterations do not involve modification to the exterior, and are in accordance with the policies of this CMP.

Explanatory Notes

- The Anglican Church Property Diocese of Sydney as the Trustees of the Parish of Parramatta (ACPT) and the St John's Parramatta Endowment Fund should refer the proposed SHR listed curtilage for consideration by the NSW Heritage Division with regard to amending the existing SHR listed curtilage.

5.6. Setting and Views

Background

St John's Anglican Cathedral, in its open, landscaped setting, is significant at a State level for its historic and contemporary landmark qualities within the Parramatta city centre, and for its ability to demonstrate the importance of the church within the historic development of the town plan of Parramatta.

Its location at the southern terminus of Church Street, established as early as 1799, was a deliberate act of civic design, and contributes to the understanding of the importance of the church within the development of the town plan of Parramatta. Its location resulted in the realignment of Church Street south of Macquarie Street in a south-easterly direction towards Parramatta Road. This importance was subsequently reinforced by Governor Macquarie in his revised town plan, with the establishment of Hunter Street following an east-west alignment from the church. The siting of St John's Cathedral within its existing open setting dates from the earliest years of the township of Parramatta. St John's Park and Centenary Square would appear to be remnants of the planned open space to the north of the Cathedral, as indicated on the 1804 plan.

Today, the role of the church in the historic development of Parramatta can be understood in:

- the retention of views southwards along Church Street, and eastwards along Hunter Street;
- the siting of the Cathedral within its open, landscaped setting;
- its proximity to the adjacent St John's Park, Centenary Square and Church Street mall, which enable views of the Cathedral in-the-round;
- the visual connection between the Cathedral and the Parramatta Town Hall; and
- its property boundaries established since at least 1823.

Parramatta CBD is under intense development pressure, particularly with regard to residential and commercial development. There are a number of development proposals within the Parramatta CBD that will be visible in the key views to the Cathedral, most noticeably the development within Parramatta Square. Potential impacts of new development within the St John's study area should be assessed with regard to and in the context of the changing skyline of Parramatta.

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Opportunities and Constraints - Views

Key views to the Cathedral have been identified and assessed in Section 2.4 of this CMP.

While the view southwards along Church Street is somewhat cluttered by temporary structures and street trees along Church Street and within Centenary Square, views towards the Cathedral remain possible along this axis. It would not be difficult to enhance this view by the selective removal or management of these items, and strengthening of the presence of the Cathedral in this view should be encouraged.

Similarly, the various structures and plantings within Centenary Square impede, to varying degrees, views of the Cathedral from within the square. It is important to note that these views are not static, and change as one moves through the square; however, the backdrop to the Cathedral and the towers is presently largely open sky, allowing the Cathedral to dominate the skyline.

The view eastwards along Hunter Street is dwarfed by the existing high-rise development on either side of the street, however expands and opens out as one moves eastwards, closer to the Cathedral. Historically Hunter Street has always been slightly off centre to the orientation of the church. However, it was not until the construction of the existing high-rise commercial development, right up to the southern boundary, that the views of the towers along Hunter Street became partially obstructed. The backdrop to this view is likely to change dramatically with the construction of the various towers within the Parramatta Square development to the east, although a slice of open sky directly above the towers may remain in closer views.

Finally, the visual connection between the Cathedral and the Town Hall demonstrates the historic association of these two sites from the earliest days of Parramatta, and reinforces the Cathedral's place in the civic heart of Parramatta.

Policy 6.1
The key views to the Cathedral (as shown in Figures 3.3 and 3.4) should be maintained and enhanced.

Policy 6.2
Views of the Cathedral and its towers within a backdrop of open sky should be maintained and protected in the views eastwards along Hunter Street and southwards from Church Street.

Policy 6.3
Views of the Cathedral and towers within a backdrop of sky is desirable in the changing view from within Centenary Square as it moves southwards along Church Street Mall.

Policy 6.4
Any new development and/or landscaping proposals within and around the site (including within St John's Park, Centenary Square and along Church Street mall) should be sited so as to not obstruct or impinge on these views.

Policy 6.5
Any new landscaping proposals for St John's Park and the grounds on the northern side of the Cathedral should consider opening up and reinstating a clear view towards the Cathedral and towers in the view southwards along Church Street.

Policy 6.6
Future consideration should be given to broadening the view eastwards along Hunter Street, such that the full width of the western elevation of the Cathedral is visible.

Opportunities and Constraints - Setting

Today, the Cathedral remains sited within a predominantly open, landscaped setting, established as early as 1823, and largely undeveloped with the exception of the encroachment of the Parish Hall and Verger's cottage at the north-west and south-west corners respectively. A review of the historic drawings and photographs indicates that the landscaped nature of the Cathedral's grounds, as well as St John's Park evolved from one that was largely devoid of plantings, as indicated in the earliest

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sketches and drawings, to one heavily planted at different time periods. (Note: a full assessment of the development of the landscape and the existing trees and their significance has not been undertaken as part of this CMP.)

Historically, there appears to have been a strong relationship between the grounds of the Cathedral and St John's Park. While an analysis of the historic documentation would indicate that the Cathedral grounds and former St John's Park have at different times been separately fenced, an entrance to the Cathedral and its grounds has been provided through the park as an extension of the main axis of Church Street since the construction of the initial 1803 church structure. This is indicated in the earliest sketches of the church from 1803, that show a gated entrance through an encircling fence. It is similarly indicated in the 1823 plan, which clearly shows a gate and path extending from the southern end of Church Street as it intersects with Macquarie Street, and prior to its redirection to the southwest around the church. It is also at this time that the existing boundaries around St John's Cathedral and its grounds are identified, although the western, eastern and southern boundaries had been established from as early as 1814.

The northern entrance through St John's Park was available from 1803 until well into the 1950's, at which time it became less pronounced with the removal of the encircling fences around the Cathedral, although it remained evident in the pattern of pathways. The historic photographs indicate that this entrance was somewhat formalised from the late 19th century, with the establishment of garden beds, a fountain and grassed areas within St John's Park, such that the park became an extension of the grounds of the church. The importance of this entrance is similarly reflected in the orientation of the 1911 Parish Hall, with its main entry towards it. Between the 1950s and the 1970s the legibility of this northern entrance was slowly eroded, such that it is no longer legible in the current landscaping of Centenary Square. The opening up of the grounds from the 1950s would appear to coincide with the new management agreement between the Parish and the Parramatta City Council regarding the use and maintenance of the grounds immediately around the Cathedral.

Together the Cathedral grounds and the former St John's Park formed an important and early publically accessible open space within the CBD of Parramatta, that continued well in to the 1970's, and the pedestrianisation of Church Street. While St John's Park remains defined on the western side by low scale commercial development, the remaining boundaries and indeed the alignment of Church Street, are no longer readily legible in the current arrangement of Centenary Square.

In contrast, much less information is available regarding the early western entrance to the Cathedral grounds. Being located between the two towers, architecturally the entrance to the Cathedral on this side is far grander than that on the northern side. However, the approach to the Cathedral along Hunter Street does not appear to have been as important as that from St John's Park. This is likely a result in the conflict within the historic plan for Parramatta, with the church located at the southern boundary of the early town plan; and the ecclesiastic tradition for an east-west orientation for the church. This was further reinforced with the development of the commercial district of Parramatta to the north, while to the west, development was predominantly residential. Historic sketches and photographs from the mid 19th century show a gated entrance within an enclosing fence, beyond which is a large expanse of gravel/paving. Currently the transition from Hunter Street to the grounds of the Cathedral is ill-defined, marked by low stone kerbing and walling, and an automatic vehicular gate.

A third entrance to the Cathedral grounds was provided through the Royal Memorial Gates, constructed in 1913. The Royal Memorial Gates created a new gated entrance on Church Street, with wrought iron gates and palisade fencing. The palisade fencing was removed by the 1950s, however the stone arch and iron gates currently remain in place.

Policy 6.7
Opportunities to strengthen the understanding of the Cathedral within its historic landscape setting, should be considered in future redevelopment and landscaping proposals.

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Policy 6.8
The significant setting of the Cathedral within its landscaped grounds, including its historic and visual association with the adjacent St John's Park (current Centenary Square), must be retained, respected and not obscured.

Policy 6.9
A full assessment of the existing landscape components, including trees, to determine their condition and significance should be undertaken as part of the process for planning for redevelopment at the site.

Policy 6.10
New landscaping and development proposals should seek to enhance the presence and visual prominence of St John's Anglican Cathedral within its open landscape setting, including the adjacent St John's Park, Centenary Square and Church Street Mall, through the removal of later plantings and structures of lesser significance, and careful placement of new landscaping and structures both within and adjacent to the site.

Policy 6.11
Any new proposals for landscaping around St John's Anglican Cathedral should be informed by the historic and aesthetic values of the place. Future proposals for the landscape setting should consider methods to enhance the heritage significance of the place. Where appropriate, the historic arrangement and development of the site should be interpreted, in particular the extension of Church Street through St John's Park and Centenary Square to the former northern gated entrance to the Cathedral grounds.

Policy 6.12
Opportunities to strengthen the presence and entry to the Cathedral on the western side should be considered in future landscaping proposals.

Policy 6.13
The selection of new trees, soft and hard landscaping elements should be informed by the historic character of the garden setting of St John's Anglican Cathedral and former St John's Park.

Policy 6.14
Future proposals for the setting of St John's Anglican Cathedral should preclude the parking of vehicles within areas of exceptional, high and moderate significance. If required, drop off zones for weddings or funerals, or for disabled access, could be appropriate, and should be sensitively designed in to future landscaping proposals around the Cathedral.

Policy 6.15
The Royal Memorial Gates, identified as of high significance should be retained and conserved insitu. Where appropriate, consideration could be given to reinstating its status as a gated entry.

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5.7. Potential for Redevelopment

5.7.1 Potential for redevelopment - site

Background

Ultimately, there is a limit to the amount of building possible on the site given the exceptional and high significance of the Cathedral, its setting and context. However, there are large sections at the periphery of the St John's study site that contribute little to the overall significance of the place, and could be considered for redevelopment.

There are increasing demands on the continued use of the Cathedral and its related facilities. On any given Sunday, services and meetings are fragmented across the day, held in multiple languages and in multiple locations across the site. As such, interaction between the different congregations is difficult to achieve. Currently, there is no one facility to worship as a single congregation on large ceremonial days, or facilities that allow multiple congregations to gather together in a common indoor space. It is anticipated that as the congregation grows, the lack of available space for the

whole congregation to meet, will become more critical. If this is not addressed, there is a risk of the Cathedral building becoming less viable for its original exceptionally significant use.

In this respect, the current master plan for the St John's Anglican Cathedral and associated land holdings seeks to:

- Provide up-to-date and flexible facilities suitable for current and future usage of the Cathedral;
- Enhance the presence of the Cathedral within the Parramatta community by provided activated and transparent uses;
- Respond to the changing urban context and reinforce the presence of the Cathedral within the centre of Parramatta; and
- Secure and maximise future revenues for the benefit of the parish community and the ongoing conservation of the Cathedral.

The conservation policies below have been formulated to ensure that key aspects of significance of the site, as identified in 5.2 above, are adequately considered, maintained and conserved in any changes or development. Any proposals for new building infrastructure should retain and enhance these significant qualities of the place.

Potential redevelopment zones as well as existing structures that could be redeveloped, are included in Figure 5.7.1 below.

Opportunities and Constraints

A primary means of appreciating the State significance of the Cathedral, and its important role in the historic development of Parramatta, is its siting and visual prominence, within its expansive open setting, including its visual and physical relationship to the former St John's Park. Together, the Cathedral and the park have formed important public open spaces within the centre of Parramatta from the earliest decades of the 19th century. The former St John's Park is a remnant of possibly the earliest designed public square, set down by Governor Phillip in his town plan for Parramatta, in both NSW and Australia. While it has been subsumed into the present-day Centenary Square, it continues to provide an important public open space function for the centre of Parramatta.

As such, the protection and enhancement of the amenity of these public spaces is paramount to ensuring an ongoing appreciation of their significance and that of the Cathedral, and to ensure that they remain viable and well-loved open spaces, linked to the Cathedral, in the developing plan for Parramatta. Intrinsic to this is appropriate landscaping reflecting their significance, while also maintaining access to sunlight.

Similarly, the two towers of the Cathedral are unique in early Australian church architecture. Their original form, character and texture is most dramatically evident when the sun reaches this elevation at its most acute angle around midday. As such, new development, both within and beyond the boundaries of the present study area, should maintain the prominence, legibility and appreciation of these elevations and ensure key periods of access to sunlight are maintained.

Policy 7.1
Any new development at the St John's Anglican Cathedral site should retain and enhance the key aspects of its cultural significance as identified in Section 5.2 above.

Policy 7.2
Any new development at the site must take in to consideration the cultural significance of the place, its individual elements and setting of exceptional and high significance. New development at the site should be sited on areas of lesser significance. New development within areas of exceptional and high significance must not occur. Limited development within areas of moderate significance may be possible provided that it is for support facilities that maintain and enhance the significance, use and viability of the Cathedral as a place of worship. Potential development zones at the site are shown on Figure 5.7.1.

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Policy 7.3
Future development proposals at the site should consider opportunities to remove elements of little/neutral significance or intrusive elements.

Policy 7.4
The key views to the Cathedral (as identified in Figures 3.3 and 3.4) should be maintained and enhanced in accordance with Policies 6.1 to 6.6.

Policy 7.5
Any new development located behind the Cathedral within the views from Centenary Square and southwards along Church Street should be sited and be of a scale such that it does not visually dominate the body of the Cathedral or the towers.

Policy 7.6
Any new development should be sited and configured so as to maintain direct sunlight on to the eastern and northern elevations of the Cathedral and grounds for as long as possible throughout the year.

Policy 7.7
Any new development should be sited and configured so as to maintain at least 30 minutes of glancing sunlight as it reaches the western elevation of the Cathedral around midday in mid-winter; and at least 20 minutes of sunlight at the equinox.

Policy 7.8
Any new development on, or adjacent to, the site should be of a height, form and materiality that does not dominate the Cathedral or Verger's cottage, or detract from their existing setting within their landscaped open space.

Policy 7.9
The street wall height (podium) of any new development adjacent to the Cathedral should not be higher than the eaves line of the towers (underside of the Cathedral spires). Taller buildings above this podium could be considered appropriate, provided that these are set back from the street wall edge, do not visually dominate the Cathedral and provide the minimum amount of sunlight in accordance with Policy 7.7 above.

Policy 7.10
Any new development should seek to strengthen the appreciation of the historic and social value of the Cathedral within Parramatta, through reinvigoration of activity and use of the place.

Policy 7.11
Any new development must consider the high level of archaeological potential (both Aboriginal and historical) identified for the site, and avoid impacts to potential State significant archaeology where possible.

5.7.2 Potential for Redevelopment – St John's Anglican Cathedral Building

Opportunities and Constraints

St John's Anglican Cathedral is of exceptional significance for its historic, aesthetic, social and scientific values. There is limited potential for adaptation of, or additions to, St John's Anglican Cathedral to accommodate changes in use or the provision of additional accommodation. The primary use of St John's Cathedral for religious worship purposes is of exceptional significance, and any additions or alterations could only be considered appropriate if they were to support this use and maintain it in to the future.

Unfortunately, there are gaps in the available information as to the historic development of the internal layout of the Cathedral.

The orientation of the Cathedral with the chancel at the eastern end, and entries on the western end and northern side, was established during the construction of the original church at the site in 1803. While the location and arrangement of furniture (pews, pulpit, organs etc.) has evolved and

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changed several times during the church's first decades, the current arrangement of furniture largely remains unchanged since the start of the 20th century.

The historic photographs identified as pre-1883 (prior to the construction of the transepts) indicate that while the pulpit and reading desks themselves have changed, their current location, at the southern and northern side of the chancel respectively, had been established by this time. Similarly, the orientation of the pews towards the east had been established by this time, although were laid out to provide side aisles as well as a centre aisle. The current arrangement and joinery of the pews dates from the 1960s, at which time the floor was excavated and a new sub-floor provided below a new timber floor.

The historic plans indicate, however, that the pulpit moved several times in the earliest decades of the church, located at varying times either at the eastern end in front of the chancel, and within the centre of the church. The changing location of the pulpit likely also coincided with changes to the orientation and construction forms for the pews.

In a description of the interior of the church dated 1839 describes the three-decker pulpit as being located in the centre of the church in front of an organ located within a gallery that extended into the body of the church from the line of the inner walls of the towers. The body of the church contained two sets of pews facing westwards, on either side of which was an aisle paved with flagstones and another set of pews extending along each side wall. Pews were assigned to different people who had sponsored them, including the Governor, officers of the military, the Macarthur and Blaxland families and other prominent citizens of the district (refer to Section 2.1.5).

This description closely resembles a sketch plan of the interior attributed to Mr E.L. Rowling. The sketch is a later tracing of an earlier plan, and would appear to be based on the recollections, and as such, its veracity is difficult to ascertain.

The 1846 tapestry, however, while considered to be relatively abstract, does indicate the three-decker pulpit in front of a pipe organ, and above a series of entry doors, which would indicate a location at the centre of the church.

While the interior of the Cathedral, its cruciform shape as well as the internal fabric of its stone walls, timber roof structure and boards, has been identified as being of exceptional significance, important pieces of furniture elements associated with key phases of use within the Cathedral have been identified as being of high significance. These exceptional and highly significant original spaces/elements that are able to demonstrate key phases of change and use of the building. The layout of the pews and indeed their materiality, have been identified as of moderate significance, as elements that contribute to the overall significance of the place. Only the pews within the south transept, dating from the 1880s have intrinsic significance in their own right and should be retained.

Presently the Cathedral offers services and meetings for English, Persian and Chinese congregations, however, only the English congregations meet within the Cathedral. This is partly due to language, but also due to the formal setting of the Cathedral, which does not suit their style of worship.

The Parish Council has identified as part of the master planning exercise a desire to open the Cathedral for less formal meetings as a means to ensure that it remains in use and hence viable as a place of worship into the future.

Policy 7.12
Future alteration of the Cathedral, should take into consideration the relative significance of its individual elements and spaces. Such alteration should preferably be located on areas of lesser significance and only be considered so as to maintain the current primary use of the Cathedral for religious worship.

Policy 7.13
A small addition to the south of Cathedral to support the ongoing significant use of the Cathedral could be considered, provided that this addition:

- *Maintains and supports the ongoing use of the Cathedral for religious worship such as a crying room or bathroom (kitchens or hospitality rooms are not considered appropriate);*

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- *Is not sited within areas of exceptional or high significance;*
- *Meets the general conservation policies for general redevelopment of the site identified in subsection 5.7.1 above; and*
- *Is of a scale, form and materiality that does not detract from the significance of the Cathedral within its open landscaped setting.*

Policy 7.14
Opportunities to reinstate or interpret significant fabric and spaces should be considered in any proposal for future redevelopment.

Policy 7.15
Proposals to re-orientate or create a more flexible setting within the Cathedral should retain and conserve fabric and elements of exceptional and high significance, preferably in their existing location. New furniture could be installed provided that it supports the ongoing use of the Cathedral as a place of religious worship, and does not distract from the appreciation and interpretation of the fabric and furniture elements of exceptional and high significance. Replacement furniture should reflect the high quality of workmanship of the Cathedral.

EXPLANATORY NOTES

- New works should respect and not distort or obscure the significance of St John's Anglican Cathedral, or detract from its interpretation and appreciation. Conjectural period detailing in new work is not recommended and is not in accordance with the conservation philosophy of the Burra Charter. New work should be readily identifiable as such, and have minimal impact on the significance of the Cathedral.
- Design and construct alterations and additions in a way that if they were to be removed in the future, the essential form and integrity of the earlier structure and layout would be unimpaired or easily retrieved.
- Additions or alterations to the elevations flanking areas of exceptional or high significance are not appropriate.
- A discrete addition located on the southern side of the Cathedral within the area of moderate significance could be considered appropriate provided that it maintains the usability and viability of the Cathedral for religious worship. Such uses could include a small bathroom or crying room, however a kitchen or hospitality room would be considered to be inappropriate. Any proposals for such an addition should include an analysis of the existing use of the Cathedral, particularly the smaller spaces such as the entry porches and rooms within the tower, and the potential impacts associated with the provision of new services such as electricity, gas and plumbing. The rationalisation and reuse of existing spaces to provide new functions may be preferable than the construction of an addition.
- Changes to the internal layout should retain and conserve those elements of the space, including building fabric and furniture items identified as of exceptional and high significance, preferably in their current location. New pews or informal seating could be considered, provided that it is of high craftsmanship, and a selection of the existing pews are retained for interpretation purposes.
- Refer to subsections 5.11 for policies regarding upgrading of the Cathedral for essential services, compliance with building, fire protection and equitable access codes.
- Refer to subsection 5.19 for policies regarding the J.W. Walker organ and to subsection 5.18 for policies regarding moveable heritage items (furniture).

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5.7.3 Potential for Redevelopment – St John's Parish Hall

The Parish hall has been identified as of moderate significance, primarily as an ancillary space for the Cathedral, whose close proximity and orientation to the Cathedral provides a clear visual link between the two structures and their associated uses. The hall, being the second ancillary building on the site, demonstrates the evolution of the site in response to the changing needs of the community. The first weatherboard Sunday school building at the site was initially relocated, and subsequently demolished in 1966 to make way for the present Marsden Hall. As such there is a demonstrated pattern of renewal and change at the site with respect to the provision of support buildings and ancillary facilities.

While not assessed, the hall likely also contributes to the social significance of the broader site as the centre of the Anglican community in Parramatta. Architecturally the design and detailing of the hall reflects its pragmatic function. While it retains a relatively high degree of integrity externally (albeit with later modifications and additions), it does not exhibit strong characteristics of any particular architectural style. The siting of the hall, orientated to the east, does enable an understanding of the historic importance of the northern entrance, and the association between the Cathedral and St John's Park.

The provision of adequate and flexible facilities is essential in order to maintain the site's exceptionally significant use for religious purposes, a key aspect of the broader significance of St John's Anglican Cathedral. Retention of the hall, modification of the interior and/or a discrete addition at the rear may be possible, provided that these continue to support the ongoing use of this building and its association with the Cathedral. There may also be the opportunities to open up the hall to its setting in order to improve its relationship and connection to the use of the Cathedral. However, the development of either of these options should consider the possible benefits of retaining the hall structure against the potential impacts to the broader significance of the Cathedral within its setting; lost opportunities for enhancing the appreciation of the Cathedral within its setting; and the ability of such proposals to ensure the ongoing viability of the Cathedral and its exceptionally significant use.

The demolition of the Parish Hall would be considered appropriate provided that any replacement building continues to support and strengthen the key aspects of significance of St John's Anglican Cathedral within Parramatta, in particular: the continuation of use of the site for religious worship; its landmark qualities within the CBD of Parramatta; and an appreciation and awareness of the significance of the Cathedral generally.

Policy 7.16
The retention or modification of the Parish Hall may be possible, provided that it supports the ongoing use and viability of the Cathedral for religious worship. Any proposals for retention or modification should consider the benefits of retaining the hall against the potential impacts and lost opportunities for enhancing the appreciation of the Cathedral within its setting and ensuring the ongoing viability of the Cathedral and its exceptionally significant use.

Policy 7.17
Proposals to adapt or replace the Parish Hall could be considered appropriate provided they continue to support and strengthen the key aspects of significance of St John's Anglican Cathedral, in particular:

- *the continuation of use of the site for religious worship;*
- *its landmark qualities within the CBD of Parramatta; and*
- *an appreciation and awareness of the significance of the Cathedral generally.*

Policy 7.18
Any replacement building should be sited such that it does not encroach further into the setting of the Cathedral. The eastern and southern boundaries should not extend further than the existing footprint of the 1910 building.

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Policy 7.19
Any replacement building should maintain and enhance its historic, visual and social connection with the Cathedral, through the inclusion of church related spaces and uses.

5.7.4 Potential for Redevelopment – Verger's Cottage

Opportunities and Constraints

The Verger's cottage has been identified as of moderate significance primarily for its historic association with the development of St John's, as well as for its aesthetic importance as a late nineteenth century cottage that contributes to the low-scaled open landscape character around the Cathedral. Although located within the SHR located curtilage of St John's Anglican Cathedral, it does not exhibit characteristics that would qualify it for listing on the SHR in its own right. Externally the cottage remains relatively intact. Internally, while the cottage has been largely stripped of its original architectural character, the existing internal layout largely remains.

Currently the cottage is no longer used as a residence for the Cathedral, and has been occupied by Anglicare's Child, Youth and Family Services Street Outreach program since 2001. Although no longer used as a residence for the Cathedral, it retains an association with the Anglican church through its current use.

Retention of the cottage in the first instance is preferred. Modification of the interior and a discrete addition at the rear may be possible, provided that these support the ongoing use of this building and its association with the Cathedral.

Redevelopment of the cottage site would be considered appropriate only if it was required to support and enhance the use and viability of the Cathedral.

Policy 7.20
Retention of the Verger's cottage is preferred in the first instance. If required, a small, discrete addition at the rear of the cottage may be possible, provided that it supports the ongoing use and viability of the Cathedral for religious worship.

Policy 7.21
Alteration or addition at the rear of the cottage, within the areas of lesser significance, may be considered appropriate provided that the form, scale and materiality of the addition does not detract from the significance or scale of the cottage. The height of any new addition should not be higher than the ridge height of the existing cottage.

Policy 7.22
Prior to the preparation of proposals for refurbishment of the cottage, a detailed fabric analysis of the exterior and interior of the cottage, and a review of the grading of significance, should be completed. Fabric and spaces should be treated in accordance with the Treatment of Gradings of Significance identified in subsection 5.2.2.

Policy 7.23
Redevelopment of the Verger's cottage site would be considered appropriate only if it was required to support and enhance the use and viability of the Cathedral. Any new structure should follow the existing north and east alignments, and not extend further in to the site.

Policy 7.24
Further opening up and removal of dividing internal walls within the Verger's cottage to create large spaces may be appropriate, provided that these retain evidence of the original layout.

Policy 7.25
Opportunities to reinstate or interpret significant fabric and spaces of the Verger's cottage, such as the chimneypieces or ceilings, could be considered in any proposal for future redevelopment.

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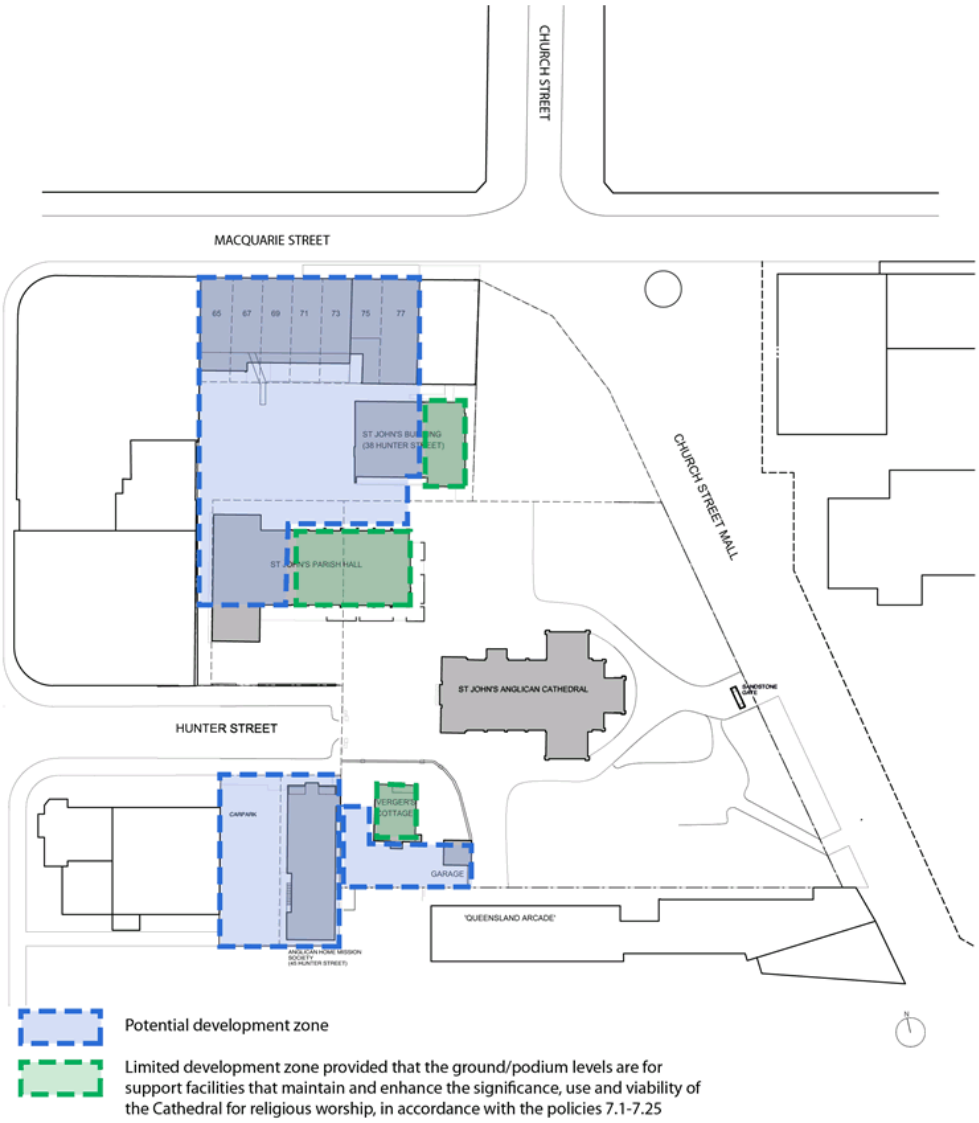

Figure 5.7.1: Site plan showings potential redevelopment zones.

5.8. Physical Condition of the Place

The place was surveyed in September 2017 as part of the preparation of this CMP.

5.8.1 Outline Schedule of Conservation Works

Background

The aim of any conservation works should be to ensure that the existing fabric is stable, and to retard further deterioration without detracting from the heritage significance of the place. An understanding of the historical development and heritage significance of the site should be a prerequisite for all those making decisions or carrying out conservation works to the place.

In the case of the Cathedral, Parish Hall and Verger's cottage, where historic documents regarding their development are not available, any reconstruction or restoration works should be based on an understanding of the information that can be uncovered from the physical fabric. As such, development of any proposals for reconstruction / restoration may require a preliminary phase of detailed analysis and investigation in to the extent fabric. This may require some destructive investigation where appropriate.

Policy 8.1
Ensure that a record of the underlying methodology for each conservation or adaptive re-use project is maintained, including:

- *Documentation of the reasoning behind major decisions;*
- *Recording of any testing or additional research undertaken; and*
- *Archiving records appropriately.*

Policy 8.2
Documentation and implementation of all conservation works at St John's Anglican Cathedral, including the Parish Hall and Verger's cottage should be undertaken by heritage specialists and tradespersons, in accordance with Section 5.5.

Policy 8.3
Conservation works should be based on the available documentary and physical evidence rather than conjectural design.

Policy 8.4
Restoration of items of exceptional and high significance or reconstruction should only be undertaken where there is sufficient evidence to ensure accuracy and authenticity of the work.

5.8.2 Maintenance schedule

Background

According to the Burra Charter, "*Maintenance* is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*" (Article 16).

Maintenance to conserve the significant fabric and elements on the building should be ongoing. It is important that regular inspections are made of the building, its facades and interiors to identify items requiring maintenance or repair before they become serious issues. For example:

- Inspection and any necessary maintenance of rainwater goods, flashings and linings must be carried out at regular intervals.
- External timber elements should be regularly inspected and appropriately repainted to ensure they remain in good condition and do not deteriorate. The colour and finish should match existing or in accordance with policies of this CMP.

The maintenance regime should be guided by a maintenance plan and be adequately funded, organised and monitored. The maintenance plan should address the day-to-day maintenance requirements as well as upgrading of services.

Maintenance work should be carried out under the guidance of a suitably experienced conservation architect. Suitably qualified and experienced tradespeople should be employed to work on significant fabric.

The task of organising and monitoring maintenance is the responsibility of the ACPT.

All people involved in the maintenance of the place should be made familiar with the contents of this CMP to ensure that the intent of the policies is adhered to and the cultural significance of the place is retained. A copy of this CMP should be retained on site for the use of such persons.

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Policy 8.5
A maintenance plan for the whole place should be developed, adopted and implemented to address the day-to-day maintenance requirements as well as at regular intervals.

Policy 8.6
All work, including regular maintenance, carried out on significant fabric should be guided by a suitably experienced conservation architect and be carried out by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.

5.9. ACCESS AND ACCESSIBILITY

5.9.1 DISABILITY DISCRIMINATION ACT 1992 (DDA)

BACKGROUND

The Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against a person with a disability in the provision of access to building premises. The Disability (Access to Premises – Buildings) Standards 2010 set performance requirements and provide references to technical specifications (including the BCA and relevant Australian Standards) to ensure dignified access to, and use of, buildings for people with a disability. The objective of the standard is to:

> *(a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and*
>
> *(b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.*

In the case of works to existing buildings, the Premises standards will apply:

> *Where new work is undertaken on an existing building, such as an extension or renovation, the new or modified part of the building will be required to comply with the Premises Standards.*

and,

> *In most circumstances, it will also be necessary to provide an accessible path of travel from, and including, the principal public entrance to the new or modified part of the building… Specific access requirements are not imposed on existing buildings outside the area of the new work, except in some cases to provide for an accessible path of travel to the new or modified part of the building. [Australian Government, Attorney-General's Department, Premises Standards – Frequently Asked Questions]*

The Premises Standards generally apply to all parts of the building however, there are exemptions and concessions. A general exemption is provided for unjustifiable hardship. A claim of unjustifiable hardship will be available in circumstances where it is unreasonable to require full compliance with the Premises Standards, particularly when undertaking new work on existing buildings. Unjustifiable hardship is not defined but is a list of factors that could include (non-exhaustive); costs, loss of value, impact on revenue, capacity to pay and impact on financial viability, technical building factors, the relationship of costs to the value of the building and the benefits of access, whether the building is used for public purposes or has a community function and the effort expended in trying to comply with the Standards. In the case of access to heritage sites, an unjustifiable hardship may be caused when the alterations significantly threaten the heritage significance of the building. There is also a possibility that this may conflict with the heritage obligation to conserve places of heritage value and cultural significance and not alter them in such a way that adversely affects that significance.

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Without limiting what is meant by the term, it demands an inquiry of what is fair and reasonable in the circumstances. It effectively places the onus on an applicant to establish that it would be unfair and unreasonable for them to comply in regard to particular requirements in the Premises Standards.

5.9.2 CURRENT / POSSIBLE FUTURE ARRANGEMENTS

Current arrangements for disabled access have not been formally surveyed as part of the preparation of this CMP, however it would appear that disabled access is available to both the Cathedral and the Parish Hall, however is not available to the Verger's cottage.

Policy 9.1
The provision of equitable access and facilities should be designed in a holistic manner across the site. Where possible, equitable access and facilities should be located and provided in a manner that seeks to minimise potential heritage impacts to exceptional or highly significant fabric and spaces.

Policy 9.2
Preparation and implementation of a management solution for equitable access may need to be considered where construction of new structures or facilities will result in adverse heritage impacts and threaten the heritage significance of the place.

Policy 9.3
Planning for and provision of disabled access and facilities may require the input of specialist accessibility consultants, and should be undertaken in collaboration with a conservation architect.

5.10. CODE AND REGULATORY COMPLIANCE

5.10.1 BUILDING CODE OF AUSTRALIA

BACKGROUND

The *Building Code of Australia* (BCA) (1996) is the principal document guiding all construction work in Australia. Under the Local Government (Approvals) Regulation 1993, the consent authority (City of Parramatta) has the discretionary power to require that an existing building comply with current building standards, as a condition of approval of proposed works to the existing building. The BCA provisions regarding fire safety, access and egress, and services and equipment, are the most critical issues for the public use of the place.

Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Full compliance with the BCA is likely to result in an unacceptable level of impact on the significant fabric of the building. Where necessary, alternative solutions and custom engineered approaches should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric.

The arrangement of any new engineering services, such as lighting or heating, should be carefully planned to minimise impacts on significant fabric and spaces. The careful design of services (both fixtures and routes) throughout the building is required to integrate new or replacement services in an unobtrusive manner. Upgrades of existing services should be reviewed on a case-by-case basis. Some existing services may have heritage significance and may need to remain in situ if possible.

Where compliance with the BCA may compromise the architectural integrity and diminish cultural significance, alternative solutions should be explored and professional assessment and advice obtained.

Policy 10.1
Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions and

custom engineered approaches should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric.

EXPLANATORY NOTES

- The NSW Heritage Council Fire, Access and Services Advisory Panel (FASAP) provides advice to achieve acceptable solutions for building compliance. The FASAP Resource list and further details about their services is available through the NSW Heritage Branch website.[2]

5.11. BUILDING SERVICES – ST JOHN'S ANGLICAN CATHEDRAL

BACKGROUND

The exterior, roof scape and landscape setting of St John's Anglican Cathedral are currently uncluttered by modern services. This is rare for a historic building in the Parramatta CBD and this positive situation should continue. No original historic services appear to remain within the building. Historically ventilation of the Cathedral was provided by the high-level pivot windows above the nave, which remain operational. The earliest lighting was likely via kerosene lamps, and there remains evidence of their fixing to the stone columns. A review of the historic photographs would indicate at least two other forms of electric lighting prior to the current arrangement.

Currently there is no provision for mechanical heating or cooling within the Cathedral, and the building exhibits extremes in temperature in both summer and winter. Natural ventilation via the high-level pivot windows has been enhanced through the installation of ceiling fans over the transepts, as well as pedestal fans within the chancel and aisles. Generally, many of the ceiling and pedestal fans are considered to be intrusive items, as their white colour detracts from the appearance of the interior. The dark colour of the ceiling fan within the south transept is considered more discrete and appropriate for the space, generally blending in to the dark colour of the timber boarded ceiling above.

Lighting within the Cathedral comprises of pendant lighting within the main body of the church, and spot lighting within the western entrance and gallery. The towers contain a mix of pendant and spot lighting. A review of the historic photographs would indicate at least two other forms of electric lighting within the main body of the church prior to the current arrangement. While the location of the existing pendant light fittings reinforces the structure of the building, the fittings themselves dominate and detract from the significant internal character of the Cathedral, and are also considered to be intrusive items.

Within the Cathedral an audio visual and sound system has also been installed, with screens located at the eastern end of each aisle and also behind the arch separating the nave and the chancel. Projectors are suspended from the existing roof structure, while speakers are located behind the sandstone columns or other mouldings, and are generally lighter in colour to match their background. These are considered to be of neutral significance, generally being of a discrete style and location.

Electrical cable runs are generally located below the timber floor (installed in the 1960s) with GPOS fixed to the underside of pews. Electrical cabling for ceiling mounted fittings (lighting, AV and ceiling fans) generally follow the roof structure and are coloured to match the adjacent substrate behind.

[2] www.environment.nsw.gov.au/Heritage/conservation/fireaccessservices

Opportunities and Constraints

The introduction of new services is often the most intrusive aspect of upgrading a heritage building. To achieve the most effective and efficient outcome the approach should be a 'whole of building' solution, rather than piecemeal.

As the Cathedral can be seen in-the-round, the introduction of new equipment or plant should be carefully considered. Given the large internal volume of the Cathedral, it is neither energy efficient nor cost effective to heat and/or cool the entire space. Given the historic fabric and previous damp issues experienced within the building, broad scale changes to the ambient condition of the interior may also result in unforeseen damage to the historic fabric (e.g. by exacerbating rising damp issues and subsequent deterioration of the sandstone). Future proposals for heating and/or cooling should be focussed on improving the amenity of the areas in use at ground level, and eliminating the need for new plant on or around the building. Where possible the building should continue to utilise passive means of cooling, enhanced with discretely located ceiling fans.

Internally, new fixtures should be chosen and located to minimise impacts to the exceptionally and highly significant fabric and appearance of the Cathedral. Electrical cable runs should be located and coloured to minimise their visibility and fixing points. Vertical conduits between the underfloor and ceiling should be limited and located within areas of lesser significance. Cable runs or conduits should not be chased in to the stone walls.

Policy 11.1
Proposals for new or upgraded services should be developed as a 'whole of building' approach, rather than in a piecemeal fashion.

Policy 11.2
The upgrading of existing services and the introduction of new services should be carefully designed to minimise impact on fabric and spaces of exceptional and high significance.

Policy 11.3
The design, colour and location of replacement or new fixtures should be carefully chosen to be sympathetic to the historic character of the interior and not visually dominate the space.

Policy 11.4
The location of cabling or conduit routes should be:

- *confined to areas already containing services; and*
- *located in areas of lesser significance.*

Policy 11.5
Proposals for heating and cooling should preferably be developed so as to negate the need for new plant located on or around the building. If required, new plant should not be located on the roofscape or in front of elevations that face areas of exceptional or high significance. Such proposals should also consider potential secondary impacts to the condition of the historic fabric, particularly the stone and timberwork, that may arise from a change in ambient conditions (temperature and humidity).

Policy 11.6
A coordinated approach to lighting throughout the building should be developed using a family of fittings that are sympathetic to the character of the spaces.

Explanatory Notes

- When upgrading services do so with the intent of increasing efficiency while reducing the number and size of new fixtures and their impact on heritage fabric.
- Future proposals for cooling and/or heating should be focussed on improving the ambience of the areas occupied at ground level. Heating or cooling of the entire internal volume is not considered appropriate.

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- Do not introduce new plant or external elements where they will negatively impact on the exceptionally and highly significant setting and views to the Cathedral. New plant on the roofscape must be avoided.
- Remove and replace intrusive fixtures where possible and replace with styles that are more sympathetic to the significant character of the building.
- Replacement or new light fittings may be informed by earlier methods of lighting. In particular, the existing pendant light fittings within the main body of the Cathedral should be replaced with a style that is more suitable to its historic character. One-off lighting to illuminate discrete areas or tasks (such as to the organ, towers and above the gallery) could be contemporary in style provided that it does not visually dominate the space.
- Cooling via passive means should be continued, enhanced by ceiling fans where required. Future upgrades should include the replacement of the white ceiling and pedestal fans with ceiling fans in a darker colour that are visually unobtrusive.
- New or replacement internal fixtures and fittings should be designed and located so as to minimise impact on the significant internal character of the Cathedral dominated by its sandstone structure, timber roof structure and lining boards, and timber joinery.
- Reduce pipe and cable diameters and, where possible, place in runs concealed under the floor or grouped in less significant areas. Run new services in already altered or damaged fabric and reduce opening up, drilling through and damaging original fabric.
- Where possible, reuse existing conduits for new services. Redundant wires, etc. should be removed to provide space for new services.
- Engage an experienced heritage specialist to manage the design, heritage approval applications and installation of new services.

5.12. EXTERNAL LIGHTING AND SIGNAGE

BACKGROUND

External lighting around the cathedral is provided by four spot lights located at the SE, SW and NW corners, and on the southern side. The effect is that the lighting does not uniformly light the Cathedral, nor does it pick out the significant architectural features of the building. Other external light poles around the Cathedral provide illumination for safety.

Currently signage around the Cathedral includes a mix of permanent wayfinding signs, at the entries to the Cathedral site on Hunter Street and in Centenary Square, as well as temporary signage at the entrance of the Cathedral informing of the day's activities. There are two signs that provide historical information about the Cathedral, albeit both are very brief. The first is adjacent the Royal Memorial Gates, and is dated 1968, while the second is hidden behind foliage adjacent the former Verger's cottage.

Policy 12.1.
An overall Signage and Lighting Strategy should be prepared for St John's Anglican Cathedral, addressing the building and site, including wayfinding, safety, informative and interpretive signage. The strategy should be prepared on a 'whole of site' approach and include consideration of the adjacent Church Street Mall and Centenary Square, and be developed in consultation with the City of Parramatta Council. Such a strategy, if endorsed by the relevant approval authorities, could form the basis for exemptions from statutory approvals for signage and lighting.

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Policy 12.2.
In the absence of a strategy all new signage (both external and internal) for the building and new external lighting should be designed, detailed and located on the advice of a heritage specialist to minimise impact on the heritage building and its significant fabric.

Policy 12.3
A coordinated approach to external lighting throughout the site should be adopted having regard to the significant character of the Cathedral within its historic setting. Proposals for new lighting should include ways in which to enhance an appreciation of the architectural character and significance of St John's Anglican Cathedral. External lighting should not be fixed to the external fabric of the Cathedral.

EXPLANATORY NOTES

- Signs, external lighting and new building services must be consistent with the relevant Parramatta City Council policies for signage and lighting on heritage sites.
- Signs should be harmoniously integrated with the architecture of the building and should not obscure nor damage any significant features or heritage fabric.
- Internally illuminated signs (other than statutory exit signs) are inappropriate. Signs should preferably be illuminated by remote lighting.
- Any illumination of the exterior of St John's Anglican Cathedral should highlight architectural features rather than floodlighting whole façades. Care should be taken to ensure that over-illumination does not occur. The fixing of any lighting and associated cabling to significant fabric will require specialist advice in order to minimise any damage to heritage fabric.
- Any new trenching associated with the provision of external lighting may require archaeology permits.

5.13. STATUTORY CONTROLS

The place is covered by various statutory and other legal controls, which are set out below. Policies that arise from these statutory controls are discussed or considered under the relevant sub-sections in Section 5 of this report.

5.13.1 HERITAGE ACT 1977 (NSW)

INTRODUCTION

The heritage assessment contained within this CMP establishes that St John's Cathedral and grounds is of significance at a State level for its historic, aesthetic, technical and social significance.

St John's Anglican Cathedral at 195 Macquarie Street, including grounds and Verger's cottage is listed on the State Heritage Register (SHR) (Item 01805) and therefore is subject to the provisions of the *Heritage Act 1977* (New South Wales).

An item that is listed on the SHR means that its significance is at State level. Any major works proposed for SHR items, therefore, need to be assessed and approved by the Heritage Council to ensure that the item's heritage significance will not be adversely affected.

The listing of St John's Anglican Cathedral, grounds and Verger's cottage on the SHR also means that the Heritage Council becomes the joint consent authority with the City of Parramatta Council for proposals for changes that may affect the significance of the place. This process is known as Integrated Development Assessment (IDA).

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IDA applications are lodged with the City of Parramatta Council in a similar manner to normal development applications. City of Parramatta Council then refers the application to the Heritage Council.

Following completion of the IDA process, an application will need to be submitted to the Heritage Council to undertake the actual works, as required by section 60 of the Heritage Act.

This Conservation Management Plan should accompany applications for approval under the Heritage Act, and provides information to assist in the assessment of the application by the Heritage Council.

If the Heritage Council endorses a Conservation Management Plan for St John's Anglican Cathedral and the owner prepares proposals that are in line with the endorsed CMP, approval by the Heritage Council of those proposals would be likely; however, formal approval under section 60 of the Heritage Act would still be required.

Under Section 57(1) of the Heritage Act, the following activities require application to the Heritage Council:

> *(a) demolish the building or work,*
>
> *(b) damage or despoil the place, precinct or land, or any part of the place, precinct or land,*
>
> *(c) move, damage or destroy the relic or moveable object,*
>
> *(d) excavate any land for the purpose of exposing or moving the relic,*
>
> *(e) carry out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct,*
>
> *(f) alter the building, work, relic or moveable object,*
>
> *(g) display any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct,*
>
> *(h) damage or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.*

The Minister, on the recommendation of the Heritage Council, may, by order published in the Gazette, grant an exemption from Section 57(1). If an exemption is granted, then the DA would not be integrated and would not need to follow the IDA provisions. In this case, therefore, a Section 60 application would not be required.

Standard Exemptions

The Heritage Act allows the Minister, on the recommendation of the Heritage Council, to grant exemptions for certain activities which would otherwise require approval under the Heritage Act.

These standard exemptions are listed and summarised below. However, refer the Heritage Division's "Standard Exemptions for Works Requiring Heritage Council Approval" (2006 edition, revised 2009) for complete details.

The following Standard Exemptions do not apply to anything affecting relics, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.

Standard Exemption 1: Maintenance and Cleaning

Maintenance of an item to retain its condition or operation without the removal of or damage to the existing fabric or the introduction of new materials. It is a continuing process of protective care. Where these conditions are satisfied, no notice to the Heritage Division is required.

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Cleaning including the removal of surface deposits, organic growths or graffiti by the appropriate means and methods. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 2: Repairs

Repair and upgrading of services where this does not involve alterations to or damage to or the removal of significant fabric. Where these conditions are satisfied, no notice to the Heritage Division is required.

Repair or replacement of missing, damaged or deteriorated fabric, which matches the existing fabric in all respects and does not involve damage to or removal of significant fabric. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 3: Painting

Repainting previously painted surfaces where this does not involve disturbance or removal of significant earlier layers and employs the same colour scheme and appropriate paint type. Where repainting employs a different colour scheme and paint type from an earlier scheme, notice to the Heritage Division is required. Painting of surfaces that were previously unpainted is not exempt from approval under this standard exemption.

Standard Exemption 4: Excavation

Excavation or disturbance of land where an archaeological assessment has been prepared in accordance with the Heritage Council's guidelines, which indicates that any relics in the land are unlikely to have State or local significance or where the excavation will only have a minor impact on archaeological relics or where excavation involves only the removal of unstratified fill. A statement to and notification from the Heritage Division are nevertheless required. Where substantial intact archaeological relics of State or local significance, not identified in the archaeological assessment or statement by this exemption, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Division notified in accordance with section 146 of the Act.

Standard Exemption 5: Restoration

Restoration of an item by returning significant fabric to a known earlier location without the introduction of new material (except for fixings) to reveal a known earlier configuration by removing accretions or reassembling existing components which does not adversely affect the heritage significance of the item. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 6: Development endorsed by the Heritage Council or Director-General

Minor development specifically identified as exempt development by a conservation policy or strategy within a conservation management plan endorsed by the Heritage Council or conservation management strategy endorsed by the Director-General. Where these conditions are satisfied, no notice to the Heritage Division is required. Development that is consistent with a conservation policy or strategy within a conservation management plan or conservation management strategy but not specifically identified as exempt development therewith, is not exempt from approval under this standard exemption.

Standard Exemption 7: Minor activities with little or no adverse impact on heritage significance

A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 8: Non-significant Fabric

The alteration of a building involving the construction or installation of new fabric or services or the removal of building fabric which will not adversely affect the item's

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significance. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 9: Change of Use

Change of use or its curtilage or the commencement of an additional or temporary use that does not involve the alteration of the fabric, layout or setting of the item, or the use does not involve the cessation of the primary use for which the building was erected, a later significant use or the loss of significant associations. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 10: New Buildings

Subdivision or alteration to new buildings constructed since the item's listing on the State Heritage Register or the gazettal of an interim heritage order. Where these conditions are satisfied, no notice to the Heritage Division is required. Subdivision of the curtilage of the exterior of a building would still require approval.

Standard Exemption 11: Temporary Structures

The erection of temporary structures (with specified time restrictions for their use and removal) and where they have no adverse impact on significant fabric including views of and from heritage items. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 12: Landscape Maintenance

Landscape maintenance without damage or major alterations to layout, contours, plant species or other significant landscape features. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 13: Signage

Temporary signage or interpretation signage or signage associated with a building's use (all with specified conditions) which does not adversely affect the heritage significance of the item or place. A statement to and notification from the Heritage Division are nevertheless required. Note, however, this standard exemption does not affect the requirements for consent by the City of Parramatta Council or the need to satisfy any signage policies which may have been adopted by them.

Standard Exemption 14: Burial Sites and Cemeteries

The creation of a new grave, the erection of monuments or grave markers in a place of consistent character (including materials, size and form) which will not be in conflict with the character of the place, or an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers – provided that there will be no disturbance to human remains, to relics in the form of grave goods, associated landscape features or to a place of Aboriginal heritage significance. This exemption does not apply to the erection of above-ground chambers, columbaria or vaults, or the designation of additional areas to be used as a burial place. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 15: Compliance with Minimum Standards and Orders

Compliance with minimum standards and orders relating to weather protection, fire prevention and protection, security and essential maintenance and repair to prevent serious or irreparable damage. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 16: Safety and Security

Development or erection of temporary or emergency security measures to prevent unauthorised access or to secure public safety, which does not adversely affect the heritage

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significance of the item or place. Submission of a structural engineer's certificate to the Heritage Division is required.

Standard Exemption 17: Movable Heritage Items

Temporary relocation of movable heritage items to ensure their safety, maintenance and preservation, conservation or exhibition, ensure health or safety, the need for a controlled environment for those items, or to protect the place. A statement to and notification from the Heritage Division are nevertheless required.

Anything done pursuant to the Standard Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

Policy 13.1
This CMP should be referred to the City of Parramatta Council and the Heritage Division as part of any application for change or development. It should be accompanied by a Statement of Heritage Impact that assesses the particular proposal.

Policy 13.2
All works to St John's Anglican Cathedral, whether they fall within the Heritage Council's standard exemptions or not, should retain and respect the cultural significance of the place, and be carried out by the appropriate licensed tradespeople with experience in conservation work and with advice from a heritage consultant.

Site-Specific Exemptions

The CMP for St John's Anglican Cathedral acts as a basis for the development of site-specific exemptions. If ACPT, as the owners of the Cathedral intend to develop site-specific exemptions, this must initially be discussed with the NSW Heritage Division.

Site-specific exemptions can only be approved by the Minister of Planning on the recommendation of the Heritage Council.

Currently a number of site-specific exemptions exist for the. These exemptions are predominantly with regard to the management and maintenance of the grounds around St John's Anglican Cathedral, particular in relation to temporary signage or change in use, gardening, managing the stormwater disposal system and installation or replacement of external lighting.

This CMP proposes an additional site-specific exemption with respect to modifications to non-State significant structures within the proposed revised curtilage (refer to Section 5.5 above).

Minimum Standards

Owners of State Heritage Register items are now required to achieve minimum standards of maintenance and repair. These are minimum standards to ensure that heritage significance is maintained. The standards are set out in a Regulation, and they relate to:

- weatherproofing;
- fire protection;
- security; and
- essential maintenance.

Historical Archaeological Provisions

The *NSW Heritage Act 1977* protects archaeological 'relics', which are defined as 'an archaeological deposit, resource or feature that has heritage significance at a local or State level (NSW Heritage Branch Department of Planning, 2009, *Assessing Significance for Site and 'Relics'*). Division 9 of the Heritage Act is entitled '*Protection of certain relics*', with Section 139 containing provisions for '*Excavation permit [being] required in certain cases*' to '*disturb or excavate land*'. Such permits are issued under Section 140 and 141 of the Act, or under Section 69 and 64 of the Act, in cases where 'relics' are

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situated within sites or places listed on the State Heritage Register. Section 139 prohibits the excavating or disturbing of land leading to a relic being discovered, exposed, moved, damaged or destroyed.'

5.13.2 Parramatta Local Environmental Plan (LEP) 2012

The Heritage Council and City of Parramatta Council are joint consent authority for works or development to St John's Anglican Cathedral because of its listing on the State Heritage Register. The City of Parramatta Council must also fulfil its obligations as joint consent authority, observing the relevant regional and local planning instruments.

In its relationship with the NSW Heritage Council regarding an item listed on the State Heritage Register, the City of Parramatta Council may refuse approval of a proposal approved by the Heritage Council but it cannot approve one which has been refused by them. While the Heritage Council must approve a heritage IDA for it to succeed, the City of Parramatta Council is the final authority, who will also take into consideration non-heritage issues.

Parramatta Local Environmental Plan (LEP) 2012

The Parramatta LEP 2012 provides the legal framework by which development decisions are made by the Council, and requires owners of heritage items to seek development approval from the Council for any proposed works. Under Clause 5.10 (2), development consent is required for any of the following actions:

> *(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
>
> *(i) a heritage item,*
>
> *(ii) an Aboriginal object,*
>
> *(iii) a building, work, relic or tree within a heritage conservation area,*
>
> *(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
>
> *(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
>
> *(d) disturbing or excavating an Aboriginal place of heritage significance,*
>
> *(e) erecting a building on land:*
>
> *(i) on which a heritage item is located or that is within a heritage conservation area, or*
>
> *(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
>
> *(f) subdividing land:*
>
> *(i) on which a heritage item is located or that is within a heritage conservation area, or*
>
> *(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

Applications for development will need to be accompanied by a Heritage Impact Statement (HIS), which assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or the conservation area concerned. Depending on the location of the works, the HIS may also need to assess potential impacts arising from the proposal on adjacent items of local heritage significance identified in Schedule 5 of the Parramatta LEP 2012. Depending on the extent of change proposed, and given the assessed State level of significance of

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the place, it is likely that Council may require a copy of this CMP to be submitted as part of any development application.

With regards to archaeology (both historical and Aboriginal), the Parramatta LEP requires adherence to the conditions and statutory requirements of the NSW Heritage Act and the NSW Parks and Wildlife Act, respectively for historical and Aboriginal archaeology.

5.14.3 NSW National Parks and Wildlife Act

Aboriginal cultural heritage is managed in NSW in accordance with the NSW National Parks and Wildlife Act 1974 (NPW Act), which provides legislative protection for Aboriginal 'objects' and 'places'.

While there are no registered Aboriginal sites currently located within the study area, this does not mean that sites do not have the potential to be present, but is rather a reflection of the lack of Aboriginal archaeological survey and excavation within the study area to date.

Refer to Section 5.15 below for further discussion.

5.14. Non-statutory Heritage listings

Listing on heritage registers is generally regarded as an indication of a place's heritage or cultural significance. Where such listing have statutory obligations, they have been discussed in the previous section, Section 5.13 (Statutory Controls).

5.14.1 National Trust of Australia (New South Wales)

St John's Provisional Cathedral, as part of the Parramatta Town Hall Group, was classified by the National Trust of Australia (New South Wales) in April 1976 (refer to Appendix E). The group listing includes the Town Hall, St John's Pro-Cathedral, Horse Parapet Façade and the Centennial Memorial Clock.

The reasons for listing the group are given as:

> *A group of civic structures that together form the nucleus of historic Parramatta reflecting Governor Macquarie's plan of 1822 with central church and market place.*
>
> *He towers of St John's date from this period and still form an important landmark whilst the other buildings and structures within the group lend great interest and promote a lively human scale around ST John's Square, forming a cohesive civic space. Each in themselves is an important townscape element.*
>
> *The small St John's Park in the centre dates from Governor Macquarie's time and was Parramatta's first village green in the town proper.*

The listing card for St John's Pro-Cathedral noted the following with respect to its historic development and contemporary condition:

> *This church occupies the site of the original Anglican Chapel built 1799-1803 b Gov. Jon Hunter on the oldest Church grant in Australia. Gov. Macquarie commissioned L. John Watts to design twin towers for the chapel which remains substantially as designed at a suggestion of Mrs. Macquarie that they resemble towers of the ruined church at Reculver, quoins, string courses, eaves corbels and foundation. The walls are unadorned except for small windows and a large clock, made in London by Thwaites and Reed and installed by Henry Burgin. The authorship of the original chapel is unknown but it was demolished to make way for a larger sandstone nave of Romanesque Revival style designed by architect James Houison and erected in 1852. An organ was installed in 1863 and matching sandstone transepts were added in 1883 being designed by architect Edmund Blacket.*
>
> *The roof of the nave and transepts are of slate while the broached spires on the towers are of copper. The building is in good condition and sited within a park.*

The reasons for listing of St John's Pro-Cathedral are given as:

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A most historic church whose twin towers form part of the oldest Anglican church fabric n Australia. The towers are of beautiful and unique appearance being designed by the important early colonial architect John Watts. Together with the pleasant body of the church they form an important architectural contribution to the Victorian civic building group of central Parramatta.

While the National Trust is a non-statutory body, its listings are highly regarded by government authorities. It is certain that the National Trust will be asked to comment on any development of the place, and their comments and recommendations will need to be addressed.

The Trust does not advocate rigid and unnecessarily restrictive development controls with regard to listed items or places, but recommends that their significance as part of the national, state or local heritage should be conserved through controls that allow where necessary, for new and compatible development and associated works which respect the character of the place or item through enhancement rather than conflict.

Policy 5.14.1
As soon as practicable after the finalisation of this Conservation Management Plan, a copy of Section 3.7 (State Heritage Register Criteria) and Section 4 (Statement of Cultural Significance) should be forwarded to the National Trust of Australia (NSW) to amend and update its classification.

5.14.2 Register of the National Estate

St John's Anglican Provisional Cathedral lies was entered on to the Register of the National Estate (RNE) on 21 March 1978.

The Register of the National Estate (RNE) was a statutory register established under the Australian Heritage Commission Act 1975. The Australian Heritage Commission Act 1975 has now been repealed and from 19 February 2007 the RNE was frozen, meaning that no places can be added or removed. On 19 February 2012 all references to the RNE were removed from the Environment Protection and Biodiversity Conservation Act and the Australian Heritage Council Act 2003. The RNE is now maintained on a non-statutory basis as a publicly available archive and educational resource.

The Statement of Significance reads as follows:

An historically sited Church containing the beautiful towers of the early colonial architect Lieutenant John Watts which make a superb visual contribution to the Victorian building group of Parramatta. The original Anglican chapel built 1799-1803 was named by Governor John Hunter. Governor Macquarie commissioned Watts to build to his design towers for the chapel, 1820. Chapel demolished 1852 and new nave built. Transepts added in 1888. Pleasantly sited within a public park.

5.14.3 Commonwealth Heritage List

The Commonwealth Heritage List is a list of the natural, cultural and historic heritage places owned or managed by the Commonwealth Government. St John's Anglican Cathedral is not listed on the Commonwealth Heritage List.

5.15. Aboriginal cultural heritage

The Aboriginal archaeological potential of the site has been assessed in *Planning Proposal—Archaeological Report, St John's Anglican* Cathedral, prepared by Curio Projects, December 2017. The. entire study area has been identified as having Aboriginal archaeological potential, and therefore is subject to the provisions of the NPW Act. The following policies have been developed to provide consistency and adherence to the NPW Act and associated NSW Office of Environment and Heritage (OEH) statutory guidelines:

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- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.*[3]
- *Guide to Investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW.*[4]
- *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales.*[5]
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.*[6]
- *Aboriginal Heritage Impact Permits, a Guide for Applicants.*[7]

The St John's land also has high social and cultural significance to the Aboriginal community, which must be addressed prior to any site development. Aboriginal cultural heritage consists of both tangible (i.e. physical cultural heritage items such as stone tools, camp sites, scarred trees etc.), and intangible heritage values (i.e. significant heritage values that are not necessarily physical in nature, Aboriginal lore, songlines, stories, connection to Country, etc.), both of which have significance and should be considered and acknowledged in relation to the site and any future development.

Policy 15.1
The study area has moderate to high potential for Aboriginal archaeological deposits to be present. Therefore, the site is required to be managed in accordance with the provisions of the NPW Act and relevant statutory guidelines.

Policy 15.2
Aboriginal community consultation should be undertaken for any proposed development within the study area, in accordance with the OEH statutory guideline: "Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010",[8] *particularly with regards to the social and cultural values and significance of the site to the Aboriginal community.*

Policy 15.3
Further development of these conservation policies relating to Aboriginal cultural heritage of St John's land should be undertaken in consultation with the Aboriginal community.

Policy 15.4
Any proposed development will require the preparation of a detailed Aboriginal archaeological assessment, to develop a detailed Aboriginal archaeological management strategy for the site, including Aboriginal archaeological investigation. This assessment should take the form of an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Aboriginal Heritage Impact Permit (AHIP) to be prepared in accordance with OEH guidelines.[9]

Policy 15.5
The results of any future Aboriginal archaeological investigation at the site should be used to further develop and improve the conservation policies cited in this document.

Policy 15.6
Heritage interpretation of Aboriginal heritage significance should be integrated into the planning for any future development for the site. Resources for Aboriginal heritage interpretation could include Aboriginal social and cultural heritage values (to be developed in consultation with the Aboriginal community), the results and artefacts etc. of any future archaeological investigations, historical research and background as presented earlier in this CMP etc.

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[3] DECCW 2010, *Due Diligence Code of Practice for the Investigation of Aboriginal Objects in New South Wales*

[4] OEH 2011, *Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW*

[5] DECCW 2010, *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales.*

[6] DECCW 2010, *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.*

[7] OEH 2011, *Aboriginal Heritage Impact Permits, a Guide for Applicants*

[8] DECCW 2010, *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.*

[9] OEH 2011, *Aboriginal Heritage Impact Permits, a Guide for Applicants*

Policy 15.7
If any unexpected Aboriginal objects are discovered on the site (following proper archaeological assessment, excavation and management), development work should cease in the vicinity of the object(s), and the NSW Office of Environment and Heritage contacted.

5.16. Historical Archaeology

The historical archaeological potential of the study area has been assessed in detail in *Planning Proposal—Archaeological Report, St John's Anglican* Cathedral, prepared by Curio Projects, December 2017. This report found with respect to historical archaeology that the study area has moderate to high potential to contain State significant archaeological relics associated with Phase 1 (Early Settlement and Church Activities, 1788–1814) and Phase 2 (Parramatta Native Institution, 1814–1868) of historical use of the site, as well as the potential for locally significant archaeological relics associated with Phase 3 (Hanleyville Villa, 1868–1925). Recent historical archaeological excavations in the Parramatta CBD have consistently demonstrated that this historical archaeological potential exists regardless of the presence of existing modern structures.

Should future archaeological investigation determine that intact structural remains associated with the Parramatta Native Institution are retained within the study area, these may require in situ retention by the NSW Heritage Division.

Policy 16.1
As the site has been identified as having the potential to contain State significant relics (Curio, 2017), subsurface disturbances must be designed to have as little impact, as is practical, so that the destruction of, or disturbance to potential State significance resources is minimised as much as possible.

Policy 16.2
Prior to the commencement of any works that may result in the discovery, disturbance or destruction of historical archaeological relics of State or local significance on site, an archaeological assessment prepared for the site by an appropriately qualified historical archaeologist in accordance with the NSW Heritage Council Archaeological Assessment Guidelines (1996) must be used as the basis for determining an appropriate mitigation for any proposed historical archaeological impacts.

Policy 16.3
Prior to the commencement of any works within the curtilage of the site that may result in the discovery, disturbance or destruction of historical archaeological relics of State or local significance, an archaeological Research Design and Excavation Methodology must be prepared by an appropriately qualified historical archaeologist. The proposed research design and excavation methodology must be approved by the NSW Heritage Division in accordance with a Section 60 application (within the SHR curtilage) and a Section 140 application (outside of the SHR curtilage) under the NSW Heritage Act (1977) prior to the commencement of works onsite. Where the proposed works form part of a State Significant Development Application, a S60 application would not be required to be submitted to the NSW Heritage Division. Instead, the consent authority would be the Department of Planning and Environment.

Policy 16.4
An appropriately qualified historical archaeological Excavation Director who meets with the NSW Heritage Council State Significant Excavation Director requirements must be nominated as the Excavation Director for any excavation or ground works program that is likely to impact on areas with the potential to contain historical archaeological relics. The Excavation Director is required to undertake all archaeological investigations, including archaeological monitoring and detailed salvage excavations, in accordance with an approved Research Design and Excavation Methodology, as outlined in Policy 5.16.3 above.

Policy 16.5
Heritage interpretation of any historical archaeological relics and resources recovered during archaeological investigation should be integrated into the planning for any future development for the site.

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5.17. PUBLIC ACCESS AND INTERPRETATION

BACKGROUND

According to the Burra Charter, "Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented" (Article 24.1) and "The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate" (Article 25).

Heritage interpretation can be a useful tool to communicate intangible aspects of the heritage values of a place; highlight little known aspects of its history; explain its conservation; identify significant features and elements; and raise awareness of conservation management issues.

If the people involved with the place (including management and users of the site) are made aware of its importance, they may be encouraged to feel a greater sense of responsibility for its conservation.

OPPORTUNITIES AND CONSTRAINTS

St John's Anglican Cathedral is a significant historical icon within the central business district of Parramatta. However, interpretation of the significance of the place is limited.

The Cathedral is open most days to the public, made possible by volunteers from the Parish. At the rear of the Cathedral are a number of interpretive panels displaying historic photographs, and a small brochure and booklet are also available to take away. However, after hours, interpretation of the Cathedral is severely limited, as there are only two small external signs that provide very brief information regarding the history and significance of the Cathedral. Similarly, the available information on the St Jon's Anglican Cathedral webpage is brief, although other webpages such as Wikipedia, Sydney.com and even the webpage of the NSW Heritage Division provide additional information for those that are particularly keen.

There is an opportunity to enhance the existing interpretation at the site through the use of a variety of methods, in particular interpretation to the exterior of the Cathedral. What the place was, how it came to be and why it is significant. In developing the key messages to consideration should also be given to the role of the Cathedral in the historic development of the broader Parramatta area.

Through interpretation, there are opportunities for the re-imagining of the place, although use of interpretation material should ideally be seen an enhancement of the user's experience and appreciation of the place. It is not intended that any of the spaces on site or in the Cathedral be set aside solely for interpretation or museum type uses. Any interpretation should form a backdrop to, or be part of an active and viable use and should enhance rather than hinder the visitor/user experience.

Policy 17.1
The significance of the whole site including significant uses and associations, should be interpreted to the public and all those involved with its management, use and maintenance.

Policy 17.2
An Interpretation Plan should be prepared and implemented in order to achieve these objectives. In order to avoid fragmenting the site or treating it in a piecemeal manner, there should be an integrated approach to signage and interpretation across the whole site.

Policy 17.3
The evolution of the site and its structures, its history from pre-European occupation to present times and its significance, should be interpreted.

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Policy 17.4
Interpretation should form a backdrop to, or be part of an active and viable use and should enhance rather than hinder the visitor/user experience.

Policy 17.5
In situ interpretation should be located in areas which are publically accessible and as well as in other less accessible areas where this is appropriate.

Policy 17.6
Any Interpretation Plan prepared for the site should incorporate Aboriginal cultural heritage and archaeology, and historical archaeology, including but not limited to Aboriginal social and cultural significance, and the results of any Aboriginal and/or historical archaeological excavation undertaken within the study area. See Policy 15.6 and Policy 16.6.

Future memorials, plaques and signage should be kept to a minimum but be sufficient to provide clear and appropriate information and interpretation of the site. Their location and size should be carefully considered and scaled to fit comfortably and not dominate the interior character of the Cathedral, or the key views of the Cathedral within its setting.

Policy 17.7
Memorials, plaques, information panels and signage should be kept to a minimum but be sufficient to provide clear and appropriate information and interpretation of the site. Their location and size should be carefully considered and scaled to fit comfortably and not dominate the interior character of the Cathedral, or the key views of the Cathedral within its setting.

While the Cathedral is generally open during part of the day, there is the opportunity to enhance public access and interpretation of the place to the wider public through Open Days and the like, for example, during the annual Heritage Festival organised by the National Trust of Australia (NSW). This could be in the form of a guided tour visiting those spaces not normally open to the public, such as the towers.

Policy 17.8
As the opportunity arises, general access and/or guided tours should be provided as special Open Days or similar events to allow interpretation for and appreciation by the general public.

EXPLANATORY NOTES

- To assist in the public understands and appreciates the complex history and significance of the PJP, the Interpretation Strategy or Interpretation Plan should identify the principal themes related to all aspects of the site's heritage significance, and recommend appropriate means of interpretation.
- Physical interpretive works, including new displays, structures or signage, would be subject to S.60 approval or exemption pursuant to S.57 (1) of the NSW Heritage Act, and should be backed up by a revised or new Interpretation Plan.

5.18. MOVEABLE HERITAGE

BACKGROUND

The NSW Heritage Council's *Movable Heritage Principles, 2000* emphasise the importance of documenting and conserving significant moveable heritage associated with cultural heritage places. 'Moveable heritage' is a term used to define any natural or manufactured object or collection of heritage significance.

Movable heritage is an integral part of the significance of heritage places. It can also belong to cultural groups, communities or regions of New South Wales, and like other types of heritage, it

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provides historical information about people's experiences and ways of life. It also helps us to learn about people who may have been left out of written historical accounts, including women and migrant communities. It does not include archaeological relics found underground.

The Moveable Heritage Principles encourage retention of moveable heritage items in context as first conservation preference.

Opportunities and Constraints

A review of moveable heritage items associated with St John's Anglican Cathedral has not undertaken during the preparation of this CMP. During the inspections, several pieces of furniture and moveable heritage items were observed, and are identified in Section 2.3.3 of this CMP. Primarily these include important piece of furniture and fittings located within the Cathedral and associated with religious ceremony, however also include the various memorials located around the walls of the Cathedrals interior, as well as items such as the Parish records (from 1790) and the 1846 tapestry held in storage at the site.

Within the towers a collection of salvaged building items and fittings, was also observed. A full inventory of these items has not been undertaken, however includes doors, grilles and gates, as well as hymn boards, letters and numbers.

Policy 18.1
Identify and register all moveable heritage items across the St John's Anglican Cathedral site, recording their description, function, location, provenance, significance and conservation requirements, including appropriate means of protection and storage.

Policy 18.2
Prepare a Moveable Heritage Management Strategy, which identifies specific management and conservation policies for the moveable heritage collection at St John's Anglican Cathedral.

Policy 18.3
Where possible, salvaged building items should be considered for reinstatement. Significant items not reinstated should remain in storage on site and protected from deterioration.

Explanatory Notes

- The moveable heritage register and management strategy should be prepared by an experienced specialist familiar with ecclesial architecture generally and the history and significance of the St John's Anglican Cathedral in particular.
- Refer to Section 5.21 and 5.23 below for discussion and policy regarding the establishment of inventories for the various memorials and monument, as well as historic documents.

5.19. J.W. Walker pipe organ

The J.W. Walker pipe organ is considered to be of State significance as a largely intact and well-conserved J.W. Walker organ dating from the mid-nineteenth century in New South Wales. It is one of the larger J.W. Walker organs imported in to NSW, and is a rare example in NSW and Australia of an organ exhibiting Norman style detailing in its cabinetry, to reflect the architectural style of the Cathedral.

The organ was relocated to its current position in 1903. In 1966 conservation works retained many of the original features, although smaller changes were made, such as the replacement of the stop knobs, which detract from the original character of the organ. The 1960s works are considered by the Organ Historical Trust of Australia to be ground-breaking in the history of organ conservation in Australia, as the *"advisers were conscious of the historic merit of the instrument and the restorers were sensitive (in an age of unbridled modernism) to retain virtually all original features, including the cone-tuned pipework, high pitch and short-compass swell stops. While the composition of the Swell Sesquialtera was modified by transposing the fifteenth rank to a seventeenth and new drawstop domes were provided, these*

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changes may be considered mild for the period."[10] Despite these works, the organ would still present to the listener much as it did in the 1860s.

The organ is in fair condition, although some elements are will be needing restoration in the near future (within 10 years), such as the sound boards, bellows, console and key action. If and when such work is contemplated, consideration should also be given to the replacement of those smaller items that are considered to detract from the original character of the organ.[11]

Policy 19.1
The J.W. Walker organ, including original pipework and cabinetry, should be retained and conserved in its current location.

Policy 19.2
Restoration works, including the replacement of worn or degraded parts, should also consider the replacement of later intrusive items, such as the stop knobs in a style that reflects the original character.

Policy 19.3
When planning or implementing works, seek advice from a specialist with experience in maintaining historic pie organs.

5.20. Thwaites and Reed Clock

The Thwaites and Reed clock at St John's Anglican Cathedral is not only one of the earliest intact clocks in the colony, it would appear to be the earliest that remains mechanically wound, and is therefore rare within New South Wales. It was one of four imported into New South Wales in 1821 as a gift of King George IV. The other three were installed in St Luke's in Liverpool, St Matthew's in Windsor and the main dormitory building of the former Female Factory, Parramatta. Each of these early clocks have since been upgraded to enable automatic winding.

Although the clock face at Hyde Park Barracks is earlier, constructed in 1819 by the convict clock and watch maker James Oatley, only the clock face and hands date from this time. Its internal mechanism was reportedly replaced in the late 1830s by a new mechanism constructed by Vulliamy and Sons, London clock makers.

Currently the clock at St John's Cathedral is wound every 6 days. Winding the clock involves the climbing of two steep timber ladders from the gallery level, in order to reach the third floor, which houses the mechanism. While the ladder between the gallery and the second floor is a replacement (possibly dating from the 1960s when other work was undertaken within the tower) the ladder to third floor housing the mechanism would appear to be the early if not original. Certainly, the timber floor boards of the third floor are wide and hand finished, indicating an early provenance. A small timber hatch within this floor looks to be of a similar age.

While there is currently someone willing to make this steep climb to wind the clock mechanism, there may come a time when access is considered too precarious for frequent use. The internal arrangement of the towers would make modifications to improve access (e.g. insertion of a stair) difficult without substantial change to the original structure of the third floor, and possible moving of the clock mechanism to increase the available area (currently the clock mechanism sits in the centre of the space). Alternative solutions to improve access should consider impacts to original fabric of the tower and clock, as strict compliance with the relevant codes is not likely to be possible.

It is understood that the process to automate the clock would not involve the removal of any part of the existing mechanism or weights, which currently fall below the floor level of the second and third

[10] http://www.ohta.org.au/confs/Sydney/StJohnsPro.html

[11] Pers. Conversation with Peter Jewkes, Pipe Organ Builder and conservator of the organ at St John's Anglican Cathedral.

floors. The weights would be disconnected (they would remain in place), and a small adjustment would be mounted to the outside of the existing mechanism.[12] Access to the mechanism would still be required to maintain the clock, although could be less frequent.

Policy 20.1
The Thwaites and Reed clock, including clack face, hands and mechanism, should be retained and conserved in its current location.

Policy 20.2
Only specialist contractors with proven ability and recognised expertise should be engaged to carry out conservation, maintenance and repair of all components of the clock.

Policy 20.3
Retention of the process of mechanical winding of the clock is preferred in the first instance.

Policy 20.3
If access to the clock is deemed to be unsafe, options to reduce the frequency of access, such as automation of the clock could be considered, provided that such action could reduce the extent and nature of the works required to provide improved access. Proposals for improved access should be developed with a 'soft touch' approach so as to minimise modification of the original and/or early structure, rather than in strict compliance with relevant standards and codes.

5.21. MEMORIALS AND MONUMENTS

Located on the interior walls of the Cathedral and various memorials and monuments. While a full record of these has not been undertaken during the preparation of this CMP, these can be roughly categorised in to two groups:

- Marble memorials – predominantly commemorating persons associated with the Cathedral in the early to mid-nineteenth century. Important memorials include to Reverend Samuel Marsden (d. 1838); Elizabeth, wife of Rev. Marsden (d.1835); Elizabeth Jane, wife of Governor Bourke (d. 1832) and John Blaxland (d. 1845).
- Brass memorial plaques – predominantly dating from 1900 to the 1930s.

The various memorials and plaques contribute to the internal character of the building, as well as providing physical evidence of the historic association of individuals with the Cathedral. It is not known the date of installation for those memorials that commemorate persons associated with the Cathedral predating its completion in 1855.

Generally, the marble memorials and tablets at St John's Cathedral are considered to have high significance, while those in brass are considered to be of moderate significance. Their materiality, including marble, stone, painted lettering and brass, have specific conservation requirements.

Presently there are no memorials or monuments located on the exterior facades of the Cathedral or within the grounds.

Policy 21.1
A full inventory and assessment of the various memorials and plaques located in and around St John's Anglican Cathedral should be prepared. The inventory should include an analysis of their significance and condition.

Policy 21.2
Memorials and tablets contained within St John's Anglican Cathedral should be retained and conserved in accordance with their assessed significance. Memorials considered to be of high significance should preferably be retained in their existing location. Memorials of lesser

[12] Pers. Conversation with Douglas Minty, Clock maker and conservator of the clock at St John's Anglican Cathedral.

significance could be considered for relocation or removal provided an archival photographic recording is undertaken beforehand.

Policy 21.3
There should preferably be no new memorials or tablets located within St John's Anglican Cathedral.

Policy 21.4
Specialist advice should be sought in regard to locating and fixings new or relocated memorials and monuments within St John's Anglican Cathedral and its setting.

5.22. STAINED GLASS

A full inventory and analysis of the stained glass has not been completed as part of this CMP. Appendix C contains a preliminary inventory of the existing stained-glass windows at St John's Anglican Cathedral. Their condition is presently unknown.

All of the stained-glass windows are considered to be of exceptional significance in this CMP. There is no distinction with regard to the level of significance between the original stained glass and the later glass installed to commemorate parishioners associated to the Cathedral. Both contribute to the historic, aesthetic and social fabric of the Cathedral.

Policy 22.1
A full inventory and analysis of the stained-glass windows at St John's Anglican Cathedral should be prepared, including their description, location, provenance, designer, significance and recommendations for ongoing conservation.

Policy 22.2
All stained glass and lead light panels are considered to be exceptionally significant fabric, and should be treated with special care to maintain the maximum degree of original fabric intact.

Policy 22.3
A detailed condition report on the lead light and stained glass leadlight and glazing should be carried out to determine their present condition and requirements for conservation and repair.

Policy 22.4
Only specialist contractors with proven ability and recognised expertise should be engaged to carry out repair, maintenance, conservation, restoration or reconstruction to the windows.

EXPLANATORY NOTES

- Specialist advice should be sought before carrying out any work on the lead-light and stained-glass windows at St John's Anglican Cathedral.
- An archival photographic recording both the exterior and interior faces of the stained-glass windows should be prepared prior to any conservation work being carried out. Photographs should be taken in both transmitted and reflected light.
- If window sashes are to be replaced the new frame shall match the form and detail of the existing.
- Original glass should be retained where possible. Panes of glass with a single crack should be retained. Those with more than one crack, or where part of the glass is missing, should be replaced with glass to match original. Painted glass that is removed from windows shall be labelled and stored on site.

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5.23. DOCUMENTS & RECORDS

BACKGROUND

St John's Anglican Cathedral is the subject of a number of written and pictorial records dating back to its earliest construction. These records are located within government depositories, such as the National Library of Australia, the NSW State Library and NSW State Archives, as well as St John's Anglican Cathedral's own archives.

Given the State and potentially National significance of the Cathedral, the creation of an inventory of research material would aid future research into, and dissemination of, the historic importance of the Cathedral.

Policy 23.1
A full inventory of the available documents, graphics, images and records relating to the historic construction and use of St John's Anglican Cathedral should be prepared, including details regarding their location and, where possible, access and copyright.

Policy 23.2
The inventory should include a review of the condition of any original images or records held by St John's Anglican Cathedral's archives, and make recommendations as to their ongoing conservation and storage.

5.24. MANAGEMENT AND MAINTENANCE OF THE PLACE

5.24.1 GENERALLY

In order to retain the significant attributes and values of St John's Anglican Cathedral in the future, it is essential that all those involved with the management and maintenance of the building and site are made aware of its significance. Such knowledge will be required in order to make sound and appropriate decisions about any of the elements, spaces or fabric of the place.

A strategy should be formulated and implemented for the management and maintenance of the place, based on sound conservation principles coupled with an understanding of the significance of the place.

Policy 24.1
In order to conserve the significant fabric of the place, a strategy for management and maintenance must be adopted.

Policy 24.2
All persons involved with the management and maintenance of the place should be made familiar with the contents of this report to ensure that the intent of the policies is adhered to and the cultural significance of the place is retained. This is particularly important where any changes or works are proposed to the place.

Policy 24.3
A copy of this report should be retained on site at all times for the use by all those involved with the management and maintenance of the place.

5.24.2 MANAGEMENT

BACKGROUND

The site is comprised of five different allotments as follows:

Anglican Church Property Trust Diocese of Sydney as Trustees of the Parish of Parramatta (ACPT)

- No. 195 Church Street comprising of St John's Cathedral and Parish Hall and the former Verger's cottage – Lots 1 & 2, DP 1110057;

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St John's Parramatta Endowment Fund

- Nos. 65-75 Macquarie Street (known as Astra Chambers) – Lots E, F, G, H & I, DP 15108;
- Nos. 77-79 Macquarie Street – Lots J & K, DP 15108;
- No. 38 Hunter Street, known as St John's Building – Lot M, DP 15108;
- No. 45 Hunter Street – Lots 1 & 2, DP575473

The ongoing maintenance and repairs to St John's Anglican Cathedral building, Parish Hall and the former Verger's cottage is controlled and managed by the Anglican Church Property Trust Diocese of Sydney as Trustees of the Parish of Parramatta (ACPT). Similarly, the St John's Parramatta Endowment Fund manages those allotments and structures located within its holdings.

The management and maintenance of the Cathedral grounds however is undertaken by City of Parramatta Council. This arrangement has its origins in a 1953 agreement between ACPT and the Parramatta City Council, which enabled the right to use and embellish the Cathedral grounds for a period of 20 years. The date of this agreement appears to correlate with the removal of fences around the Cathedral site, particularly those fronting Church Street, and creation of formal pathways within and around the site.

This agreement was subsequently extended for another 20 years in 1971, and again in 1991, at which time it was acknowledged that the creation of the Church Street Mall in 1986 had changed the flow of pedestrian traffic, causing damage to the Cathedral grounds. Use of the Cathedral grounds was again granted to Council for an additional fifty years, on the proviso that future landscaping works and regular maintenance was to be undertaken at the expense of the Council.

Opportunities and constraints

It is important that regular inspections are made of the buildings and their setting to identify items requiring maintenance or repair before they become serious issues. Building and site managers should ensure that one person is responsible for arranging maintenance and repairs to those aspects under their control, and that they are undertaken in a comprehensive and satisfactory manner. A maintenance regime for the various built and landscape elements should be guided by a maintenance plan and be adequately funded.

All proposed work on the significant elements of the place should be documented and directed by a suitably qualified and experienced conservation architect. Such documentation should be based on policies contained in this report and on research on the fabric. Suitably experienced conservation engineers may also be required to give advice as part of this process. Archaeologists may be required at various intervals if it is proposed to remove or cover up evidence of earlier structures or occupations. Areas of non-compliance with the Building Code of Australia that require rectification should be gradually addressed and should form part of the maintenance plan.

All managers and users need to understand the issues related to the continuing conservation and maintenance of the place, and this Conservation Management Plan should be made available so that all users can be aware of the limitations on their use of the place.

An important aspect of the significance of the place is its siting at the terminus of Church Street and within the open setting of landscape grounds, Centenary Square and Church Street mall, which is able to demonstrate the historic development of Parramatta township. The site of the Cathedral, including the Parish Hall and Verger's cottage, has been in church ownership since the establishment of Parramatta. This should continue even if parts of the site have different uses or management systems. A single precinct approach to the management of the place could avoid inappropriate development and/or use of part of the site that could impact on the significance of the place as a whole.

Policy 24.4
Management and maintenance of the place (buildings and site) should be a collaborative approach between the Anglican Church Property Trust Diocese of Sydney as Trustees of the

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Parish of Parramatta (ACPT), the St John's Parramatta Endowment Fund and the City of Parramatta Council.

Policy 24.5
Any formal agreements between ACPT, St John's Parramatta Endowment Fund and the Council, or delineation of management and maintenance responsibilities of the place should not involve the subdivision of the site comprising the c.1823 church setting. This Conservation Management Plan should be included in any formal management agreements between the three management groups.

Policy 24.6
Managers and users of the place should be made aware of the issues relating to the continuing conservation and maintenance of the place. Compliance by all persons and bodies involved with the place with the policies of the plan should be periodically checked.

Policy 24.7
Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills. They should be made familiar with the history, significance and issues concerning the element to be worked on.

5.24.3 Maintenance

Maintenance to conserve the significant fabric and elements on the whole site should be ongoing. It is important that regular inspections are made of each the Cathedral and Verger's cottage, and the grounds and the whole site to identify items requiring maintenance or repair before they become serious issues.

The maintenance regime should be guided by a maintenance plan and be adequately funded, organised and monitored. The maintenance plan should address the day-to-day maintenance requirements as well as upgrading of services.

Maintenance work should be carried out under the guidance of a suitably qualified conservation consultant. Suitably qualified and experienced tradespeople should be employed to work on significant fabric.

All people involved in the maintenance of the place should be made familiar with the contents of this report to ensure that the intent of the policies is adhered to and the cultural significance of the place is retained. A copy of this report should be retained on site for the use of these persons.

An item requiring regular monitoring is the presence of termites at the place. This requires a detailed inspection of the whole site and its periphery and if necessary, treatment by a qualified pest specialist. Note that no pesticides should be used which may be dangerous to humans e.g. archaeologists, electricians and architects.

Policy 24.8
A maintenance plan for the whole place should be developed, adopted and implemented to address the day-to-day maintenance requirements as well as the upgrading of services.

Policy 24.9
All work, including regular maintenance, carried out on significant fabric of the place, should be done by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.

Policy 24.10
A program of termite inspection and monitoring should be maintained for the whole site.

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5.25. ADOPTION, IMPLEMENTATION AND REVIEW OF THE CMP

This Conservation Management Plan, its analysis and policy sections should be reviewed by the Anglican Church Property Trust Diocese of Sydney as Trustees for the Parish of Parramatta (ACPT) for comment prior to being adopted.

The adopted report should then be used by the Cathedral as a reference document in the consent authority's assessment of future application for development or works.

As already discussed in sub-section 5.5 (Australia ICOMOS Burra Charter), the conservation of the place and implementation of the policies contained in this document should be at the direction of a qualified conservation consultant with the appropriate knowledge and skills.

If there is a substantial change in the management or proposed use of the place, which has not been covered by these policies, then the policy section should be reviewed.

It is anticipated that the leasing of the Verger's cottage out to tenants will continue to be an important aspect of the use of the site. It is important that the tenants understand and follow the philosophy of the continuing conservation of the place. Thus, each current and every new tenant must be made aware of this Conservation Management Plan. A copy of this report must be kept on site and be available for inspection or reference.

Policy 25.1
This Conservation Management Plan, with its analysis and policy sections, should be adopted by ACPT, and used to guide all future works on the place including planning and development controls for the site. It should also be used as a basis to evaluate development applications, variations or exemptions to accepted statutory requirements or previously given rulings regarding any works to the place.

Policy 25.2
A copy of this report, as adopted by ACPT, should be placed in a permanent archive at the City of Parramatta Council and be available for public inspection. A copy must also be kept on site and be available for inspection or reference. Copies could also be lodged with the NSW Heritage Division library and State Library and NSW.

Policy 25.3
Sources of funding must be identified and secured before any works can be commenced on site. The staging sequence and extent of the works will be determined by the nature and amount of funding.

Policy 25.4
Conservation of the place and implementation of changes to the place should be at the direction of a qualified conservation consultant/consultants with the appropriate knowledge and skills.

Policy 25.5
All work undertaken on significant fabric should be in accordance with policies set out in sub-section 5.2.2 'Treatment of Gradings of Significance' and 5.5 'Australia ICOMOS Charter' of this report.

Policy 25.6
Should earlier significant fabric or previously unknown evidence (not already covered by this Conservation Management Plan) relating to the place be uncovered, it should be recorded and added to the existing archive on the place or incorporated into a report or as an addendum to this Conservation Management Plan, as appropriate. The analysis and policy sections should also be revised or updated, if necessary.

Policy 25.7
The place should be fully recorded photographically for archival purposes before any intervention or works commence.

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Policy 25.8
All reports and records, photographic or otherwise, relating to the place should be placed in a permanent archive at St John's Anglican Cathedral and the Parramatta Heritage Centre, and be available for public inspection.

Policy 25.9
This conservation policy document should be reviewed every 10 years or sooner if:

- *if the management structure of the place changes,*
- *if there is a major change of use is proposed for the place (other than those that fall within the constraints of this Conservation Management Plan),*
- *if new physical or documentary evidence changes the known significance of the place,*

Policy 25.10
The conservation policies regarding the Aboriginal cultural heritage and the historical archaeological resource within this CMP should be reviewed and revised to take in to account the results of any Aboriginal community consultation and archaeological excavations at the site.

5.26. FURTHER RESEARCH

BACKGROUND

During the preparation of this CMP a number of possible avenues of research have been identified that would enable a broader and more comprehensive understanding of the role and importance of St John's Anglican Cathedral in the historic development of Sydney, Parramatta and the colony of NSW. While not an exhaustive list, possible additional avenues of research include:

- the importance of St John's Anglican Cathedral in the establishment and expansion of the Church of England in Sydney and NSW during the early decades of the colony;
- the association of St John's in the administration of the convict system within the colony of NSW; and
- the possible relationship between St John's and the Parramatta Native Institute.

Policy: 26.1
If and when the opportunity arises, further research should be carried out on the role and importance of St John's Cathedral in the historic development of Sydney, Parramatta and the colony of NSW, to give a more thorough understanding of its historical context.

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Appendix A

EXTRACT:
Australia ICOMOS Charter, 2013
(The Burra Charter)

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Appendix B

COMPARATIVE LISTS:

- **Parish Halls**
- **Organs**

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B.1 PARISH HALLS

Below is a comparative list of Parish Halls dating from between 1885 to 1930s, located within the metropolitan suburbs of Sydney, and listed on the State Heritage Register and/or the State Heritage Inventory (i.e. of Local significance).

Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
St Francis Xavier School Hall	Lavender Bay, (North Sydney)	1881	1901	North Sydney LEP 2013, I0350	Former school building associated with church – two storey brick building with stone detailing to parapets and windows, and a terracotta tiled roof
Memorial Hall of St Thomas	North Sydney	1843	1922	North Sydney LEP 2013, I0888	Inter-War Free Classical style. Double storey high
St Mark's Hall	Granville (Parramatta)	1882	1904	Parramatta LEP 2011, I138	Simple timber building constructed for a different site and relocated. Associated with St Marks, a Gothic style stone church constructed by Blacket & Sons.
St John the Baptist Anglican Church	Kirribilli	1884	1909	North Sydney LEP 2013, I0186	Originally used as a Sunday school, later used as a pre-school.
St Matthew's Church and Church Hall	Manly	1930	Unknown	Manly LEP 2013, I113 (Church and Hall)	
St Pius Church, Church Hall and Presbytery, including interiors	Newtown	1913	1915	Marrickville LEP 2011, I147 (Church, Church Hall,	Edwardian, two storey, red brick, pointed arches to the façade

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Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
				Presbytery)	
St Stephens Church Hall	Penrith	1837	c.1910	Penrith LEP 2010, I206 (Church, Hall, Cemetery)	Associated with the Colonial era St Stephens Church
Former NSW Mission and Church Hall Group, including Interiors	Alexandria		1891-1922	Sydney LEP 2012, I23	
St Peter's Anglican Church and Church Hall	Hornsby	1920's	c.1920s	Hornsby LEP 2013, I514	Inter-war Gothic style church with adjacent hall of a similar period. Hall is a simple gabled building also of brick.
St Philip's Anglican Church and 1920's Church Hall	Eastwood	1906-1907	1920's	Ryde LEP 2010, I35	
Petersham Baptist Church Hall, including interiors	Lewisham (Marrickville)	1884	1900	Marrickville LEP 2011, I61 (Church and church hall)	Church and church hall have similar gothic style detailing. Hall is constructed of red brick with rendered detailing.

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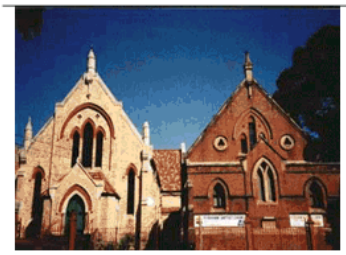
Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
					
St John's Anglican Church	Camden	1849	1906	Camden LEP, I63	The church hall is a simple single storey face brick building to a design by architects Sulman and Power.
St John's Bishopthorpe Church	Glebe	1868	1897	Sydney LEP 2012, I723	The Record Reign Hall (Parish Hall), constructed in 1897, is a single and two storey polychrome brick Federation Free Style hall. It is attributed to architect Edward Halloran.
St John's Anglican Church	Ashfield	1841-1904	1895	Ashfield LEP 2013, I45 (Church, cemetery, parish hall, school hall, rectory, church grounds)	Hall was reportedly constructed by architect L. H. Smythe.
All Saints Hall	Parramatta	-	c1926	Parramatta LEP 2011, I552	Constructed as a War Memorial Hall, designed by Government Architect Hedley Horwood. A large brick church hall with mansard roof with cupola and an austere front. Walls are tuck pointed brick while the roof is slate.
St Alban's Anglican Church Hall and Shops	Five Dock	1923	1933	Canada Bay LEP 2013, I228	Unusual hall built to the main road with two flanking shops and a central entrance. Hall constructed shortly after the church. Shops are largely intact.

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Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
Christ Church Anglican Church and Hall	Bexley	1887	1918	Rockdale LEP 2011, I118 (Church and Hall)	Brick hall constructed in 1918. Ddecorative brickwork with roof clad in Marseilles tiles. Face brick buttressed walls, rough sandstone lintels and timber windows with semi lancet tops. Rose window with coloured glass. NB: Church also includes a pipe organ built by J.W. Walker in 1858.
St Luke's Anglican Church Hall	Liverpool	1818-1820	1840-90s	SHR 00086 Liverpool LEP 2008, I84 (group including landscape, church, hall, headstone, memorial gate)	Part of St Luke's Anglican Church Group. Brick single storey red brick hall in the site's north-west corner. Believed to have been designed by colonial architect Edmund Blacket in the 1890s. It was added to in the 1920s. Open gable, corrugated metal roof.
Wesley Church Hall	Newcastle	-	1922	Newcastle LEP 2012, I157	Single storey face brick building with contrasting cement rendered elements, timber casement windows and simple hipped roof of corrugated iron.
St Andrews Anglican Church Hall	Lane Cove	-	c.1920s	Lane Cove LEP 2009, I198	
St Cuthbert's Anglican Church (excluding Sunday School Hall and Rectory)	Carlton	1908-1927	1921	Kogarah LEP 2012, I22 (excludes hall	Brick hall with similar stylistic features to the original church.

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Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
				and rectory)	
St Jude's Anglican Church, Cemetery, Rectory, Verger's Residence	Randwick	1865	1899	SHR 00012 (includes church, hall, cemetery, rectory, verger's residence Randwick LEP, I271	Red brick with corrugated steel and slate roof and timber joinery. Walls have shaped brick buttresses, windows are tall and lancet shaped. The east elevation has a somewhat Byzantine appearance with semi-circular windows and openings, stone pilasters and string courses and a heavy wrought iron grille to the front entry. Coping courses are stone and/or cement render and stonework has been used to accentuate certain elements in the design.
St Paul's Anglican Church	Riverstone	1884-1885	c.1900	Blacktown LEP 2015, I73	Timber gabled church hall, with timber internal lining to walls and coffer. Also on the site are modern a brick church hall and rectory. .
St Andrew's Anglican Church, hall and rectory	Seven Hills	1880	c.1883	SHR 00057, Blacktown LEP 2015, 1112	Hall is a small, single storey brick building with gable ended roof in corrugated iron and Gothic arch windows

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Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
St Giles' Anglican Church **(Hall located below the Church)** 	Greenwich		1908	Lane Cove, LEP 2010, I62	Hall is located below the church, maximizing the slope of the land. Arts and Crafts suburban church building by P. Blackman.
St Mary's Anglican Church and Pipe Organ 	Bondi Junction	1851-1890	c.1900s	SHR (00160) Waverly LEP 2012, I505	Federation Gothic style hall of dark face brick and rendered masonry detailing. Original timber windows. Currently used as child care centre.
All Saint's Anglican Church 	Petersham	1870-1871	1926	Marrickville LEP 2011, I224	Colonial revival building with fine interior joinery and details.
St Stephen's Anglican Church 	Willoughby	1882-1884	1920 (Modified)	Willoughby LEP 2012, I209	
St Paul's Church and Churchyard 	Canterbury	1858-1859	Unknown	Canterbury LEP 2012, I74	Brick hall located at the rear of the church.
St Peter's Church Hall	Manly Vale	1960s	1927	Warringah LEP 2011, I85 (Church Hall only)	Timber weatherboard church hall with steeply pitched gabled roof of terracotta tiles. Relocated to current position in the mid 1960s.

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Church Name	*Location*	*Church date*	*Hall date*	*Heritage Listing*	*Notes*
St Anne's Anglican Church, including school hall and rectory	Strathfield	1892-1914	c.1914	Strathfield LEP 2012, I143	Hall was extended in 1952.
St Thomas' Anglican Church and Cemetery	Enfield	1847	1923	Burwood LEP 2012, I182 (includes church, cemetery and hall)	
St Luke's Anglican Church Group	Mosman	1963 (Leslie Wilkinson)	Unknown	Mosman LEP 2012, I198	Federation Art-and-Crafts structure of brick and textured rendered finish, facetted end and Gothic style buttresses.

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B.2 ORGANS OF NSW AND J.W. WALKER TO 1870S

The following list of pipe organs in NSW to 1875, has been compiled from inventory of documentation held by the Organ Historical Trust of Australia, prepared by John Stiller, research officer OHTA.

Organs have then been cross referenced with the State Heritage Register and State Heritage Inventory, in order to determine possible heritage listing.

Years	*Area*	*Location*	*Listing*	*Makers*	*Notes*
1796	Watsons Bay	St Peter's Anglican Church	Woolhara LEP 2014 (449)	R. & W. Gray	Altered. Organ built in London in 1796 and was once the possession of Napoleon Bonaparte. It was placed in St Peter's as a memorial to local sailors and soldiers who fell in the First World War.
c. 1800	Glebe	Dr V. Sheppard residence	-	Builder unknown (Holland)	
Early 19th	Baulkham Hills	E. Glass	-		Case front and pipes of early 19th century chamber organ
c.1820	Balgowlah	R. Harrison	-	Builder unknown	Barrel organ
c.1820	Newtown	Baptist Church	Newtown LEP 2011 (I144)	Builder unknown	Rebuilt & enlarged by C. Leggo
c.1830	North Sydney	Monte Sant' Angelo Convent Chapel	North Sydney LEP 2013 (I0894)	Builder unknown	Converted from barrel organ
c.1830	Ultimo	Museum of Applied Arts & Sciences (former)	Sydney LEP 2012 (I2051)	Possibly J. C. Bishop	Chamber organ
c.1845	Rose Bay	St Paul's Anglican Church	-	J. Kinloch	Altered
Mid-19th	Berrima	Holy Trinity Anglican Church	SHR 00096	Builder unknown	Rebuilt by W. Davidson
c.1850	Belmore	St Alban's Anglican Church	-	Builder unknown	Rebuilt 1901
c.1850	Bong Bong	Christ Church Anglican Church	SHR 01383	Saml. Parsons	Rare mahogany organ installed in 1884. Research potential and rarity.
c.1850	Croydon	St Peter Anglican Church (former)	Burwood LEP 2012 (I160)	Builder unknown	Enlarged
c.1850	Singleton	Convent of Mercy	Singleton LEP 2013 (I127)	Builder unknown	
c.1850	Paddington	St Francis of Assisi Roman Catholic Church	Sydney LEP 2012 (I1093)	Builder unknown	Rebuilt c.1900
c.1850	Stanmore	Seventh Day Adventist Church	-	Builder unknown	
1855	Port Macquarie	St Thomas' Anglican Church	SHR 00178	J. W. Walker	Original condition. The finger and barrel organ is of one manual, five stops, pedals permanently couples to the manual keys, with mechanical (tracker) action. The organ has a keyboard compass of 54 notes and a pedal board of 20 notes. Purchased in 1856, installed in 1857, relocated to Gallery in 1970. The pipe organ is the only one of its

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Years	*Area*	*Location*	*Listing*	*Makers*	*Notes*
					kind in the Southern hemisphere.
1855	Wallsend	St Luke's Anglican Church	Newcastle LEP 2012 (I646)	J. W. Walker	Original condition. Sold by St Mary's Anglican Church, Maitland in 1881 to St Luke Anglican Church, Wallsend.
c.1856	Prospect	St Bartholomew's Anglican Church	SHR 00037	G. M. Holdich	Installed in 1888. Only parts now remain because of 1989 fire.
1858	Bexley	Christ Church Anglican Church	Rockdale LEP 2011 (I118)	J. W. Walker	Moved from All Saints' Anglican Cathedral, Bathurst to Christ Church, Bexley in 1887. Rebuilt, enlarged an altered, but case unspoiled
1859	Darling Point	St Mark's Anglican Church	Woolhara LEP 2016 (91)	J. W. Walker	Enlarged 1873, rebuilt 1915, 1929, 1963; broken up c.1976; only case and front pipes remain.
1860	Camden	St John's Anglican Church	Camden LEP 2010 (I63)	T. C. Bates	Altered
c.1860	Randwick	Our Lady of the Sacred Heart Roman Catholic Church	Randwick LEP 2013 (I134)	Builder Unknown	
1862	Raymond Terrace	St John's Anglican Church	Port Stephens LEP 2013 (I40)	J. W. Walker	Finger and barrel organ. Altered. Fairly original; barrel mech. removed.
1863	Parramatta	St John's Anglican Cathedral	SHR 01805	J. W. Walker	Brought from England in 1862 installed in the gallery in 1863 and moved to the north transept in 1900. Restored in 1966. Fair original condition Only example of a J. W. Walker case in 'Norman' style. This style was selected to conform with the architecture of the Church.
1864	Lavender Bay	St Francis Xavier's Roman Catholic Church	North Sydney LEP 2013 (I0349)	J. W. Walker	Moved from St Mary's Anglican Church, Waverley c.1889. Original condition.
c.1865 or older	Bondi	St Matthew's Anglican Church	Waverley LEP 2012 (I50)	Builder unknown	Rebuilt
1865	Chatswood	Uniting (Congregational) Church	-	J. W. Walker	Moved from St Andrew's Temporary Cathedral 1928. Enlarged and altered
1865	Surry Hills	St Michael's Anglican Church	Sydney LEP 2012 (I1543)	J. W. Walker	Rebuilt & enlarged 1904 by W. G. Rendall
1866	Canterbury	St Paul's Anglican Church	Canterbury LEP 2012 (I74)	Geo. Fincham	
1866	Newcastle	St John's Anglican Church, Cooks Hill	SHR 00124	J. W. Walker	Installed in 1866. Two manual pipe organ. Original condition.
1866	Syndey	St Andrew's Anglican Cathedral	SHR 01708	Hill & Son	Rebuilt, case and pipes remain. Installed in 1866 in the south transept, the first of approximately 40 organs Hill & Son provided to NSW and one of the last to be made by Hill before his death. Although altered, the Hill organ is a fine

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Years	Area	Location	Listing	Makers	Notes
					instrument with a very good tonal quality. The organ case and pipework are an important element of the cathedral interior.
1867	Balmain	St Andrew's Congregation Church	Leichhardt LEP 2013 (I191)	J. W. Walker	Moved from St John's Anglican Church, Darlinghurst 1884. Original condition
1868	Mulgoa	St Thomas' Anglican Church	SHR 00426	J. W. Walker	Original condition.
1868	Muswellbrook	St Alban's Anglican Church	Muswellbrook LEP 2009 (Musw/R001c)	J. W. Walker	Enlarged c.1890 (by C. Richardson?)
c.1869 ?	Surry Hills	St Francis de Sales Roman Catholic Church	Sydney LEP 2012 (I1410)	C. J. Jackson	Rebuilt & enlarged by Jackson 1886
1870	Northmead	St Luke's Anglican Church	-	W. Davidson	Case altered
1871	Balmain	St Mary's Anglican Church	Leichhardt LEP 2013 (I398)	Hill & Son	
c.1872	Belmont	All Saints' Anglican Church	-	Chappell & Co.	Altered
1872	Narrabeen	St Faith's Anglican Church	-	J. W. Walker	Moved from St Philip's School Room 1945. Enlarged by C. W. Leggo
1872	Sutton Forest	All Saints' Anglican Church	Wingecarribee LEP 2010 (I026)	C. J. Jackson	
1872	Vaucluse	Uniting (Congregational) Church	-	Chappell & Co.	Case altered
1873	Sydney	St Philip's Anglican Church	Sydney LEP 2012 (I1972)	J. W. Walker	Minor alterations. Dates from the construction phase by E. Blacket - High significance.
1874	Newtown	St Stephen's Anglican Church	SHR 00462	J. W. Walker	Two-manual pipe organ with 1,100 pipes and tracker action made in England in 1874. Blacket designed the organ case, sending specification to Walker and Son. He also was instrumental in having the organ placed in the south transcept rather than in the west gallery. Minor alterations in 1895 by G.K. Sandford.
1874	Penrith	St Stephen's Anglican Church	Penrith LEP 2010 (206)	G. J Jackson	Enlarged 1906 by Geo. Fincham & Son, altered
1874 & 1887	Bathurst	Uniting (Methodist) Church	Bathurst LEP 2014 (I78)	W. Davidon	
1875	Ingleburn	St Barnabas' Anglican Church	-	Gray & Davison	Imported from England 1972
1875	Murrurundi	St Paul's Anglican Church	Upper Hunter LEP 2013 (I185)	W. Davidson	Rebuilt & enlarged by C. Leggos
1875	Sylvania Heights	St John's Anglican Church	-	J. W. Walker	Original condition.

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Appendix C

Preliminary Analysis of Stained Glass windows at St John's Anglican Cathedral

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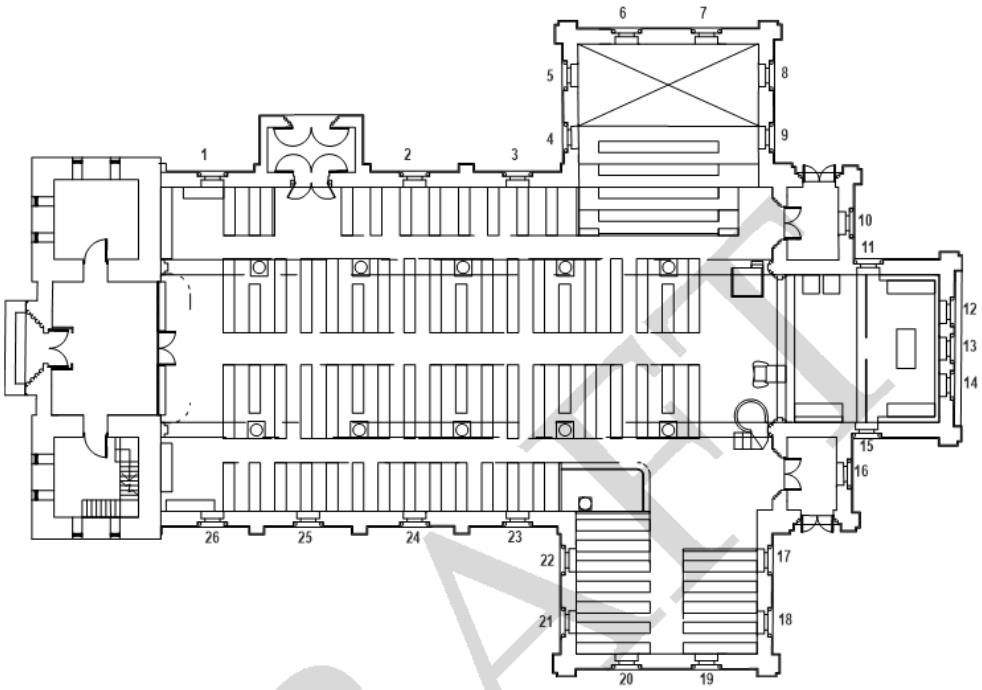
The following preliminary analysis of the stained-glass windows at St John's Anglican Church identifies the location and style of stained glass window, and for whom it commemorates. Where possible, the designer / fabricator has also been identified.



Legend

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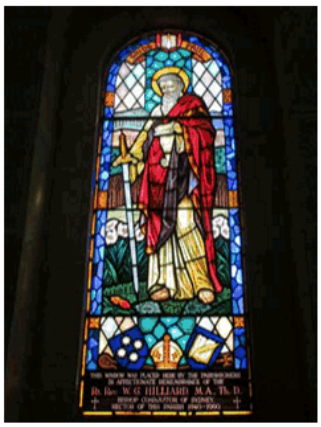
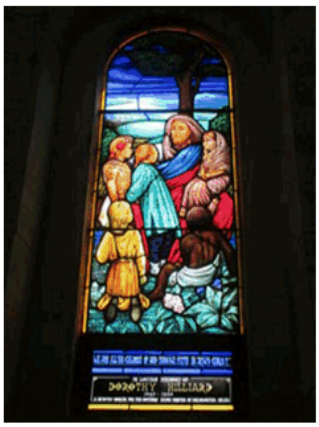


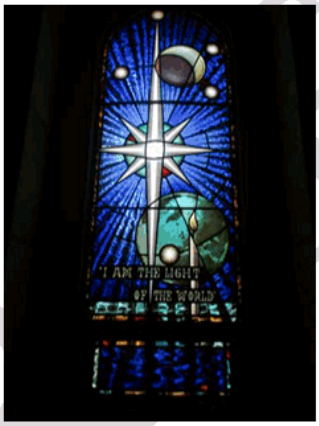
1. Rev. W. G. Hilliard (1940-1960)



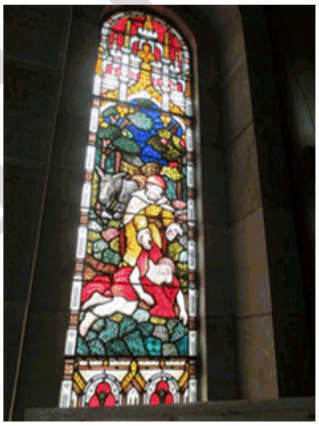
2. Dorothy Hilliard (1855-1965)

3. Francis John Wickham (d. 1892)

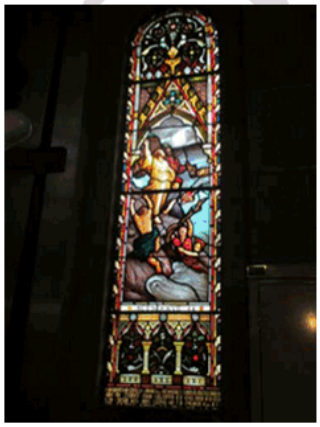
4. Gerardas Claubitz (1914-1982) & Nancy Adele Glaubitz (1921-1973)



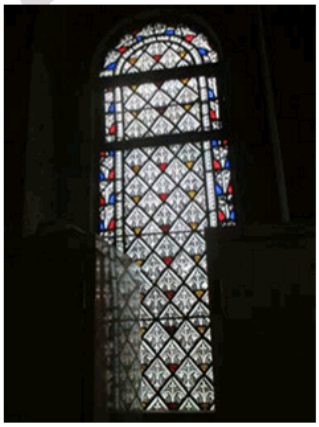
5. "I am the light of the Lord"



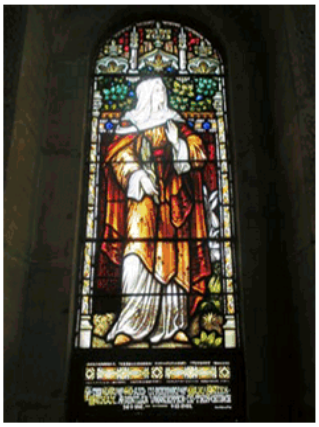
6. John Palmer (1760-1833) & wife (1761-1832)



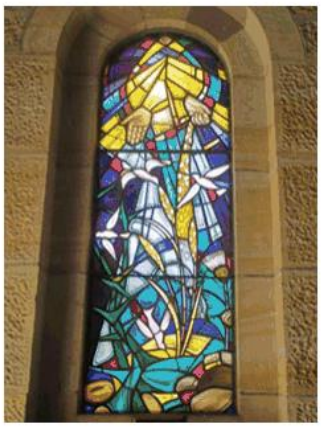
7. Charles Hook



8. Grisaille pattern (possibly original)

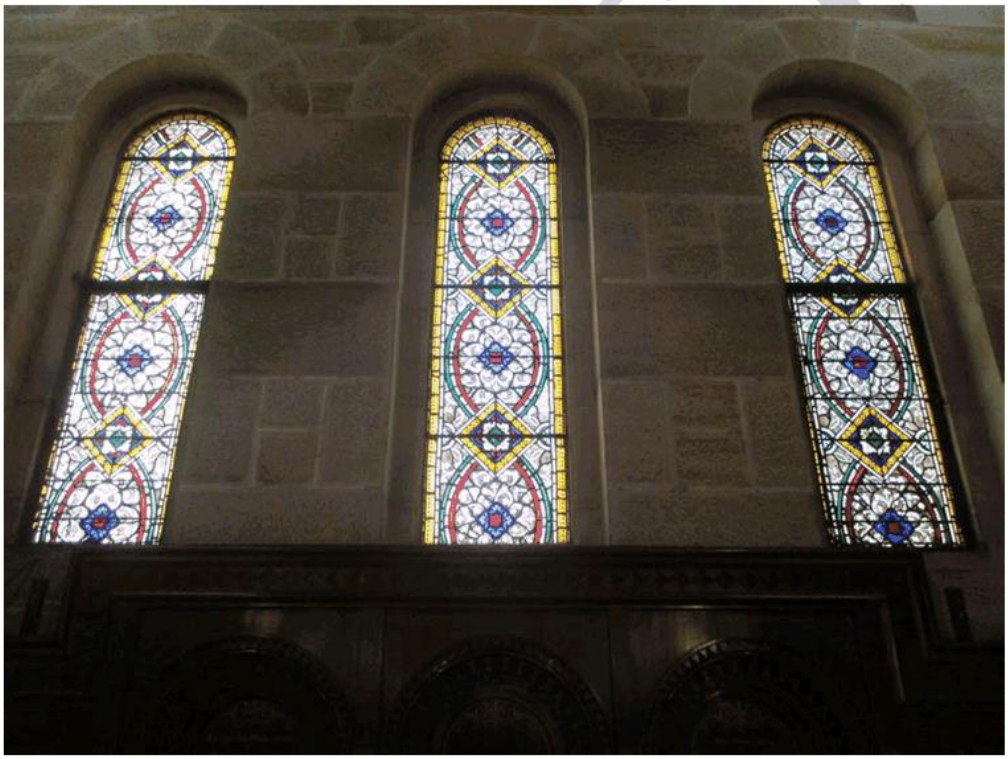


9. Mary Agnes (1867-1940), window signed by John Ashwine 194?



10. Ellen Catherine Champion (1887-1976) & son-in-law John McClure (1916-1977)

11. Grisaille pattern (possibly original)



12,13,14. Grisaille pattern (possibly original)

15. Grisaille pattern (possibly original)

16

17. Geoffrey N. Maitkens (1899-1966)

18. Ivy May Slack (1896-1970)

19. John Betts & wife Mary

20. Rev. W. Wools (died 1893)

21. Sigmunda Brown (1837-1903)

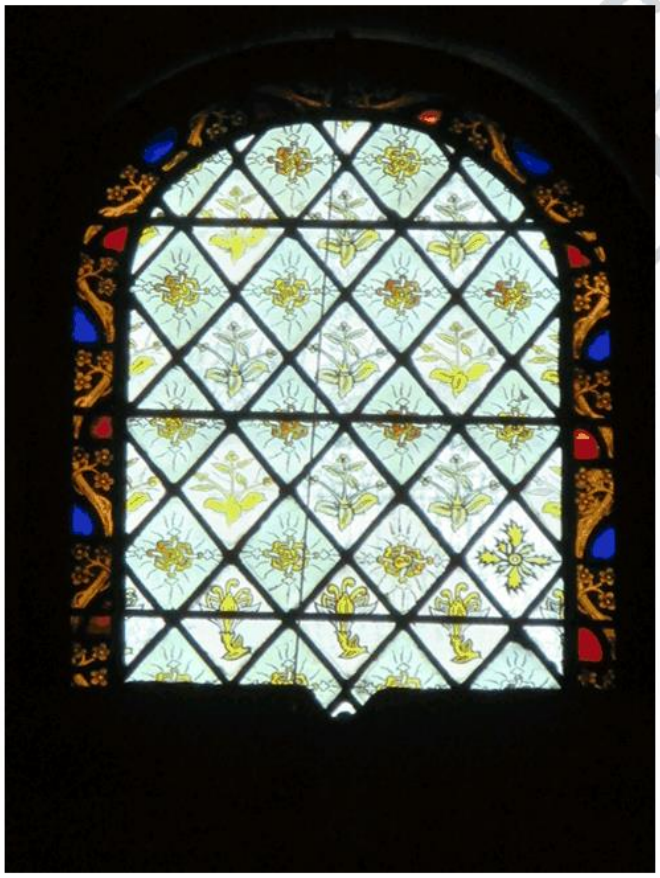
22. Margaret Grifith (died 1936)

23. Richard Harper (died 1899)

24. Peter Morgan

25. William Jam Willis Günther (died 1909)

26. James Houison (1801-1876). Window signed by Van der Toorn (1976)



Typical upper level nave window in Grisaille pattern with floral motifs.

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3 December 2018

Ms Jennifer Concato
Manager City Strategy
City of Parramatta Council
PO Box 32
Parramatta NSW 2124
By email: jconcato@cityofparramatta.nsw.gov.au

Architecture
Urban Design
Planning
Interior Architecture

Cc: Jonathan Carle - jcarle@cityofparramatta.nsw.gov.au
Sarah Baker - sbaker@cityofparramatta.nsw.gov.au

Parramatta Square - Overshadowing

Dear Jennifer,

Architectus Sydney
Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000 Australia
T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.com.au
www.architectus.com.au

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Sydney

This letter has been prepared by Architectus on behalf of the Anglican Church Property Trust Diocese of Sydney, the owners of St John's Cathedral, Parramatta, and surrounding land in relation to the recent amendment to *Clause 7.4 – Sun access* of the Parramatta Local Environmental Plan (LEP) 2011.

This letter has been prepared following discussions with the Department of Planning and Environment (DPE) in relation to the recent change to *Clause 7.4 – Sun access* of the Parramatta LEP 2011. We have been advised by DPE that the recent change, which implicitly provides a year-round protection between 12pm-2pm to the protected area of Parramatta Square, was intended as a temporary measure while further detailed analysis of solar access to public open space in the Parramatta City Centre is undertaken. DPE advised that they recognise that this control will need to modified through the Parramatta CBD Planning Proposal process, once Council has undertaken further analysis. We have previously met with Council in relation to this matter in April 2018. Given the recent change to Clause 7.4 and our following discussions with DPE, we would appreciate the opportunity to meet with you again to further discuss the matter.

It is Architectus' view that the appropriate control for Parramatta is the protection of sunlight to valuable public open space between 12pm-2pm on 21 June of each year. This control will protect solar access at the time of year when it is most valued and will also inherently ensure adequate sunlight throughout the year, without unduly impacting on the development capacity of the City Centre.

This letter provides recommended amendments to Clause 7.4 which:

- Ensure consistency and certainty in the planning system by clarifying that the 'no additional overshadowing control' for Parramatta Square is intended to apply at 21 June (midwinter), consistent with Council's policy position on this matter since 2001;
- Protect sunlight to the protected area of Parramatta Square at midwinter when it is most desirable, and in doing so, ensure that the broader Square achieves desirable levels of sunlight throughout the rest of the year protection of sunlight levels to the Square at other times of the year;
- Provide a control which does not unduly impact on development capacity in the Parramatta City Centre;
- Provide a control which is practical to calculate and manage – which is understood by one linear plane and a single shadow diagram, where alternatively, periods of time require complex curving planes and many sets of diagrams, complicated even further by the application of daylight savings time; and

Architectus Group Pty Ltd
ABN 90 131 245 684

Nominated Architect
Managing Director
Ray Brown
NSWARB 6359

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- Implements a control which will prevent buildings north of Parramatta Square from projecting above a sun access plane (defined by the 12pm-2pm midwinter sun angle) to the Square and thereby preventing irregular, contorted built form which has been designed to avoid overshadowing on a single day of the year.

This letter should be read in conjunction with the following documentation:

- **Attachment A**: Timeline detailing policy developments in relation to overshadowing of Parramatta Square
- **Attachment B**: Presentation of 28 November 2018 to Department of Planning officers in relation to overshadowing of Parramatta Square.

Background

Policies in relation to protection of solar access to Parramatta Square have been in place since the gazettal of the *Sydney Regional Environmental Plan No 28 – Parramatta* in 2001, and have been subject of frequent and evolving change since 2014, as detailed in the timeline provided at **Attachment A**. Prior to the final Council officers report in relation to the site-specific planning proposal for the Greenway Plaza (responding to Architectus' submission seeking clarification that the intent of the no overshadowing control was to apply at 21 June) there has never been a reference to protection of sunlight to Parramatta Square for any dates outside of mid-winter

The recent amendment to *Clause 7.4 - Sun access* of the Parramatta LEP 2011, associated with the finalisation of the Planning Proposal for the 220-230 Church Street and 48 Macquarie Street, Parramatta ('Greenway Plaza'), imposes a restriction on overshadowing of Parramatta Square as a year-round control. This is considered a blunt instrument that does not adequately consider the implications of sun access protection across a broader range of dates than 21 June. The control would, if applied across the range of public open spaces in the Parramatta City Centre, result in a reduction of approximately 200,000sqm of gross floor area (GFA) in the Centre.

Planning Proposal for 220-230 Church Street and 48 Macquarie Street, Parramatta (Greenway Plaza)

On 17 June 2016 a Gateway determination was issued for the Greenway Plaza Planning Proposal. Conditions of the Gateway determination included:

1. *Prior to exhibition, Council is to amend the planning proposal to:*

(a) *Amend the explanation of provisions to indicate that the planning proposal will:*

i. *Amend clause 7.4 Sun Access, to ensure no overshadowing occurs between 12pm – 2pm of the protected area of public domain within Parramatta Square*

…

2. *Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:*

…

(c) *Figure 4.3.3.7.3 of Parramatta Development Control Plan 2011 is to be included within the exhibition materials*

Figure 4.3.3.7.3 of the Parramatta Development Control Plan (DCP) 2011 is provided at **Figure 1** overleaf. It is noted that Figure 4.3.3.7.3 states "no overshadowing between midwinter 12PM – 2PM".

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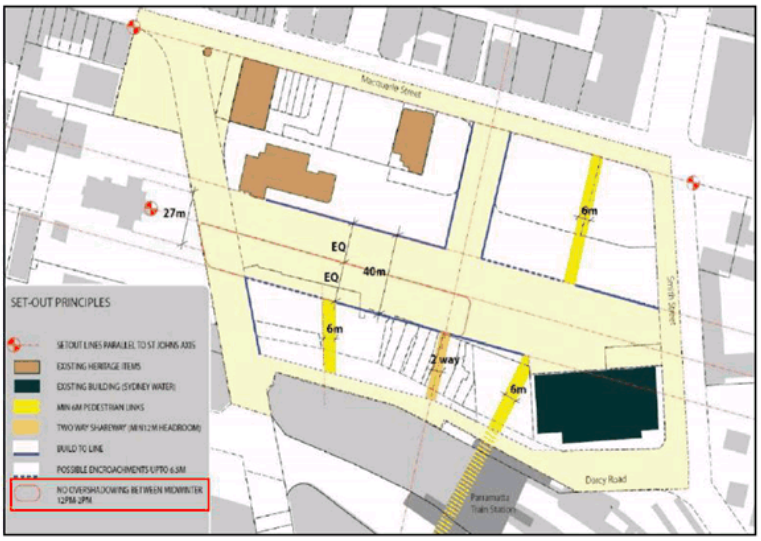

Figure 1 – Extract from Parramatta DCP 2011 (Figure 4.3.3.7.3) – Red outline added to highlight that control was based on midwinter.

On 12 July 2016, a short time after the Gateway determination was issued, an article was published in the Sydney Morning Herald by Lucy Turnbull, Chief Commissioner of the Greater Sydney Commission, stating:

*"Our recent decision to protect sunlight in the middle of the day **in winter** at the new Parramatta Square by imposing a condition on solar access on the proposed rezoning for 48 Macquarie Street reflects this. The commission will unashamedly champion growth that improves the city and it will challenge growth that puts the quality of our public spaces at risk."*

It is Architectus' view, based on the above and in requiring that Figure 4.3.3.7.3 be publicly exhibited with the Planning Proposal, that the Gateway condition was intended as a mid-winter control, despite not specifically stating this.

Architectus made a submission during the public exhibition of the Greenway Plaza Planning Proposal seeking that this matter be clarified and highlighting inconsistencies with how the overshadowing control was being expressed by the Planning Proposal. On 9 April 2018 a report was prepared for and considered by Council which refuted that there was inconsistency in the exhibited material and stated in relation to the Architectus submission:

*"Council officers do not consider it reasonable to restrict solar access to the protected area in Parramatta Square to mid-winter. **It is not considered it was the intention of the Gateway Determination made by DPE on 17 June 2016.**"*

Architectus believes the officer's conclusion on this matter are at odds with the comments made by Lucy Turnbull shortly after the issue of the Gateway determination. Additionally, it is noted that stipulating a single day of the year does not mean protection is provided only on that day. By stipulating 21 June, sufficient protection will be provided to ensure sunlight to the Square throughout the year.

Controlling solar access

The sun is rarely in the same position in the sky for the same time of day for each day of the year (in fact, the sun is only in the same position at 12 noon on April 14 and August 31). The midwinter specific date control is a balance of protecting sunlight amenity and providing for development potential for the city centre. For over 20 years this has been the balance struck for

major public spaces in Central Sydney and has widespread community support. There is little point in protecting sunlight in summer months when people seek shade.

It is noted that in the City of Sydney there are two forms of sunlight protection:

- 21 June (mid-winter); and
- Any date between 14 April and 31 August.

Importantly, and of relevance to any change to Parramatta's overshadowing controls, the latter control was applied only to small spaces which were already considerably overshadowed at mid-winter and for which there was little value in a mid-winter only control, such as the Town Hall Steps. Existing density in Parramatta is considerably less and there are far fewer tall buildings than in Central Sydney at the time these controls were introduced. Accordingly, it is considered appropriate that for Parramatta a mid-winter control only is appropriate and represents good planning to ensure solar access to Parramatta's public open space into the future.

St John's Planning Proposal

In 2016, the owners of the St John's Anglican Cathedral approached Architectus to assist initially with an analysis of their site and its capacity for change, and subsequently for the preparation of a Planning Proposal in relation to the land surrounding the Cathedral. Importantly, at the time, Council's '45-minute rule' applied with respect to overshadowing of Parramatta Square. This rule means that no overshadowing is to occur upon a nominated part of Parramatta Square during 12pm-2pm on June 21 except for up to 45 minutes during that time. Despite this, the Planning Proposal was prepared on the basis of no overshadowing of the Square between 12pm-2pm midwinter and not taking advantage of the 45-minute rule. Architectus agrees that the Square should be provided with a greater level of protection than is provided by the 45-minute rule, which did not properly account for potential cumulative impact of development. It is understood that this has similarly been the view of the DPE, Council officers, and the Greater Sydney Commission (GSC).

In Architectus' view, the right control for sun access to Parramatta Square is no overshadowing for a specific date and time of 12pm-2pm June 21. This has been the long-running policy of Council in relation to all protected public spaces in the City Centre – up until the introduction of the 45-minute rule for only Parramatta Square.

The Planning Proposal for St John's Cathedral, lodged with Parramatta Council on 29 May 2018, provides a built form which does not overshadow the protected area of Parramatta Square between 12pm-2pm at mid-winter. As illustrated in the presentation prepared for DPE officers and provided at **Attachment B**, the built-form will result in some overshadowing of the protected area of the Square at other times of the year, although at those other times of year, large areas of the square are in sun – sun which will continue to be protected by a 12pm-2pm midwinter control. In Architectus' view, this is an acceptable impact given:

- A restriction on buildings projecting above the 12pm-2pm mid-winter sun angle within the area designed 'Area 3' will provide adequate protection of the Square throughout the year and mean there is limited possibility of cumulative impact by clarifying the date on which the control applies;
- The Planning Proposal includes the provision of an additional public square, linking to, and interrelated with, Parramatta Square and Centenary Square, such that throughout the day and year, areas of direct solar access will be provided to these spaces. The new square will provide an appropriate setting for Australia's oldest continuously operating European parish and now Cathedral; and
- The Planning Proposal seeks to deliver a high-quality commercial office building on the site which will contribute to the economic and employment growth of Sydney's Central City, which has been designed to minimise impacts on the Square, and which will

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establish a 100-year Masterplan for the Cathedral's ongoing operation and connection to the site.

The year-round control which has recently been applied would preclude the development of the St John's land, which proposes to provide substantial public benefits, including a new publicly-accessible square, as well as approximately 45,000sqm of leasable office space, making a substantial contribution to the economic and jobs growth of the Parramatta City Centre.

Recommendations

Architectus recommends that, through the Parramatta CBD Planning Proposal, sun access protection for Parramatta Square be confirmed to apply to 12pm-2pm mid-winter June 21 through the implementation of a control similar to Clause 6.17 of the Sydney LEP 2012. This control will ensure direct solar access at the time of year when direct sunlight is most welcome and allow for a balance of sunny and shady spaces at other times of the year, when direct sunlight is commonly not desirable. Additionally, this control does not unduly restrict development capacity of the Parramatta City Centre. A mid-winter control has the following benefits:

- Simple and practical to understand, check and implement - for Council as well as landowners (particularly if issues such as daylight savings time are considered);
- Protective of sun to public spaces at times of the year when sun rather than shade is sought;
- Consistent with Council's long-established position for this space and other sun access planes (existing and proposed) in Parramatta and market understanding;
- A balanced approach between amenity and development potential; and
- Enables a desirable and commercially viable built form outcome for the St John's Proposal with negligible change to winter sun.

The clause would create a sun access plane (defined by the angle of the sun between 12pm-2pm) protecting sun access to the square in midwinter and importantly, would state that no part of a building is to project higher than the sun access plane. This clause will satisfy Council's concerns that stipulating a single date allows sites to the north of the Square to propose irregular, contorted built forms that avoid overshadowing on 21 June, but result in adverse impacts throughout the rest of the year. The below is an example of how sun access plane controls may be applied in Parramatta:

7.4 Sun access

(1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.

(2) This clause applies to land identified as being in 'Area 2' [with an associated amendment to the height of buildings map to consolidate existing 'Area 2' and 'Area 3'] on the Height of Buildings Map.

(3) The consent authority must not grant development consent to the erection of a building on land in 'Area 2' on the Height of Buildings Map if the development will result in any building on the land projecting higher than any part of a sun access plane taken to extend over the land under this clause.

(4) Each of subclauses (5) – (7) describes a different sun access plane that is taken to extend over land. The front of each plane is a line between two specified points (X and Y) and for the purpose of these controls the following horizontal and vertical angles are used:

(a) June 21 – 12pm is a horizontal bearing of 359.0 degrees and a vertical angle of 32.7 degrees

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(b) June 21 – 2pm is a horizontal bearing of 328.6 degrees and a vertical angle of 25.6 degrees.

Note: The access plane extends in a strip to the edge of the land to which this Plan applies ascending as one moves back from the front of the plane.

(5) The Parramatta Square sun access plane is described as follows:

(a) X is a point at xxE, xxN, xxRL, and

(Note: Indicatively 'X' would be located along the western edge of Church Street Mall, in alignment with the southern edge of Parramatta Square)

(b) Y is a point at xxE, xxN, xxRL, and

(Note: Indicatively 'Y' would be located along the western edge of Church Street Mall, in alignment with the axis of St John's Cathedral)

(c) Z is a point at xxE, xxN, xxRL, and

(Note: Indicatively 'Z' would be located opposite the proposed Horwood Place link, in alignment with the axis of St John's Cathedral)

(d) The sun access plane for Parramatta Square is defined by:

(i) a plane connecting point X bearing June 21 – 2pm with point Y bearing June 21 – 2pm

(ii) a plane connecting point Y bearing June 21 – 2pm with point Z bearing June 21 – 2pm

(iii) a plane connecting point Z bearing June 21 – 2pm with point Z bearing June 21 – 12pm

(6) The Lancer Barracks sun access plane is described as follows:

…

(7) The Jubilee Park sun access plane is described as follows:

…

(8) In this clause, coordinates are Map Grid of Australia 1994 coordinates and horizontal bearings are measured from true north.

This proposed clause is illustrated graphically in **Figure 1** below.

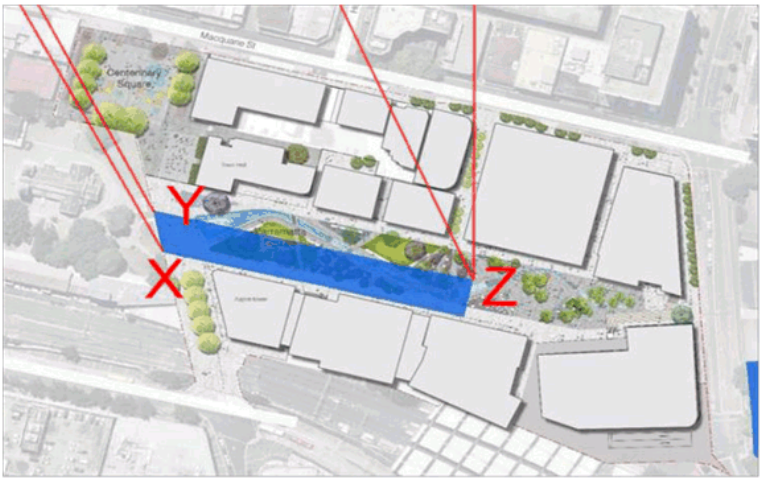

Figure 1 – Intended outcomes of amendment to Clause 7.4

Points X, Y and Z illustrates the points described in the proposed clause and red lines illustrate the angle of the sun between 12pm and 2 pm at midwinter.

Page 6 of 7

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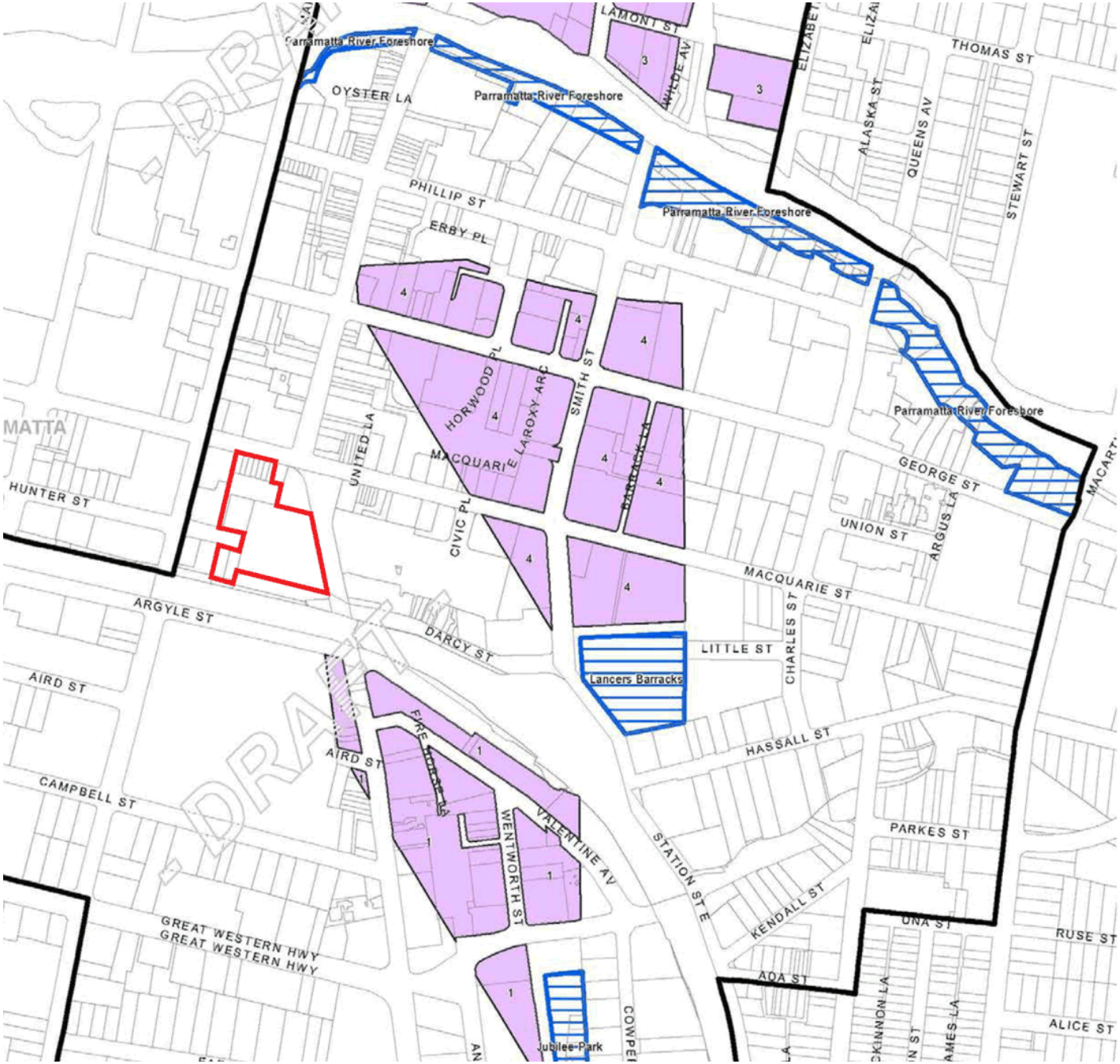
Conclusion

We trust this letter and attachments will enable Council to consider an amendment to the Parramatta CBD Planning Proposal to clarify that that the no overshadowing control for Parramatta Square applies at mid-winter June 21, as has applied to Parramatta since 2001 and as appears to have been the intent of DPE and the GSC in conditioning the Gateway determinations for the Greenway Plaza (and other Planning Proposals since). Accordingly, it is recommended that Clause 7.4 of Parramatta LEP 2011 be amended to incorporate the date of June 21 rather than the recently introduced implicit year-round control. We would appreciate the opportunity to meet with you to discuss this matter further.

Should you have any queries on the above matters please contact Jane Freeman, Principal Urban Design & Planning, on 8252 8400 or jane.freeman@architectus.com.au.

Regards,

Michael Harrison
Director Urban Design & Planning
Architectus Group Pty Ltd



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Presentation to DPE - 29 November 2018
on behalf of St John's Anglican Cathedral

Sun access controls in Parramatta

Summary

The Parramatta LEP has recently been amended to prevent "any additional overshadowing, between 12 noon and 2pm, on Parramatta Square".

This is a considerable change from the application of 12-2pm **midwinter** protection which is the established position of Parramatta Council and other areas in Sydney.

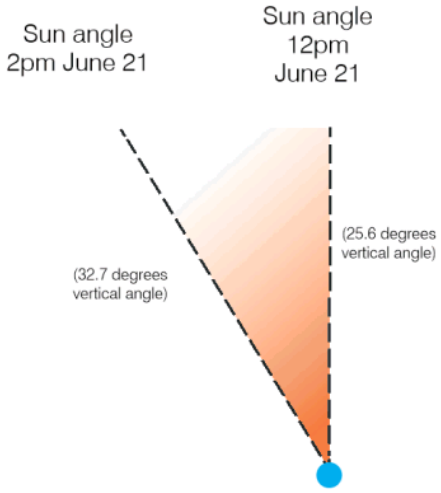
Architectus has extensive experience on this issue through our preparation of the **Parramatta City Centre Strategy** for Council (2014) and would like to ensure the Department understands the implications of changes to the sun access controls on the development potential of Parramatta.

Architectus is also working on one of the most important sites affected by this control - **land around the St John's Anglican Cathedral**.

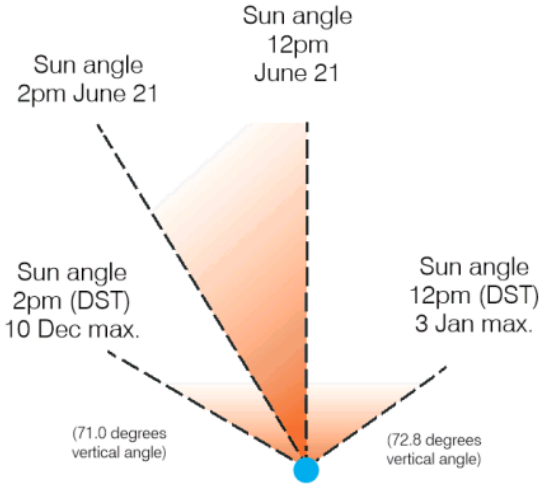
Angles and areas affected

All year protection is substantially more complex than midwinter protection.
Daylight savings time adds further complexity and the new control does not explain its application.

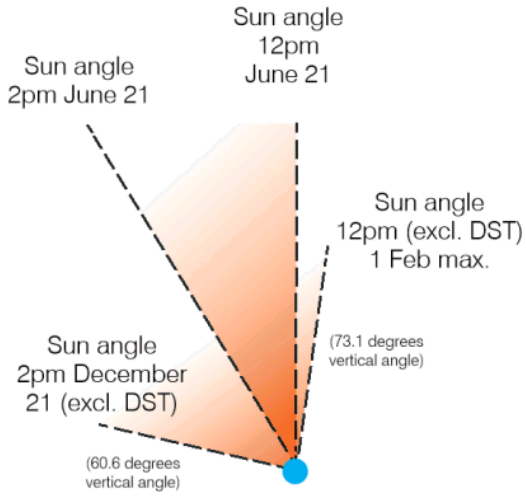
12-2pm midwinter protection



12-2pm all year protection including daylight savings time



12-2pm all year protection excluding daylight savings



North

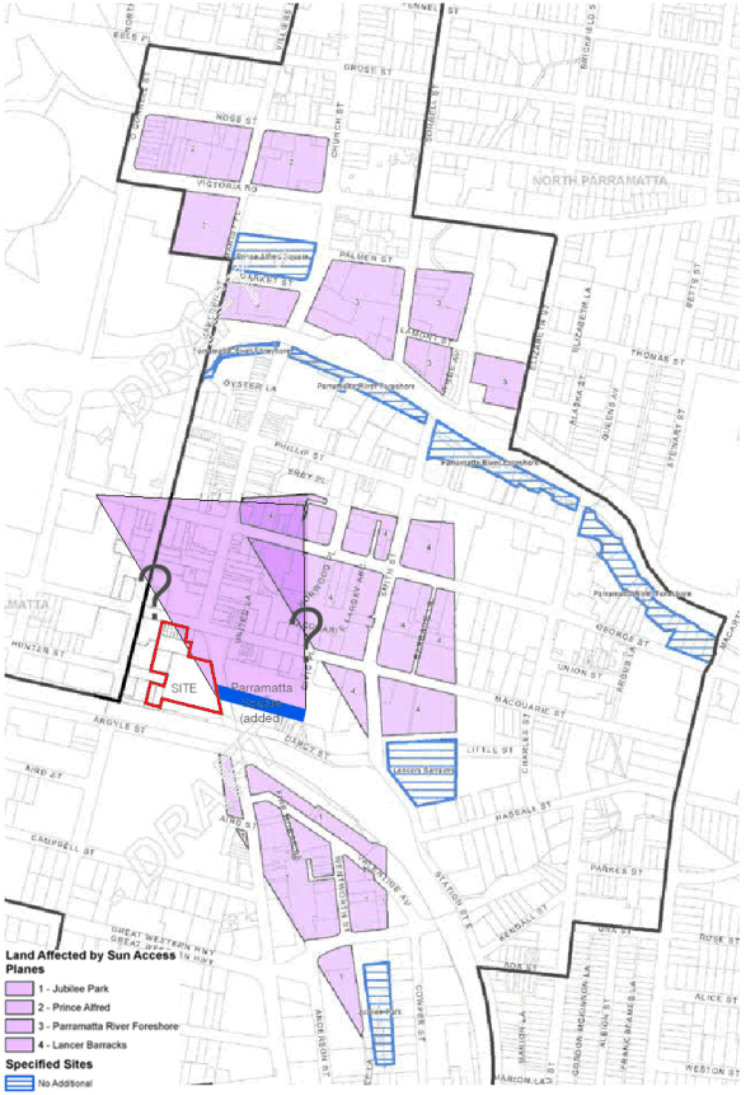
Note: Shaded area is the horizontal angle of the sun. The vertical angle of the sun is shown in brackets

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

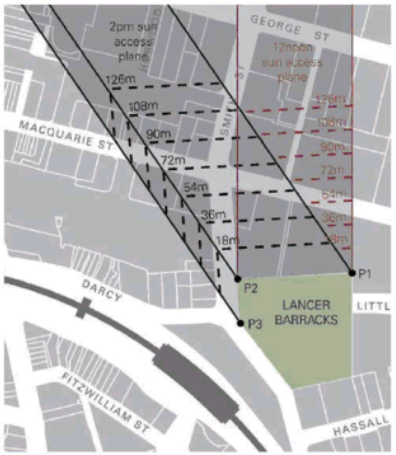
3

1 - Proposed and existing controls

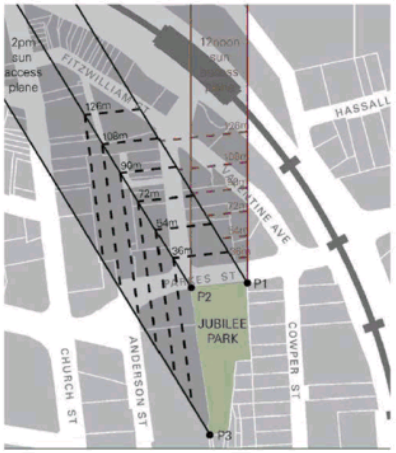
Except for this new control, all existing, previous and recently proposed sun access controls in Parramatta are based on 12-2pm **midwinter**



Parramatta CBD Planning Proposal sun access protection - 12-2pm midwinter.
Parramatta Square sun protection and site added by Architectus



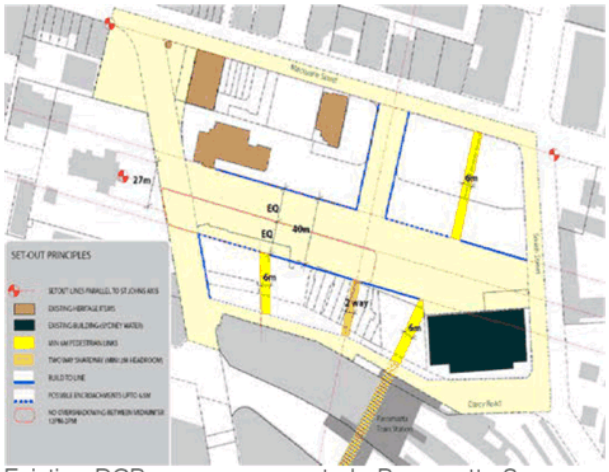
The sun access plane is generated from sun access to Lancer Barracks on June 22 between 12 noon and 2pm, measured at 7 metres above surveyed ground level at points P1, P2 and P3 (P1 = 12.9m AHD; P2 = 13.7 AHD). Building heights are indicative only.



The sun access plane is generated from sun access to Jubille Park on June 22 between 12 noon and 2pm, measured at 20 metres above surveyed gound level at points P1, P2 and P3 (P1 = 9.2m AHD; P2 = 9.9 AHD;
P3 = 12.5m). Building heights are indicative only

Existing DCP controls reflecting 12pm-2pm midwinter

Existing Parramatta LEP - 'Area 2' and 'Area 3' on height map reflect 12pm-2pm midwinter



Existing DCP sun access control - Parramatta Square - noting 12pm-2pm midwinter

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

5

2 - Impacts of changing the control from midwinter

Summary of benefits of a midwinter control

The use of **midwinter 12pm-2pm** controls:

- **protects sunlight when it is most desirable** rather than where shade is more desirable such as summer.
- are considerably more **practical to calculate** (understood by one linear plane and a single shadow diagram where periods of time require complex curving planes and many sets of diagrams).
- **is consistent with Council's established protection** of Parramatta Square and existing and proposed protection of other spaces. Any change to this established position should be publicly exhibited as it will impact many landowners significantly.
- does not create **additional complexity around daylight savings time**.
- provides an **evidenced based balance of sunlight amenity on public spaces and development potential for a major city centre**.

In addition to this, we recommend including a clause similar to City of Sydney Clause 6.17 (2) to avoid contorted building forms around a single beam for sunlight at a selective time

City of Sydney Clause 6.17:

"The consent authority must not grant development consent to development on land if the development will result in **any building on the land projecting higher than any part of a sun access plane** *taken to extend over the land under this clause."*

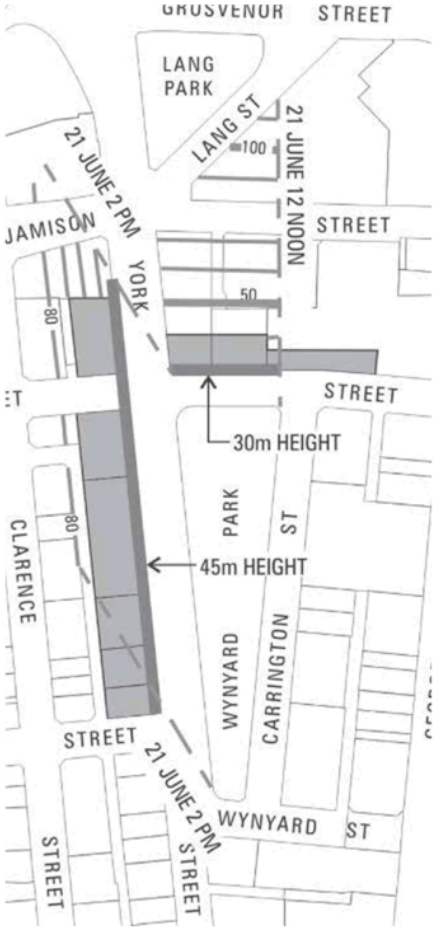
Comparison with Sydney LEP 2012

Current controls typically reflect midwinter hours, including:

- Belmore Park 12-2pm
- Hyde Park 12-2pm
- The Domain and Royal Botanical Gardens 12-2pm
- Wynyard Park 12-2pm

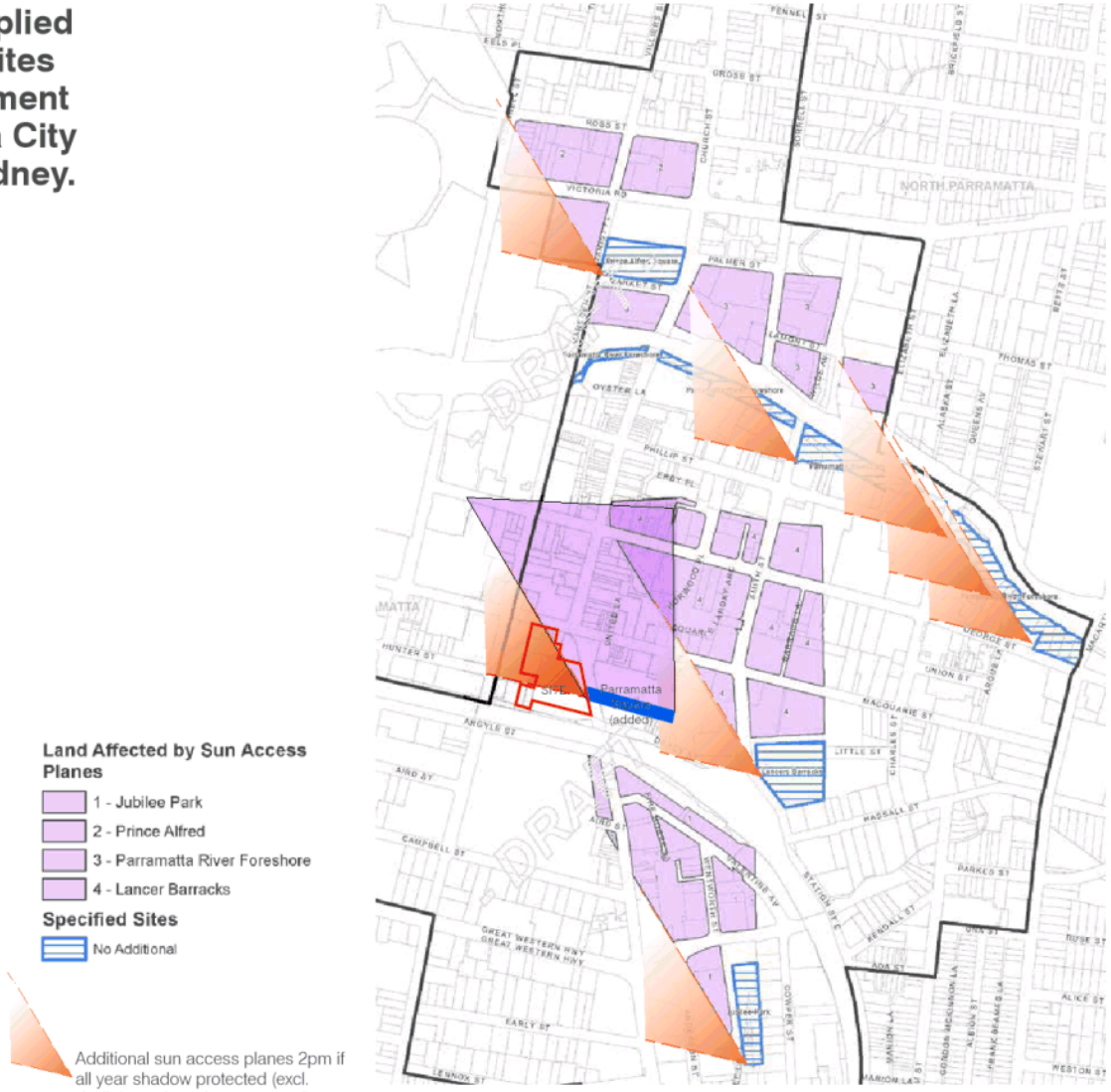
The plane is defined as angles in the LEP, and the dates of year and hours are described in the DCP.

Example - Hyde Park (as described in DCP)



Example - Wynyard Park (as described in DCP)

If year-around protection 12-2pm is applied consistently across the centre, many sites would be severely reduced in development capacity to the detriment of Parramatta City Centre as the alternative to Central Sydney.



Additional sun access planes for a consistent approach shown on CBD Planning Proposal - Sun Access Protection map

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

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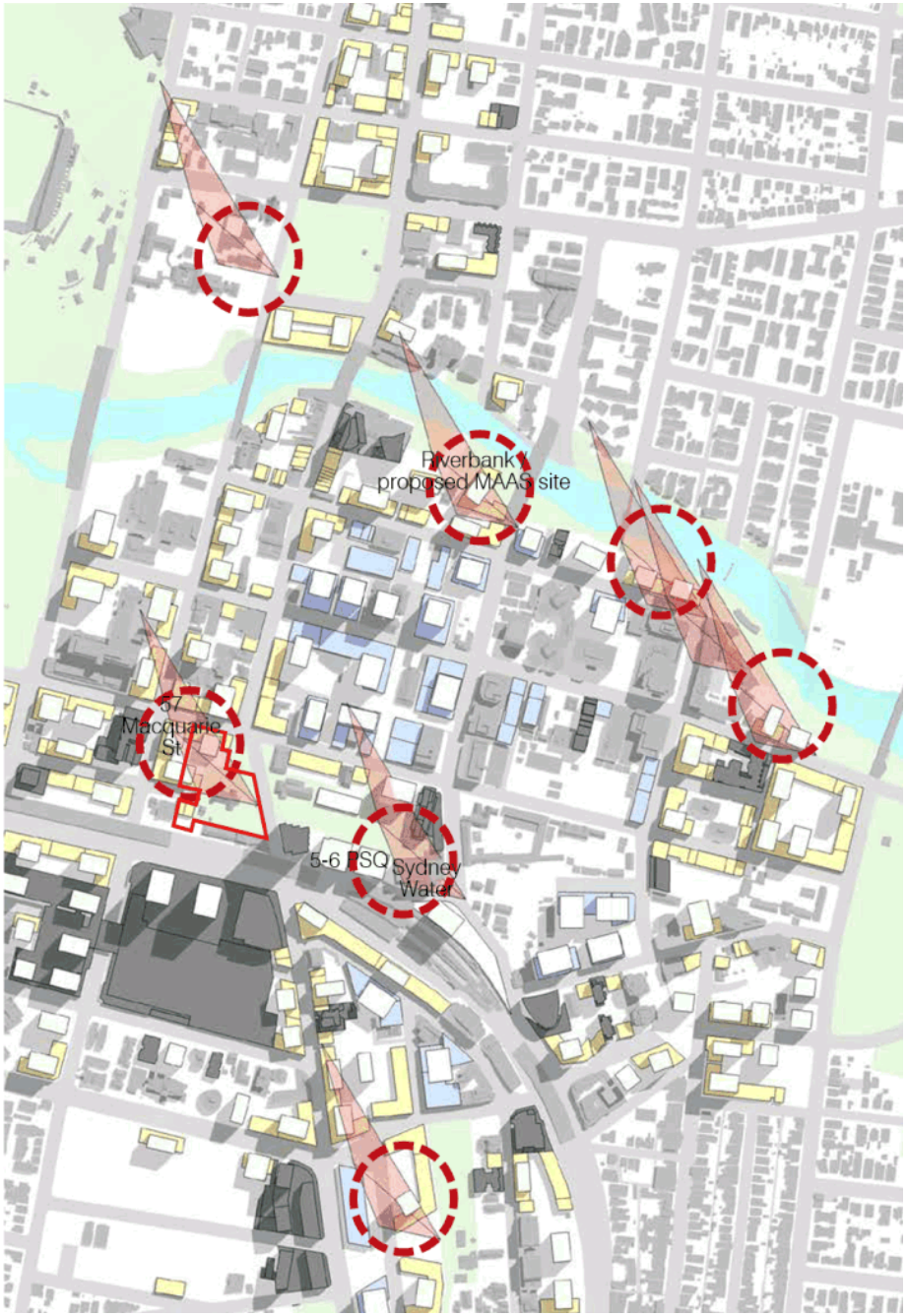
Applying the 'all year around' sun protection across Parramatta would reduce c. 150,000-200,000sqm of GFA potential across the City Centre, including a reduction from existing controls on key sites.

Testing based on Architectus' modelling for 2014 Draft City Centre Strategy

Sun access plane - 12pm-2pm all year (excluding 12pm-2pm midwinter)

Properties that will be significantly affected by additional sun access plane

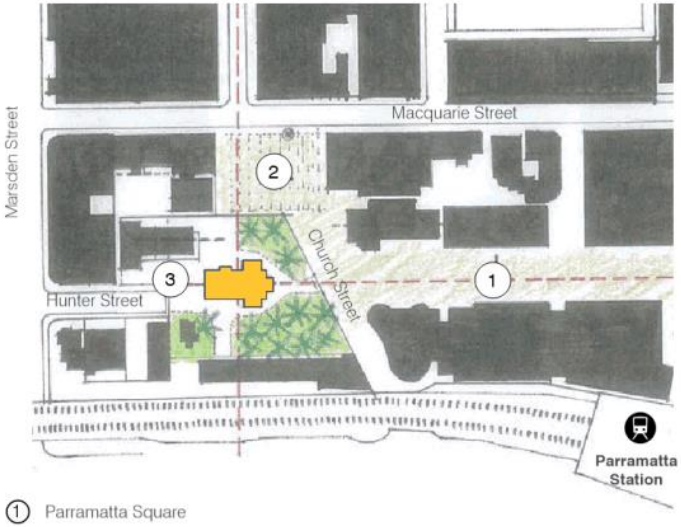
St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus



3 - Parramatta Square and St John's

The western frontage of St John's Cathedral faces a poorly defined space with off axis road and clutter.

Existing situation



① Parramatta Square

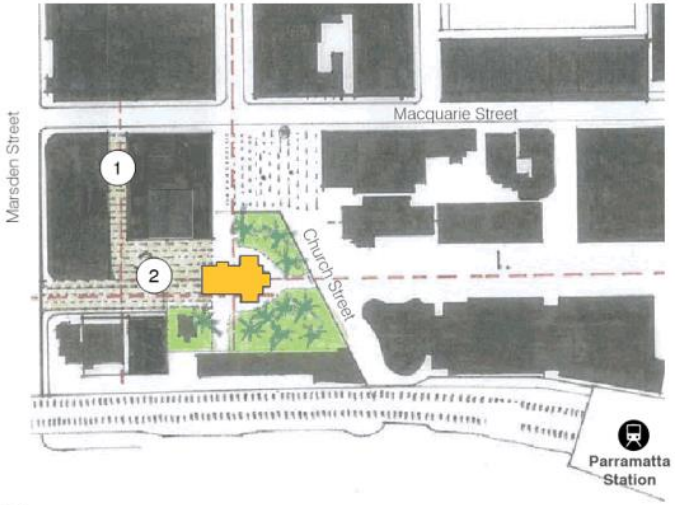
② Centenary Square

③ Undefined space

St John's western frontage today from Hunter Street showing poor environmental setting including at-grade parking, street furniture, fencing and signage

In order to resolve the spatial structure around the Cathedral, a new square is proposed.

Opportunity for new St John's Square



① New lane

② New Cathedral Square

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

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The master plan and proposed controls provide:

A new **setting for St John's Cathedral,** appropriate for the new Parramatta.

New public open space on site through provision of additional open space and a new lane.

New public connections for Parramatta.

Sun access beyond that required by controls.

An organised approach to **views and interface,** focussing on the Cathedral.

Strategically **appropriate heights and densities.**

Delivery of **Council's aspiration of employment** use within the B4 zone.

100

The Church's aspirations for **a 100 year master plan** for ongoing use related to St John's Cathedral.

This design is based on 12pm-2pm midwinter sun protection to the defined area of Parramatta Square.

This excludes the previously allowed 45 mins overshadowing.

Preferred option - Plan

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

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St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus 13

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus 14

Assumptions used in modelling (pages following)

Existing and compliant development

Architectus has modelled approved development around Parramatta Square and shown indicative development forms on known and likely sites.

These are shown as forms compliant with the draft CBD Planning Proposal's FSR and height controls. They do not overshadow Parramatta Square 12pm-2pm midwinter.

Note: 45 minutes of overshadowing of the protected area (as in the current DCP) is not included in this testing.

Floorplates are provided that are appropriate for office and residential uses, and with SEPP65 separation from neighbours. This is based on Architectus' testing for Council (2014).

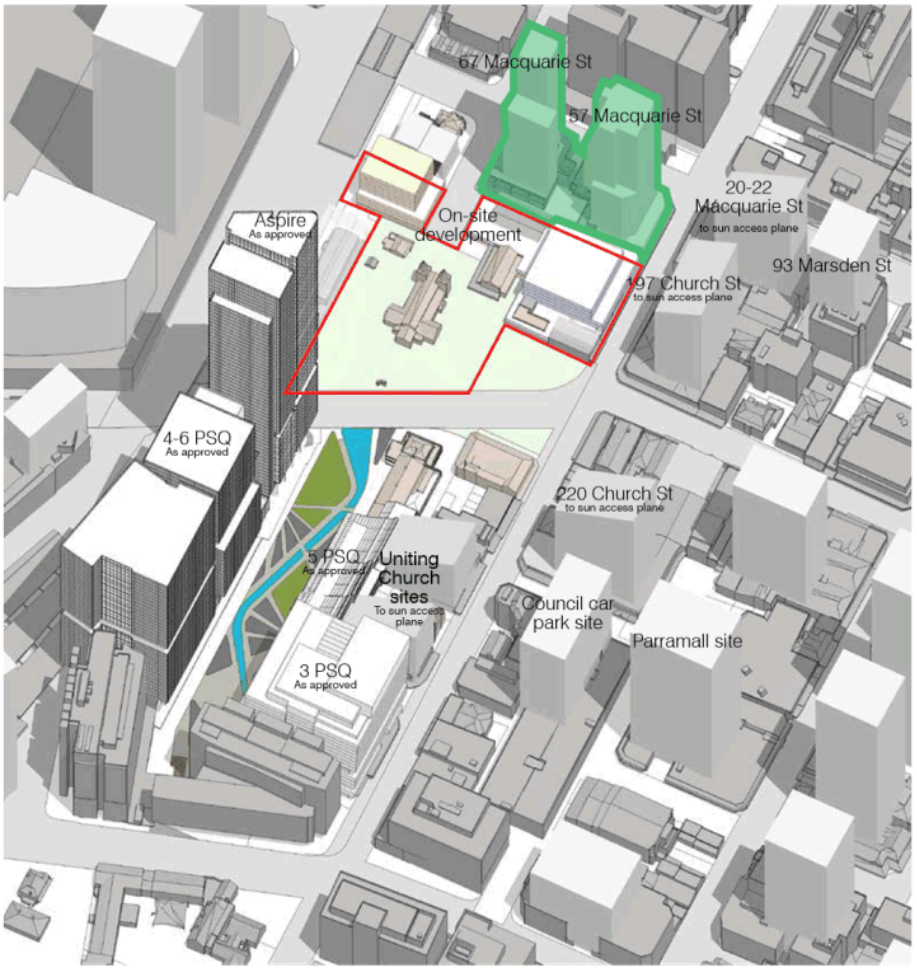
Adjacent sites - consistent with Draft CBD Planning Proposal

57 and 67 Macquarie Street are provided under the draft CBD Planning Proposal no height limit (incentive) and a 10:1 incentive FSR plus bonuses. 57 Macquarie Street is subject to a current draft Planning Proposal.

For the purpose of the following testing, development on these sites (and their shadows) is separated from development of the subject site, as under the current draft LEP they may overshadow part of Parramatta Square at a similar time to the proposed development.

Proposal

The proposal on site and overshadowing from this, is shown in blue.



Adjacent sites - consistent with Draft CBD Planning Proposal

View of off-site development shown in CBD Planning Proposal scenario (others similar)

Note: Sun access plane referred to above is 12pm-2pm all year (see comments left)

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus

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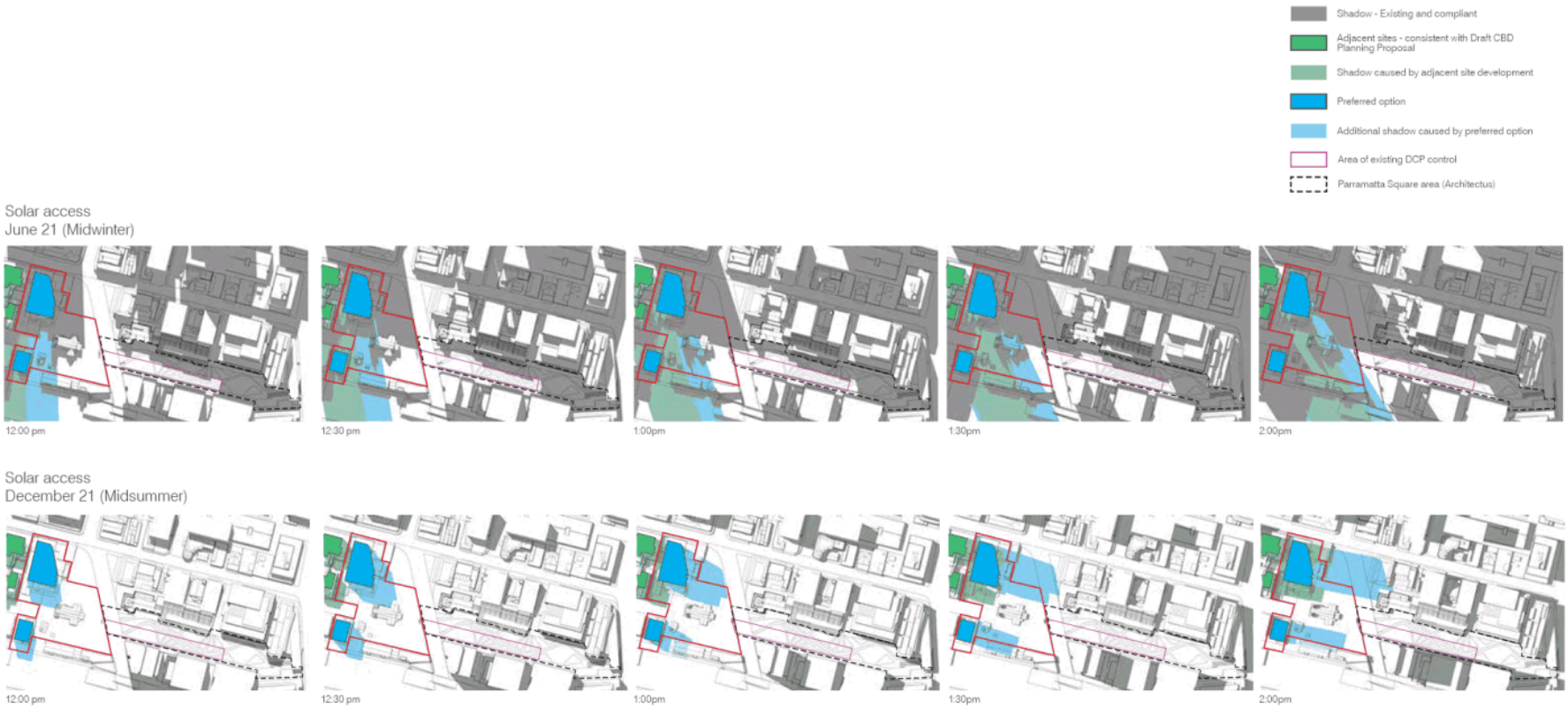
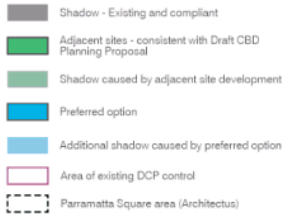
The proposal does not impact on the established 12-2pm midwinter plane.

At other times of year at least the same area of Parramatta Square is in sun 12pm-2pm.



St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus 16

At the Spring Equinox (September 21), a minimum 50% of Parramatta Square is in sun between 12-2pm, well in excess of the control for midwinter (30% of Parramatta Square).



Solar access
21 September (Spring Equinox)

Solar access
21 March (Autumn Equinox)

St Johns Anglican Cathedral Parramatta | Consideration of alternative sun access control | Architectus 17

Summary and conclusions

Architectus recommends that for Parramatta Square, the control is clarified to refer to 12-2pm midwinter . This is:

- **Simple and practical to understand and implement** - for Council as well as landowners (particularly if issues such as daylight savings time are considered)
- Protective of sun to public spaces at times of year **when sun rather than shade is sought**
- **Consistent with Council's long established position** for this space and other sun access planes (existing and proposed) in Parramatta and market understanding
- A **balanced approach between amenity and development potential**
- Able to achieve a **good development form** for St John's with negligible change to winter sun

In addition to this, we recommend including a clause similar to City of Sydney Clause 6.17 (2) to avoid contorted building forms around a single beam for sunlight at a selective time

St John's Cathedral, Parramatta
Planning Proposal

Independent Heritage Advice

Version V2.0 Final Submission
12th December 2018

prepared for
The City of Parramatta Council
by
Hector Abrahams Architects

HECTOR ABRAHAMS
ARCHITECTS

This report was written by
Hector Abrahams Architects Pty Ltd
Level 2, 1 Barrack Street
Sydney NSW 2000

T: +61 2 9299 7959
E: mailbox@haarchitects.com.au

Version #	Author	Date
V1.0 Draft	Hector Abrahams Architects	5/12/2018
V2.0 Final Submission	Hector Abrahams Architects	12/12/2018

Abbreviations used in this report

CMP	Conservation Management Plan
HAA	Hector Abrahams Architects
PCC	Parramatta City Council
SLNSW	State Library of NSW

Summary

A Heritage Review

1. This is a heritage review of a planning proposal to redevelop part of land held by St John's Cathedral.
2. The proposal is to erect two high rise towers, to close Hunter Street at its eastern end to make an urban square, and to remove existing buildings.
3. Three iterations of the proposal are made. They differ in the extent of demolition.
4. The proponent announces the proposal as the creation of a new setting for the cathedral in the form of an urban square and the provision of future accommodation for its work.

Summary of Findings

5. The first finding, which comes from an analysis of the history of the site, is that the church building does not need a new setting. The fundamentals of its historic setting are in place in its historic site. What it needs therefore is the reinterpretation of the historic setting, in particular the definition on the Western side and the removal of car parking on ground. This is also the view of the draft Conservation Management Plan policies 6.7-6.15.
6. The second finding is that the Church Hall building does possess the heritage significance sufficient to justify local listing as an Item of Environmental Heritage in the Parramatta Local Environmental Plan. It should be conserved.
7. These findings about the retention of the hall and the reinstatement of the western setting do not preclude the resumption of Hunter Street for the creation of an urban square, however it is proposed that an independent planning study into the need for the square be undertaken, since Parramatta has two squares nearby. Also, the success of a square in this location is open to question, as it would be fully shaded in winter between two high rise towers and exposed to westerly winds. Retrofitted urban squares are notoriously difficult to make successful. The precedent mentioned in the heritage impact statement of Saint Andrews Cathedral and Sydney Square is a case in point, as it does not attract many people or events. The square proposed shares many of the same features as Queens Square in Sydney which also is not successful as a place where people go.
8. The above advice does not preclude the erection of high-rise towers on the land which the church owns. Of course, such towers would have to address the urban design objectives for Parramatta CBD. In the authors view, the height of new towers is not a heritage issue if the church yard has its historic integrity. This view is formed in the recognition that towers are the norm in Parramatta, as are small heritage sites nearby. However, towers are not allowed in the current LEP.
9. One of the iterations proposes a tower that overhangs a heritage building. This is not acceptable in Parramatta, a position arrived at in the recent past at 2 Phillip Street. The simple principle behind this stance is that roofs should have sky above them.

1. Introduction

This review was commissioned by Parramatta City Council on 19 September 2018. The terms of the review are to examine a planning proposal for the lands of and adjacent to St John's Cathedral, Parramatta, and to address specific questions about the proposal.

The proposal reviewed is that described in the following documents:

- St John's Anglican Cathedral, Parramatta, Planning Proposal by Architectus
- Urban Design Report (by Architectus)
- Conservation Management Plan Draft #1 (prepared by Design 5)
- Heritage Impact Statement (prepared by Paul Davies Pty Ltd)
- Concept Landscape Master Plan (prepared by Aspect Studios)

Specifically, we have referred to the Conservation Management Plan (Draft #1) dated May 2018 for the site prepared by Design 5 – Architects Pty Ltd.

This review was undertaken by Hector Abrahams and Tristan Ryan of this office.

2. Nature of the site

Synopsis of the history of the Site

The documents provided in the application maps a chronology of the buildings on and around the site but not the design of its site, being the church yard or grounds. Since the proposal concerns the site, to provide a base for our review, we set out the following overview history of the church site in plan and illustration. It is aligned to the history of the place to see how its development relates to the history of the parish. The stages we have identified relate to the four discernible configurations of the site as a church. For each stage a plan and key illustration is given.

Up to 1823 a Church Yard

St John's Cathedral is a foundational Christian site in Australia, having been set up as a place of established ministry and public worship in about 1798. It was sited at the centre of the planned town, heading the cross street halfway between Government House and the Military Barracks and adjacent to the marketplace. As a mark of its civic importance, its towers were added by Governor Macquarie in part as a landmark, visible from Government House.

Main attributes:

- Known as church and yard
- Sited at terminus of Church Street, off a square
- Site defined as an allotment and fenced
- Constructed visual relationship to Government House
- Functional relationship to Burying Ground
- Tree planting in this period or soon after, in the church yard

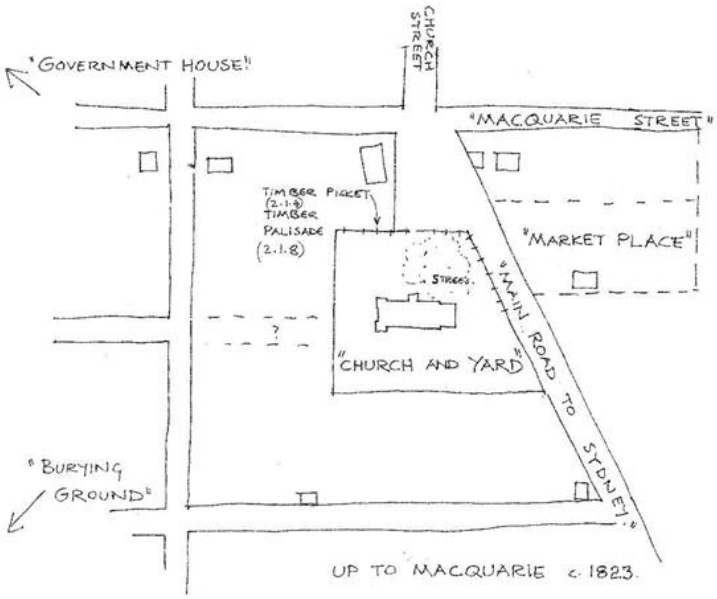


Figure 1: Plan showing siting of St John's Cathedral up to c.1823. (Source: HAA) The trees may have been planted later, but are shown as mature in photographs of the 1870s. Names shown in inverted commas, are quotations from Lachlan Macquarie in his plan of 1814.

Figure 2: Painting of Parramatta 1820 by Joseph Lycett (Source: State Library of Victoria, Image No. 30328102131561/12) This shows the church building and its yard.

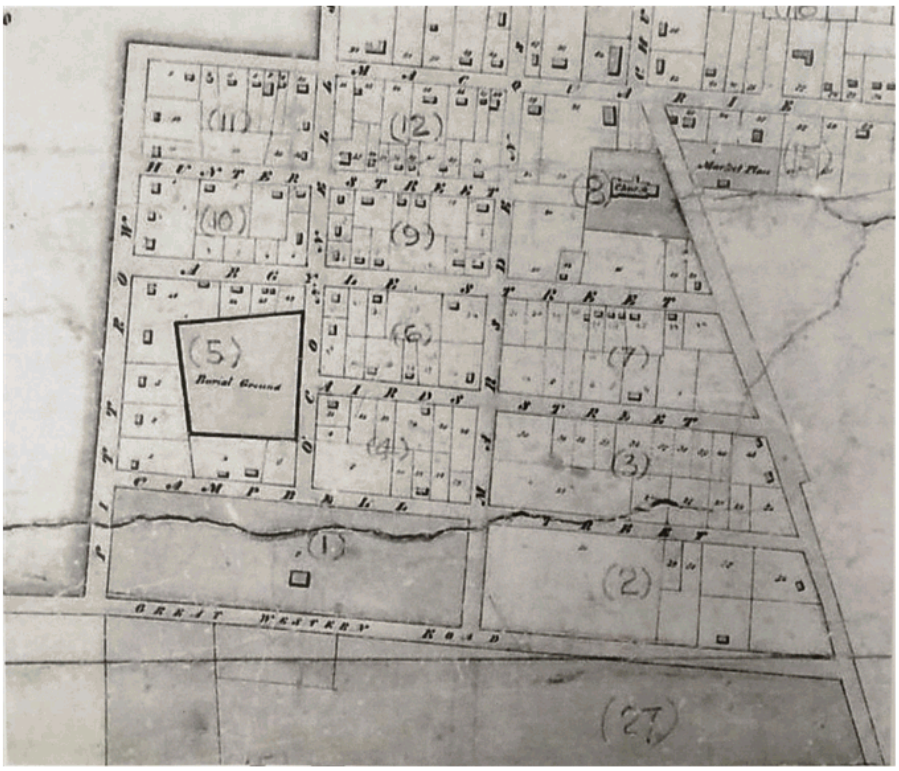


Figure 3: Detail of 1823 Plan of Township of Parramatta showing location of the church (Source: State Archives AO Map 4907 as shown in CMP). The church yard is defined as an allotment. The burial ground is to come into the control of the church in 1826. Hunter Street was extended to the church about this time to allow access from the western gates of the yard to the ground.

c.1856-1926 A fully developed and expanded church yard

The ministry of the parish and its site were largely reconstructed in the remarkably long incumbency of Archdeacon Gunther, from 1868-1909, and the decades around it. The extent of the current land parcel, most of the key fabric and the landscape spaces of the site date from his vision. It is taken that the church hall, opened in 1910, is part of this vision.

Main Attributes

- Development of church yard with fencing, paths, tree plantings
- Formal entry to Hunter Street with fine wrought gates
- Ceremonial entrance from Church Street, with its War Memorial Gate
- Creation of St Johns Park to the north of the yard
- Creation of Church hall, Vergers Cottage which address the yard
- Purchase of adjacent land as source of funds to endow the parish

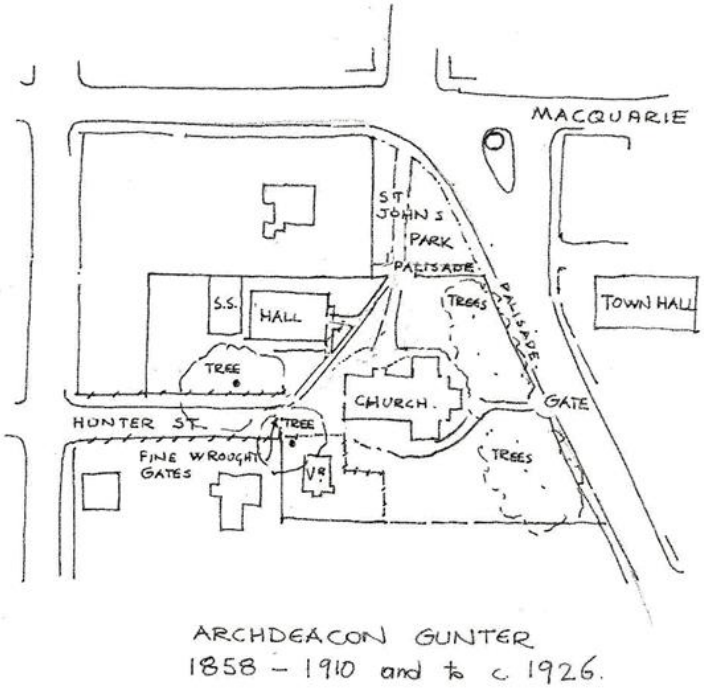


Figure 4: Plan of the St John's site showing the extent and layout up to 1926. (Source: HAA) The design of paths around the church building is based on photographic evidence.

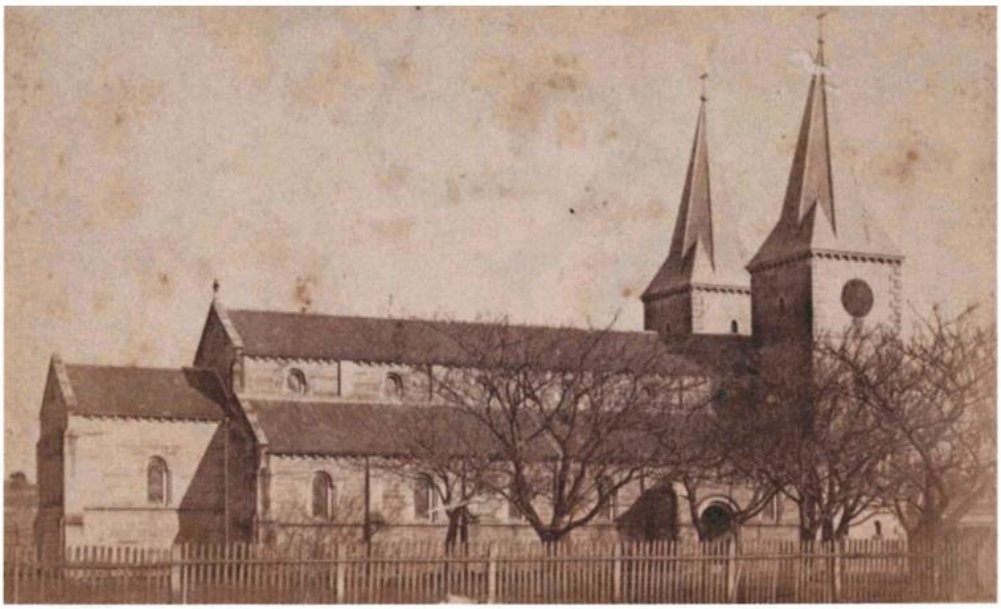


Figure 5: St John's c1860 (Source: St John's Archives as shown in CMP) or St John's in 1870 (Source: SLNSW as shown in the CMP) This shows the trees that are part of the colonial church yard.

Figure 6: 1934 aerial photo of St John's and surrounds (Source: St John's Archives as shown in CMP) This aerial view shows all the components of the second development of the church yard.

c.1953- c.2000 a Civic Park

The site has been accorded a civic eminence throughout its long history, but has been particularly brought to the fore since 1953, when the grounds were replanted and fences removed in the style of a public park, whilst retaining and extending the ordering of paths. The design of the Queensland Arcade in 1959 introduced a continuous colonnade to address the southern part of the grounds, and make entry possible on that side.

Main Attributes

- Low wall on edges
- Formalising of old path system into Gravel drive on both sides of church leading to court on west side
- New trees
- Retention of paths and planting in St Johns Park
- Additional access and address along Queensland Arcade

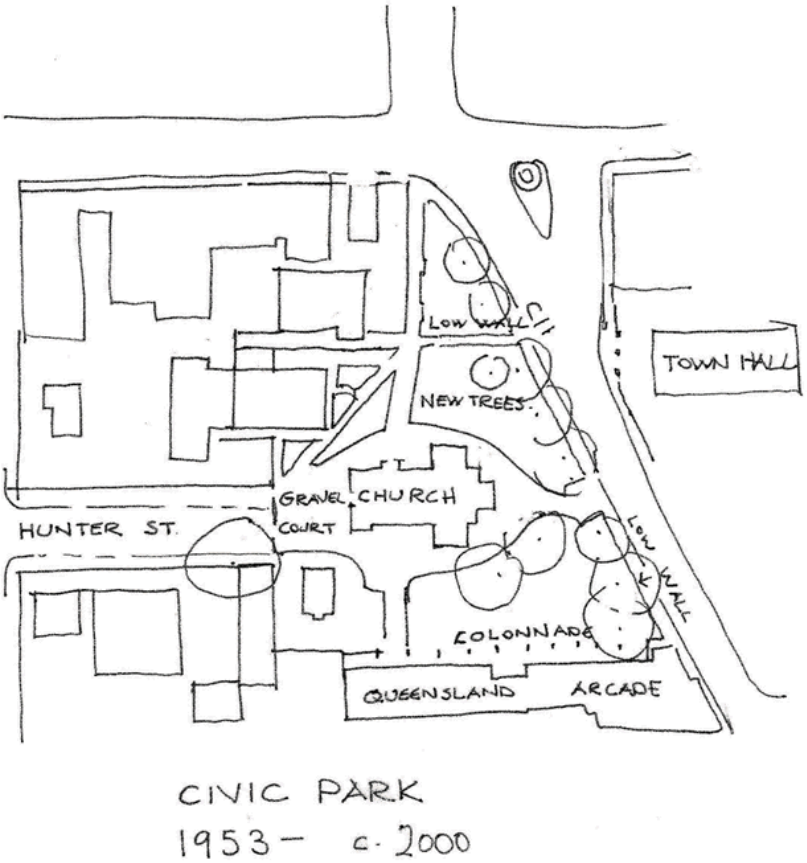


Figure 7: Plan showing layout of site in the latter half of the 20th century (Source: HAA)

Figure 8: Aerial photo of St John's, c.1953 (Source: St John's Archive as shown in the CMP)

c.2000 to near future: Adapted to carpark and new setting

In about 2000, when church street was closed to traffic and became a mall, very extensive areas of brick paving were introduced into the grounds and many cars parked on it. The fences of the Town Hall opposite were removed about this time as well. Currently the prominence of the site is being extended by the construction of the Parramatta Square, which is axially aligned to the colonial towers of St John's.

Main Attributes

- Introduction of large areas of brick paving and car parking, which have blurred the historic scale of the spaces around the western side of the cathedral.
- Lifted exposure of spires at terminus of Parramatta Square
- Removal of some trees
- Closing in of side of Hall

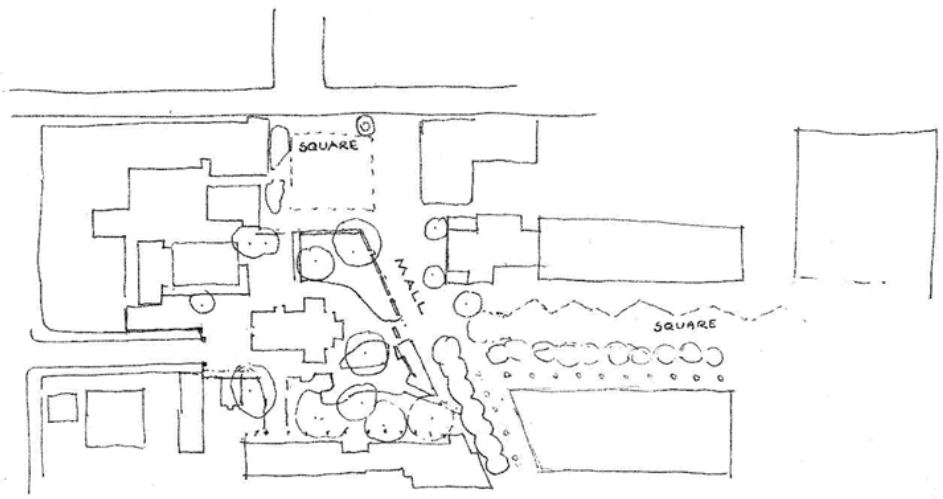


Figure 9: Plan showing the church and its location within Parramatta Square (Source: HAA)

Summary of the integrity of the church yard.

The above analysis shows that, despite the enormity of late-20th century and current development around it, the site of St John's Cathedral has largely retained its civic urban relationships and eminence, and the landscape order of the 1950s landscaped grounds which were developed out of the site as brought about in the time of Archdeacon Gunter. The Cathedral is settled in a park which arose from and recalls the historic vegetated character of the churchyard for which there is important relationships and evidence from the colonial period.

Summary of the Setting of the Site.

A strong visual relationship to the Parramatta Town Hall and Macquarie Street, the Cathedral is still located in the approximate centre of the town plan. It retains a strong visual relationship to Parramatta Town Hall and the low-rise buildings around Centenary Square. The immediate setting has been diminished by the creation of Centenary Square, the form and installations in which has obscured the relationship of the cathedral with Macquarie and Church Streets.

Though no longer visible from Government House, the Cathedral retains its landmark status within the City of Parramatta. Long views south down Church Street and east down Hunter Street culminate in the Cathedral. The centrality of the Cathedral within the cityscape is enhanced in the creation of Parramatta Square, the long pedestrian mall, which has its western terminus at the Cathedral.

The existing buildings near to the Cathedral, including the 1910 Parish Hall, the 1939 office building next door to it, and the Queensland Arcade to the south are of a sympathetic scale to

and setback from the Cathedral. The plentiful vegetation, and particularly the mature trees planted within the park and at Centenary Square, contribute positively to this setting.

3. Key Issues

3.1 Setting of the church site in the town centre

Though it was conceived as occupying a central place in the Parramatta townscape, the church building has always been surrounded by a churchyard as well. The yard was established at the latest by 1810, developed greatly in the period 1853 - 1926 and later was amended and landscaped as a public park.

The church in its yard has a strong relationship to the urban plan of Parramatta, and the vegetated landscape surrounding the Cathedral is equally important to its character. For most of its history until the 1953[1], the church and churchyard were enclosed by a paling or picket fence, and in one period by a high wall. The open public park that currently surrounds the Cathedral was also established in 1953[2], altering the relationship of the Cathedral to the surrounding townscape. This intervention nevertheless preserved historic entrances to the Cathedral and churchyard in the form of defined paths, as well as the general vegetated character that had existed in the churchyard. New trees were planted to the east and north of the Cathedral at this time.

All of the proposed development options disrupt this historic setting by removing the defined churchyard to the west of the Cathedral. The proposal is to lay out a paving extending from the western side of the transcepts of the Church building, running west about one hundred metres. The historic space of the church yard is removed. In its place is a major paved open space at the west, and the remaining church grounds to the rear. It is true, the setting is presently least defined on this part of the site, due to the paving works of the 2000s, but this is not a reason to remove altogether the integrity of the church site.
A proposal that interprets the historic space within which the church building was set is warranted. Such a proposal would recognise

- the historic boundary of the allotment established by Macquarie, or before.
- the amount of space historically defined in front of the western towers, which is in proportion to the towers
- the integrity of a church yard or grounds that have a considered network of paths, based on the network designed in the Gunther period, and reinterpreted in the 1953 redesign.
- Planting of appropriate trees in all parts of the grounds

This advice accords with policies 6.7-6.15 of the CMP by Design 5.

[1] Date given for the removal of the fence and establishment of a public park in the chronology of the Cathedral given in Design 5 – Architects, *St John's Cathedral Conservation Management Plan*, Draft #1, 2018, p. 49.
[2] Ibid.

This is not to say the urban setting of the church and grounds could site would not be augmented by a square outside its western boundary by closing Hunter Street to vehicles. However, amenity is key. Few urban squares are successful in Sydney, particularly those related to major churches; Sydney Square and Queens Square in the City of Sydney, both of which have low amenity due to being shaded, windy and without focus. They are only sometimes used for events, and are principally pedestrian thoroughfares.

The design of the proposed square presents the church on a uniform paved platform shared with two Highrise buildings. When placed together on a shared platform, the scale difference between the high rise and the church building most apparent and no reconcilable. The result is to render the church a mere small object. In other words, the church building is a cup on a tray. In scheme 1 the hall is placed on the same tray, which provides some relatable scale, however this is no real difference, and the historic buildings should not have their context removed in this abstract way.

The square as proposed is shown to be fully shaded in winter. It is also exposed to the natural winds from the west, and may be further impacted by wind generated by high rise forms. These factors point to poor amenity of outdoor space, and are the same as found in the Sydney and Queens Squares in the City of Sydney.

3.2 Church Hall

The hall has statutory protection as an item of environmental heritage.

The first reason put forward for the removal of the hall is based on an erroneous assessment that it is of representative value, being criteria (g) in NSW State Heritage Assessment Criteria) This means it represents to a better of lesser extent a class of buildings.

The 1910 Memorial Church Hall was a definite part of the planned development of the parish and its eminence as a centre of the arch-deanery under the long incumbency of Archdeacon Gunther (1865-1909). In this period the church building was rebuilt, the grounds landscaped and replanted, a verger's house erected in the gardened church yard and the temporary hall planned to be replaced with this hall building. In addition, in this period the parish set up a trust to see to the endowment of the parish, and went on to acquire the lands along Macquarie Street. Clearly, the hall has an important status in the history of the ministry of the parish, and its site

Architecturally, the hall is no ordinary church hall either. Most church halls are a single space, of large or small size. This hall is not only large in size, it has a full aisle, a cast iron arcade, and a clerestory. It is in fact conceived like a large church. For this attribute it cannot be said to be representative of most church halls, with their simpler order.

Figure 10: Interior of the parish hall (Source: CMP by Design 5) showing clerestory, arcade and aisles.

Its siting with respect to the main church building is not representative. Church halls are often placed to the rear of a church building, and sometimes in a side street. St John's Hall is prominently placed with its entry adjacent to the north part of the church grounds, and its entry paths integrated into the landscape of this most prominent part of the grounds, the path that connected its two entrances, that from St John's Park and from Hunter Street).

In light of this, its significance is a rare example of a large church hall conceived as part of a landscape of a major church building. It is also a major building in Parramatta, and worthy of listing as a local item notwithstanding its relation to other church halls in other Local Government Areas.

The second argument for its removal is that it is necessary for the greater good. In short, that a new and better setting for the cathedral is preferred. This overlooks the evidence that the church has a historic setting. Of more concern, it creates a precedence for the removal of any heritage item, if an option, which is considered better, is proposed instead.

3.3 Sun access and shading

The church yard and church building rely on sun for the health of its vegetation, the amenity for people, and the rendering of the architectural form in light.

The amount of sun in the proposal is not sufficient we believe to sustain these values.

4. Answers to Questions posed by Council

1. Is Option 1 (retention of the Hall) supportable / not supportable in heritage terms? ***Yes***

1a. If supportable, what are recommended LEP/DCP controls for the site in this case? *
Historic Site to be retained and its landscape design reinterpreted from the Gunther period design with a Civic intent. This includes

- *Retention of hall*
- *Retention of path system on site*
- *Retention of trees and plantings from 1953*
- *Retention of Verger's cottage and palisade fence*
- *Removal of brick paving and parking lot use*
- *Redefinition of western boundary*
- *Square must be beyond, focussed on church is good, but not so as to place church building and Highrise on same platform.*
- *Protection from natural wind*
- *No introduction of wind from high rise*
- *Sun on western side of the church towers to a certain extent (to be defined)*
- *Sun on western elevation of church to a certain extent (to be defined)*

No heritage issue with respect to FSR and Height.

1b. If supportable, what are recommended DCP controls for the site in this case?**
See above answer. If a square is to be allowed on the end of Hunter Street then a similar special character area study is required to support it., as was the case in Parramatta Square and the World Heritage Curtilage area. The writer is not a planner, and has no view on the role of DCP controls in a special area.

2. Is Option 2 (modification/partial retention of the Hall) supportable / not supportable in heritage terms?

2a. If supportable, what are recommended LEP controls for the site in this case? *
The option is not supportable in heritage terms. We refer to the discussion in 3.1

2b. If supportable, what are recommended DCP controls for the site in this case? **

3. Is Option 3 (demolition of the Hall) supportable / not supportable in heritage terms?
3a. If supportable, what are recommended LEP controls for the site in this case? *
The option is not supportable in heritage terms. We refer to the discussion in 3.1

3b. If supportable, what are recommended DCP controls for the site in this case? **

4. A comparison of any option(s) supported in 1, 2 and 3 above to the scenario presented in the draft CBD Planning Proposal (i.e. "Option 4 – draft CBD Planning Proposal").

The current planning frame work for the sites of the proposed towers is for a development of several heights up to 28 metres. The planning proposal for the CBD with its vision of slim towers, and strategy of incentives and design excellence, the placing of development rights on heritage sites, is clearly relevant to the future of these two sites which occupy the edge of the business zone.

The sites of the proposed towers are an area that is between two special planning areas in the LEP: the CBD Parramatta Square and the Park Edge. For this reason alone, is seems warranted that the area between the two special planning areas be studied and given future desirable form statements. The study should examine the appropriateness of the existing LE P controls that control bulk.
The proposal of a new square in Hunter Street could be a valuable addition to the area, depending on its amenity and successful urban relationship to the site of the church. But an extra public square here may not be warranted, as Hunter Street currently performs the role of a backstreet, providing garbage, loading and car access, and this may be its best use. Such a study would come to terms with the impact on the church yard of pedestrian traffic. The church is called a cathedral, but its functioning role is that of a regional parish church with many congregational meetings. A key question is one of balance between civic role and normal church operations.

5. A clearly justified recommendation amongst the options presented and the LEP scenario presented in the draft CBD Planning Proposal.
   Refer to our identification and discussion of key issues in Section 3.

6. Commentary on any other relevant matters that arose during review.
   The review has identified that the next steps should be
   - *the incorporation of the findings of the church site analysis into the heritage planning of the site of the church*
   - *if a new square is intended in Hunter Street then a process to define a special area be put in place, which would mean a study leading to a LEP amendment*
   - *that the design of Centenary Square be amended to restore visual relationships between the church. This would mean reconsideration of the light structures, trees, etc.*
   - *that the amenity of the colonnade of the Queensland Arcade adjoining the site immediately to the south be maintained as a good southern boundary to the site, through which people can move along and enter the cathedral grounds.*

St John's Cathedral Site Parramatta - Planning Proposal

Response to Review of Heritage

prepared by

Paul Davies Pty Ltd

for

Jattca

Review Summary

In May 2018 Jattca, on behalf of St John's Cathedral, lodged a Planning Proposal with Parramatta City Council.

Paul Davies Pty Ltd has been requested to respond to an independent evaluation of the proposal by Hector Abrahams Architects (HAA). Paul Davies Pty Ltd prepared the Heritage Impact Assessment that accompanied the Planning Proposal that considered the issues raised in the review. We received the HAA report on 15th December 2018.

Parramatta Council determined to seek a review of the heritage documentation provided with the Proposal and prepared a project brief selecting Hector Abrahams Architects (HAA) to undertake the work. Council posed a series of questions for which they sought specific responses as part of the brief.

This review looks at how the assessment was undertaken in terms of process and matters considered, and at the content of the comments made in relation to the matters raised. That is, it addresses both process and content.

The documentation submitted with the Planning Proposal is quite extensive and addresses (with regard to heritage particularly) the Cathedral and the other buildings on the whole site, the setting and the context.

The HAA review is set out in 5 sections:

1. A Summary;
2. An introduction;
3. The Authors assessment of the "Nature of the Site";
4. Key Issues and;
5. Answers to the Questions posed by Council.

The summary comments are addressed below (using the numbering of the HAA report):

5 **The church building does not need a new setting. What is needed is the re-interpretation of the historic setting, in particular the definition of the western side and the removal of car parking.**

There is no supporting material in the review for this conclusion. Whether the setting is re-interpreted, modified, altered or changed acknowledges that the current setting does not enhance the buildings as it could and has become compromised.

The Planning Proposal does not recommend removing what remains of the historic setting but does propose re-interpreting it. The setting, as now found, is very compromised from its 'historic setting' which was an open paddock that was fenced without surrounding buildings or landscape. The Cathedral and Parramatta deserve an excellent Cathedral and civic setting both of which are proposed In the Planning Proposal.

Removal of car parking at grade level is supported, enhancing the landscape that has evolved around changes largely driven by vehicles and the removal of boundary fencing to create urban public space is also supported.

If the focus of the comment is interpreting the western space, that can be more clearly articulated in the Planning Proposal or more fully explored in a design competition. The adjunct commentary on public squares and their failure is addressed in detail elsewhere but is not a valid consideration as it effectively discounts any public square in a city and the amenity of public places is an urban design consideration. The HAA comments are not a correct analysis.

6 **The Church hall is of sufficient significance to justify local heritage listing and it should be conserved.**

The CMP and HIS both conclude that the St John's Hall has moderate heritage significance at a local level. The HAA report agrees that the building has local significance however does not agree with the level of significance clearly set out in the CMP. The CMP, after considerable research, concludes that the significance is largely social and that the building is of low significance in relation to all other criteria.

The Planning Proposal sets out three potential ways to consider the building: retain; retain and adapt; or remove. It does not predicate one outcome as mandatory. The reason for considering the three options is to allow a future design competition a degree of freedom in how the whole site can be interpreted. It is the proposition of the Planning Proposal that if a design were to be submitted that removed or adapted the hall and achieved preferred urban and site outcomes that it should be considered.

If St John's Hall is required (as suggested by the reviewer) to be retained with or without adaptation, the operation of the St John's Parish and the potential to enhance the Cathedral use of the site is compromised. As the site has a long history of adding and removing elements in a quite random way, it is historically appropriate to consider how the St John's Church Hall building may or may not fit into the future use of the site. Consequently, allowing the potential of the three options is appropriate and does not affect the heritage listing of the building.

7 This does not preclude the resumption of Hunter Street for a new square, a separate study is recommended to consider this.

The western end of the Cathedral is the front and main entry of the building. The concept of having the current space in front of the Cathedral at the western end, a fence (presumably) and then a further public square in Hunter Street is not being proposed and is not part of the Planning Proposal.

Acknowledging that the original site boundary to the west needs to be re-interpreted and the western setting recovered as a non-parking and garbage disposal area, does not preclude conceptually extending the current space. As the Planning Proposal is not a design, incorporating material that ensures the interpretation of the current church boundaries is achievable as part of a Design Competition.

8 The erection of High-rise towers on land the church owns is not precluded and is not a heritage issue provided the church yard retains its historic integrity.

If new development takes place on the church land as supported in this statement, it will interact with the land that was the historic church yard. Any new development will do this no matter what it is. That is also the historical pattern of development on the site.

There appears to be a fundamental misunderstanding of the site set out in the review that affects much of the commentary provided. There is reference to the 'historic church yard' throughout the review but the 'yard' no longer exists in its original form, its later Victorian period form or in its early to mid-twentieth century form. The concept of a church yard was removed in the 1950s when the site became an urban site. The site boundaries are discernible and can be interpreted but the idea of 'historic integrity' is incorrect.

It is also incorrect to directly relate the height of new buildings to the retention of the integrity of the church yard. There is no integrity remaining. Any re-creation of a church yard would be conjectural and based on picking a period in history that appeals as there is no particular form of the setting that is more or less important than any other.

The key issue perhaps is to ensure that the setting of the church and its early boundaries are not lost and are positively responded to in the re-interpretation of the site and setting that will take place.

9 Towers overhanging heritage buildings is not supported.

There are several conceptual approaches to how new development should interact with and relate to heritage buildings. There is no absolute approach that must be adopted.

The view expressed in the review is that, in this case, an overhang of a new built form is not supported and that a heritage building should have sky above it. This is a conservative and safe approach but not the only approach nor is the basis of that view set out in the review.

There are excellent examples of heritage buildings having new development close to them, partially over them, inserted into them and in some examples, where new built forms are built over and around the heritage element, enclosing it within new built forms.

While the reviewer's views are noted, it is important to acknowledge that there are other approaches and the Planning Proposal while providing for a 'maximum' approach does not

mandate that design approach. It would not be sound to unduly limit the scope of a design competition by placing very restrictive and conservative controls that may prevent an excellent design solution for the whole site being developed.

- **The purpose of the independent Review**

  We would suggest that the review has not satisfied the brief requirements in that it does not provide a review of the proposal or the supporting material but rather has set out its own basis of analysis and then limited the review to several areas. We would have expected that the review made reference to the various documents, not necessarily in detail, but to provide advice to Council on their general adequacy, the methodologies used and perhaps a brief summary of matters that the reviewer though were helpful, or which may require further input.

  We also would not expect a review to offer an alternative view of how the place could be developed (particularly as it is not be based on research) but to discuss the actual proposal. Apart from the selected detailed matters this has not taken place.

  The purpose of a review is twofold: firstly, to provide advice on the approach within the various documents and if they are sound and secondly to identify specific areas that the reviewer considers require further work or a different approach.

  We suggest the review does not achieve its fundamental objective and does not provide a balanced assessment of the Planning Proposal.

A Detailed Response to the Review

Each section is reviewed in detail below.

1 Introduction

HAA cites the documents that form the material to be reviewed:

- Draft Conservation Management Plan prepared by Design 5 1 May 2018
- Heritage Impact Assessment prepared by Paul Davies Pty Ltd May 2018
- Urban Design Report by Architectus May 2018
- Concept Landscape Masterplan by Aspect Studio May 2018
- Archaeological Report by Curio Projects May 2018
- Traffic Impact Assessment by Traffix May 2018

The Introduction advises that the review specifically refers to the Draft CMP, it is assumed that the other material, while not specifically referred to in the report, has been considered.

The brief to the consultant is unusual as it requires comment on four questions that relate to the St John's Church Hall and how the Planning Proposal options should be assessed in relation to that element. However, the heritage considerations around the site are much broader than that issue, even though it is a matter to be considered.

The review addresses the four questions but focuses on the area to the west of the St John's Cathedral. The review does not provide any comment on the Cathedral or other buildings on the site.

The review does not set out a methodology or which issues are to be considered or not considered, nor does it make any positive comments about aspects of the proposal that are supported. It would be good practice to establish a clear basis for the review, the issues to be canvassed and for matters that have been addressed to the authors satisfaction to be acknowledged.

On balance, the review appears to be a series of personal views about the site and the proposal rather than an independent review of the material submitted.

2 Nature of the Site

HAA does not review the draft CMP but notes that it is deficient in that, in their opinion, the CMP considers the buildings on and around the site *"but not the design of its site, being the church yard and grounds"*. The CMP was prepared by Design 5. Dr Mark Dunn, a noted historian researched and prepared the history of the site. The Draft CMP is a thorough and soundly researched document that correctly analyses the history and development of the buildings and site.

The review then sets out HAA's interpretation of how the site has developed providing their own site sketches and, presumably using images from the draft CMP.

This is an unusual way to commence a review as it does not actually review the Design 5 material but rather puts it aside and sets out a new but unresearched and unvalidated view of the site history. It is

also unusual as, despite the criticism of the draft CMP analysis, it almost replicates the site development drawings in that document.

Set out below is a detailed response to Section 2 but as an overall comment we do not believe that the review provides a sound basis to form the opinions that are later expressed.

HAA divides the history into 4 periods:

Up to 1823

No new material or understanding is set out for this period that is not in the CMP.

1856-1926

The report is correct in noting the long and important role of Rev Gunther and the expansionist period in adding to the church site but is not correct in prioritising this period as the most significant one.

The changes in this period fundamentally altered the early character of the site and introduced a new character. This became a pattern seen again in the 1950 period.

While this is noted in the review the analysis does not set these changes into a correct contextual understanding. The works that took place were intended to enhance the site, add facilities and add land for expansion, but there is no overall clear intent or grand plan evident in any of the works, rather, they are the accumulation of a series of ideas and changes that most likely occurred when opportunities arose to add to the site. That is, while the changes are of some significance as part of the gradual evolution of the site, they do not individually or collectively establish a form for the site that is of particular significance at any point in the history of the site.

There is a significant difference of opinion on how the church site developed.

1926-1953

1926-1953 is not considered and presumably is not particularly significant in the reviewers' consideration.

1953-2000

HAA notes that from 1953 the civic 'eminence' of the site comes to the fore. This is correctly observed as removing the fences and changing the planting created a public rather than a private setting for the buildings. The analysis focuses on the importance of the paths. Reference is also made to the Queensland Arcade addressing the south of the site "making entry possible on that side". This is not correct. Queensland Arcade was not and is not part of the site and while there may have been a connection, the Cathedral has always been accessible from the south.

HAA observes that paths were formalised into a gravel drive on both sides of the Cathedral leading to a western court. This is incorrect in analysis. It would appear very clear that the changes were driven by changes in transport, the need to accommodate cars around and near the building and a shift from paths to driveways. The paths were already 'formalised' and were then expanded to driveways. Figure 8 (in the HAA report) demonstrates this with cars parked to the south and the west of the building. The entry from the east is now a driveway rather than a pedestrian access and contrasts strongly with Figure 6 (in the HAA report) which is pedestrian and landscape focussed.

St Johns Park is noted but it also falls outside the site boundary and while a public space is not part of a consideration of how the church lands have changed (except by reference).

We disagree with the analysis provided in this part of the review.

2000 - present

The analysis notes the extensive change from 2000 with large areas of paving, changes to traffic, an increase of on-site parking and the commencement of the new Parramatta Square. The report notes that the historic scale of spaces around the western side of the Cathedral has been blurred but makes no observation about other significant site changes. Tree removal and changes to the St John's Hall are noted. It is also noted that these changes have been made in collaboration with Parramatta Council.

Summary of Integrity of the Church Yard

The above observations are selective and, this review suggests, in places incorrect.

The review summary concludes that the Cathedral has *"largely retained its civic urban relationships and eminence, and the landscape order of the 1950s landscaped grounds which were developed out of the site as bought about in the time of Archdeacon Gunter. The cathedral is settled in a park which arose from and recalls the historic vegetated character the churchyard for which there is important relationships and evidence from the colonial period."*

There is no basis for this statement in the analysis that HAA has set out, in fact in many respects the opposite view is evident in the analysis. It is also not the view that is found in the the history and historical development set out in the draft CMP. The evolution of the site cannot be limited to one or two selected dates. While more major changes took place at particular points in time, the site has evolved slowly and regularly in response, in many cases, to development and redevelopments around it and does not reflect any particular historical period.

There is no discussion or analysis in the review of:

- the early church site and how that has changed with expansion and new built elements (the Draft CMP sets this out in some detail at pages 51-59);
- how the Gunther period changes affected the colonial setting (which they did);
- how changes in transport and approaches to city development impacted the "colonial churchyard" setting;
- what features or characteristics that are asserted to remain from the colonial period or which strongly reference that period (putting aside the cathedral building itself) remain; and
- why the Gunther period has been given such significance and considerably more significance than the colonial form of the site.

These would all seem critical aspects of defining a different view of the history of the site if that is to be relied on rather than the extensively researched CMP.

This response suggests that the independent report does not have a methodology and as a result provides inconsistent and unreliable commentary on the Planning Proposal. We would suggest that a possible methodology (noting that there is no prescriptive model for a review) could be:

1 Identify the documents that form the proposal.

2 Provide at least a brief comment on each document as to its overall adequacy irrespective of whether the reviewer agrees with everything within the document.

3 Identify specific areas within the documents that may require additional material or where the reviewer considers the outcomes not to be sound and in need of review.

4 Provide a summary of the suitability of the proposal, as a whole, or set out why the proposal as a whole is not supported.

5 If the proposal overall is supported but specific aspects of the proposal are not, identify those and provide a brief commentary as to why those aspects of the proposal are not supported. If it is a question of providing additional information, identify what information is required.

6 In conclusion provide a balanced assessment of the strengths and issues of the Planning Proposal.

It is appropriate to rigorously review any proposal but that must be within a context of a balanced and thorough review.

Summary of the Setting of the Site

HAA makes several observations about the setting and site that are summarised below with our comment:

Report Item	Comment
1 there is a strong visual relationship between the Cathedral and Town Hall/Macquarie street	Agreed. This exists and is historically relevant and will be strengthened through the process of the Planning Proposal
2 there is a strong visual relationship to the low-rise buildings around it	There is, however with the changes taking place broadly around the site this will change irrespective of this proposal. This also relates to point 8.
3 Centenary Square has diminished the setting of the cathedral in form and installations.	This is the personal opinion of the author and is a comment about council's management of the city rather than the current proposal. It is not really relevant in this assessment.
4 It is no longer visually connected to Government House but retains its landmark status	The connections to Old Government House (and the burial ground - not noted in the earlier assessment) are long removed and while they were important did not survive for many years. Landmark status is a separate matter. The Cathedral is a landmark and later comments in the review note how that will actually be enhanced by major city works such as Parramatta Square.
5 Long views culminate at the Cathedral	This is correct and is unchanged by this proposal or other proposed city works. The proposal removes the four-storey height at the Hunter St boundary as called for in the existing DCP that is currently CPC policy and enhances the long views to the Cathedral.

6 Parramatta Square enhances the centrality of the Cathedral in the city	This is an interesting observation and would appear to conflict with point 3 above. There seems to be a mixed response to changing the setting of the Cathedral where it is desirable in the author's view to change the setting outside the site but not within the site. This is difficult to comprehend as there is no analysis or basis for the opinion.
7 The Cathedral terminates the square at the western end	This is true, it will visually terminate the new space in both the physical form of the building and also the landscape. This will be the case due to the location of the Cathedral building rather than in relation to the site.
8 The buildings immediately around the cathedral: the St John's Hall, The St John's (office) Building and Queensland Arcade are of a sympathetic scale to and setback from the cathedral	This is partially true in that there are smaller scaled buildings around the cathedral, but immediately adjoining a number of these are significantly larger buildings. The DCP also allows 4 storey buildings in the vicinity of the Cathedral building. The residence is not mentioned.
9 The trees contribute to the setting.	This is agreed.

There is no discussion in the analysis of the value of the western part of the site, the role of the ancillary buildings apart from their scale or why the site in its current (or perhaps altered) form is important. There appears to be no basis for the key issues section of the document arising from Part 2 of the report.

3 Key Issues

3.1 Setting of the Church

The first issue raised is about the 'churchyard' or the church in its yard. The following observations about the churchyard are made in the report with comment:

Observation	Comment
• the church building has always been surrounded by a church yard	This is not correct. The review clearly notes that the churchyard, as a definable space, ceased around 1953 with the erosion of the edges of the site by removing the fences and creating a public park setting that extended to Centenary Square. This was further eroded by car access and parking. The Parish and the Council have collaborated over a number of years to create an integrated public space. The site boundaries remained discernible (as they can in the future), but the Cathedral now sits within public space and not a church yard. The analysis on this matter appears flawed and there is no argument in the review that is persuasive on this.

• the yard was amended and landscaped as a public park	This is true in part however the concept of 'amend' is not accurate or appropriate, the setting changed, as it had been doing constantly over the life of the site.
• the yard has a strong relationship to the urban plan of Parramatta	This is not supported by analysis. The site and overall setting have a strong relationship and historically it was a churchyard, but the concept of a church yard no longer exists.
• the vegetated landscape is equally important	Vegetation as noted is important, but it is also noted that the early churchyard is illustrated void of landscape which is also of importance. The Planning Proposal includes landscape as a key element of the future character of the whole site.
• until 1953 the yard was enclosed by fencing (of various forms)	This is factual and noted.
• the current park from 1953 altered the relationship of the cathedral to the city	This is agreed and the Planning Proposal maintains and strengthens the cathedral/city relationship.
• the changes maintained the historic entrances to the site in the form of defined paths	This is partially true, but the evidence shows that the site is now a very permeable site without actual entrances as were evident when it was fenced and was a churchyard. There are paths remaining and driveways and large open areas used for parking and utilities and events. Entry points are recognisable but not in terms of defined and marked entries as was the case with a fenced yard.
• The HAA report notes that the planning proposal disrupts the historic setting by *"removing the defined churchyard to the west of the Cathedral"* and, *"the historic space of the churchyard is removed"*. The review notes that this is the least defined part of the setting but *"this is not a reason to remove altogether the integrity of the church site"*. The report further notes *"A proposal that interprets the historic space within which the church building was set is warranted"*.	This raises a number of questions but focuses on a single issue. The main concern raised is the loss of definition of the earlier western site boundary and the removal of finer grain from the grounds in terms of variety of pavements and layout of the remaining paths. HAA appear to have mixed and somewhat conflicting views on the nature, purpose and potential viability of squares around churches as later in the report they note that squares do not work but also note that a square beyond the western boundary would be appropriate. HAA do not define or analyse what is the appropriate setting (as the original boundaries have been altered) and which boundaries should be interpreted. The early site boundary and fencing extend through the current St John's Hall as that building is built partially within and partially outside the early 'churchyard' consequently, it is not possible to recover that setting without removing the hall. If the concern is understanding the historic extent of the western land, this can be achieved by detail on the site - with or without a new civic space - by changing material, subtle change of level, use

	of devices within the space to mark the boundary, potentially retaining gates as a symbolic element on the boundary alignment or a range of similar interpretive devices. Similarly, the pavements and layout around the Cathedral building can be developed to retain some of the historic form and path layout if that was considered desirable. These comments can be incorporated into the planning proposal noting that the proposal is not a design but an overall approach to the site and surrounding area. A current difficulty with the western portion of the site, that is not acknowledged in the review is the lack of functionality of the area and the effective use as a rear yard even though it is the main Cathedral door. The area is used for parking, rubbish collection and events. The St John's Hall and its extension extend into the area in an uncomfortable relationship. The current edge arrangement of low walls, partial fencing, gates and bollards is clumsy and does not enhance the place. There is also no recognition that during the key period that HAA note, the site expanded to the west along Hunter Street significantly changing the early 'yard' arrangement. With the potential for new development, extending the western space is logical, sound and does not have to affect any heritage values.

HAA raise four items that they believe should be recognised as part of interpreting the 'historic space'. It is not clear what the 'historic space' is in this reference as it could be the western area or it could be the whole site. The points to be recognised are, with comment:

Observation	Comment
• the historic boundary of the allotment established by Macquarie	This can only be partially recognised as buildings now encroach across that boundary. If the St John's Hall were to be removed (one option in the proposal) the whole of the allotment may be capable of interpretation. Irrespective of this, the original yard boundaries can be interpreted and this can be incorporated into the proposal. Also of importance is that the HAA analysis does not recognise accurately the changes that have taken place to the yard.
• the amount of space historically defined in front of the western towers, which is in proportion to the towers	The scale of the space in relation to the towers is an opinion of the report author and is not otherwise analysed, researched or established. We dispute the opinion and would consider it an incorrect understanding of the space and the towers. The lot was established before the towers were designed or built, they were added to the end of the early church within the site. Later the church was rebuilt retaining the towers. There appears to be no evidence suggesting they were designed in relation to the scale of the space between the church and the fence, in fact, this is highly unlikely. It would however be likely that the towers were designed to the maximum size then possible to

	make them visible at the centre of the city and in relation to Government House and other key locations. The towers were not an element designed to be seen from within the site or to relate to the site dimensions, they were a district or landmark element. The Planning Proposal maintains key site lines south along Church Street, from the west along Hunter Street and from the new Parramatta Square. We believe the HAA report is in error in this statement.
• The integrity of a church yard or grounds that have a considered network of paths, based on the network designed in the Gunther period, and reinterpreted in the 1953 redesign	This is not a correct or accurate statement. The current state of the grounds has largely removed the Gunther period site layout, remnant elements remain but the path network that is focussed upon in the review now longer exists. The 1953 re-interpretation is also incorrect. The 1953 works were pragmatic in that they opened up the site, removed fences but retained the established access. There was no 're-interpretation' of the site. The 2000 period works then removed most of the Gunter and 1953 changes to create a paved open space with a focus on vehicles. This was in collaboration with Council. In the terms set out in this point the church site does not have integrity to the periods noted. There is also no reason given as to why these periods should have pre-eminence when interpreting or re-defining the site.
• Planting of appropriate trees in all parts of the grounds	This is disputed and is not historically correct or valid. The inference is that the western forecourt should be planted as the reference is to all parts of the grounds. This would not assist the historic setting or an interpretation of this. The eastern and southern plantings provide the park-like setting that is references but the western frontage is distinctly different and appears to have always been distinctly different in character.

Having noted the above discrepancies and issues, it is agreed that interpreting the Macquarie boundary is sound but, as noted, this does not preclude a larger space being developed to the west of the cathedral.

HAA then comment on amenity. This is not really a heritage issue in the terms set out and HAA are careful later to observe that they are not providing planning advice and it is not clear if the report is intended to provide urban design advice.

The issue specifically raised is that urban squares related to churches are not successful. Sydney and Queen's Squares are cited and criticised for their lack of focus, their windiness, shaded character and

for their principle use as pedestrian thoroughfares. These comments are not correct, are not based on analysis or research and are personal opinion and preference.

This is also not a heritage issue.

Two squares were cited as examples, the major square in front of St Marys Cathedral was not included, possibly as it does not fit with the criticisms being made. Looking briefly at Sydney Square and the criticisms levelled at squares around churches we make the following comments (noting that we are the architect and heritage consultant for St Andrew's Cathedral and the school building behind that forms the western edge of the Square).

- The space is not ideal, it was created in the 1970s and involved the removal of the churchyard around the cathedral with its then extant early fencing and the stone deanery designed by Blacket. However, the creation of a large civic space between the cathedral and town hall created a space that is highly valued within the city.
- It provides for large community events including rallies and protests.
- It provides for the cathedral school to hold events including festivals, fetes, musical ventures, etc.
- It is used intensively as a day space for people who have lunch there, sit in the sun or shade, meet etc. (curated by the City of Sydney)
- It provides a suitably scaled space for events related to the use of St Andrew's Cathedral and the Town Hall.
- It is sunny and pleasant but can, like all city spaces be windy, however, the wind is not a product of the square but the city development irrespective of whether the area is a public square or a fenced church yard.
- The space has focus, the focus is the cathedral and the town hall, the space itself does not require focus

The HAA report provides an opinion on the relationship of the proposed open space to the west of the cathedral to the proposed development and the cathedral building.

We note that the review does not discuss the current condition of the western part of the site or the Hunter Street area and there is no comment on the functionality of the space and how it currently works or could, in the authors view, work in the future. There is also no framework for council's intent for adjoining areas in terms of future development through the current planning provisions. While this is not a planning review, the planning framework significantly affects how the site can be considered.

The core of the response to the question of setting is found in paragraph 2 of page 12 of the HAA report. It is quoted in full and then considered in detail as it is a central part of the review.

The design of the proposed square presents the church on a uniform paved platform shared with two Highrise buildings. When placed together on a shared platform, the scale difference between the high rise and the church building most apparent and no (stet) reconcilable. The result is to render the church a mere small object. In other words, the church building is a cup on a tray. In scheme 1 the hall is placed on the same tray, which provides some relatable scale, however this is no real difference, and the historic buildings should not have their context removed in this abstract way.

Observation	Comment
• *The design of the proposed square presents the church on a uniform paved platform shared with two Highrise buildings.*	Three options are set out, this refers to one of those options only. It also does not acknowledge that the planning proposal clearly creates low scaled forms around the edge of the proposed space with larger elements set back beyond. It must be presumed that the author does not consider any part of the proposal acceptable in terms of scale, principally as it all shares a common forecourt but possibly (not specified) due to the overall scale. However, under 4.1 of the report HAA notes that there is *"no heritage issue with regard to FSR and height"*. It is not clear what the review intends except that a forecourt is not supported.
• *When placed together on a shared platform, the scale difference between the high rise and the church building most apparent and no reconcilable.*	The issue raised is one of scale and that a common space linking new and old elements (presumably in any of the scenarios put forward) exacerbates differences in scale to a point that is not reconcilable. The statements do not offer any advice on what may, in the authors view, be acceptable. The review notes that height and other planning issues are not of a concern (except shadowing) so it is assumed that it is the extension of the public space that is of specific concern.
• *The result is to render the church a mere small object.*	Mere is defined (OED) as: either *'having no greater extent range, importance or value than the compared item'* or more likely in this situation: *'insignificant, ordinary, barely or only what it is said to be'*. We take the meaning in this statement to be aligned with 'insignificant'. HAA have noted elsewhere in the report that the church building and the towers in particular have a pre-eminent civic place and will terminate the end of the new Parramatta Square and that they are dominant forms in views from Church and Hunter Streets. **Those relationships, views and pre-eminence are not changed by the proposal with or without a forecourt.** The comment may then relate to what a viewer will experience when standing in the current forecourt looking at the end of the building to the towers (as views from beyond the site have been acknowledged elsewhere in the report). It is difficult to understand how the Cathedral, that forms the centre of the space and which has an axial siting with a setting around it, will be seen by a pedestrian or visitor as a *'mere small object'*.

	The comment however arises from the treatment of the ground plane and not from the scale of the buildings. It would be reasonable for the author to look to manage the ground plane in a different way perhaps by the use of materials, alignments, levels or the introduction of elements that do create the definition that the author may be seeking. This can all be easily addressed in the Planning Proposal. Given that HAA does not see height as an issue (in the new development) but does comment later on shading and wind which are in part related to height there appears to be confusion about what the author's issue at the western end of the site is.
• *In other words, the church building is a cup on a tray. In scheme 1 the hall is placed on the same tray, which provides some relatable scale, however this is no real difference, and the historic buildings should not have their context removed in this abstract way.*	This rather odd analogy provides some assistance in understanding the basis of the criticism. It appears to arise from wanting to retain a different and possibly separated (not stated) setting for the church that does not relate to new development or the works taking place around the site more generally. This is also reinforced by other comments in the review about recovering the Gunther period setting as modified in the 1950s. This in itself is confusing and contradictory as the earlier setting was enclosed and the 50s setting was open. The only period in which the analogy makes sense is the very early form of the church within a fenced enclosure without any immediate elements or landscape around it. Then the church could, at a stretch, be seen as a 'cup on a saucer or possibly on a dinner plate'. Since the first ancillary developments that relationship of building to site has been altered. There is some merit in considering the western space in more detail and that would be a reasonable comment arising from the review. A key issue is that the analogy dismisses the St John's Hall as having almost <u>no value</u> in terms of the setting of the church. It is assessed as having no more value than providing 'some relatable scale'. The author is clearly saying that the St John's Hall makes almost no contribution to the setting of the church. While noting that the church hall has some local significance, it is agreed that the building diminishes the concept of the churchyard as it is located across the original yard boundary and removes the open and spacious setting that was intended to surround the church building. This is a view that has informed the Planning Proposal and which has led to the three options related to that building being set out.

	The statement then refers to the historic buildings in plural which presumably includes the St John's Hall, residence/Warden's Cottage (not otherwise noted in the review) and possibly the St John's (office) Building (this is also not defined or discussed in the review). It comments that the proposal removes the setting in an 'abstract way'. This is not explained or defined and is quite difficult to understand. It does not arise in the Planning Proposal and is not supported by any material in the review. We conclude that HAA are advocating for no change to the whole church site except possibly reinstating some of the Gunther period paths and setting, possibly (but not actually stated) re-introducing boundary fencing and removing trees and the 'clutter' of Centenary Square

Overall the HAA Report is of the view that the square is not appropriate, new development is not appropriate, the St John's Hall is inconsequential in terms of the setting, the western court should have tree plantings and treated more as a park and the low scale setting of the area (beyond the site should be retained).

We reject that assessment and suggest there is no basis in the report to make those recommendations or conclusions.

3.2 St John's Hall

HAA note St John's Hall is heritage listed (but do not reference the level of listing) and reject the assessment of significance set out in the draft CMP for the building.

The review suffers from a lack of research and analysis. If the author believes the draft CMP is in error, they are able to say that and to suggest additional work. The views set out in the review are not supported by evidence and as a result the several paragraphs dismissing the draft CMP have no credibility and should not be included in such a report.

The table below looks at each of the statements made:

Statement	Comment
• The first reason put forward for the removal of the hall is based on an erroneous assessment that it is of representative value, being criteria (g) in NSW State Heritage Assessment Criteria) This means it represents to a better of lesser extent a class of buildings.	The assessment is not erroneous and the application of criterion (g) is sound. The hall is of representative value. It is difficult to understand why HAA would argue that it is not. It is not sound heritage practice and it is factually incorrect. The building is representative of a broad group of church related buildings, being church halls, that are found on most church sites. Whatever other values it may or may not have have under other criteria, it has been heritage listed for its representative value. Church halls fall into a range of sizes and forms and have been built at almost every stage of church history from early

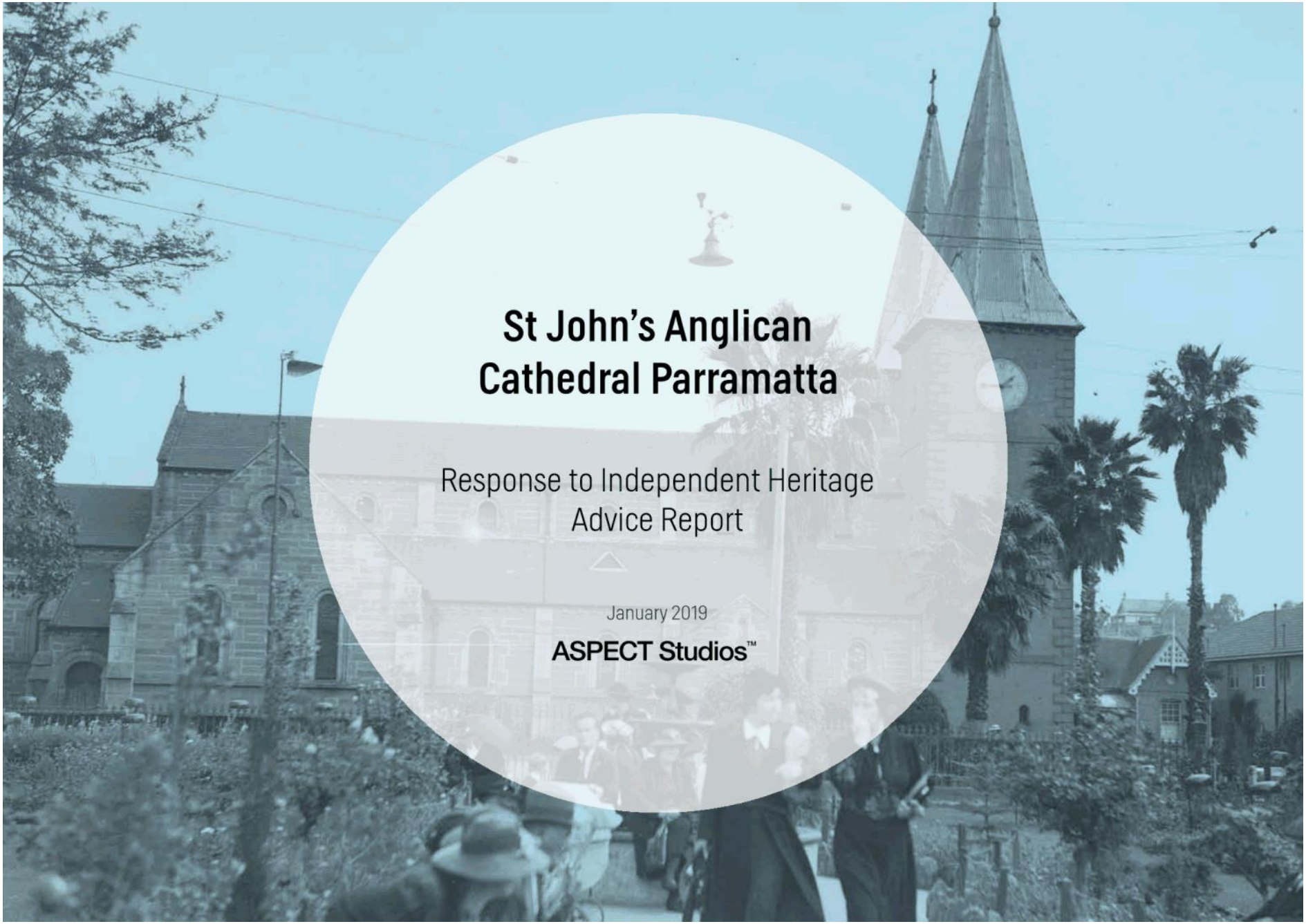
	development to the present day. They serve a range of functions from providing a hall to meet within, toilets, kitchen, meeting rooms, offices and in some situations a range of related functions that are specific to a particular place. They are small and large, simple and elaborate, of almost every historic architectural style and built of a large range of materials. This hall forms part of that broad representative group of places. It may also be considered to have other attributes under other areas of significance, but to conclude it is not representative is incorrect. HAA has provided an untested and unresearched opinion on representative value that cannot be relied upon.
• The 1910 Memorial Church Hall was a definite part of the planned development of the parish and its eminence as a centre of the arch-deanery under the long incumbency of Archdeacon Gunther (1865-1909).	The hall was part of the development of the site, that is self-evident. Whether the development was planned in terms of being part of a larger plan for the site is not known. All developments are 'planned' and this is not a reason for significance. The idea that the parish was eminent and that the hall was a special part of that eminence is difficult to ascertain and not established. The original church hall was demolished to make way for a larger hall, one of the Planning Proposal options reflects that history, by allowing consideration of removing the current hall to replace it with a larger hall. Many church halls are memorial buildings (as are a number of churches). It was a common way to raise funds for their construction, but this is not related to the Gunther period which the hall postdates. The building is a heritage item and does represent the growth of the parish. All of the buildings constructed demonstrate growth whether they are significant or not.
• In this period the church building was rebuilt, the grounds landscaped and replanted, a verger's house erected in the gardened church yard and the temporary hall planned to be replaced with this hall building.	This is largely correct. These works did take place. The first hall was not necessarily a temporary building, it was the first church hall. It was in itself typical of many early simple church halls and it was actually retained and moved to allow for the construction of the new hall that was larger and had greater facilities. Retaining the earlier hall is also interesting in that the church clearly needed the additional accommodation and were not able to accommodate it in a new building, probably due to funding issues. Later that building was demolished to provide for another section of the hall to be built. There is a

	clear pattern of buildings being built, demolished and rebuilt to serve changing needs.
• In addition, in this period the parish set up a trust to see to the endowment of the parish and went on to acquire the lands along Macquarie Street.	This is true but is not relevant to the significance or otherwise of the hall. That fund was not related to St John 's Church Hall but it does demonstrate an ongoing pattern of historical development that saw buildings (apart from the Cathedral) as elements to be used, replaced or redeveloped to suit the needs of the church.
• Clearly, the hall has an important status in the history of the ministry of the parish, and its site	This statement is misleading and draws incorrect conclusions from the material above. All of the facilities on site have had a role in relation to the ministry of the church, that is why they were built. The author would be aware that the Anglican Church in Sydney, as a general rule, places little value on its buildings as it sees them as functional to achieve the ministry of the church. Buildings rarely have status in Anglican churches with the exception of a small group of parishes where liturgy and sacred space is important. Consequently, while the hall has been a functional part of the parish the assessment as having important status in the history of the ministry of the parish is not a given. The statement also adds 'and its site' as an afterthought. This is a separate consideration and is not explained.
• Architecturally, the hall is no ordinary church hall either. Most church halls are a single space, of large or small size. This hall is not only large in size, it has a full aisle, a cast iron arcade, and a clerestory. It is in fact conceived like a large church. For this attribute it cannot be said to be representative of most church halls, with their simpler order.	This is not correct. There is an extraordinary variety in church hall buildings. This building is quite substantial and does use a clerestory form, there are a range of variations on this type of building across church sites and there is nothing to suggest that this building is an exemplar of the form or is exceptional in any way.
• Its siting with respect to the main church building is not representative. Church halls are often placed to the rear of a church building, and sometimes in a side street. St John's Hall is prominently placed with its entry adjacent to the north part of the church grounds, and its entry paths integrated into the landscape of this most prominent part of the grounds, the path that connected its two entrances, that from St John's Park and from Hunter Street.	This is not correct. The statement demonstrates a lack of understanding of how the church and the churchyard were laid out and functioned in what is a quite unusual church setting. The hall was located on the only available land in close proximity to the church, it is pushed back into the corner of the site to minimise its visual impact on the church. It is oriented east from its front door where the church door is west, with side entries but it is opposite to the main entry which is not usual. With the urbanising of the site, the hall took on a different relationship to the broader site.

	Later attempts to modify and screen the building, while not successful, attempted to create a better relationship between hall and church than had existed. None of this supports the idea of the building being sited with intent.
• In light of this, its significance is a rare example of a large church hall conceived as part of a landscape of a major church building. It is also a major building in Parramatta, and worthy of listing as a local item notwithstanding its relation to other church halls in other Local Government Areas.	This is not correct. There is no evidence provided or referenced to suggest this. It is not a major building within Parramatta. It is quite consistent with the scale of many buildings in the city at that time.
• The second argument for its removal is that it is necessary for the greater good. In short, that a new and better setting for the cathedral is preferred. This overlooks the evidence that the church has a historic setting. Of more concern, it creates a precedence for the removal of any heritage item, if an option, which is considered better, is proposed instead.	This is not correct. The Planning Proposal considers options that include removing the building. Its heritage status is acknowledged in that process. A different and potentially better overall setting for the cathedral may be created by its removal but this also relates to recovering the sense of the original churchyard. While the setting of the church retains elements of its historic form, there is no 'historic setting' that can be defined. There is no evidence or support for any of these statements. The matter of precedence, which is cited as the most important issue, is not relevant. Every proposal for any heritage site or element has to be considered on its merit. There is no prohibition on demolition or adaption or change, they are all possible outcomes under the Planning Scheme provisions.

4 Answers to Questions posed by Council

The questions are briefly answered with reference to the earlier discussions. The review does not support removal or adaptation and makes little comment on retention.



St John's Anglican Cathedral Parramatta

Response to Independent Heritage Advice Report

January 2019

ASPECT Studios™

Summary

1. Introduction

The author of this report is ASPECT Studios, Level 1, 78-80 George Street, Redfern. This report was prepared in January 2019 in collaboration with Paul Davies Heritage Architects. This report responds to the Independent Heritage Advice, Version V2.0 Final Submission, dated 12 December 2018, prepared by Hector Abrahams Architects.

The Independent Heritage Advice report was commissioned by The City of Parramatta to review the Planning Proposal prepared by Architectus for the redevelopment of the St John's Cathedral site. The address of the site includes land at; 195 Church Street, 38 and 45 Hunter street and 65-79 Macquarie Street, Parramatta. Architectus prepared the Planning Proposal on behalf of the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta and the St John's Parramatta Endowment Fund.

ASPECT Studios was engaged as the Landscape Architect consultant on the Architectus Planning Proposal team and prepared the Concept Landscape Master plan for the proposal.

The Planning Proposal includes the following documents;

- St John's Anglican Cathedral, Parramatta, Planning Proposal by Architectus. Dated May 2018.
- Urban Design Report by Architectus. Dated May 2018.
- Conservation Management Plan Draft #1 by Design 5. Dated May 2018.
- Heritage Impact Statement by Paul Davies Pty Ltd. Dated May 2018.
- Concept Landscape Master plan by ASPECT Studios. Dated May 2018.

2. Scope

This report will review only the material concerning the Cathedrals public realm and St John's Square as discussed in the Independent Heritage Advice prepared by Hector Abrahams Architects, final submission 12 December 2018.

3. Background

The Independent Heritage Advice report makes several assertions that will require further work. These include the following;

a) The church does not need a new setting.

b) The need for an independent study for a new square.

c) Retrofitted urban square are notoriously difficult to be made successful.

4. Abbreviations

CMP	Cultural Management Plan
HAA	Hector Abrahams Architects
COP	City of Parramatta
LGA	Local Government Authority
CBD	Central Business District

Figure 1: St John's Cathedral 1840-50, Source; State Library of NSW by Artist William Stanley

Figure 4: St John's Cathedral 1913 , Source: Cenentary Celebrations

Figure 2: St John's Cathedral Aerial 1924 , Source: Parramatta Heritage Centre

Figure 3: St John's Cathedral from Church Street 1820 Source;

Public Space in Parramatta CBD

Existing Public Spaces

Parramatta currently has only a handful of urban squares and pedestrianized streets within the CBD's urban grid. Similarly, there is limited space for green refuge, events and gatherings. North of the CBD, there are a chain of linear public spaces along the Parramatta River, however, these spaces are largely constrained due to their size and flooding issues. The CBD also lacks vegetated space and the urban tree canopy is under-performing at a low 9%. This percentage is well below the best practice guidelines, which recommend 15%. In 2013, the COP undertook urban thermal imagery. This study revealed Parramatta's CBD is hotter than surrounding areas in the LGA, due to urban heat island effect. The heat urban island effect is the concentration of heat in the more densely built areas compared to green spaces, as built surfaces absorb and radiate heat, and therefore raise ambient temperatures. The consequence of these hotter temperatures has great implications on health and liveability of users in the CBD. As a major employment center for western Sydney, high numbers of workers enter the city daily and in the future, creating additional pressure on the need for public space.

Proposed Public Spaces

Parramatta's CBD working population is expected to grow from 22,984 in 2016 to 55,000 by 2030 (Source; Parramatta CBD Planning Strategy, Adopted 2015). While it's residential population is expected to grow from 12,455 in 2016 to 34,632 by 2036 (Source: Forecast ID). This transformative growth in the city will require extensive expansion of the urban infrastructure to accommodate the new residents' and workers'. To address this issue, The City of Parramatta proposes to deliver three major public spaces over the next 20 years; Civic Link, Parramatta Square and Riverbank Square. Together, these revitalisation projects will transform Parramatta's CBD into a world-class city, as well as catalyse development and investment. St John's Cathedral Square will complement these proposed public spaces' and offer a unique historical place in the city.

EXISTING PUBLIC SPACES

1 Centenary Square

Area: 3000m²
Uses: Civic & retail

2 Phillip St Park

Area: 425m²
Uses: Passive recreation

3 Justice Precinct

Area: 1900m²
Uses: Civic & congregation

4 Willow Grove

Area: 1100m²
Uses: Historical garden

PROPOSED PUBLIC SPACES

5 Parramatta Square

Area: 7000m²
Uses: Civic & retail

6 St John's Square

Area: 1200m²
Uses: Cultural and historical

7 Parramatta Civic Link

Area: 4800m2
Uses: Connective, retail & civic

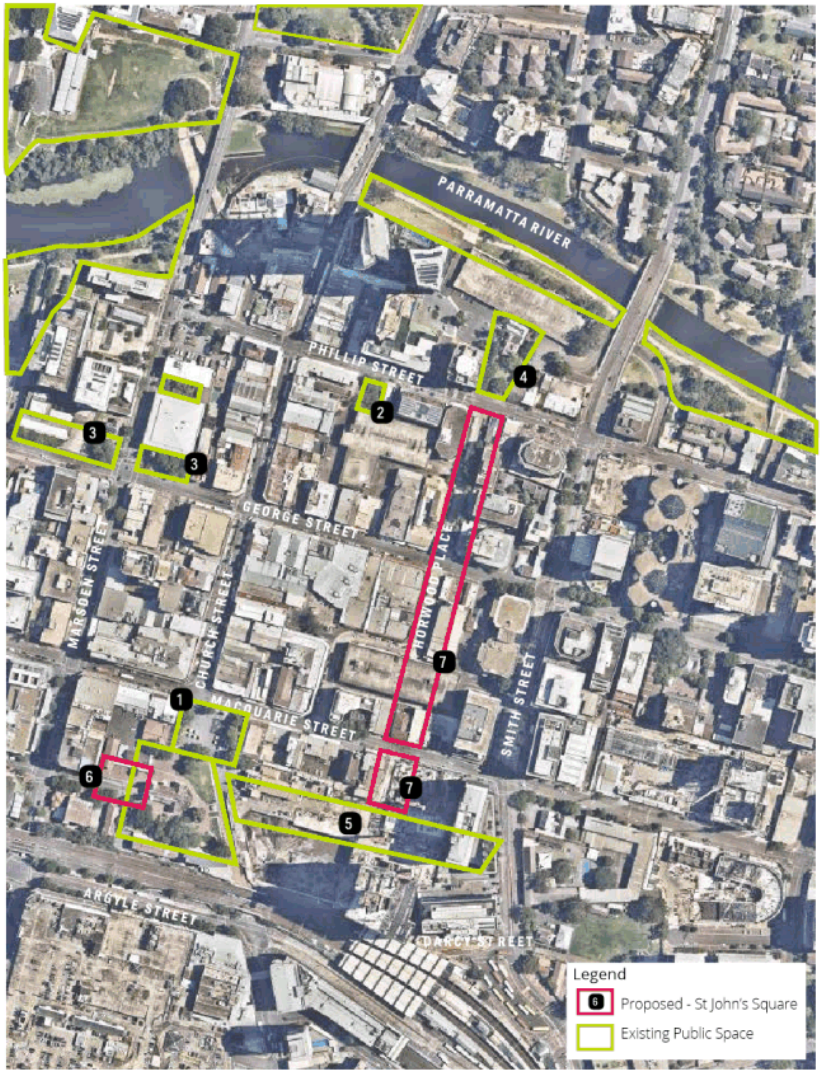


Figure 5 | Public Spaces in Parramatta CBD | 1:4000 @ A3

ASPECT Studios™ **St John's Anglican Cathedral Parramatta** | Response to Independent Heritage Advice

03

Key Topics

The Independent Heritage Advice prepared by Hector Abrahams Architects focuses on several themes regarding the public realm. The themes discuss the Concept Landscape Master plan's design prepared by ASPECT Studios.

Importantly, the Planning Proposal's Concept Landscape Master plan is an indicative design only. A fully developed consultation process and brief will be provided as part of a Design Competition Phase for the site. Our client has undertaken and will continue to undertake consultation with the community to achieve a design outcome befitting of the Cathedral and the surrounding precinct.

The main themes include:

- The Cathedral setting
- Interpreting the churchyard
- The square
- Planting , wind and shade
- The ground plane

THE CATHEDRAL SETTING

1.1 Hector Abrahams Architects report;

"The first finding, which comes from an analysis of the history of the site, is that the church building doesn't need a new setting ... What it needs therefore is the reinterpretation of the historic setting, in particular the definition on the western side and the removal of car parking on ground." (5. pg2)

1.2 ASPECT'S response;

- The existing church setting, and surrounds is a culmination of multiple layers of development and setting changes since 1798.
- The current Centenary Square and Cathedral curtilage is a collaboration between Anglican Church Property Trust Diocese of Sydney and the City of Parramatta through the pedestrianization of Church Street. The Planning Proposal contemplates the history of the site and its surrounding context by maintaining important trees and reflecting the historical garden setting of the Cathedral. Further contextual studies are anticipated to be completed during the Design Competition phase of the project.
- There is an opportunity through design development to strengthen the reading of the historic setting. Additionally, the interpretation could be in the ground plane and spatially through the site design.
- The proposed public realm provides increased civic amenity as well as responding to the increased density and population in the immediate future. As growth continues there will be more pressure on Parramatta's existing public realm assets.
- The Concept Master plan advocated for the removal of the car parking on the site, to prioritize places for people in close proximity to the Cathedral.
- Vehicle access will be managed operationally and used only for ceremonial purposes.

INTERPRETING THE CHURCHYARD

2.1 Hector Abrahams Architects report;

"'All the proposed development options disrupt this historical setting by removing the defined Churchyard to the west of the cathedral. "(3.1 pg. 11)

"In the authors' view, the height of the new towers is not a heritage issue if the churchyard has its heritage integrity." (8. pg. 2)

2.2 ASPECT'S response;

- The heritage integrity of the site will be further emphasized in the design development of the public realm.
- It is agreed that there is an opportunity to tell more of the story of the site history by interpreting the churchyard. This can be done by reconsidering the concept of the 'square' to the west of the Cathedral to be a less formal 'civic plaza' and a complement to the surrounding squares. Considerations are to plant additional appropriate trees and define the proportions of the churchyard through paving and a clear building curtilage.
- The intention of the St John's Square to the western side of the Cathedral is to give prominence to the western towers of the Cathedral.

3. 1 Hector Abrahams Architects report;

"A proposal that interprets the historical space within which the church building was set is warranted. Such a proposal would recognize;

- The historical boundary of the allotment established by Macquarie, or before.

- The amount of space historically defined in front of the western towers, which is in proportion to the towers.

- The integrity of the churchyard or grounds that have considered networks of paths.

- Planting of appropriate trees in all parts of the grounds. "(3.1 pg 11)

3.2 ASPECT'S response;

- Historical allotment boundaries could be further represented during the design development of the public realm.
- The proportion of space between the St John's towers and the historical allotment boundaries could be further represented in the ground plane. The opportunity to acquire a portion of Hunter Street will greatly benefit the connection of the through site link.
- The proposed design utilises existing site paths and aligns with the City of Parramatta CBD Pedestrian Strategy, aiming to create a more connected, legible and inclusive walking environment.
- The Concept Master plan also connects with the principles proposed by the City of Parramatta's Environmental Strategy and Urban Forest Strategy. The design proposes to increase the tree canopy of the city, as well as reducing the heat island effect by creating more green space than impervious spaces.

Key Topics

THE SQUARE

4.1 Hector Abrahams Architects report;

Retrofitted squares are notoriously difficult to make successful. The precedence mentioned in the heritage impact statement of Saint Andrews Cathedral and Sydney Square is a case in point, as it does not attract many people or events (7.0 pg. 2)

4.2 ASPECT'S response;

- The public realm design provides a third scale of public space to complement the hierarchy of Parramatta Square, which is large and formal and Centenary Square, which is a more casual space for everyday use. St John's proposal complements these squares by providing a more intimate, shaded green space with multiple seating areas, improving public amenity within the city centre. The space is both respectful to its historical setting and provides a place for people to dwell in shade throughout the day and seasons.

5.1 Hector Abrahams Architects report;

... However, it is proposed that an independent planning study into the need for the square to be undertaken, since Parramatta has two squares nearby. "(7.0 pg. 2)

5.2 ASPECT'S response;

- An analysis of Parramatta's CBD reveals a lack of vegetated space with urban tree canopy under-performing at a low 9%. A tree-lined civic plaza at the Cathedral site will become a highly desirable shaded public realm that will assist in increasing the urban tree coverage in the CBD.

- As a major employment center for western Sydney, high numbers of workers enter the City of Parramatta daily. With the worker population set to increase to 55,000 by 2030 and increase of residential populations to 34,632 by 2036, the pressure on existing public spaces will increase. Existing public space will become congested, failing to cope with this new demand. Therefore opportunities to create new public open space are critical in achieving an appropriate level of public amenity for the future population.

PLANTING, WIND AND SHADE

6.1 Hector Abrahams Architects report;

"Also, the success of the square in its location is open to question, as it is fully shaded in winter between two rise towers and exposed to westerly winds." (7. pg.2)

6.2 ASPECT'S response;

- Parramatta's CBD is hotter than surrounding areas in the LGA due to urban heat island effect, and a hot CBD has great implications on health and livability of users. Shade in the city accompanied by significant green space is considered to be positive in terms of health and well-being.

- The best practice tree canopy coverage in central business districts is 15%. The city of Parramatta is aiming for these targets and this will create maximum amenity benefits for the city. The inclusion of the Square will assist in taking the tree canopy from as low as 9%, closer to the Parramatta target of 15%, providing more shade, assisting to reduce urban heat island effects and improving air quality.

- Due to Parramatta's distance from the influence of the ocean and cooling coastal breezes, the gap between temperatures in Western Sydney and the Eastern Suburbs has been observed to grow as the climate warms. Therefore, as trends of warmer and more extreme weather continue Parramatta CBD on average experiencing 4 times as many hot days as Sydney City.

7.1 Hector Abrahams Architects report;

"The plentiful vegetation and particular the mature trees planted within the park and at Centenary Square; contribute possibly to the setting." (pg. 11)

"The church in its yard has a s strong relationship to the urban plan of Paramatta, and the vegetated landscape surrounding the Cathedral is as equally important to its character." (3.1 pg. 12)

7.2 ASPECT'S response;

- ASPECT concurs with these two statements above. As such all the existing trees have been preserved in the Concept Master plan.

- Prominence should be given to the Royal Gate to the east of the Cathedral, which defines the spatial arrangement of paths and gardens.

- As Parramatta's CBD population increases, enhancing connectivity within the site is vital. Pedestrian paths should maintain universal access for all and be legible for users. The key visual and pedestrian movement corridors will be strengthened through considered design as shown in the Concept Master plan.

GROUND PLANE

8.1 Hector Abrahams Architects report;

"The design of the proposed square presents the church on a uniformed paved platform shared with the two high rises buildings. When placed on a shared platform, the scale difference between the high rise and the church building is most apparent and no- reconcilable. The result rendered the church as a mere small object." (3.1 pg. 12)

8.2 ASPECT'S response;

The Concept Master plan knits together three sites and several disparate spaces to increase legibility, pedestrian access and to complete the western edge of Parramatta Square. A further design of the 'civic plaza' to the west of the Cathedral could assist with welcoming change in scale of the church to surrounding built form.

- The design is consistent with the heritage view corridors and preserves views north down Church Street, west down Hunter Street, east towards the Town Hall and Parramatta Square.

- At ground level, the view is focused on the Cathedral. This focus reduces the perceived effects of the height of the towers for users in the public space. The buildings footprints have minimal encroachment on the civic plaza's ground plane.

- Views to the Town Hall from Hunter Street are expanded through the proposed removal of the Parish Hall.

- The removal of car parking and the Parish Hall at the termination of Hunter Street declutters the western side of the Cathedral with views from the west expanded and framed.

Key Topics

GROUND PLANE

9.1 Hector Abrahams Architects report;

"Though no longer visible from Government House, the cathedral retains its landmark status within the city of

Parramatta. Long views south down Church Street and east down Hunter Street culminate at the Cathedral is an important perspective. " (pg. 12)

9.2 ASPECT'S response;

The design of the tree planting will highlight the axial western view of the Cathedral down Hunter Street. The views south looking from Church Street, east along Hunter Street and west from Parramatta Square have all been respected and maintained in the Planning Proposal.

10.1 Hector Abrahams Architects report;

"'But an extra public square here may not be warranted, as Hunter Street currently performs the role of the back street, providing garbage, loading and car access and this may be its best use.'

10.2 ASPECT'S response;

Hunter Street and the western frontage of the St John's Cathedral has potential to play a greater role in the rapidly transforming city centre of Parramatta, rather than simply continuing its current use as a 'back of house service street'. There is an opportunity to be a genuine contribution to public life by creating an amenity for people as a valuable third civic space in addition to Parramatta Square and Centenary Square. Site servicing and maintenance is a larger issue that the City of Parramatta will need to address not only to this site but to other public spaces across the city. Such practical issues can be resolved in the design brief for the future Design Competition Phase.

Appendix: Existing Site

Current Use

The current condition of the St John's Cathedral challenges the current and future aspirations for the Anglican Church Property Trust and local parishioner's. The redevelopment of the site has a great opportunity to provide St John's Church with a more avid role in the public life in Parramatta CBD.

Today, the site is largely fragmented and there is scope to better connect pedestrian movement, the separate vehicle uses on site and to purchase a proportion of council-owned Hunter Street to accommodate large ceremonial events. Further opportunities include improving the aesthetics of the site, enhancing the presentation of the western entry of the cathedral, updating existing street furniture and adding vibrancy to the planting palette.

The site also includes several significant valued and mature trees which produce a dense shade and cooling, these should be preserved where possible and assessed by an arborist. The significant trees include one *Jacaranda mimosifolia*, commonly known as Blue Jacaranda. A *Liquidambar styraciflua* was commonly known as American Sweetgum next to the Verger's cottage and two *Quercus robur's*, commonly known as Common Oak next to the St John's Parish Hall.

Heritage Considerations

The key considerations regarding the heritage of the site is to maintain exceptional view lines of the Cathedral. Refer to Figure 14 key views. The view line numbered one taken from Church Street Promenade is considered of high significance. The design proposes to plant tree small to medium size tree, as to preserve the exceptional view of the Cathedral. Respectful integrating St John's Royal Gate into the design is recommended to preserve the heritage of the site and to preserve the local sacrifice of Parramatta's sailors, nurses and soldiers who fort in World War II. Additionally, the preservation of Verger's Cottage and fence line should be maintained, as to record the historical boundaries of the churchyard.

Figure 6 | View 3 From Centenary Square

Figure 7 | View 4 From Hunter Street

Figure 8 | View 2 From Town hall

Legend

- Existing tree retained
- Existing tree removed
- Existing turf
- Existing garden bed
- Existing sandstone paving
- Existing brick paving
- Existing concrete paving
- Existing stone paving
- Existing Verger Cottage
- Existing white concrete seat
- Existing park bench
- Existing drain
- Existing sandstone fence
- Existing sandstone edge

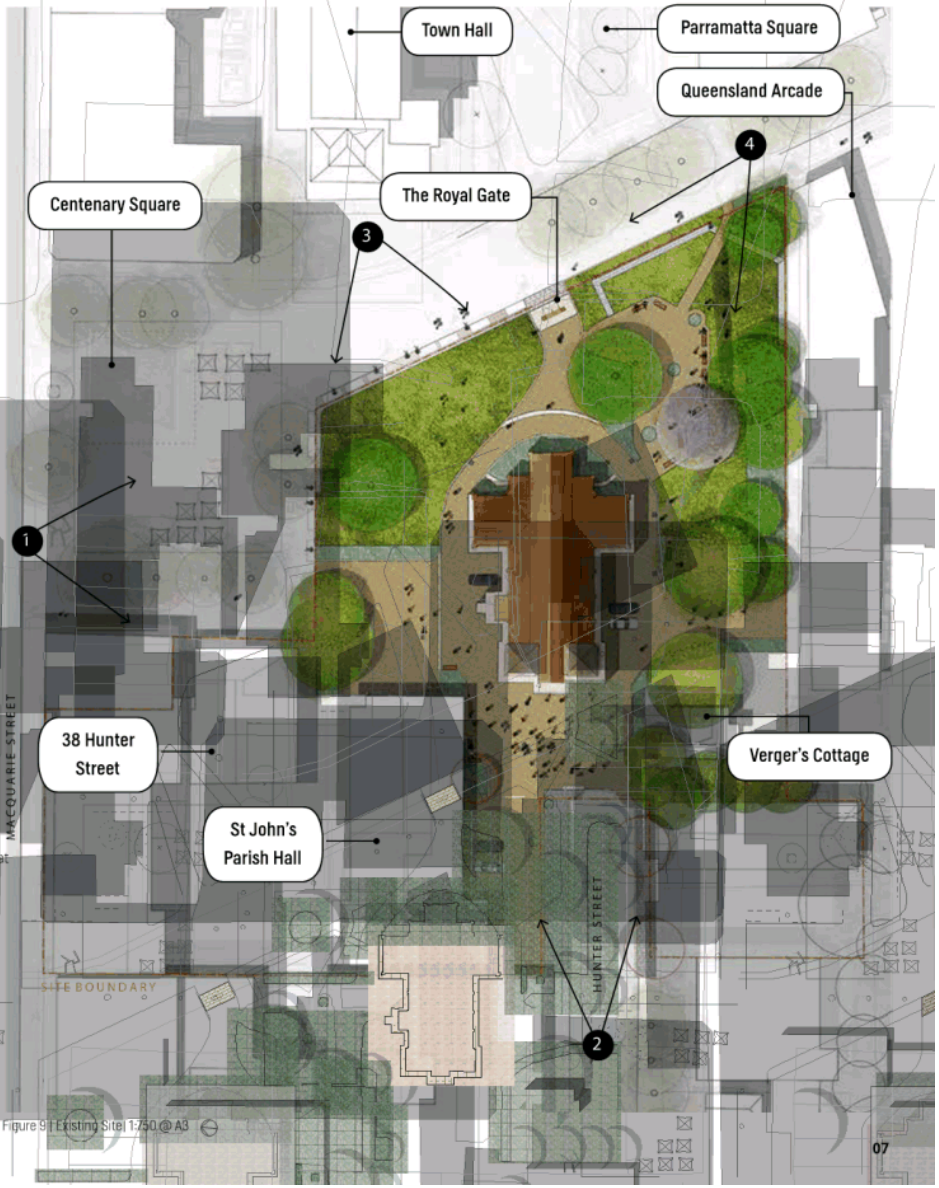


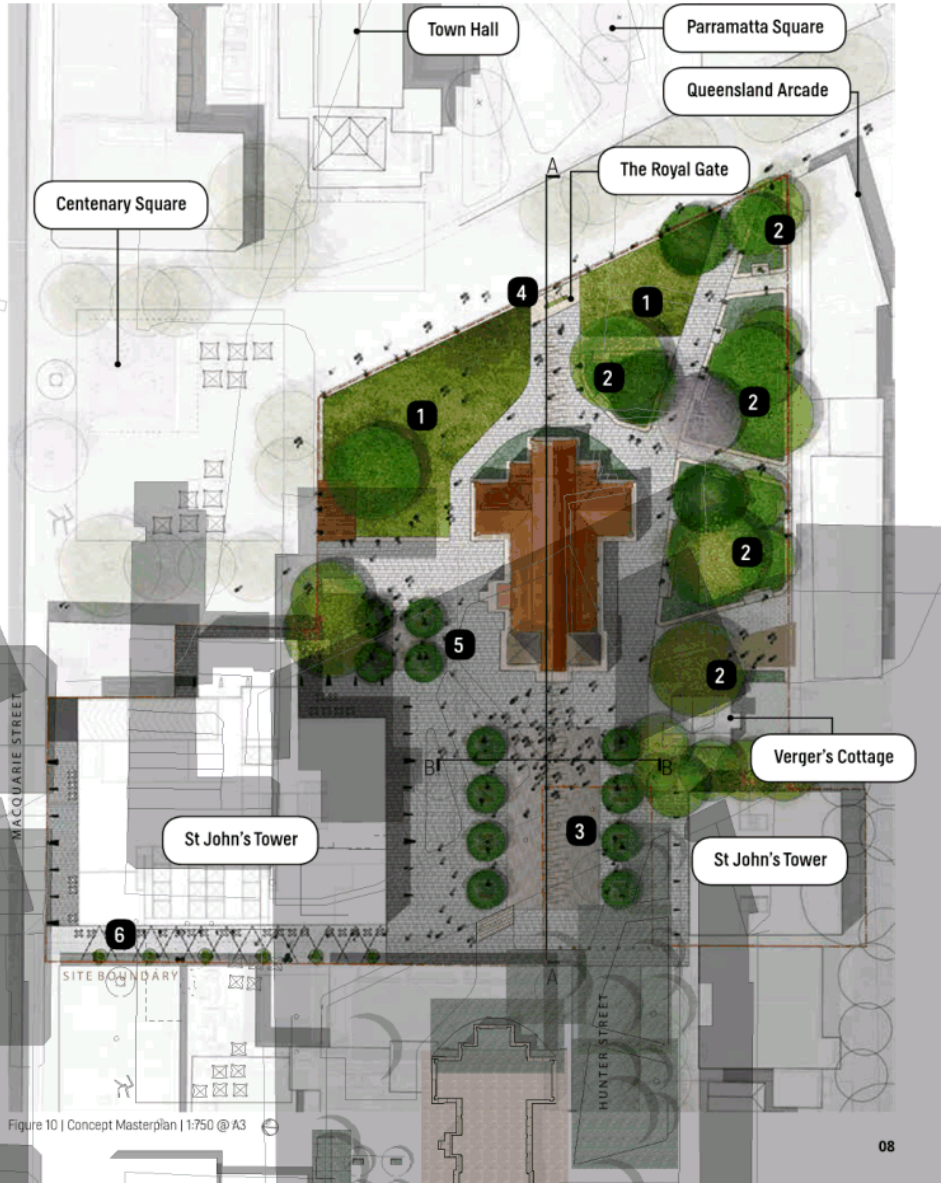
Figure 9 | Existing Site | 1:750 @ A3

Appendix: Concept Landscape Masterplan

Legend

1. Raised central lawn with generous seating edge facing Church Street Promenade
2. Intimate garden zones with existing trees retained and decorative planting incorporated with passive seating
3. Formal St John's Square accommodating events and ceremonies. Seating provided to edges of square under feature trees. Hunter Street will be acquired, and street will align with St Johns Lane. Managed operational vehicles will be permitted within in the square and access will be fronted with retractable bollards.
4. Heritage Royal Gate retained
5. Generous paved connection linking St John's Square with Centennial Square with seating under a cluster of trees.
6. Through site link catering for small scale retail and pedestrian access

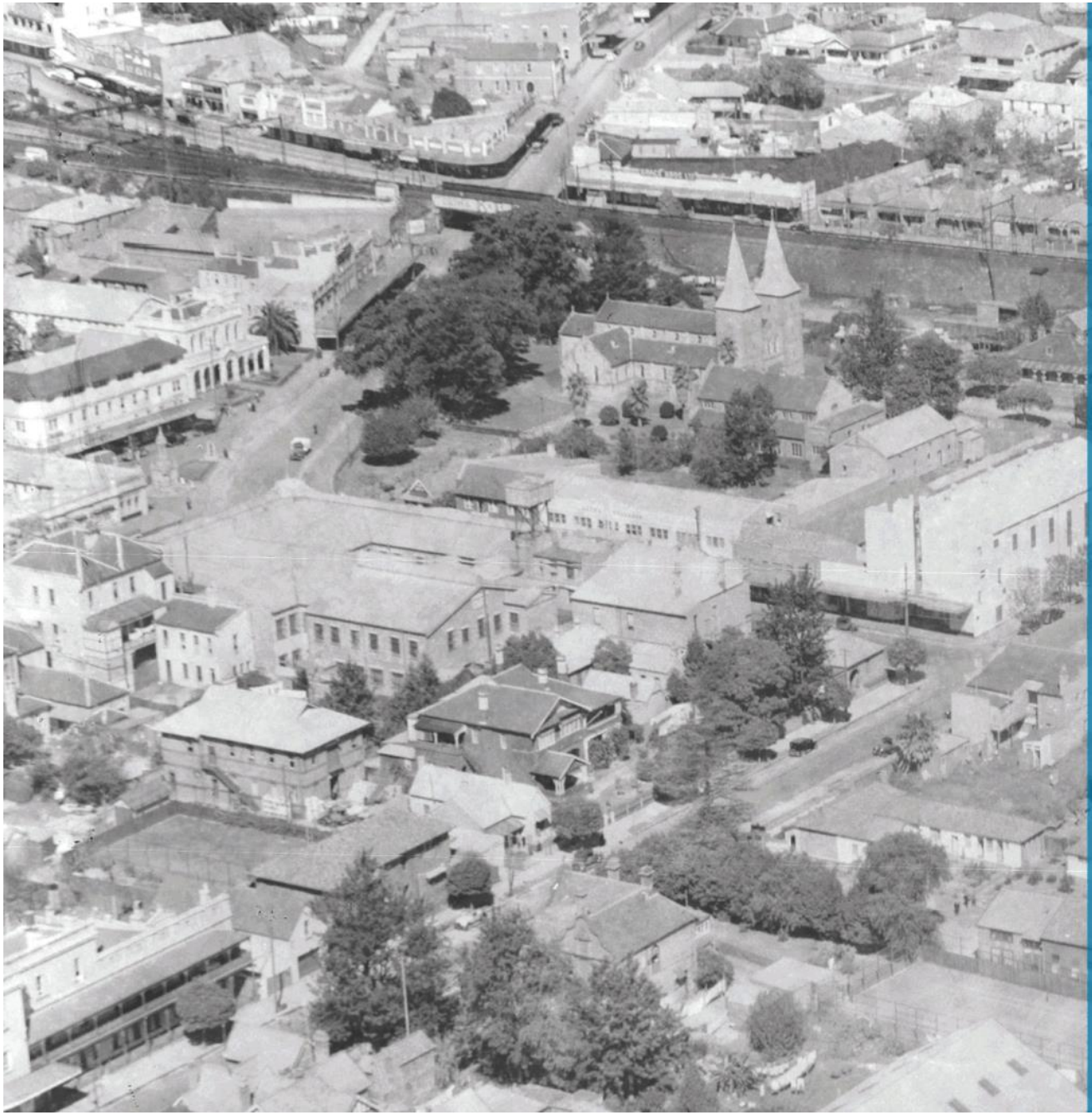
- Existing tree retained
- Existing tree removed
- Existing turf
- Existing garden bed
- Existing sandstone paving
- Existing brick paving
- Existing concrete paving
- Existing stone paving
- Existing Verger Cottage
- Existing white concrete seat



ASPECT Studios™ St John's Anglican Cathedral Parramatta | Respon independent heritage Advice

Figure 10 | Concept Masterplan | 1:750 @ A3

08



St. John's Cathedral, Parramatta

Planning Proposal

Independent Assessment of Commercial Building Concept

City of Parramatta Council
July 2019

JPW
JOHNSON PILTON WALKER

ARCHITECTURE
LANDSCAPE
INTERIORS
MASTERPLANNING
EXHIBITIONS

Introduction
Overview

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Definitions

CoPC	City of Parramatta Council
PCA	Property Council of Australia
GBA	Gross Building Area
GFA	Gross Floor Area (as per Parramatta LEP 2011)
FSR	Floor Space Ratio (as per Parramatta LEP 2011)
NLA	Nett Lettable Area (as per the PCA Method of Measurement)
LEP	Parramatta Local Environment Plan 2011
DCP	Parramatta Development Control Plan 2011
CMP	Conservation Management Plan

Disclaimer

This Independent Assessment has been prepared by JPW at the request of the City of Parramatta Council (CoPC). This document is not to be copied or distributed to any third parties without the written consent of CoPC.

This document relies on a range of briefing materials provided by CoPC, and summarises the views of JPW only.

Refer to resource list at the end of this document for detail of supporting information.

All dimensions and areas are approximate only.

Illustration of Existing Site (3D Model)

Introduction
Scope of Study

The St. John's Church site is the subject of a Planning Proposal (Ref. RZ/5/2018), assembled and lodged by Jattca Property Solutions in May 2018 on behalf of the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St. John's Parramatta Endowment Fund (the Proponent) which is currently being assessed by the City of Parramatta Council (CoPC)

Subject Planning Proposal

The subject Planning Proposal was lodged in response to CoPC's CBD Planning Proposal, which seeks to support Parramatta's growth as Sydney's "second CBD":

Parramatta is located at the geographical centre of Sydney and is a focus for employment, housing, recreation and cultural opportunities. Parramatta sits at the heart of Sydney's Central City and is undergoing major revitalisation. To fully realise its potential, Parramatta must stimulate significant job and dwelling growth to increase its social and economic prosperity.

To manage the significant growth and changes in the CBD, Council has prepared a Planning Proposal to amend the planning controls for the Parramatta CBD contained in Parramatta Local Environmental Plan 2011 (PLEP 2011).

The purpose of the Parramatta CBD Planning Proposal is to:

- Provide for an expanded and more intense commercial core to *strengthen and facilitate the role of Parramatta as a dual CBD*
- *Support the CBD as a vibrant centre by surrounding the core with higher density mixed use.*

The St. John's Church site Planning Proposal seeks to amend the zoning and amend FSR and height controls to allow the development of a commercial building on part of the northern portion of the site, and a residential building on the southern portion of the site. Between these two buildings, a new public square is proposed to be created.

The Planning Proposal put forward three design options for the proposed commercial building with the proponent's preferred option seeking to remove the Parish Hall, a locally listed heritage item.

The challenges and opportunities presented by these approaches are considered in the *Analysis* section of this study.

Scope of Study

JPW were engaged by CoPC in early June 2019 to undertake a 3 week study to:

Test and prepare an assessment on the commercial viability and heritage impact of the St. John's Church site using the test envelope prepared by Council officers, which considers the needs of the Church whilst retaining the Parish Hall.

As set out in the Project Brief, the key question posed is as follows:

"Is it possible to provide a viable commercial tower with a viable floorplate and meet the needs of the Church whilst retaining (and undertaking a sensitively handled re-adaptation of) the Hall in a form that does not undermine its Heritage Significance, and activates the proposed new square."

*If the answer to this question is **yes**, a reference design that demonstrates how this can be achieved will be required.*

*If the answer to this question is **no**, and the hall needs to be removed, a report detailing the issues that limit the opportunity to achieve the Church's desired outcomes will be required. A supporting reference design that demonstrates a scheme which removes the Hall will be required in this instance.*

Illustration of New Square proposed to be created by the Planning Proposal

Introduction
Subject Proposal and Site

Proposal Details

Relevant to this study, the Planning Proposal presents three strategies for the reconfiguration and redevelopment of the subject site:

Strategy 1 Parish Hall retained
Strategy 2 Parish Hall modified and partially retained
Strategy 3 Parish All removed and replaced by Church facilities within the podium of a new building to the north

Strategy 3 is nominated by the Proponent as the preferred strategy for the site.

Other Aspects of the Planning Proposal

Both CoPC and the Proponent have undertaken extensive studies and reviews of the contextual and legislative urban design, planning and heritage issues that are relevant to the proposed redevelopment of this site.

Whilst this review broadly considers these issues, the primary focus of this study is to assess the interaction of these issues on the viability of a commercial building on the northern section of the site.

This assessment is focused only on the northern commercial building and does not consider the proposals for a hotel or residential tower on the southern portion of the site.

Subject Site

The St. John's Anglican Cathedral site is owned by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and the St. John's Parramatta Endowment Fund.

The land holding of some 10,875 square metres is an irregular shape with a long frontage on the eastern side to Church Street Mall and Parramatta Square. The site connects to Hunter Street on the western side.

The Planning Proposal contemplates the redevelopment of several properties in close proximity to St. John's Cathedral.

Aerial Plan NTS @ A3

Key

1 St. Johns Cathedral
2 St. Johns House
3 St. Johns Hall & Extensions
4 Wardens Cottage
5 Church Office

Introduction
Heritage Assessment

CoPC & Independent Heritage Assessment

In reviewing the Planning Proposal, Council's Heritage Advisor objected to the removal of the Parish Hall, and therefore CoPC sought further advice from an independent consultant on the justification presented for its removal.

Hector Abrahams Architects (HAA) were engaged by CoPC, and their advice can be summarised as follows:

1. *The Parish Hall still holds sufficient heritage value and its local listing as an item of local significance under Parramatta LEP 2011 remains justified. On this basis, the Hall should be retained.*
2. *The Planning Proposal suggests a new setting for the Church through the provision of an urban square. HAA concludes that the Church building does not require a new setting and that the fundamentals of its historic setting remain in place in its historic site. It recommends a reinterpretation of the historic setting, and the removal of the Parish Hall therefore not warranted.*
3. *That the success of the proposed square is considered unlikely given its location which provides poor solar access and wind impacts.*

The study also concluded that a tower form which cantilevers over the Parish Hall is not an acceptable design outcome, as the roof of the Hall building should remain clear to the sky.

Aerial view of the site, circa 1935
SLNSW

Introduction
CoPC Test Envelope

CoPC Test Envelopes

Podium Floorplate

The CoPC envelope responds to the solar access controls for Parramatta Square, and retains a 3m setback to the Parish Hall.

A zero setback is proposed to the Church property on the western side of Centenary Square.

Along the western side, a 5m laneway is proposed, although other urban planning studies prepared by CoPC indicate a 6m is preferred. A 6m dimension would be consistent with the laneway between 1 Parramatta Square and 3 Parramatta Square, and would provide more design freedom for podium facades for all of the sites forming the laneway.

The Planning Proposal states that approximately 4,000m² of nett usable area is required for the Church's operational needs. All three Planning Proposal strategies anticipate some Church functions

Tower Floorplate

As per the Project Brief for this study, the base position is a tower that does not overhang the Parish Hall and has a floorplate with a GBA of some 1,450m².

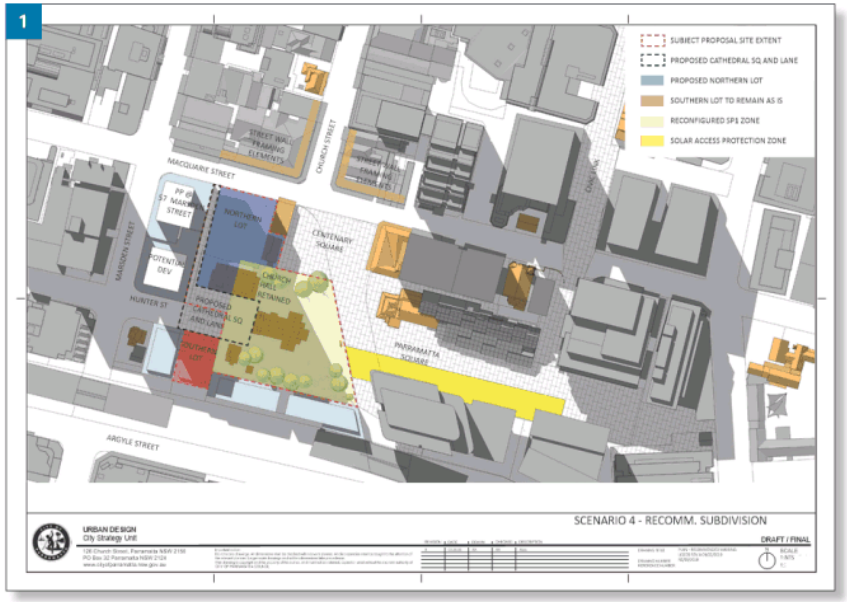
Based on an 80% building efficiency, which is an appropriate allowance for a project at this stage of concept development, this equates to a nett lettable area of some 1,160m², thereby meeting the minimum PCA NLA required for A Grade buildings.

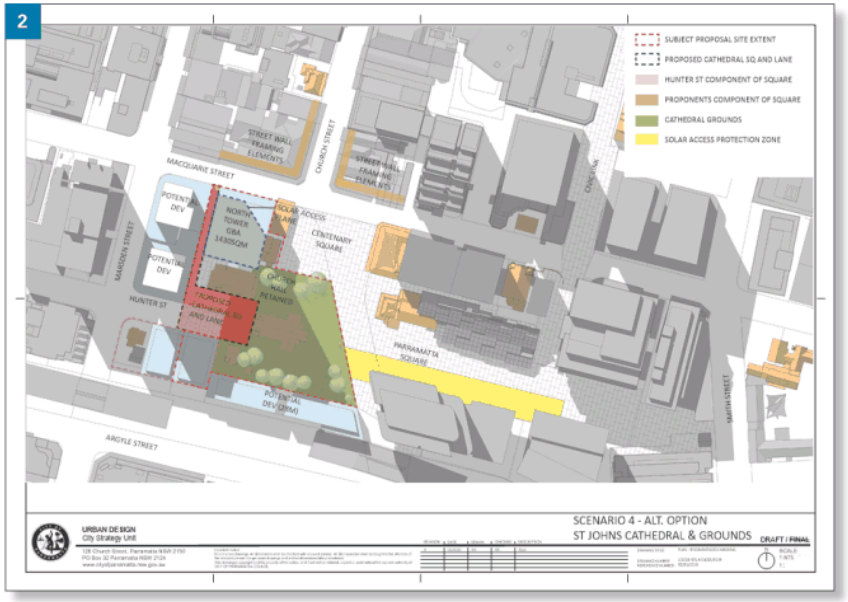
The tower footprint has a chamfered northeastern corner to address the solar access provisions to Parramatta Square in midwinter, as set out in the LEP.

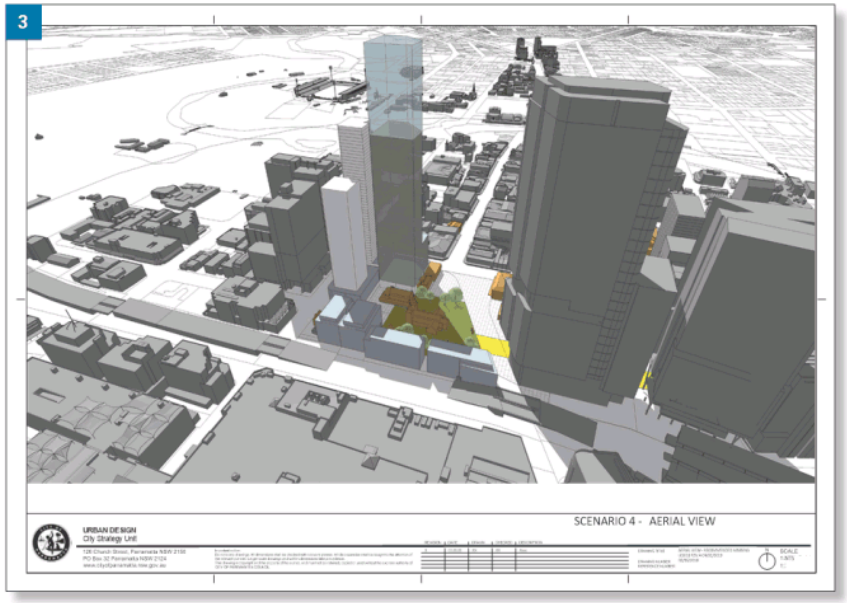
CoPC Urban Design - Preliminary Studies

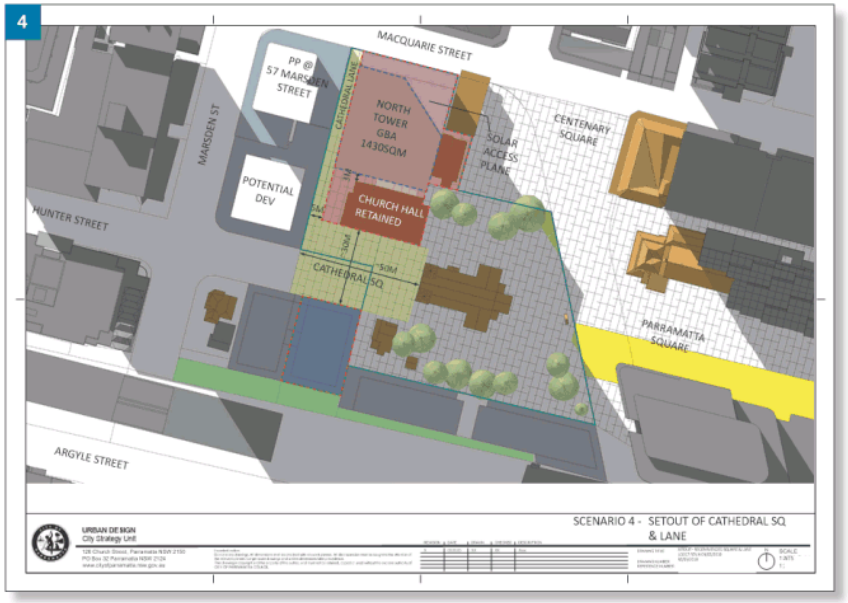
Key

1 Site Plan indicating potential subdivision and zones for built form
2 Site Plan indicating potential building footprints, including future opportunity to amalgamate site on southern side of proposed square
Note: Commercial building footprint of approx. 1,430m² GBA is equivalent to footprint proposed by Strategy 1, and development potential of sites immediately west of the subject site
3 3D aerial visualisation of buildings illustrated in plan at 2 above
4 Detailed setout plan indicating minimal separation between retained Parish Hall and new commercial building to north


1
SUBJECT PROPOSAL SITE EXTENT
PROPOSED CATHEDRAL SQ AND LANE
PROPOSED NORTHERN LOT
SOUTHERN LOT TO REMAIN AS IS
RECONFIGURED SP1 ZONE
SOLAR ACCESS PROTECTION ZONE
MACQUARIE STREET
CHURCH STREET
MARSDEN STREET
HUNTER ST
ARGYLE STREET
CENTENARY SQUARE
PARRAMATTA SQUARE
NORTHERN LOT
POTENTIAL DEV
CHURCH HALL RETAINED
PROPOSED CATHEDRAL SQ AND LANE
SOUTHERN LOT
URBAN DESIGN
City Strategy Unit
SCENARIO 4 - RECOMM. SUBDIVISION
DRAFT / FINAL


2
SUBJECT PROPOSAL SITE EXTENT
PROPOSED CATHEDRAL SQ AND LANE
HUNTER ST COMPONENT OF SQUARE
PROPONENTS COMPONENT OF SQUARE
CATHEDRAL GROUNDS
SOLAR ACCESS PROTECTION ZONE
MACQUARIE STREET
CHURCH STREET
MARSDEN STREET
HUNTER ST
ARGYLE STREET
CENTENARY SQUARE
PARRAMATTA SQUARE
POTENTIAL DEV
NORTH TOWER GBA 1430SQM
SOLAR ACCESS PLANE
CHURCH HALL RETAINED
PROPOSED CATHEDRAL SQ AND LANE
POTENTIAL DEV (SRM)
URBAN DESIGN
City Strategy Unit
SCENARIO 4 - ALT. OPTION
ST JOHNS CATHEDRAL & GROUNDS
DRAFT / FINAL


3
URBAN DESIGN
City Strategy Unit
SCENARIO 4 - AERIAL VIEW


4
MACQUARIE STREET
PP @ 57 MARSDEN STREET
MARSDEN ST
CATHEDRAL LANE
NORTH TOWER GBA 1430SQM
SOLAR ACCESS PLANE
CENTENARY SQUARE
POTENTIAL DEV
CHURCH HALL RETAINED
HUNTER STREET
CATHEDRAL SQ
PARRAMATTA SQUARE
ARGYLE STREET
URBAN DESIGN
City Strategy Unit
SCENARIO 4 - SETOUT OF CATHEDRAL SQ & LANE

Introduction
Commercial Considerations

The viability of any particular office building will be informed by a range of factors including the site's location and address, floorplate size and amenity, building quality and servicing standards.

Commercial Considerations

For new developments in Parramatta's CBD, there are several factors which are likely to make a significant contribution to a project's success, including:

Location: *The subject site is located at the heart of Parramatta's CBD, with excellent links to public transport, and close to a range of retail and food and beverage offerings. The site is within easy walking distance of Parramatta Park and Parramatta River. The site will benefit from its proximity to Parramatta Square, which will be a major public space when completed, adding a new layer of civic life to Parramatta's CBD.*

Property Council of Australia (PCA) Commercial Building Grade: A Guide to Office Building Quality, *recently updated by the PCA (July 2019), sets out a wide range of assessment criteria used by the property industry to grade new and existing buildings from Premium to B Grade for new buildings, and Premium to D Grade for existing buildings.*

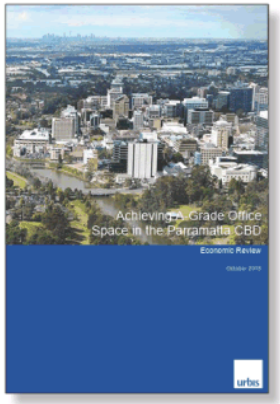
Parramatta already has considerable commercial building stock that is B Grade or below. To be attractive to existing tenants in Parramatta, or to attract new tenants to Parramatta, it is considered by JPW that A Grade buildings, as defined by the PCA Guidelines, would be the minimum grade for any building on the subject site.

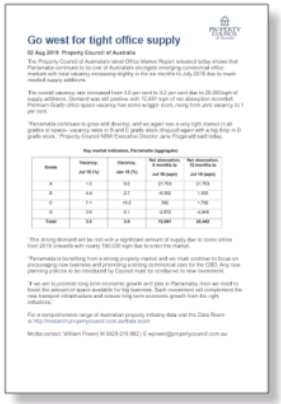
There are two considerations which directly influence the layout and performance of commercial buildings and their particular PCA classification:

Floorplate size: *The PCA A Grade floorplate criteria is 1,000 square meters NLA per floor (based on 75% of office floors meeting this requirement); and*

Lift Performance: *The lift performance is informed by a range of factors including number of floors served, number and size of lifts provided, and the design population densities of lettable space within the building.*

The PCA specifies a Waiting Interval and Handling Capacity as measurable criteria for new Premium, A Grade and B Grade buildings. These criteria determine how many lifts are required, and therefore impact available space remaining for office use.





Parramatta's Commercial Office Market

For the six months to January 2018, the PCA has reported that the vacancy rate for office space in Parramatta fell from 4.3 per cent to 3 per cent, while A Grade office space continued to have a vacancy rate of zero.

This compares to the overall vacancy rate of 4.6 per cent in the Sydney CBD at the end of the period.

Recent Commercial Tenancy Briefs

Tenancy briefs released to the market over the past 12 months suggest that some tenants, particularly larger organisations, are seeking performance standards that are not specifically defined in the PCA Guidelines or that vary from the Deemed to Satisfy (DTS) requirements defined by the National Construction Code (BCA).

Of particular importance to commercial building and floorplate design is population density.

The NCC sets the design density for Office uses as 10m^2 / person, and the design density for lifting in A Grade commercial buildings is 12m^2 / person. However, several tenancy briefs reviewed by JPW over the past year have sought design densities of 8m2 / person for services and 10m^2 / person for lifting.

Such "enhanced" requirements can impact spatial allowances for lifts, fire escape stairs, amenities and building services, and may result in a corresponding reduction in NLA on a floorplate within a fixed envelope.

Strategy 1
St. John's Hall Retained

Strategy 1 considers retention of the Parish Hall.

This Strategy does not meet the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage buildings south and east.

Lifting

The reduced tower footprint requires approximately 45 floors to achieve the applicant's proposed GFA of 44,000m².

Preliminary lifting advice suggests that a 3 rise strategy is necessary to provide A-Grade service to this envelope.

This breaks down as follows:

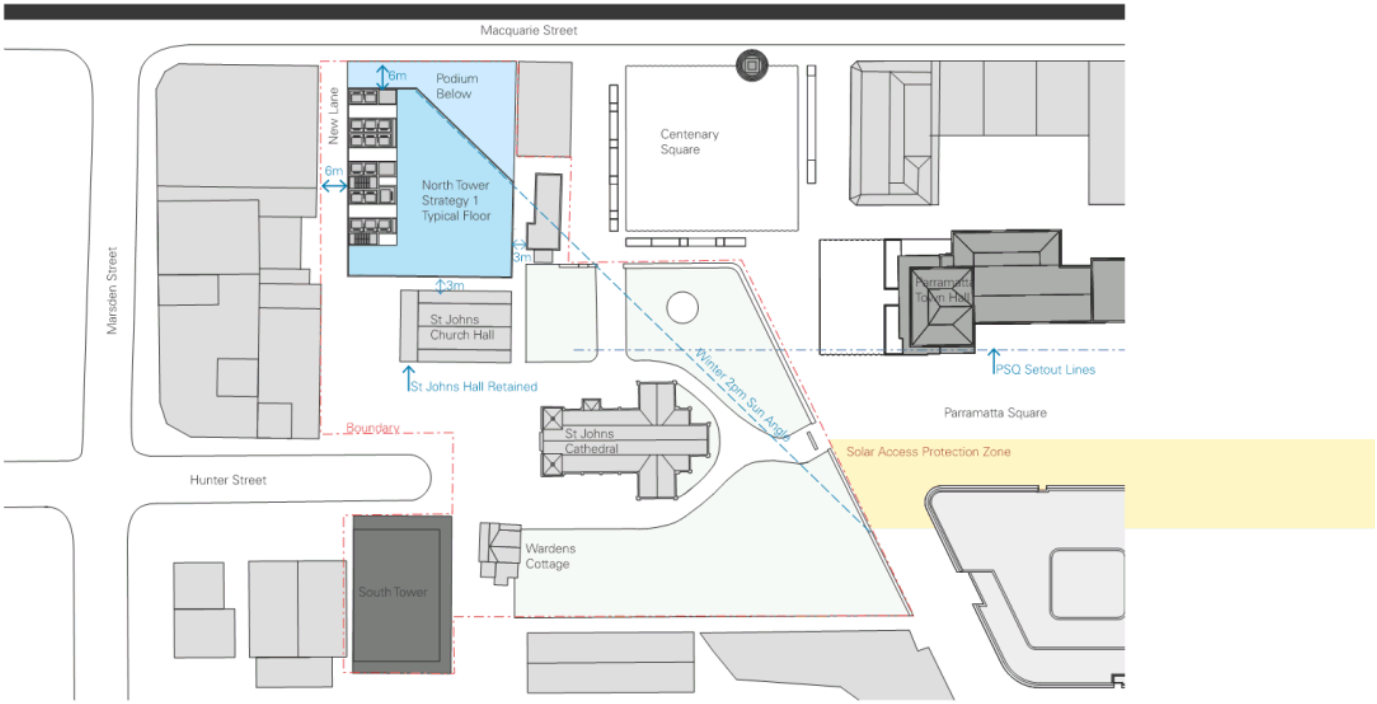
5 Low Rise / 5 Mid Rise / 5 High Rise

1 Goods Lift (Dedicated, all levels)

Floorplates

Because the height of the building requires more lifts to achieve PCA A-Grade service, the NLA on most levels is less than the minimum 1,000m² threshold for A-Grade space. Only the 10 High Rise floors achieve this minimum size requirement.

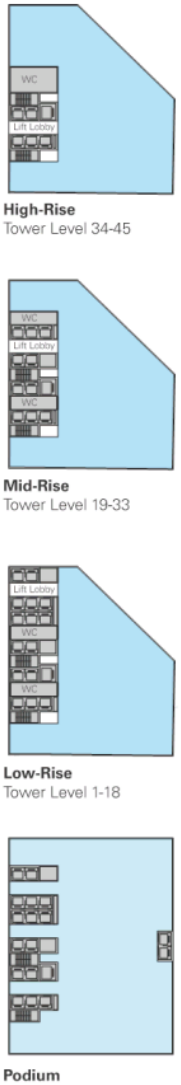
Site Plan



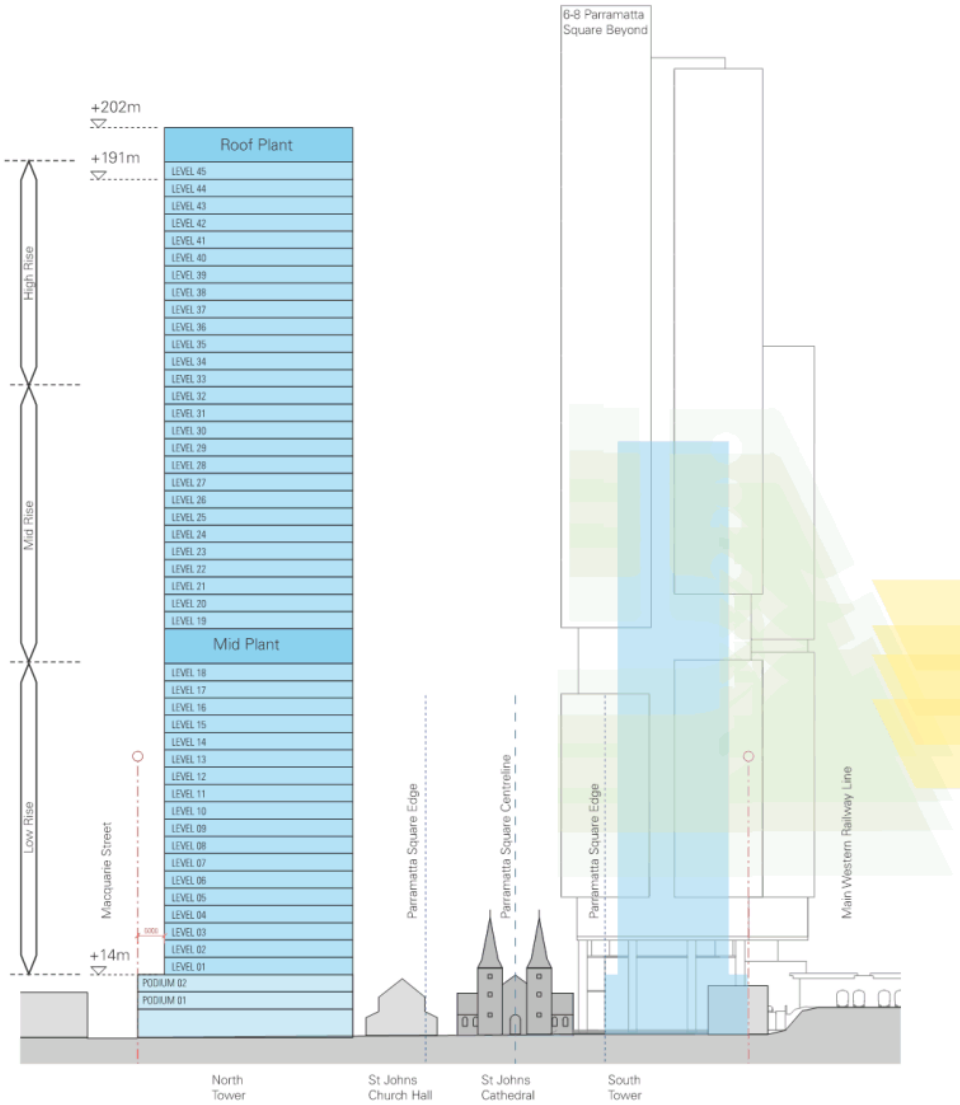
St. John's Cathedral
Independent Assessment of Commercial Building Concept
JPW

Strategy 1 aerial view, looking northeast across St. John's Cathedral and CBD

Strategy 1 aerial view, looking northwest across St. John's Cathedral and CBD



Typical Plans



Section

	FLOOR	USE	NLA
TOWER		Roof Plant	
	Level 45	HR Office	1070
	Level 44	HR Office	1070
	Level 43	HR Office	1070
	Level 42	HR Office	1070
	Level 41	HR Office	1070
	Level 40	HR Office	1070
	Level 39	HR Office	1070
	Level 38	HR Office	1070
	Level 37	HR Office	1070
	Level 36	HR Office	1070
	Level 35	HR Office / MR LMR	950
	Level 34	HR Office / MR Overrun	990
	Level 33	MR Office	990
	Level 32	MR Office	990
	Level 31	MR Office	990
	Level 30	MR Office	990
	Level 29	MR Office	990
	Level 28	MR Office	990
	Level 27	MR Office	990
	Level 26	MR Office	990
	Level 25	MR Office	990
	Level 24	MR Office	990
	Level 23	MR Office	990
	Level 22	MR Office	990
	Level 21	MR Office	990
	Level 20	MR Office	990
	Level 19	MR Office	990
		Plant	
		Plant	
	Level 18	LR Office	920
	Level 17	LR Office	920
	Level 16	LR Office	920
	Level 15	LR Office	920
	Level 14	LR Office	920
	Level 13	LR Office	920
	Level 12	LR Office	920
	Level 11	LR Office	920
	Level 10	LR Office	920
	Level 9	LR Office	920
	Level 8	LR Office	920
	Level 7	LR Office	920
	Level 6	LR Office	920
	Level 5	LR Office	920
	Level 4	LR Office	920
	Level 3	LR Office	920
	Level 2	LR Office	920
	Level 1	LR Office	920
	TOWER TOTAL		44050
PODIUM	P2	St Johns Church	1450
	P1	St Johns Church	1450
	GROUND	St Johns Church / Lobby	1450
	PODIUM TOTAL		4350
	B1	St Johns Church / Parking	500
	B2	Parking	
	BASEMENT TOTAL		500
BUILDING TOTALS			

Area Schedule

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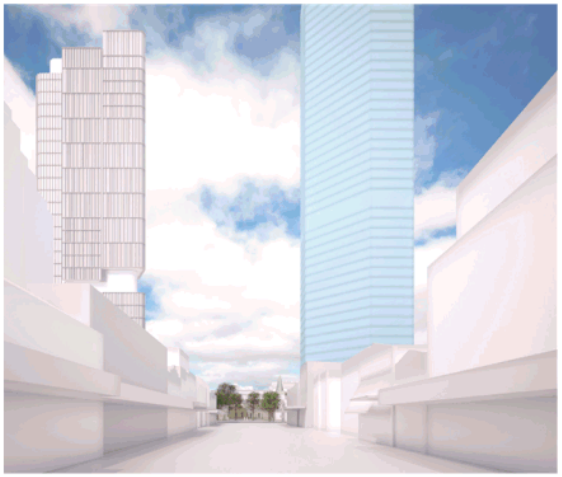
Independent Assessment of Commercial Building Concept
JPW

Strategy 1
St. John's Hall Retained
Strategy 1 aerial view, looking southwest

Eye-Level Perspectives

Parramatta Square Perspective



Church Street Perspective

Hunter Street Perspective

Strategy 2
St. John's Hall Retained and Modified

Strategy 2 considers retention of the St. John's Parish Hall, modified to suit the church's operational brief.

This Strategy meets the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage building to the east.

A setback of 3m is observed up to the height of the Cathedral spires. Above this, the tower is aligned to the ridge of the Parish Hall below.

Lifting

The reduced tower footprint requires approximately 34 floors to achieve the applicant's proposed GFA of 44,000m².

Preliminary lifting advice suggests that a 2 rise strategy will provide A-Grade service to this envelope. This breaks down as follows:

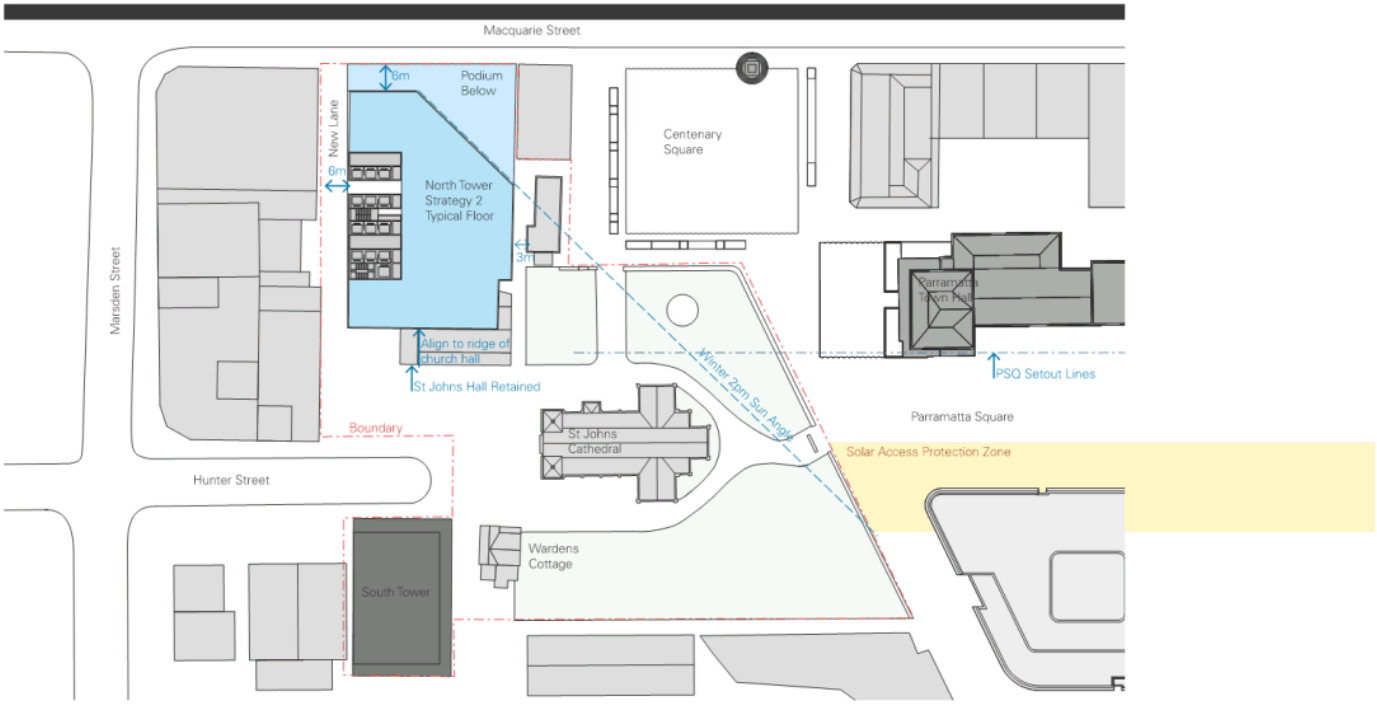
6 Low Rise / 6 High Rise

1 Goods Lift (Dedicated, all levels)

Floorplates

All floors achieve the PCA's minimum 1,000m² NLA requirement for A Grade space.

Site Plan

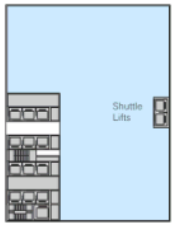


Strategy 2 aerial view, looking northeast across St. John's Cathedral and CBD

Strategy 2
St. John's Hall Retained and Modified
Strategy 2 aerial view, looking northwest across St. John's Cathedral and CBD

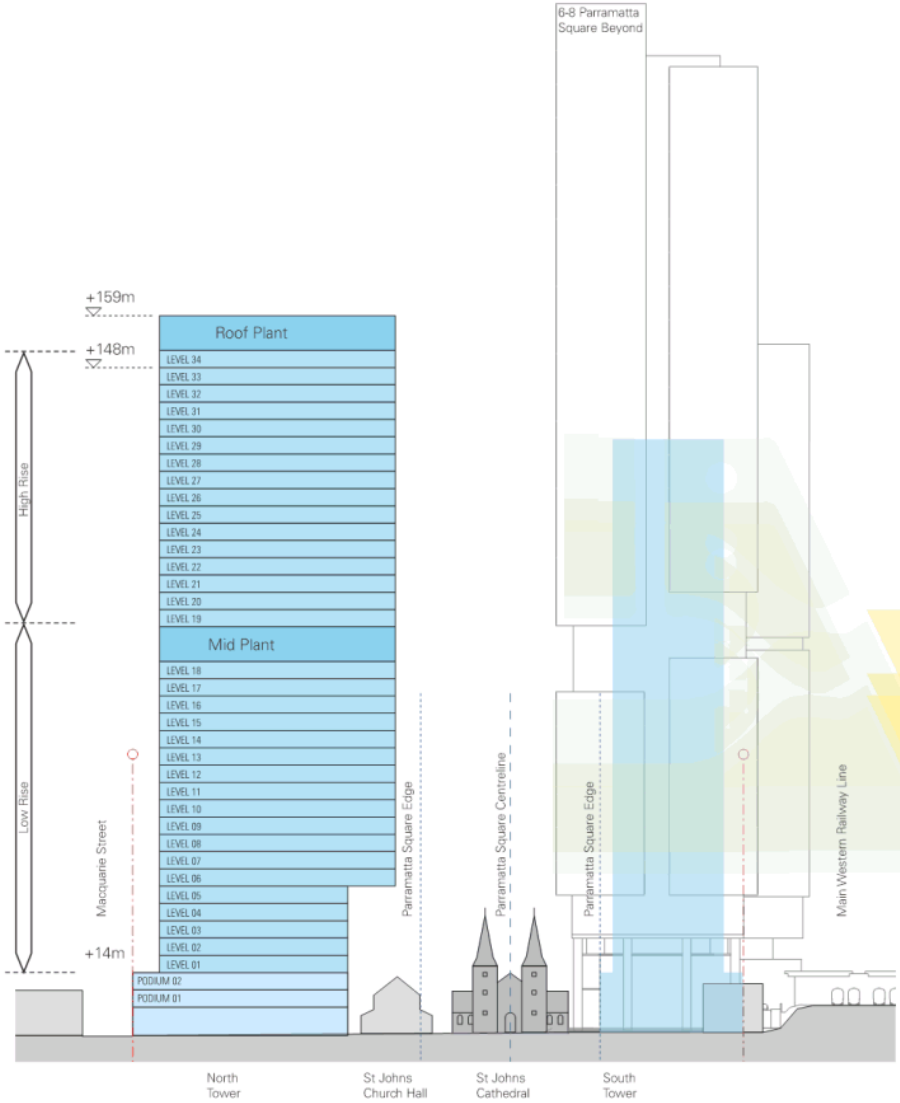
High-Rise
Tower Level 22-39

Low-Rise
Tower Level 01-21



Podium

Typical Plans



Section

FLOOR	USE	NLA
	Roof Plant	
Level 34	HR Office	1380
Level 33	HR Office	1380
Level 32	HR Office	1380
Level 31	HR Office	1380
Level 30	HR Office	1380
Level 29	HR Office	1380
Level 28	HR Office	1380
Level 27	HR Office	1380
Level 26	HR Office	1380
Level 25	HR Office	1380
Level 24	HR Office	1380
Level 23	HR Office	1380
Level 22	HR Office	1380
Level 21	HR Office	1380
Level 20	HR Office	1380
Level 19	HR Office	1380
	Plant Plant	
Level 18	LR Office	1310
Level 17	LR Office	1310
Level 16	LR Office	1310
Level 15	LR Office	1310
Level 14	LR Office	1310
Level 13	LR Office	1310
Level 12	LR Office	1310
Level 11	LR Office	1310
Level 10	LR Office	1310
Level 9	LR Office	1310
Level 8	LR Office	1310
Level 7	LR Office	1310
Level 6	LR Office	1310
Level 5	LR Office	1060
Level 4	LR Office	1060
Level 3	LR Office	1060
Level 2	LR Office	1060
Level 1	LR Office	1060
TOWER TOTAL		**44410**
P2	St Johns Church Uses	1450
P1	St Johns Church Uses	1450
GROUND	St Johns Church / Lobby	1450
PODIUM TOTAL		**4350**
B1	St Johns Church / Parking	500
B2	Parking	
BASEMENT TOTAL		**500**

Area Schedule

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Independent Assessment of Commercial Building Concept
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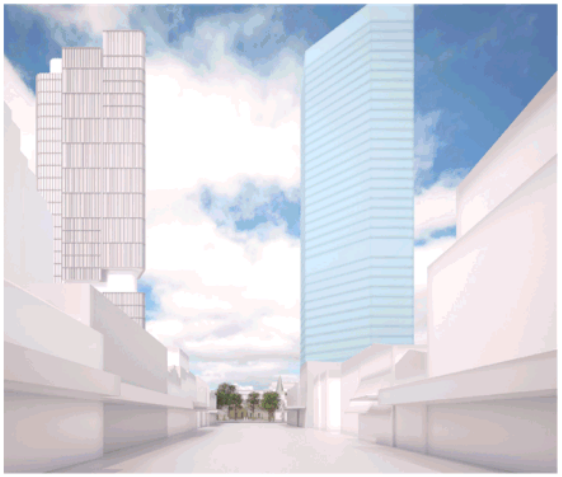
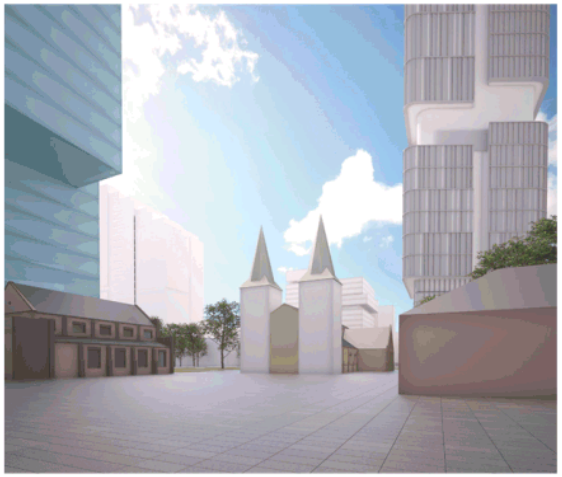
Strategy 2
St. John's Hall Retained and Modified
Strategy 2 aerial view, looking southwest

Eye-Level Perspectives

Parramatta Square Perspective



Church Street Perspective



Hunter Street Perspective

Strategy 3
St. John's Hall Removed

Strategy 3 considers removal of the St. John's Parish Hall.

This Strategy meets the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage building to the east.

The tower is setback 6m from the ridge of the parish all at the south.

Lifting

The tower footprint requires approximately 39 floors to achieve the applicant's proposed GFA of 44,000m².

Preliminary lifting advice suggests that a 2 rise strategy will provide A-Grade service to this envelope. This breaks down as follows:

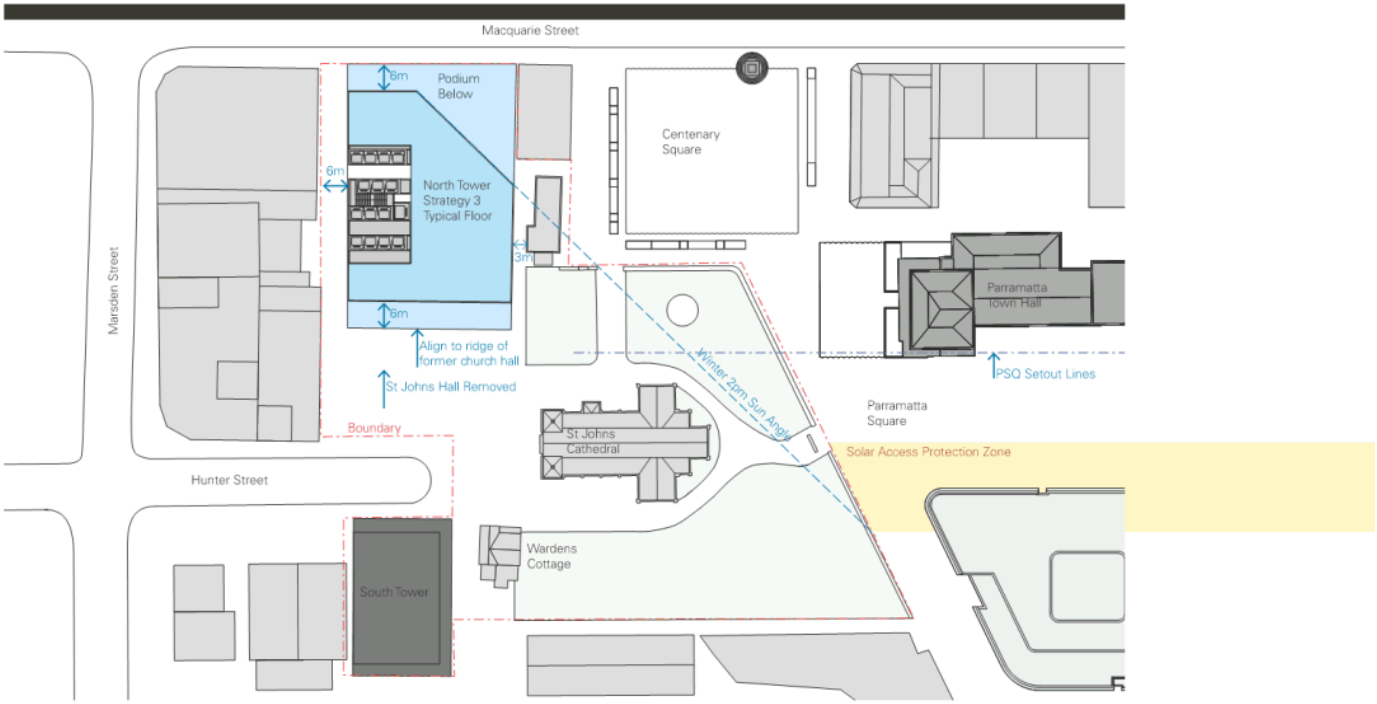
7 Low Rise / 7 High Rise

1 Goods Lift (Dedicated, all levels)

Floorplates

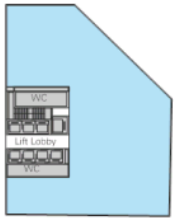
All floors achieve the PCA's minimum 1,000m² NLA requirement for A Grade space.

Site Plan

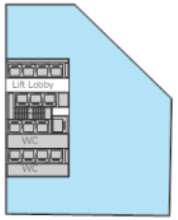


Strategy 3 aerial view, looking northeast across St. John's Cathedral and CBD

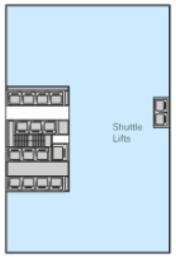
Strategy 3
St. John's Hall Removed
Strategy 3 aerial view, looking northwest across St. John's Cathedral and CBD



High-Rise
Tower Level 22-39

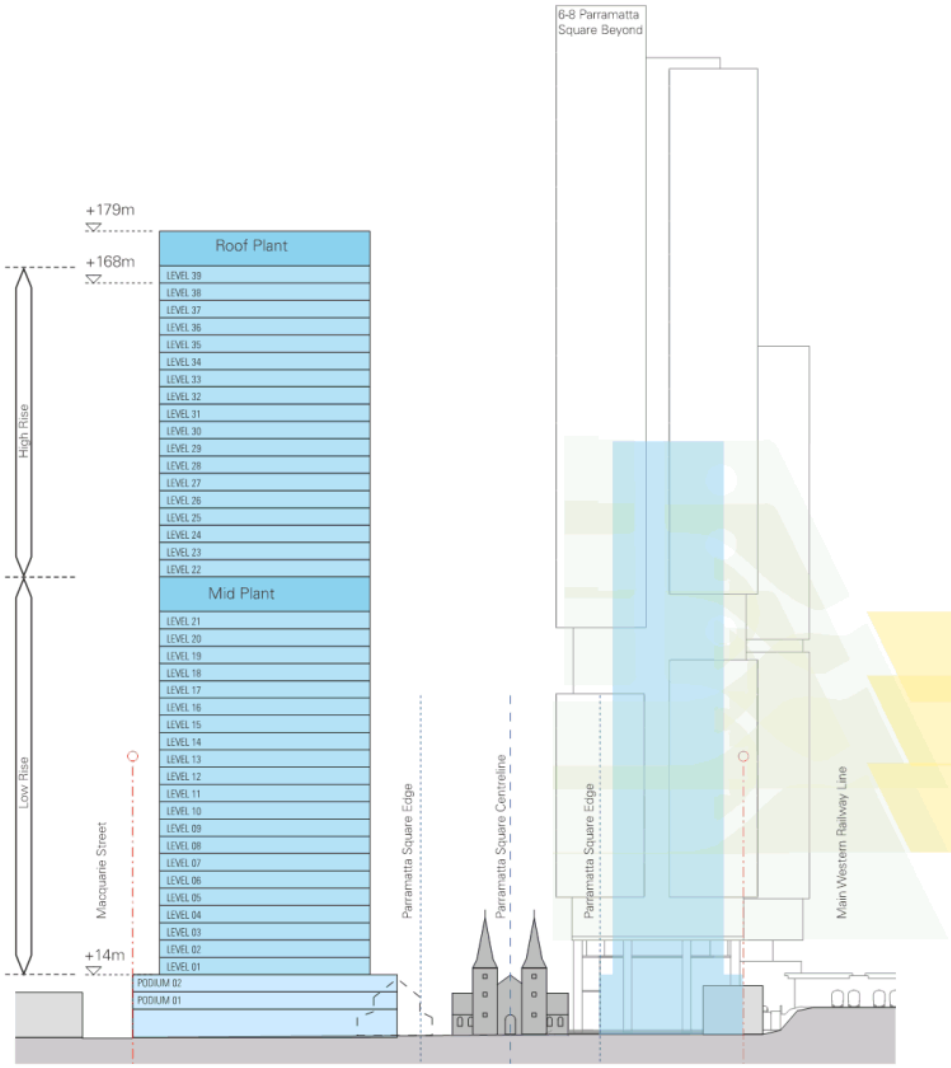


Low-Rise
Tower Level 01-21



Podium

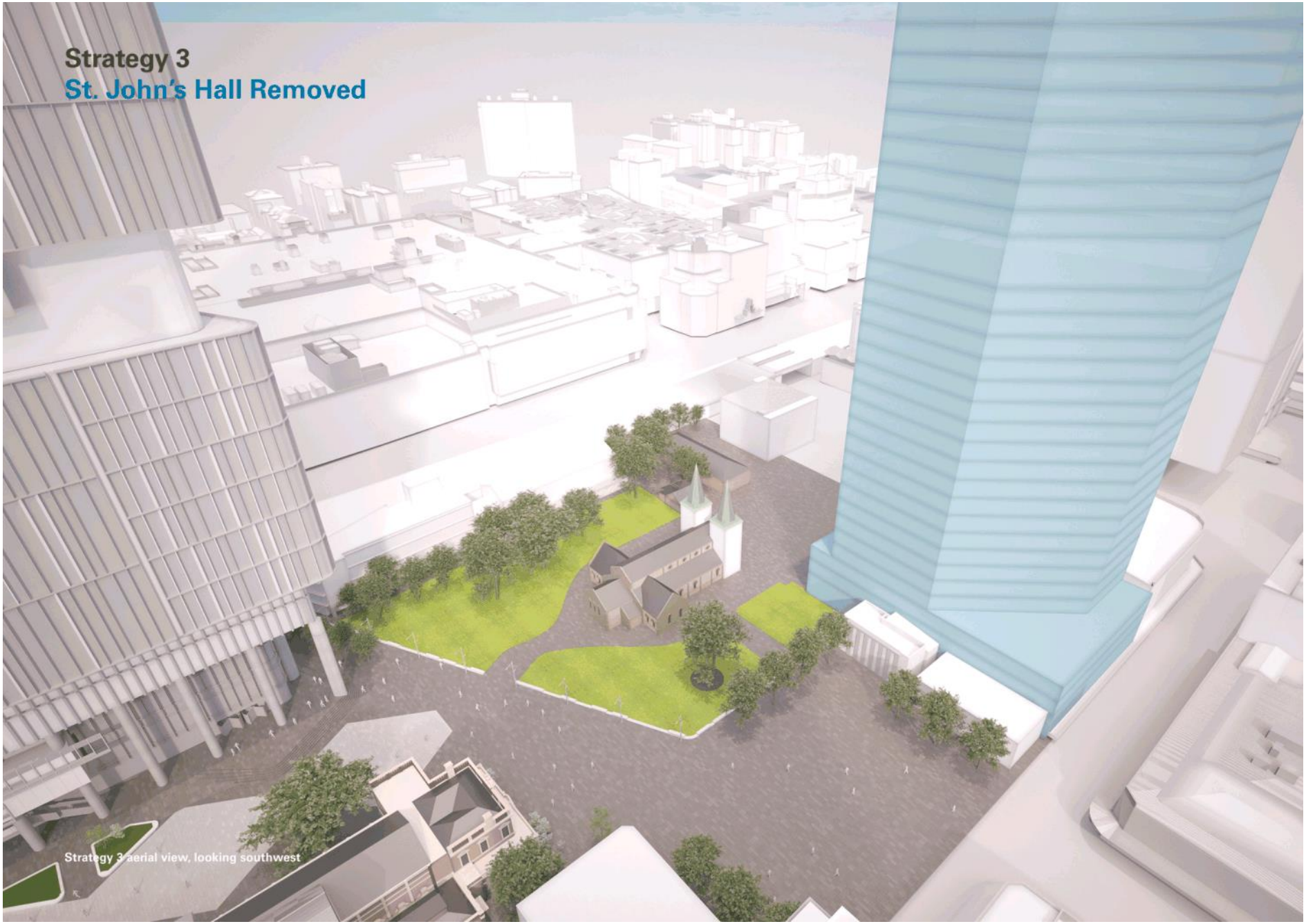
Typical Plans



Section

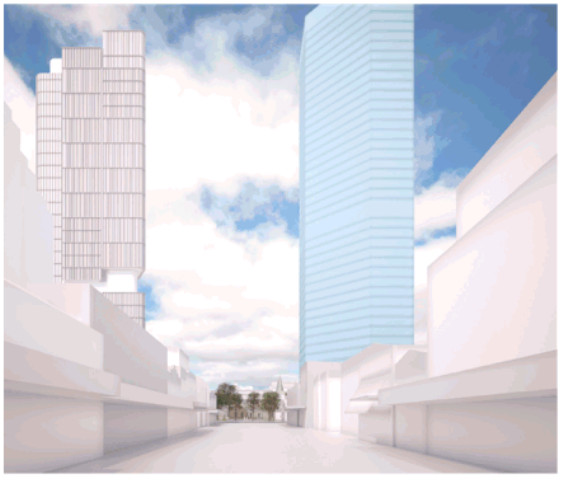
FLOOR	USE	NLA
	Roof Plant	
Level 39	HR Office	1200
Level 38	HR Office	1200
Level 37	HR Office	1200
Level 36	HR Office	1200
Level 35	HR Office	1200
Level 34	HR Office	1200
Level 33	HR Office	1200
Level 32	HR Office	1200
Level 31	HR Office	1200
Level 30	HR Office	1200
Level 29	HR Office	1200
Level 28	HR Office	1200
Level 27	HR Office	1200
Level 26	HR Office	1200
Level 25	HR Office	1200
Level 24	HR Office	1200
Level 23	HR Office	1200
Level 22	HR Office	1200
	Plant Plant	
Level 21	LR Office	1110
Level 20	LR Office	1110
Level 19	LR Office	1110
Level 18	LR Office	1110
Level 17	LR Office	1110
Level 16	LR Office	1110
Level 15	LR Office	1110
Level 14	LR Office	1110
Level 13	LR Office	1110
Level 12	LR Office	1110
Level 11	LR Office	1110
Level 10	LR Office	1110
Level 9	LR Office	1110
Level 8	LR Office	1110
Level 7	LR Office	1110
Level 6	LR Office	1110
Level 5	LR Office	1110
Level 4	LR Office	1110
Level 3	LR Office	1110
Level 2	LR Office	1110
Level 1	LR Office	1110
TOWER TOTAL		**44910**
P2	St Johns Church	1700
P1	St Johns Church	1700
GROUND	St Johns Church / Lobby	1700
PODIUM TOTAL		**5100**
B1	St Johns Church / Parking	500
B2	Parking	
BASEMENT TOTAL		**500**

Area Schedule

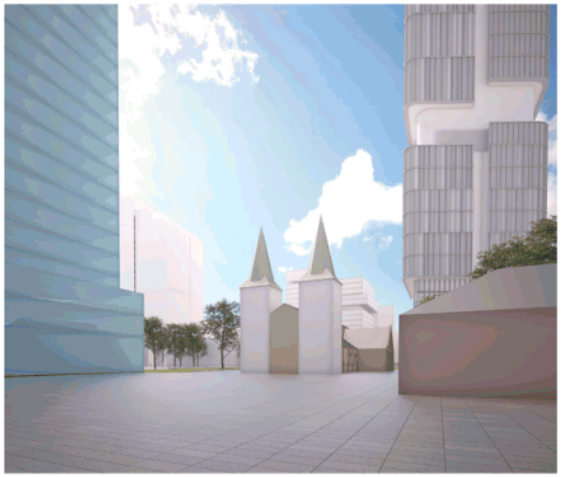

Strategy 3
St. John's Hall Removed
Strategy 3 aerial view, looking southwest

Eye-Level Perspectives

Parramatta Square Perspective



Church Street Perspective



Hunter Street Perspective

Analysis
Summary of Strategies

Strategy 1 does not deliver A Grade office space, and is not considered a commercially viable development.

Strategy 2 and 3 have the potential to deliver commercial buildings that meet the PCA A Grade requirements and be commercially viable developments.

Strategy 2 Design Considerations

The retention of the Parish Hall presents considerable integration challenges at the lower levels with the proposed commercial building to the north, and relies on a cantilevered section over part of the Parish Hall to achieve floorplates that will be attractive to potential tenants.

This Strategy requires fewer floors to achieve the target GFA than Strategy 3, but does rely on a cantilevered section over part of the Parish Hall.

The cantilevered section over the Parish Hall presents some technical and construction challenges which will impact cost and delivery program.

Strategy 3 Design Considerations

By removing the Parish Hall, Strategy 3 offers the potential for more usable area in the podium for church uses.

This Strategy also provides more visual separation between the Cathedral spires and the tower when viewed from Parramatta Square.

Strategy 3 would be relatively simple building to construct, making it more commercially viable than Strategy 2.

Strategy 1

Mid Rise Floor

Summary		
Meets PCA Guidelines for A Grade	✗	Low-rise / Mid Rise below 1,000m² NLA
Meets CoPC Guidelines for A Grade	✗	All floors below 1,300m² NLA
Provides Sufficient Area for Church Needs	✓	At least 4,700m² available in Podium
Retains St. John's Parish Hall	✓	Podium setback from Parish Hall

Strategy 2

Typical Low Rise

Summary		
Meets PCA Guidelines for A Grade	✓	Low-rise / Mid Rise below 1,000m² NLA
Meets CoPC Guidelines for A Grade	✓	All floors below 1,300m² NLA
Provides Sufficient Area for Church Needs	✓	At least 4,700m² available in Podium
Retains St. John's Parish Hall	✓	Podium setback from Parish Hall, but new building overhangs Hall at upper levels

33

Strategy 3

Typical Low Rise

Summary		
Meets PCA Guidelines for A Grade	✓	Low-rise / Mid Rise below 1,000m² NLA
Meets CoPC Guidelines for A Grade	✓	All floors below 1,300m² NLA
Provides Sufficient Area for Church Needs	✓	At least 4,700m² available in Podium
Retains St. John's Parish Hall	✗	Parish Hall removed

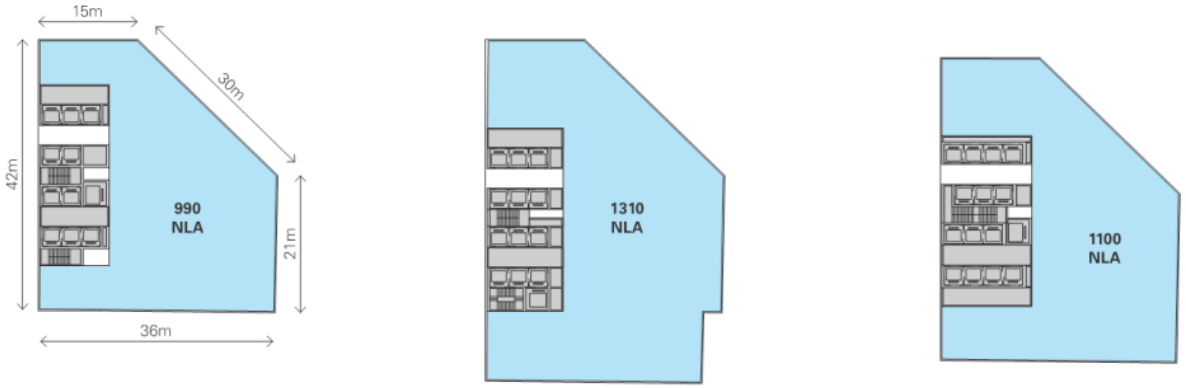
St. John's Cathedral
Independent Assessment of Commercial Building Concept
JPW

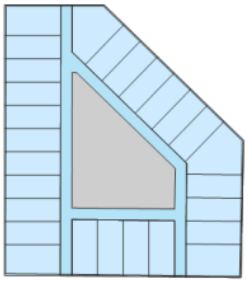
Analysis
Floorplate Size Comparison

A Plan for Growing Sydney, a strategic planning vision released by the Minister for Planning in December 2014, identified Parramatta's as Sydney's second CBD.

A key focus of the Plan was the provision of more commercial space to support growth in employment.

Strategy 1 **Strategy 2** **Strategy 3**





Other Potential Uses

The dimensions and shape of the tower floorplates makes them challenging to plan efficiently for other uses, such as Hotel or Residential use.

Hotel or Serviced Apartments

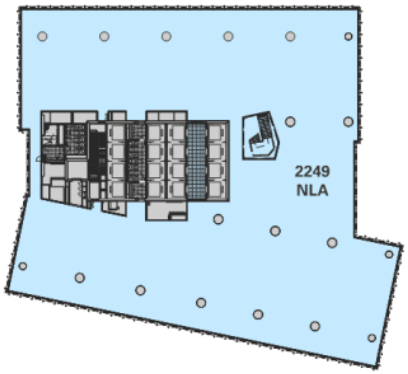
If a hotel was considered, a central core makes the most efficient use of the space. Approximately 27 hotel rooms, between 31-45m² could be delivered per floor. Slightly fewer serviced apartments per floor would be delivered as they are typically slightly larger than standard hotel rooms.

A 250 room hotel would require 9-10 floors, but utilise significantly less than the applicant's target GFA for the building. Support spaces for a hotel, such as ballroom, function rooms and the like would also need to be provided, and may compete with church-related functions if provided in the podium.

Residential Uses

The relatively deep floorplates are challenging for residential uses. Whilst not tested in detail, the floorplate size, shape, orientation and proximity of neighbouring towers suggests that achieving design excellence and the minimum requirements of the Apartment Design Guide (cross ventilation, solar access etc) will be challenging and/or result in highly inefficient and therefore not be a commercially viable development strategy.

4 Parramatta Square



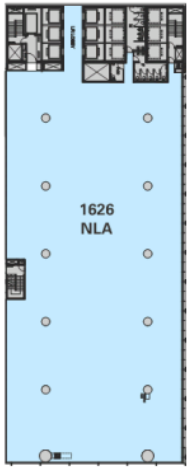
This 40 storey commercial building delivers more than 70,000m² of A Grade commercial space over 31 office levels.

The tower, which has been designed by JPW for Walker Corporation, is served by 8 low rise and 8 high rise lifts, plus one goods lift.

Typical low rise floors deliver 2,350 GFA / 2,249 NLA and typical high rise floors deliver 2,434 GFA / 2,336 NLA. The core is pushed to one side of the floorplate, delivering highly efficient floors.

4 Parramatta Square is due for completion in early 2020 and has been fully leased to the NSW Government.

130-150 George Street, Parramatta



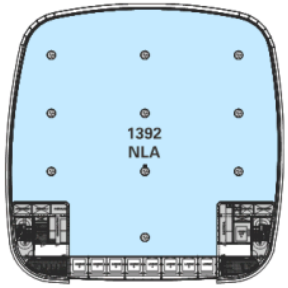
This 33 storey commercial building proposal has been designed by BatesSmart for Dexus.

A 26 storey rectangular tower above a stepped podium provides more than 40,000m² of A Grade commercial space, with a typical tower floor plate of approx. 1715 GFA / 1626 NLA in the low rise portion and 1763 GFA / 1680 NLA in the high rise portion.

The floorplates, with the core pushed to one end of the plate, are highly efficient. The tower is equally divided into a low rise and high rise bank, each comprising 13 floors.

The office tower levels are served by 12 Passenger (6 per rise) and 1 goods lift which serves all office floors.

93-95 Phillip Street, Parramatta



This commercial office building, designed by Fender Katsalidis for GPT, provides approximately 26,350m² of A Grade commercial space across 19 office floors above a podium containing retail, car parking and support facilities.

The office space is equally divided into a low rise and high rise section (the low rise includes a "third space" commercial floor at Level 7), each served by 4 passenger lifts and a goods lift which serves all office floors. Shuttle lifts serve the parking levels within the podium, as well as one lift from each tower bank.

The typical office floor plate provides approx. 1,400 GFA / 1,352 NLA per floor in the low rise portion and 1,438 GFA / 1,392 NLA in the high rise portion.

The floorplates, with the core pushed to one side and the passenger lifts opening out directly onto the floorplate (maximising the NLA), are very efficient.

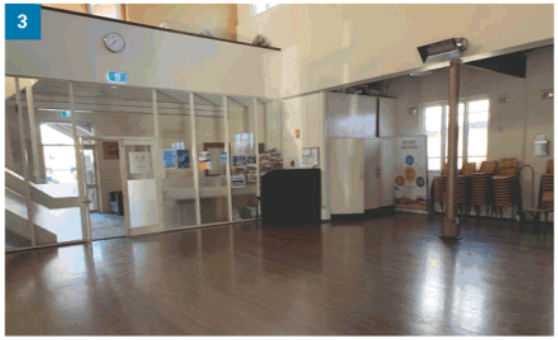
This project has secured QBE as an anchor tenant, taking half the commercial space.

Over the past 5 years, a range of Development Applications for commercial and mixed-use developments within the Parramatta CBD have been lodged with CoPC, with all targeting the supply of new A Grade commercial space.

Analysis
Parish Hall Integration Opportunities

The legibility and integrity of the original Parish Hall has been diminished by various built elements that have been added over the past century in response to changing needs.

Existing Parish Hall

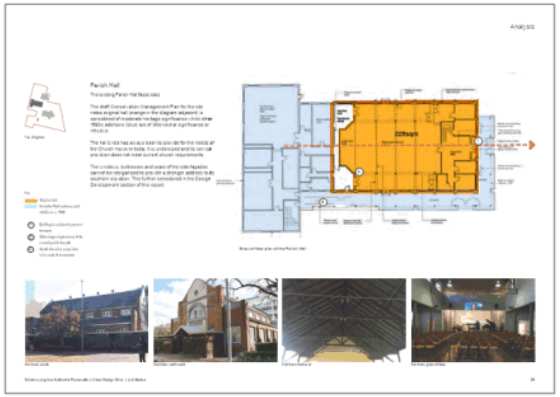


Site Photographs

Key

1 South elevation of Parish Hall showing various additional elements to original form
2 Detail of south elevation showing limited openings and poor connectivity to adjacent space
3 Entry from east showing airlock
4 Structural form of main space limits subdivision opportunities

Existing Parish Hall



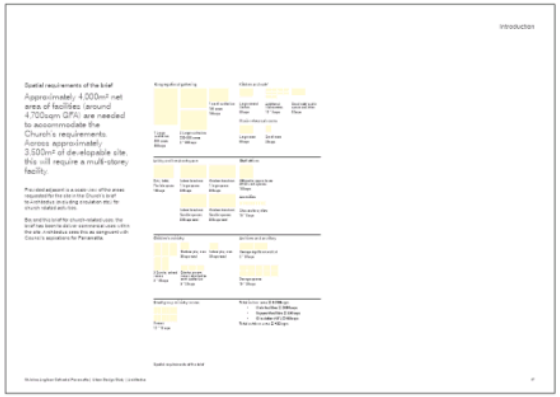
Original Hall Obscured

If the Parish Hall was to be retained as part of the site's redevelopment, it would be desirable to remove the built form elements that obscure the Hall's original form.

Removal would result in less usable area, perhaps 150 - 180m^2, but would also offer more opportunities to open up the Hall to the surroundings, and thereby have more potential to contribute to activation of the public realm and the proposed square.

To provide activation opportunities, some of the existing windows along the southern elevation would need to be modified to allow at grade connections between inside and out.

Church's Preliminary Functional Brief



Potential Uses for Parish Hall

The spaces identified by the Church as key to ongoing activities in Parramatta total approximately 4,700m^2 GFA / 4,000m^2 nett usable area.

Whilst the functional relationships between spaces can only be interpreted through the various Proposed Plans illustrated in the Design Development section of the Planning Proposal's Urban Design Report, it is reasonable to assume that a function such as the small auditorium of 150m^2 / 150 seats, could be accommodated in a refurbished Parish Hall.

However, the provision of one function within the Parish Hall, remote from others within the podium of the proposed commercial building, may not enable key functional and operational relationships required by the church to be established.

It is possible that a retained Parish Hall can positively meet the needs of the church and activate a new public space in conjunction with the North Tower podium as noted in Strategy 1 & Strategy 2.

A successful outcome for this approach represents a significant architectural and urban design challenge.

Analysis
Concluding Remarks

A Plan for Growing Sydney, a strategic planning vision released by the Minister for Planning in December 2014, identified Parramatta's as Sydney's second CBD.

Commercially viable office buildings that can attract new businesses and grow employment opportunities, are central to Parramatta's success.

Conclusion

Strategy 1

It is the opinion of this consultant that a new mixed used building that is set back from the retained Parish Hall, comprising a podium largely designated to church uses, and a tower with floorplates that do not meet the PCA Guidelines for A-Grade office space, as illustrated by Option 1, is not likely to be attractive to contemporary tenants and therefore not a viable commercial development.

Irrespective of the limited floorplate size, the adjacency and scale of the southern façade to the Parish Hall is an undesirable urban outcome and presents challenges for the effective and appropriate integration of the Parish Hall into the development.

Strategy 2

It is the opinion of this consultant that Strategy 2 presents the most commercially viable floorplate out of the applicant's three options.

Floorplates for this strategy can meet the PCA minimum provisions as well as standards established by CoPC's own research into A-Grade space in Parramatta.

Strategy 2 also provides sufficient area to house Church requirements across 3 podium floors and part of the basement.

This assessment assumes that the parish hall will be refurbished and incorporated into the podium floors either as part of the Church requirement or as part of the retail activation for the proposed Cathedral Square.

The viability of this scheme must consider the need for a more complex structural design solution for the tower and the basement around and below the retained Parish Hall. However, if executed well, this approach could make a positive contribution to the urban form of this part of the CBD.

As this approach enables the largest commercial floorplate to be delivered whilst offering the opportunity to retain the Parish Hall and deliver a unique public domain and tower offering for the city, Strategy 2 is considered an acceptable approach.

Strategy 3

Strategy 3 provides for commercially viable floorplates when considered against the PCA Guide to Office Building Quality provisions for A-Grade space.

These floorplates are smaller than Strategy 2 and some comparable recent projects, which could limit tenant interest.

The proposal to remove (and interpret in a detailed urban design solution) the Parish Hall, as forecast by the Planning Proposal's preferred Strategy, would enable the creation of an economically viable commercial tower with a podium capable of accommodating the various functional needs of the church.

As this approach enables a commercial floorplate to be delivered whilst providing more visual separation between the Cathedral spires and the tower, affords broader opportunities for public space activation and avoids the challenge of sensitively and appropriately integrating the Parish Hall into a cohesive site plan for the precinct, Strategy 3 is also considered an acceptable approach.

Strategy 1	Strategy 2	Strategy 3
Not commercially viable Poor urban design outcome	Commercially viable Acceptable urban design outcome relies on considered integration of Parish Hall, podium and public space	Commercially viable Acceptable urban outcome relies on considered podium design and integration of Cathedral and public space

Appendices
Reference Documentation

The following documents were provided by CoPC as briefing materials for this review:

St. John's Anglican Cathedral Parramatta – Planning Proposal, May 2018 by Architectus

St. John's Anglican Cathedral Parramatta – Urban Design Report, May 2018 by Architectus

St. John's Cathedral and surrounding site, Parramatta – Heritage Impact Statement for Planning Proposal, 25 May 2018 by Paul Davies Pty Ltd

St. John's Anglican Cathedral Parramatta – Concept Landscape Master Plan by ASPECT Studios, Rev. C, May 2018

St. John's Cathedral Conservation Management Plan, Draft 1, May 2018 by DESIGN 5 Architects (Appendix B)

Planning proposal – Archaeological Report, St. John's Anglican Cathedral, 24 May 2018 by Curio Projects (Appendix E)

St. John's Cathedral, Parramatta Planning Proposal – Independent Heritage Advice V2.0 by Hector Abrahams Architects

Achieving A-Grade Office Space in the Parramatta CBD, Economic Review by Urbis, October 2015 (Appendix 8)

Traffic Impact Assessment – Planning Proposal for a Mixed-Use Development 65-79 Macquarie Street, 38 Hunter Street, 195 Church Street and 45 Hunter Street, Parramatta, May 2018 by Traffix (Appendix F)

St Johns Church_UD Comments_drawing package_190204 by Amit Choudhury – by Urban Design City Strategy Unit, CoPC

Norman Disney& Young
A TETRA TECH COMPANY

26 June 2019

Johnson Pilton Walker
Level 10, Plaza Building, Australia Square
95 Pitt Street
Sydney NSW 2000

Attention: Walter Brindle

St Johns Church Site, Parramatta – Preliminary Lift Services Design

We have reviewed the Johnson Pilton Walker (JPW) Architectural drawings and area schedules dated June 2019 for the above project, have carried out a series of desk top lift traffic analyses for each of the three (3) options presented and confirm the proposed lift core arrangements are capable of accommodating Lift Services which can satisfy the below nominated Standards of Performance.

Measure	Standards of Performance
Australian Lift Code	AS 1735.1 – 2016 Lifts, Escalators & Moving Walks – General Requirements
National Construction Code	NCC (BCA) – 2019 CL. E3.1, E3.2, E3.3; E3.4, E3.5, E3.6, E3.6, E3.7, E3.9, E3.10
Property Council of Australia	Property Council of Australia (PCA) – 3rd Edition - 2019 A Guide to Office Building Quality - A Grade Sections E1, E2, E3, E4, E5, E6

I trust the above meets your requirements.

NORMAN DISNEY & YOUNG

Ian Hanna
Senior Associate
0412 234 385
i.hanna@ndy.com

SYDNEY MELBOURNE BRISBANE PERTH CANBERRA ADELAIDE GOLD COAST AUCKLAND WELLINGTON LONDON VANCOUVER HONG KONG

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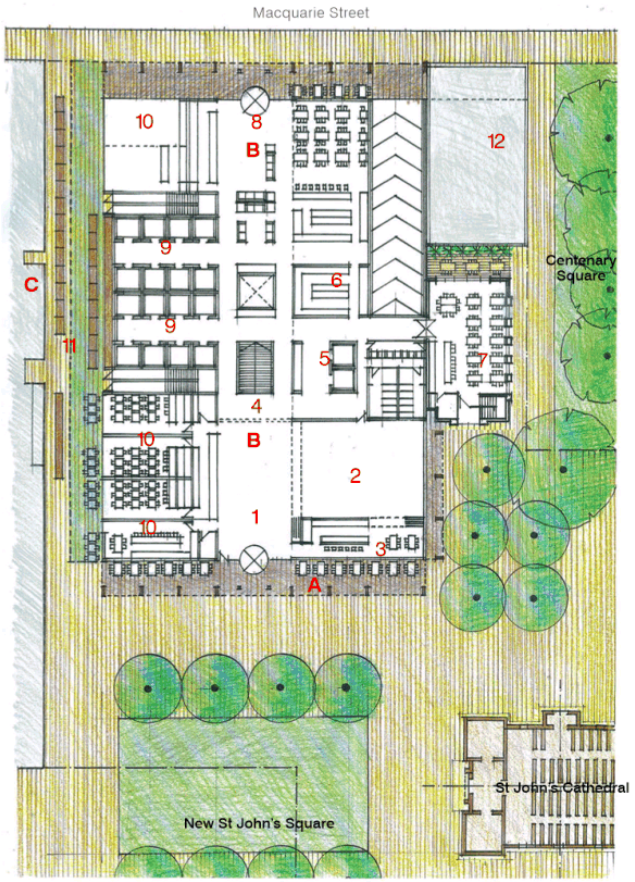
NORMAN DISNEY & YOUNG 65 Miller Street, North Sydney NSW 2060 Australia

Title	**St. John's Church Independent Assessment**
Author	Johnson Pilton Walker Pty Ltd ACN 095 788 886 Level 10, Plaza Building Australia Square 95 Pitt Street Sydney NSW 2000 Australia
Date	July 2019
©	JPW / COMMERCIAL IN CONFIDENCE

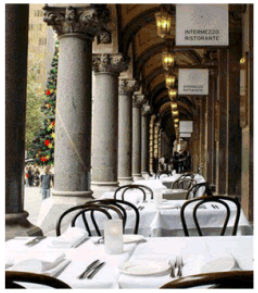
St John's Anglican Cathedral, Parramatta

Ground plane analysis

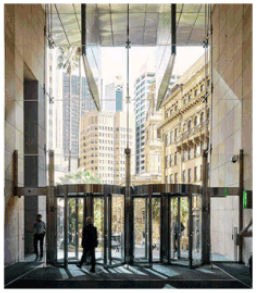
St John's Anglican Cathedral Ground Plane



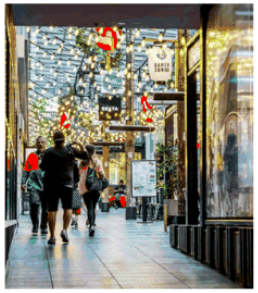
Character precedents



A
Collonade
Image: GPO



B
Internal lobbies
Image: 1 Farrer Place (Governor Phillip Tower)



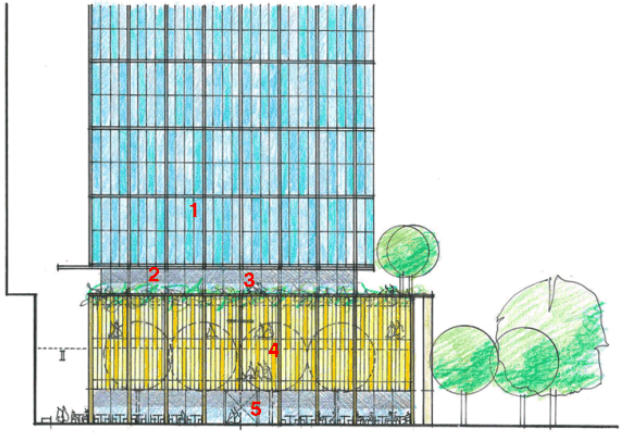
C
New laneway
Image: World Square

1	Entry lobby	7	Administration
2	Multipurpose space	8	Commercial entry lobby
3	Bar/servery	9	Commercial lift lobbies
4	Stairs (up to congregation, down to auditorium)	10	Active retail
5	Parish lift lobby	11	Weekend markets
6	Large parish kitchen	12	Restaurant (existing)

1:500 0 5 10 15 20 25M

St John's Anglican Cathedral Ground Plane

Form and expression



1 High quality commercial tower

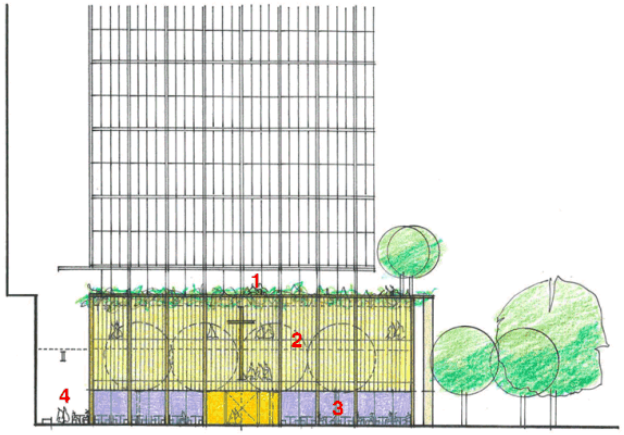
2 Projecting awning mitigates wind impacts

3 Landscaped terrace articulates podium and tower

4 Civic expression including language of cloisters

5 Active edge to new square

Use and activation



1 Landscaped terrace provides outlook and activity for events

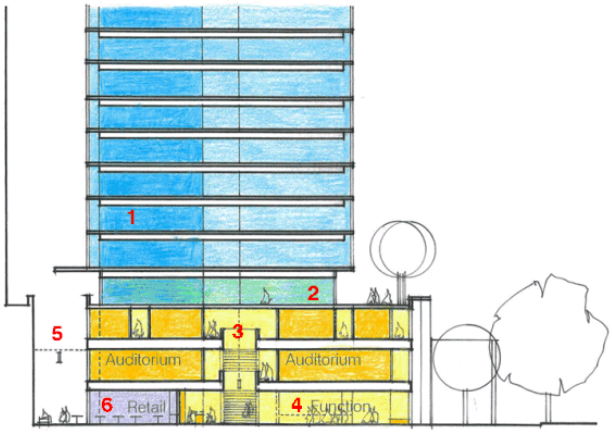
2 Auditoria and break out spaces activate the podium facade

3 Colonade engages square at all hours

4 Lane including eateries and market - active at all times

St John's Anglican Cathedral Ground Plane

Use and internal organisation



1 Core location optimises light and outlook at commercial levels

2 Terrace level concentrates events and open air activation

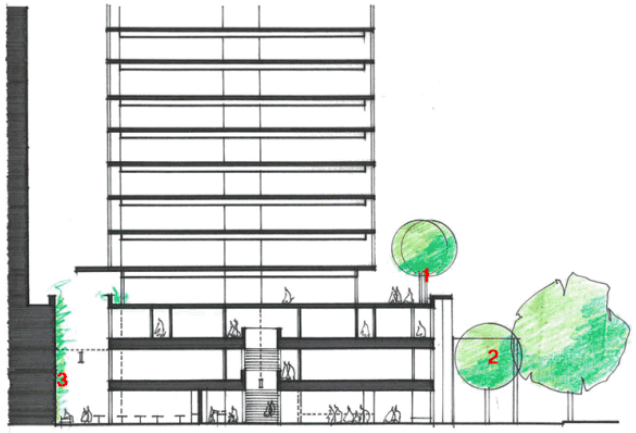
3 Atrium provides civic character and clarity to the layout

4 Reception and function spaces provide welcome area and capacity for high volume events

5 Lighting provides character and security

6 Retail activates lane

Landscape and character

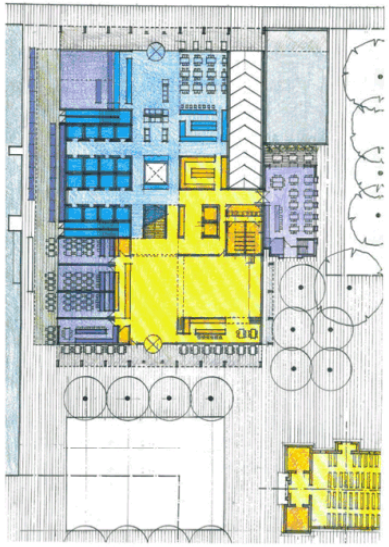


1 Landscape softens terrace and encourages frequent use

2 Additional trees embrace ground floor function spaces and continuity with internal space

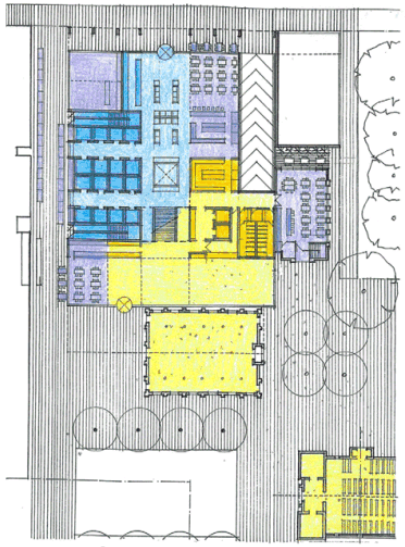
3 Opportunities for green wall to enhance lane character

St John's Anglican Cathedral Ground Plane- Use and Character



Proposal - Creating civic space

- Uses respond to required programme and the activation of adjacent public domain.
- Distribution of uses maximise activation, legibility and way finding, flexibility and civic character.
- Alignment of key uses and entries align with anticipated pedestrian movement, parish activities, public events and Parramatta's broader spatial network.



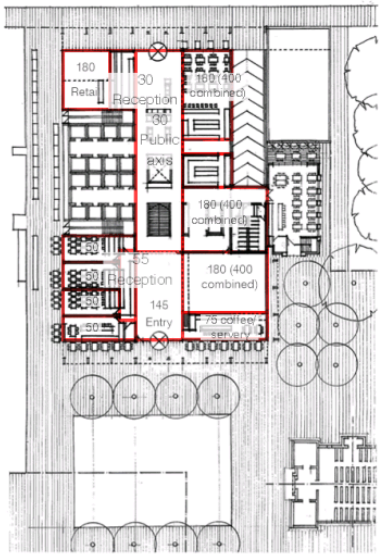
Hall retained

- Retaining the existing parish hall largely maintains the substandard character of public domain.
- Uses and open spaces fragmented behind the inactive facade of the existing parish.
- The retained existing parish hall greatly constrains flexibility, activation and the creation of a new civic square.

Ground plane activation is essential to the urban design quality, amenity and security of the future public space. The removal of the hall allows for unobstructed frontages and continuous activation of the new public square and laneway.

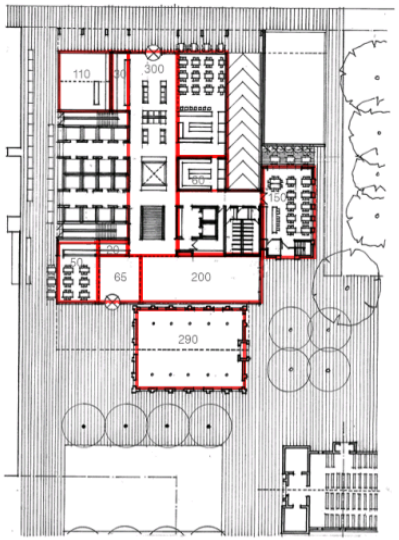
Parish use
Office
Active - community/retail or parish

St John's Anglican Cathedral Ground Plane- Areas



Proposal - Creating civic space

- Achieve the clients brief for Parish and community uses
- Ensure St Johns can capitalise to facilitate activities in its historic location.
- Allows for flexibility for specific, autonomous functions
- Ensures feasible active uses along public domain



Hall retained

- These areas demonstrate that activation is substantially reduced not only along the front but around St John's Square which is dominated by the closed facade of the existing Parish Hall.
- The new flexible activity space is significantly reduced in size (400sqm to 200sqm) and the existing hall - outwarded for current and future uses - remains inflexible and highly constrained.

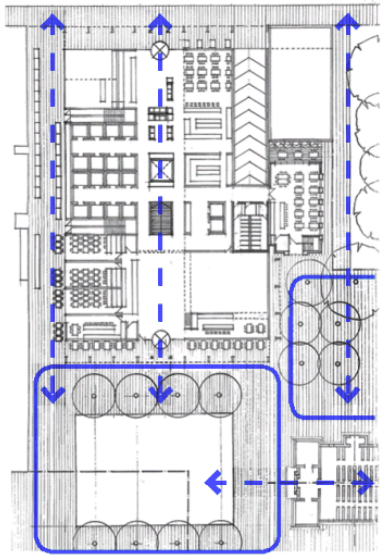
The history of urban design tells us that a distribution of well considered uses in appropriately sized and designed spaces creates great urban networks.

The removal of the hall allows for a clearly articulated podium plan that addresses the Parish requirements for auditioria and gathering spaces, as well as continuous active edges to all public spaces.

The retention of the hall constraints the arrangement and flexibility of gathering spaces and reduces the amount of active edges.

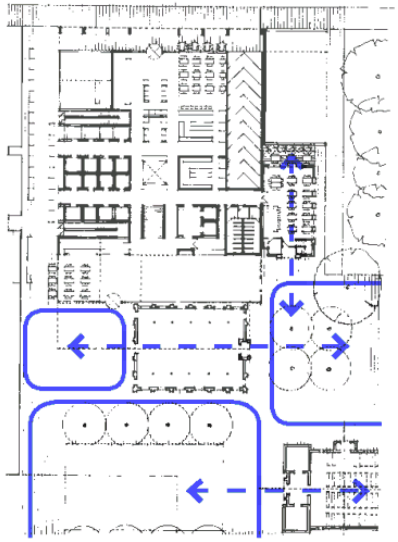
(Image: Rome, Italy)

St John's Anglican Cathedral Ground Plane- Spatial Definition



Proposal - Creating civic space

- Reforms building edges to clearly define new civic square.
- Responds to Cathedral axis with major civic access.
- Reinforces Cathedral presence in Parramatta open space network.



Hall Retained

- Retention of existing hall reduces and disperses spaces adjacent to the cathedral.
- Existing civic axes prevail, reducing visual and physical clarity.
- Cathedral's improvised presence in Parramatta's open space network remains unchanged.

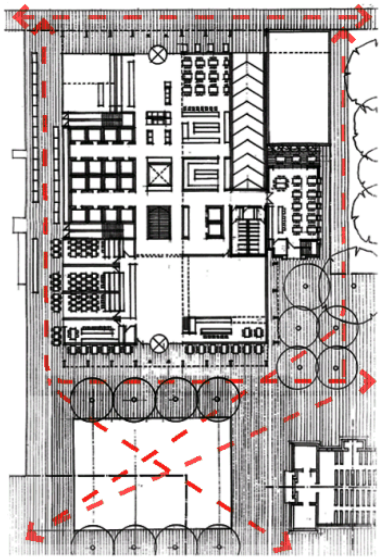
Clearly defined urban spaces aligned with key axes and sight lines ensures the public open space will be active, amenable, and well used.

The removal of the hall allows for clearly a clearly defined public square with dramatic cross-site axes, great permeability and a strong relationship with Australia's oldest functioning Cathedral.

In contrast, the retention of the hall creates a number of smaller spaces and obscures the site's key urban axes, thereby reducing its celebration of the Cathedral and integration with surrounding spatial networks.

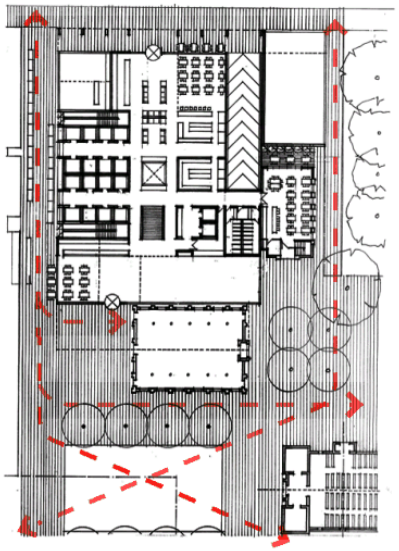
(Image: EQ West - Kerry Hill Architects)

St John's Anglican Cathedral Ground Plane- Public Circulation



Proposal - Creating civic space

- Larger square
- Optimises visibility and physical interaction with the Cathedral.
- Activates existing and proposed public spaces.
- Optimises pedestrian legibility and way finding through new Civic Square.



Hall retained

- Smaller square
- Retention of existing hall constrains visible and physical interaction with Cathedral and adjacent spatial network.
- Existing hall presents inactive edges to adjacent public spaces.
- Existing hall constraints legibility and way finding through new civic space

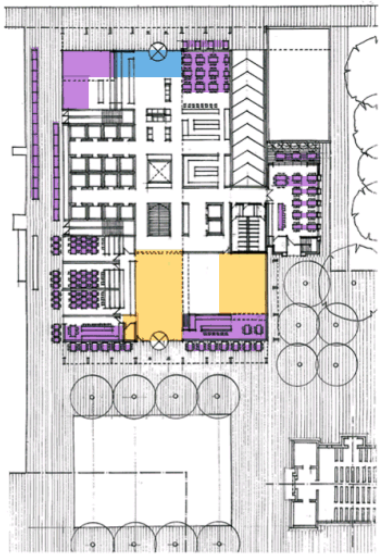
Clear sight lines and spatial definition, ensure that pedestrian movement aligns with proposed open spaces and activities.

The removal of the hall optimises movement through the proposed lane, across the new public square, to adjacent facilities (including the Cathedral and new gathering spaces) and Parramatta Square beyond.

The retention of the hall separates the lane from the new square(s) and radically reduces pedestrian awareness of both the new uses and open spaces proposed.

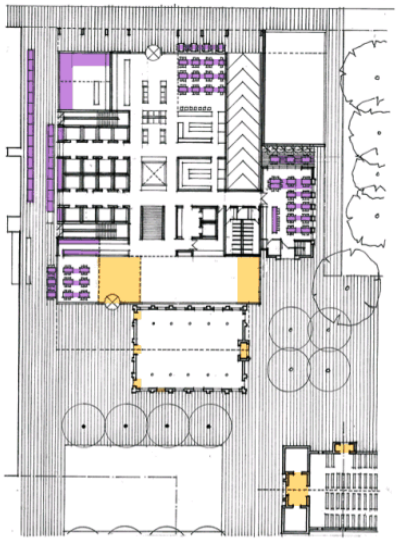
(Image: Centenary Square, Parramatta)

St John's Anglican Cathedral Ground Plane- Activation



Proposal - Creating civic space

- Retail, market, parish and lobby entities activate all edges to existing and proposed public domain.
- Combination of uses ensure that activation at all frontages will maximise safety and security.
- Activated edges reinforce proposed spatial definition and pedestrian movement.



Hall retained

- Active retail and parish frontages greatly reduced with retention of existing Parish Hall.
- Discontinuous active edges creates large areas without activation at night, leading a largely unchanged security issue.
- The Cathedral main entry will continue to face into a lifeless open space.

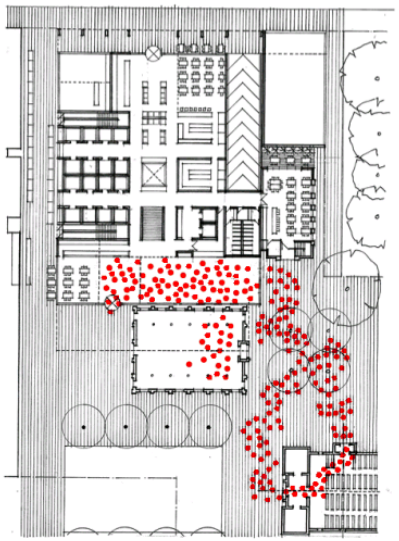
Activating public spaces is a vital key to successful city planning. The removal of the hall maximises the extent and continuity of active uses, ensuring that open spaces proposed are amenable and secure at all times.

(image: Melbourne laneway)

St John's Anglican Cathedral Ground Plane- Parish Events

Proposal - Creating civic space

- Activates and celebrates civic potential of new civic square.
- Optimises interaction with the broader Parramatta community.
- Distributes congregation over a broad area, enhancing public domain character and use.



Hall retained

- As per the present situation, parish users will move within the eastern portion of the public domain and gravitate to two intricate gathering spaces.
- This reduces interaction with broader Parramatta community and fails to meet potential of adjacent public domain.
- This outcome fails to meet the requirement of the Parish and reduces potential provision of new community spaces.

There are currently three congregations that meet in the Cathedral and five that meet in the Parish Hall on a typical Sunday. The proposal will create additional break out spaces which are visually connected and provide space for people to spill into the surrounding public domain.

Opportunities for people to gather are severely limited at present, and the removal of the hall and the creation of a large integrated space which complements the Cathedral and is linked to the Cathedral by high quality public domain will encourage people to gather and in, and active the public space.

PAUL DAVIES PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

Response to:

'Independent Assessment of Commercial Building Concept for the City of Parramatta' for St John's at Parramatta

August 2019

We have been requested to provide a short response, in relation to heritage issues that may arise from the 'Independent Assessment of Commercial Building Concept for the City of Parramatta' (CPC) by JPW dated July 2019 for St John's at Parramatta. We appreciate that the response is to test specific issues and is consequently necessarily limited in how it has considered options and outcomes.

The Council brief for the review posed the following specific questions:

> *"Is it possible to provide a viable commercial tower with a viable floorplate and meet the needs of the Church whilst retaining (and undertaking a sensitively handled re-adaptation of) the Hall in a form that does not undermine its Heritage Significance, and activates the proposed new square."*
>
> *If the answer to this question is yes, a reference design that demonstrates how this can be achieved will be required.*
>
> *If the answer to this question is no, and the hall needs to be removed, a report detailing the issues that limit the opportunity to achieve the Church's desired outcomes will be required. A supporting reference design that demonstrates a scheme which removes the Hall will be required in this instance.*

The review sets out three options:

1 Retain the hall and develop a smaller than optimum new tower floor plate

2 Retain the hall and cantilever over the building at higher levels

3 Remove the hall and develop a viable commercial floor plate.

The report concludes that Option 1 is not viable as it does not achieve the commercial outcomes that CPC seeks. We agree with that assessment.

The report then concludes that options 2 and 3 achieve the required commercial viability sought and are both acceptable approaches to future development. The clear difference is that Option 2 retains the hall and Option 3 does not.

The review makes a range of observations about the church hall building including:

> *The legibility and integrity of the original Parish Hall has been diminished by various built elements that have been added over the past century in response to changing needs. .....*
>
> *It is possible that a retained Parish Hall can positively meet the needs of the church and activate a new public space in conjunction with the North Tower podium as noted in Strategy 1 & Strategy 2. A successful outcome for this approach represents a significant architectural and urban design challenge.*

The review clearly sees that the option of retention of the hall presents challenges to the site that are difficult and that the buildings' significance has been diminished over time.

There are three fundamental issues that need to be considered in looking at the options and the outcomes that affect the approach that may be undertaken. It is noted that the Planning Proposal left the question of the hall being retained or removed open to a design process but that the removal option was preferred as it provided potentially greater benefits to the city.

Issue 1 - Setting of the hall

Options 1 and 2 set the new tower form slightly back from the north side of the hall.
We would suggest that the relationship of hall to tower is critical if the hall were to be retained. The 3-D modelling in the review (options 1 and 2) shows a very abrupt and quite brutal relationship of new to old. Option 1 is not supported by the peer review, option 2, as suggested below, is not appropriate in regards to the proposed overhang. Irrespective of this, the relationship of hall to the tower form does not achieve a desirable or acceptable urban outcome for the city.

Issue 2 - Cantilevering over the hall

The Abrahams review was categorical that a built form overhanging the hall was not an acceptable outcome. This was both accepted as a correct analysis and supported strongly in the heritage assessment that we provided.

Rarely, if ever, has a cantilevered tower over a diminutive heritage item (or any building) been successful as an urban design outcome and as a heritage outcome. This approach should in our assessment be rejected as poor heritage and urban design practice.

The visual impact alone reduces the hall to an obvious site impediment that could not be designed around. Parramatta City deserves a better outcome than this.

Issue 3 - Adaptation of the hall

The review recommends in Option 2 removing the various accretions to the hall and opening it up to activate the building as it fronts the square to the south. This would be achieved by extending window openings to doors and re-purposing the building. This is possible but is a significant adaptation where the building would no longer be a church hall. The heritage outcome would be the retention of fabric and part of the form and the north wall would presumably connect to new development. The building would no longer be a church hall as that use would be in the new building. It may be a foyer/lobby or an interstitial space, it may retain a 'front' door but would be accessed through a series of openings facing south and north. This may be a reasonable outcome but the level of intervention and change must remove a key part of the local significance that the fabric has.

Conclusion

The review concludes that two of the three options are possible to achieve a good overall outcome. On the basis of the assumption in option 2 that a cantilevered form is required to achieve a viable development outcome and the very problematic concept of cantilevering over an existing building (heritage or non-heritage listed), we would strongly suggest that Option 2 is not viable or desirable.

Accordingly, Option 3 Is the only remaining viable option.

Yours faithfully,

Paul Davies

B Arch MBEnv Bldg Cons AIA
Chartered Architect

INNOVATIVE

ITEM NUMBER	18.5
SUBJECT	FOR APPROVAL: Post Exhibition - Planning Proposal and Draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park
REFERENCE	RZ/9/2015 - D07146142
REPORT OF	Project Officer Land Use
LAND OWNERS:	Aland Group
APPLICANT:	Pacific Planning Pty Ltd

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL: Nil

PURPOSE:

To report to Council the outcome of the public exhibition for the Planning Proposal and draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park and to seek Council's endorsement for the following:

- approve a site-specific Development Control Plan (DCP) relating to the management of flood risk for the purposes of public exhibition;
- send the Planning Proposal to the Department of Planning, Industry and Environment for finalisation; and
- enter into the Planning Agreement.

RECOMMENDATION

(a) **That** Council receives and notes the submissions made in response to the public exhibition of the Planning Proposal and draft Planning Agreement, as summarised in **Attachment 2**.

(b) **That** Council endorse the draft site-specific DCP provided at **Attachment 4** and that it be placed on public exhibition for a period of not less than 28 days.

(c) **That** Council having considered the issues arising as a result of the submissions made during the public exhibition, endorse the Planning Proposal for land at 14 – 20 Parkes Street, Harris Park (provided at **Attachment 3**) which seeks an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) and forward it to the Department of Planning, Industry & Environment (DPIE) for finalisation, subject to:

1. the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been signed and entered into; and
2. the site-specific DCP dealing with the management of flood risk being publicly exhibited and endorsed by Council for finalisation.

(d) **That** Council enter into the Planning Agreement at **Attachment 5** subject to it being amended to:

1. add a standard review clause that allows a review if Council seeks to

increase Section 7.11 and 7.12 contributions and decreases the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework; and

2. include a revised monetary contribution amount of $1,680,000.

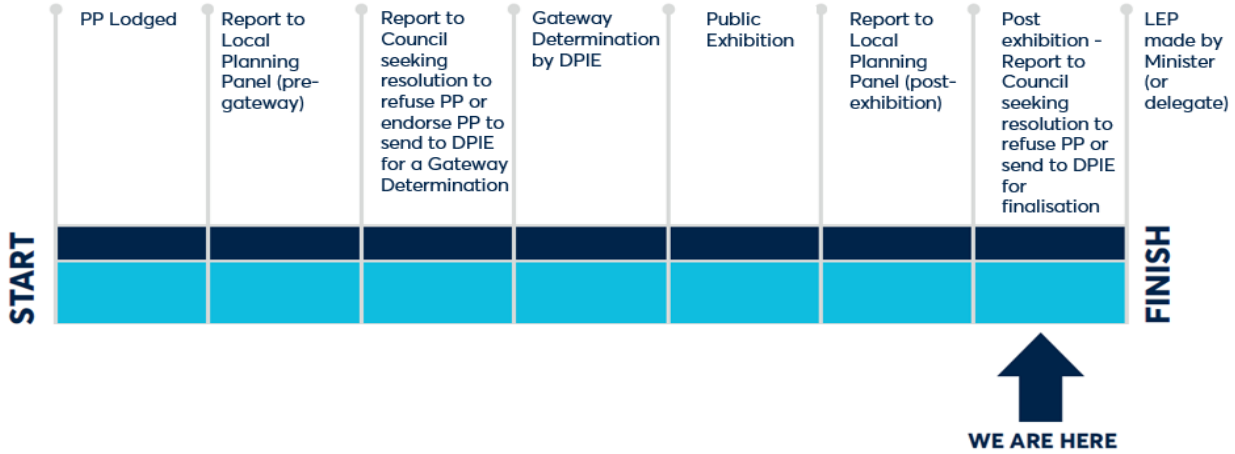
(e) **That** the Chief Executive Officer be given delegated authority to execute the Planning Agreement.

(f) **That** upon signing the Planning Agreement, the agreement be forwarded to the DPIE in accordance with Section 25G of *Environmental Planning and Assessment Regulation 2000*.

(g) **That** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, Planning Agreement and draft site-specific DCP that may arise during the plan-making and finalisation process.

(h) **Further, that** Council note the advice of the Local Planning Panel dated 3 December 2019 in relation to this matter as detailed in this report, noting that the Panel's advice to Council is consistent with the Council officer's recommendation to support the proposal.

PLANNING PROPOSAL TIMELINE



THE SITE

1. The subject site is located at 14-20 Parkes Street, Harris Park, and comprises four allotments being Lot 10 in DP12882, Lot 13 in DP1077402, Lot 14 in DP1077402 and Lot 2 in DP128524. The site is approximately 2,800 square metres in area. An aerial photo of the site is shown in Figure 1.

Figure 1 – Subject Site (site shown outlined in red)

PLANNING PROPOSAL SUMMARY

Table 1: Summary of existing, Parramatta CBD Planning Proposal and proposed site-specific Planning Proposal controls

Control	Existing controls - Parramatta LEP 2011	Parramatta CBD Planning Proposal	Site-specific Planning Proposal
Zone	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
FSR	**4:1**	**10:1** (11.5 including design excellence)	**8:1** (9.2:1 including design excellence)
Height	**54m** (16-storeys)	**130m** (149.5m with design excellence)	**110m** (126.5m with design excellence)
Potential floor space	**11,200 m²**	**27,400 m²** residential **600 m²** commercial (Total **31,510 m²** with design excellence)	**21,800 m²** residential **600 m²** commercial (Total **25,700 m²** with design excellence)
Indicative development potential	**150 dwellings** (including design excellence). Based on 75 m² per dwelling	**321 dwellings** (including design excellence)	**257 dwellings** (including design excellence)

Note: The subject site-specific Planning Proposal commenced before Council endorsed the Parramatta CBD Planning Proposal. Given this, the Parramatta CBD Planning Proposal requirement for development to include at least 1:1 FSR of commercial floor space has not been included in the subject site-specific Planning Proposal. The same applies to the High Performing Buildings bonus in the Parramatta CBD Planning Proposal.

BACKGROUND

2. The proposed planning controls for this site have been subject to some change since the application was first lodged. This history is provided in detail in **Attachment 1** but the key actions to date are:-
   (a) Council resolved to proceed with a site-specific Planning Proposal for this site with an FSR of 10:1;
   (b) The DPIE issued a Gateway determination that allowed for an FSR of 8:1;
   (c) Following the completion of the Hector Abrahams Heritage Interface study, which informed the Parramatta CBD Planning Proposal, Council resolved to seek an amended Gateway determination for this site-specific Planning Proposal seeking an FSR of 10:1;
   (d) The DPIE advised that they would not support an amended Gateway determination until a cumulative impact assessment of the Parramatta CBD Planning Proposal on Heritage Conservation Areas to the south of the site was undertaken.

3. Following the advice from the DPIE the applicant requested that Council proceed with the Planning proposal based on the Gateway determination that had been issued allowing 8:1 on the subject site. On 17 December 2018, Council considered a report on the applicant's request and letter of offer for a Planning Agreement and resolved in part:

   (a) ***That*** *Council endorse the exhibition of the Planning Proposal enabling an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) for the site at 14 – 20 Parkes Street, Harris Park in accordance with the Gateway determination issued on 29 November 2016.*

   (c) ***That*** *Council endorse the matters in the letter of offer for inclusion in a draft Planning Agreement, in relation to the Planning Proposal to increase the maximum building height and Floor Space Ratio (FSR) at 14 – 20 Parkes Street, Harris Park*

4. The Planning Proposal and draft Planning Agreement were publicly exhibited from 12 March to 12 April 2019. During this time, two submissions were received from community members and five submissions were received from State agencies. This summary report is supported by a detailed assessment report provided at **Attachment 2**, which details the submissions received and the Council officer's response to each of the submissions.

5. Key issues raised in the submissions are briefly outlined as follows:

   - Two community members sought the retention of the existing 54 metre height control. The proposed height of 110 metres and FSR of 8:1 is considered appropriate in the context of the controls proposed for Parramatta CBD. On 25 November 2019, Council endorsed a draft maximum building height control of 130 metres for the site as part of the Parramatta CBD Planning Proposal. The proposed floor space ratio control for land north of Parkes Street is generally 10:1.

   - One agency seeks the establishment of a vegetated riparian corridor along Clay Cliff Creek to improve biodiversity. Proposed building

setbacks in the site-specific DCP will enable this area to be appropriately vegetated.

- Two State agencies identified issues of flood risk relating to the site. To ensure these issues are addressed a draft site-specific DCP (included at **Attachment 4**) has been prepared for Council's endorsement for public exhibition.

LOCAL PLANNING PANEL ADVICE

6. The Local Planning Panel considered a detailed assessment report (**Attachment 1**) on 3 December 2019 and supported the Council officer's recommendation as outlined in this report. Refer to **Attachment 1** for the Panel's advice.

FINANCIAL IMPLICATION FOR COUNCIL

7. Under a Planning Agreement prepared with the Planning Proposal, the applicant will be required to pay a monetary contribution that Council will use to fund local community infrastructure. The basis of the amount for payment is set out in the table below.

Table 2: Calculations for payment of monetary contribution

Development parameters	
Site Area	2,800 m^2
Base FSR	4:1
Base Gross Floor Area	11,200 m^2
Incentive FSR (Phase 1)	8:1
Incentive Gross Floor Area	22,400 m^2
Uplift in gross floor area	11,200 m^2
Residential apartment floor space included in development (apply $150/ m^2)	$1,680,000 (mixed use development with commercial and residential use)

8. The above calculations results in a requirement for payment of $1,680,000. In the course of preparing this report, it was noted that this amount is greater than the figure of $1,657,800 included in the exhibited Planning Agreement. However, the applicant has advised that they are prepared to pay the difference of $22,200 and agree to the Planning Agreement being amended accordingly to reflect this. Accordingly, it is recommended Council endorse the Planning Agreement subject to it being amended to require $1,680,000. This amendment is consistent with the Parramatta CBD Community Infrastructure policy framework and does not require a re-exhibition.

CONCLUSION

9. It is recommended Council endorse the Planning Proposal and Planning Agreement for the site, as exhibited, for finalisation, but subject to variation of the monetary contribution amount. It is also recommended Council endorse the draft site-specific DCP for public exhibition.

Paul Kennedy
Project Officer Land Use Planning

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1⇩	Report to Local Planning Panel (including extract of minute from panel meeting)	17 Pages
2⇩	Submission summary table	9 Pages
3⇩	Planning Proposal	28 Pages
4⇩	Site-specific Development Control Plan	4 Pages
5⇩	Draft Planning Agreement	24 Pages

REFERENCE MATERIAL

5.3 SUBJECT Post Exhibition – Planning Proposal and Draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park

REFERENCE RZ/9/2015 - D07113621

REPORT OF Project Officer Land Use

The Panel considered the matter listed at Item 5.3, attachments to Item 5.3 and the matters observed at the site inspection

PUBLIC FORUM

There were no public forums heard on this matter.

2059 **DETERMINATION**

That the Local Planning Panel provides the following advice to Council:

(a) **That** Council receives and notes the submissions made during the public exhibition period of the Planning Proposal and draft Planning Agreement summarised in **Attachment 1.**

(b) **That** Council endorse the site-specific DCP provided at **Attachment 2** and that it be placed on public exhibition for a period of not less than 28 days.

(c) **That** Council having considered the issues arising as a result of the submissions made during the public exhibition, endorse the Planning Proposal for land at 14 – 20 Parkes Street, Harris Park (provided at **Attachment 3**) which seeks an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) and forward it to the Department of Planning, Industry & Environment (DPIE) for finalisation, subject to:

- the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been signed and entered into; and
- the site-specific DCP dealing with the management of flood risk being publicly exhibited and endorsed by Council for finalisation.

(d) **That** Council enter into the Planning Agreement as exhibited at **Attachment 4** subject to the inclusion of a standard review clause for planning agreements within the Parramatta CBD that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions instead of applying a community infrastructure policy via a Planning Agreement.

(e) **That** the Chief Executive Officer be given delegated authority to

execute the Planning Agreement.

(f) **That** upon signing of the Planning Agreement, the agreement be forwarded to the DPIE in accordance with Section 25G of *Environmental Planning and Assessment Regulation 2000*.

(g) **Further, that** Council authorise the CEO to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal and draft Planning Agreement, site-specific DCP that may arise during the plan-making and finalisation process.

The Panel decision was unanimous.

REASONS FOR DECISION

The Panel supports the findings in the report and endorsed the reasons contained in that report.

INNOVATIVE

ITEM NUMBER	5.3
SUBJECT	Post Exhibition – Planning Proposal and Draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park
REFERENCE	RZ/9/2015 - D07113621
REPORT OF	Project Officer Land Use
LAND OWNERS:	Aland Group
APPLICANT:	Pacific Planning Pty Ltd

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL: Nil

PURPOSE:

To report to the Local Planning Panel the outcome of the public exhibition for the Planning Proposal and draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park and to request the Local Planning Panel recommend to Council the following:

- endorse a site-specific Development Control Plan (DCP) relating to the management of flood risk for the purposes of public exhibition;
- send the Planning Proposal to the Department of Planning, Industry and Environment for finalisation; and
- enter into the draft Planning Agreement.

RECOMMENDATION

That the Local Planning Panel consider the following Council staff recommendation in the Panel's advice to Council:

(a) **That** Council receives and notes the submissions made during the public exhibition period of the Planning Proposal and draft Planning Agreement summarised in **Attachment 1.**

(b) **That** Council endorse the site-specific DCP provided at **Attachment 2** and that it be placed on public exhibition for a period of not less than 28 days.

(c) **That** Council having considered the issues arising as a result of the submissions made during the public exhibition, endorse the Planning Proposal for land at 14 – 20 Park Street, Harris Park (provided at **Attachment 3**) which seeks an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) and forward it to the Department of Planning, Industry & Environment (DPIE) for finalisation, subject to:
   - the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been signed and entered into; and
   - the site-specific DCP dealing with the management of flood risk being publicly exhibited and endorsed by Council for finalisation.

(d) **That** Council enter into the Planning Agreement as exhibited at **Attachment 4** subject to the inclusion of a standard review clause for planning agreements within the Parramatta CBD that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions instead of applying a community infrastructure policy via a Planning Agreement.

(e) **That** the Chief Executive Officer be given delegated authority to execute the Planning Agreement.

(f) **That** upon signing of the Planning Agreement, the agreement be forwarded to the DPIE in accordance with Section 25G of *Environmental Planning and Assessment Regulation 2000*.

(g) **Further, that** Council authorise the CEO to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal and draft Planning Agreement, site-specific DCP that may arise during the plan- making and finalisation process.

THE SITE

1. The subject site is located at 14-20 Parkes Street, Harris Park, and comprises four (4) allotments including Lot 10 DP12882, Lot 13 DP1077402, Lot 14 DP1077402 and Lot 2 DP128524. The site is approximately 2,800 square metres (see **Figure 1**).

2. The site is located on the north-eastern corner of Parkes and Wigram Street, and backs onto a concrete-lined stormwater canal commonly known as Clay Cliff Creek.

3. Two (2) commercial buildings (five storeys at 14-18 Parkes Street, and two storeys at 20 Parkes Street) with at grade and basement car parking currently occupy the subject site.

4. The precinct in which the site is located is characterised by a mix of residential, retail and commercial buildings that vary in bulk, scale and building form. Buildings within the immediate vicinity range from two storeys, to approximately 15 storeys. Further to the north along Hassall Street, approvals have been issued for a building up to 40 storeys.

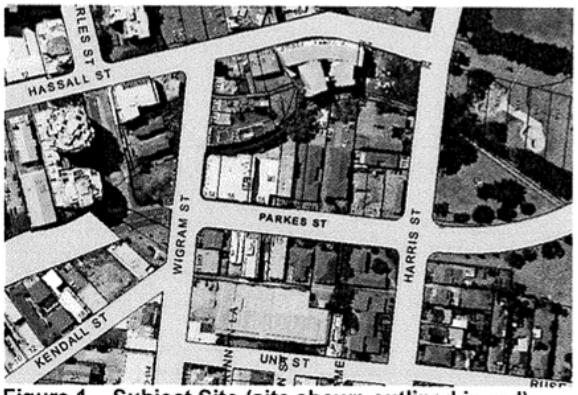


Figure 1 – Subject Site (site shown outlined in red)

5. The subject site is identified as flood prone under the Parramatta LEP 2011. The site has a western frontage to Wigram Street and a southern frontage to Parkes Street, while the Clay Cliff Creek open channel is immediately adjacent to the northern boundary.

6. The entire site is inundated in the Probable Maximum Flood (PMF) event, affected by the 100 year Flood event, and partly affected by the 20 year Flood event (see **Figure 2**). The north-western part of the site is situated within a high hazard flood risk zone (see **Figure 3**).

Figure 2: Flooding affectation of site (site shown outlined in red)

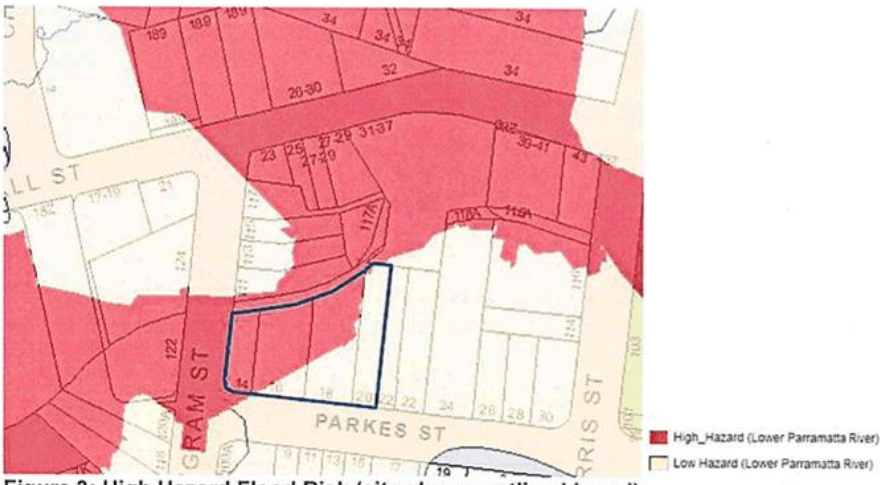


Figure 3: High Hazard Flood Risk (site shown outlined in red)

BACKGROUND

7. On 21 April 2015, Council received a Planning Proposal which sought to amend Parramatta LEP 2011 controls applying to the site as follows:

   - Maximum Building Height from 54 metres (16 storeys) to 122.5 metres (39 storeys) (140 metres (42 storeys) including design excellence).
   - Maximum FSR from 4:1 to 10:1 (11.5:1 including design excellence).

8. On 2015, Council considered the Planning Proposal where Council officers recommended an FSR of 6:1, consistent with the Heritage Study – CBD Planning Controls by Urbis. Councillors resolved to defer this matter for consideration at the following Council meeting of 23 November 2015.

9. On 23 November 2015, the matter was presented to Council and the following was resolved:

   (a) ***That*** *Council endorse the Planning Proposal contained in attachment 1 subject to it being amended to: -*
   1. *Provide a base FSR of 8:1 plus design excellence and*
   2. *Provide a maximum FSR of 10:1 plus design excellence.*

   (b) ***That*** *maximum FSR may be achieved if the applicant voluntarily participates in a density bonus scheme which reflects an appropriate showing of the land value uplift of approximately 25 % of that value uplift and provided the additional floor space has no adverse impact on the amenity of the adjoining area.*

   (c) ***That*** *subject to gateway determination the Planning Proposal be publicly exhibited for 28 days.*

   (d) ***That*** *Council advise the NSW Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorized by Council on 26 November 2012.*

   (e) ***That*** *Council grant delegated authority to the CEO to negotiate a Voluntary Planning Agreement (VPA) with preference for a cash component for the delivery of public benefit.*

   (f) ***That*** *the outcome of the VPA negotiations be reported back to Council.*

   (g) ***Further, that*** *Council grant delegated authority to the CEO to make any minor amendments and corrections of an administrative and non-policy nature that may arise during the plan making process.*

10. On 14 December 2015, a resolution of Council concerning the CBD Planning Framework resolved in respect to heritage matters that the FSR controls remain as they were proposed in the CBD Planning Strategy. The relevant part of the 14 December 2015 resolution is as follows:

    Part *(c)* ***That*** *Council recognise that to preserve the heritage value of each individual heritage item in the City, and seek to enhance heritage outcomes for the City, redevelopment proposed for heritage items should be treated as site specific case by case matters based on merit. Further:*

iv) That FSR and height controls remain as listed in the current draft maps (ie. 10:1 in the CBD Core and 6:1 in the transitional areas as resolved in the draft City Centre Planning Framework Maps and as adopted in the Auto Alley Strategy). That is, that heritage items in the CBD, and those adjoined, have FSRs the same as adjoining properties, except for only the following:

a) Harrisford House, given this is a state heritage item with a direct connection with the river.

b) Area directly to the north of Lancer Barracks, given this is an item of national heritage significance.

c) Areas adjoining state heritage items within a significant landscape setting, including St John's Church and St John's Cemetery.

11. In accordance with this resolution, the Planning Proposal at 14-20 Parkes Street, Harris Park was forwarded to the then Department of Planning and Environment (Department) on 24 February 2016, seeking a Gateway determination for a maximum FSR of 10:1 and maximum building height of 122.5 metres (39 storeys).

12. On 17 June 2016, a Gateway determination was issued for 14-20 Parkes Street, Harris Park. The Gateway determination required the Planning Proposal be amended to allow a maximum FSR of 6:1 and maximum height of 79 metres (25 storeys) (plus design excellence). The Department advised that the proposed controls for this site were based on the need for better transition to the heritage conservation areas near the site.

13. In late June 2016 the applicant initiated a post-gateway review. At the same time, it requested that Council not proceed with the public exhibition of the Planning Proposal or any associated Planning Agreement negotiations. Additional information and site-specific evidence was provided to the Department by the applicant in support of a 10:1 FSR on the site.

14. On 29 November 2016, the Department issued a revised Gateway Determination, which permitted an FSR of 8:1 and maximum building height of 110 metres (35 storeys) (plus design excellence) to be included in the Planning Proposal.

15. On 20 February 2017, after a design competition was held for the subject site, Council advised the applicant that the Jury acknowledged that the winning scheme presented by SJB with a FSR of 10:1 plus 15 percent bonus achieved design excellence. However, as the FSR has now been reduced by the Gateway determination of 29 November 2016 and to ensure that the scheme still achieves design excellence at 8:1 plus 15 percent bonus, SJB was required to present the revised scheme to the Jury. However, the applicant did not submit a revised scheme to the Jury.

16. On 12 February 2018, a report was provided to Council recommending that it write to the Department to request a revised Gateway Determination for the Planning Proposal at 14 – 20 Parkes Street, Harris Park to enable an incentive

FSR of 10:1 and maximum building height of 122.5 metres (39 storeys) on the site, at the time consistent with the Parramatta CBD Planning Proposal. Council endorsed this officer recommendation. The report referred to a heritage study commissioned by Council and undertaken by consultants Hector Abrahams Architects to assess at a precinct-scale the impact of the draft Parramatta CBD Planning Proposal on heritage items and heritage conservation areas within and adjacent to the 'Interface Areas'. The subject site formed part of the south-east interface area. The key recommendations endorsed by Council relating to 14-20 Parkes Street included the following:

- Retain the incentive FSR of 10:1
- Be subject to a solar access plane that limits overshadowing to Experiment Farm between the hours of 10am and 2pm during mid-winter. (Note: The solar access plane only affects a small portion on the north-east corner of the site).

17. The endorsed solar access plane to Experiment Farm affected a small portion on the north-east corner of 14-20 Parkes Street, with the height plane in this area ranging between 160 metres (50 storeys) and 170 metres (53 storeys). Given the affectation (location and extent) of the solar access plane, the impact of this on the draft planning controls for the subject site was considered negligible.

18. The Department advised on 24 August 2018 that it would not alter the Gateway Determination, unless it was supported by further information relating to overshadowing impacts on conservation areas near the site and also Experiment Farm.

19. Analysis in relation to cumulative solar access has been undertaken by Council staff and endorsed by Council on 25 November 2019. The conclusion of this analysis is that no changes are required to the subject Planning Proposal. However, a maximum building height of 130 metres (42 storeys) for the site (which includes the Incentive Height of Buildings Control and any Design Excellence and/or High Performing Buildings bonuses) has been endorsed by Council. The FSR for the site is 10:1.

20. On 16 November 2018, the applicant requested that the Planning Proposal proceed to public exhibition in the form supported by the Gateway determination dated 29 November 2016, being a maximum FSR of 8:1 and maximum building height of 110 metres (plus design excellence). The applicant advised Council that whilst the height and FSR supported by the Heritage Interface Study, prepared by Hector Abrahams Architects and the Parramatta CBD Planning Proposal and sought by the applicant continues to be the preferred outcome for the site, the Planning Proposal was technically on hold pending the outcome of the solar access study. Therefore, the applicant sought that the Planning Proposal proceed as supported by the Gateway determination of 29 November 2016.

21. On 27 November 2018, a Letter of Offer was received from the Applicant, confirming that the landowner seeks to enter into a Planning Agreement between Council and the landowner to accompany the Planning Proposal. The offer was based on the Phase 1 value sharing rate of $150 per square metre for additional residential floor space above that currently permitted.

22. On 17 December 2018, Council considered a report on the applicant's request to proceed with an FSR of 8:1 and letter of offer for a Planning Agreement and resolved:

    (a) ***That*** *Council endorse the exhibition of the Planning Proposal enabling an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) for the site at 14 – 20 Parkes Street, Harris Park in accordance with the Gateway determination issued on 29 November 2016.*

    (b) ***That*** *Council note that the applicant and Council staff will continue to seek an FSR of 10:1 for the site, either by requesting the applicant to lodge a separate site-specific Planning Proposal or relying on the outcome of the CBD Planning Proposal.*

    (c) ***That*** *Council endorse the matters in the letter of offer for inclusion in a draft Planning Agreement, in relation to the Planning Proposal to increase the maximum building height and Floor Space Ratio (FSR) at 14 – 20 Parkes Street, Harris Park.*

    (d) ***That*** *delegated authority be given to the Acting Chief Executive Officer of Council to finalise the draft Planning Agreement documentation (in accordance with Council's Planning Agreement policy) required for public exhibition on behalf of Council and that once the documentation is finalised the Planning Proposal be exhibited with the draft Planning Agreement documents.*

    (e) ***That*** *Council grant delegated authority to the Acting Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the Planning Proposal and draft Planning Agreement processes.*

    (f) ***Further, that*** *the outcomes of the public exhibition of the Planning Proposal and draft Planning Agreement be reported back to Council.*

PLANNING CONTROLS

23. The site is currently zoned B4 Mixed Use under the Parramatta Local Environmental Plan (LEP) 2011.

24. A Maximum Building Height of 54 metres (approximately 16 storeys) and FSR of 4:1 currently applies to the site (see **Figure 4** and **5**). A Design Excellence Bonus of 15 percent can be achieved on the site following completion of a successful design competition.

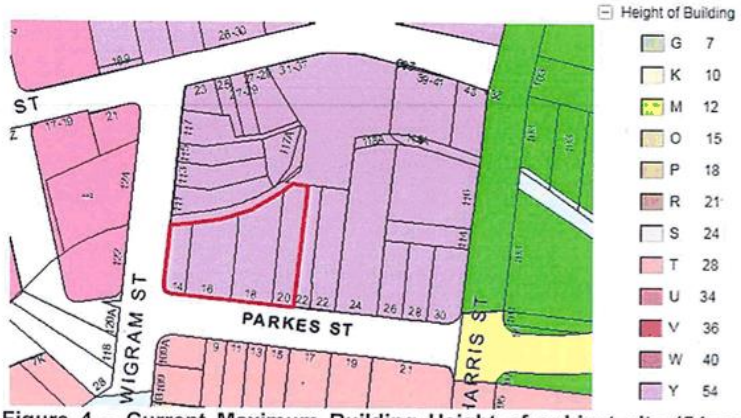


Figure 4 – Current Maximum Building Height of subject site (54 metres) (site shown outlined in red)

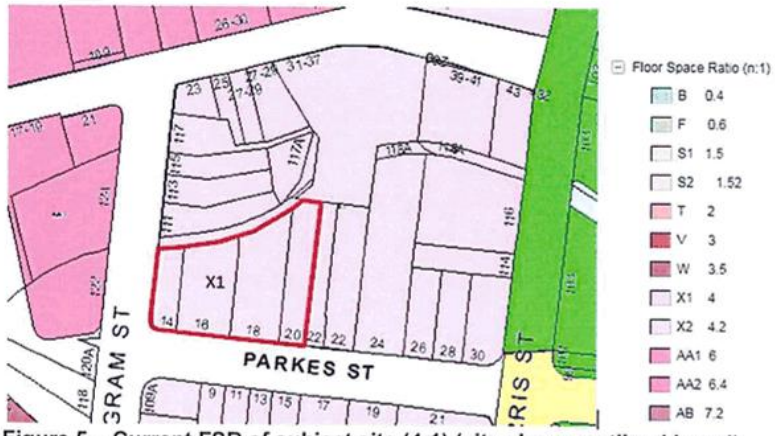


Figure 5 – Current FSR of subject site (4:1) (site shown outlined in red)

25. A comparison between existing controls, the site-specific Planning Proposal, and the Parramatta CBD Planning Proposal (as endorsed by Council on 20 November 2019), is shown below in **Table 1**.

Table 1: Comparison of Controls

Control	Existing Controls	Planning Proposal	Parramatta CBD Planning Proposal
Zone	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
FSR	4:1	8:1 (9.2:1 including design excellence)	10:1 (11.5 including design excellence)
Height	54 m (16 storeys)	110 m (126.5 metres with design excellence)	130 m (149.5 m including design excellence)
Potential GFA	11,200 sq m	21,800 sq m residential 600 sq m commercial (Total 25,700 sq m with design excellence)	27,400 sq m residential 600 sq m commercial (Total 31,510 sq m with design excellence)
Indicative development potential	150 dwellings (including design excellence). Based on 75 sq m per dwelling	257 dwellings (including design excellence)	321 dwellings (including design excellence)

Note: This Planning Proposal was commenced prior to the CBD Planning Proposal being endorsed by Council, so the requirement for a minimum commercial floor space provision of 1:1 was not included in this site specific planning proposal

26. It is noted that the FSR and height sought in the subject Planning Proposal is less that allowed under the Parramatta CBD Planning Proposal. This is because the Department advised in August 2018 that it would not support greater FSR and height limits unless they were supported by further information relating to overshadowing impacts on conservation areas in the vicinity of the site and Experiment Farm. Rather than wait for this information to be obtained the applicant requested that the Planning Proposal proceed to public exhibition in the form supported by the Gateway determination dated 29 November 2016, being a maximum FSR of 8:1 and maximum building height of 110 metres (plus design excellence). Nevertheless, the applicant has indicated that it will continue to pursue an FSR of 10:1 for the site, either by lodging a separate site-specific planning proposal or relying on the outcome of the Parramatta CBD Planning Proposal.

27. The site does not contain any heritage items nor is it located within a heritage conservation area under the Parramatta LEP 2011. However, there are three (3) heritage items to the north of the site at 113-115 Wigram Street and 23-25 Hassall Street, though their visibility from and to the subject site is obscured by the nine storey mixed use building at 111 Wigram Street. To the south of the subject site are numerous heritage items and conservation areas (refer to Figure 6).

Figure 6 – Subject site in relation to heritage (site shown outlined in red)

Catchment Management

28. Council officers have recommended that the Reduced Level for the 100 year flood event be the minimum flood level adopted for the site. The Flood Planning Levels for the site are:

    - RL 8.30m AHD for the 1:100 year flood (at the intersection of Parkes and Wigram Street);
    - RL 9.91m AHD for the PMF.

29. The flood advice supporting the Planning Proposal indicates that the development of the site is able to be designed consistently with the Floodplain Development Manual 2005 and relevant Council flood planning controls. The Planning Proposal is also considered to be consistent with the Ministerial Direction Section 9.1 Direction 4.3 – Flood Prone Land. Further detailed design features and evacuation measures to respond to the flood affectation can be implemented through the preparation of a site-specific Development Control Plan that in particular responds to a submission discussed in this report from the NSW Office of Environmental Heritage.

PUBLIC EXHIBITION

30. The Planning Proposal and draft Planning Agreement were publicly exhibited concurrently from Wednesday 12 March to 12 April 2019. The exhibition comprised an advertisement in the local newspaper, relevant material being placed on Council's website and a hard copy located at Council's Administration Building and Parramatta Central Library. Letters were provided to land owners located near the subject site advising of this exhibition.

31. The following Government agencies were also consulted as required by the Gateway determination:

    - Office of the Environment and Heritage (OEH);
    - Office of the Environment and Heritage – Heritage Division;

- Department of Education and Communities;
- Transport for NSW – Ferries;
- Transport for NSW – Sydney Trains;
- Transport for NSW – Roads and Maritime Services (RMS);
- Telstra;
- Sydney Water;
- Endeavour Energy; and
- State Emergency Service.

32. Submissions were received from two (2) community members and five (5) government agencies during the exhibition period, mainly in relation to the Planning Proposal. No submissions were received in relation to the Draft Planning Agreement.

KEY MATTERS RAISED IN SUBMISSIONS

33. The submissions are addressed in detail in **Attachment 1.** The key matters raised in submissions by community members and Government agencies are summarised in Table 2 below.

Table 2: Summary of key matters raised in submissions and Council officer's response

Issue	Staff Response
Community Members 1 and 2: Maximum building height should be maintained at 54m to protect the amenity of surrounding properties.	The proposed height of 110 m and FSR of 8:1 is appropriate in the context of the developing planning controls for the Parramatta CBD. Council on 25 November 2019 endorsed a draft maximum building height of 130 metres (42 storeys) for the site as part of the Parramatta CBD Planning Proposal. The incentive Floor Space Ratio (FSR) for land north of Parkes Street is generally 10:1. In the CBD, the effects of development are largely managed by controls (particularly setback controls) of Parramatta DCP 2011 and the Apartment Design Guide and SEPP 65. Nevertheless, a future development application will need to give consideration to the impacts on the amenity of adjoining areas.
OEH: The site is in an area of high Aboriginal archaeological sensitivity and an Aboriginal assessment should be undertaken.	Council's Aboriginal sensitivity information identifies the site as having low sensitivity. The need for an Aboriginal and or archaeological assessment can be considered at the Development Application stage.
OEH: The proposal should include provisions and design controls relating to sustainability that should be incorporated in the DCP or Planning Agreement.	Parramatta DCP 2011 contains sustainability measures and given the reference design is for a residential development BASIX will also be applied. In addition, the provision of sustainability elements is a matter that can be further appropriately addressed during consideration of a future Development Application for the site.
OEH: A vegetated riparian corridor should be provided along Clay Cliff	The proposed building setback from Clay Cliff Creek in the Planning Proposal should enable this area to be

Creek to improve biodiversity. Site landscaping should incorporate a diversity of local native plants.	appropriately vegetated and preserves the option of establishing a vegetated riparian corridor along Clay Cliff Creek. The landscaping of the setback together with the incorporation of a diversity of local native plants can be further considered in a future development application for the site.
OEH: The development should incorporate a number of measures to manage flood risk.	Measures to manage flood risk have been incorporated in a site-specific DCP that this report recommends be placed on public exhibition. The draft site-specific DCP will ensure these issues are considered in a future Development Application for the site.
OEH – Heritage Division: The site is located near a number of local and state heritage items and conservation areas. The CBD Planning Proposal should be resolved prior to individual site proposals seeking increased density.	The site is not adjacent to or opposite heritage items and any heritage impacts are considered to be within acceptable limits. Council's heritage studies carried out as part of the CBD Planning Proposal showed that the increased densities and heights proposed for the area can be accommodated satisfactorily with respect to heritage. In addition, the report adopted by Council on 25 November 2019 in connection with the Parramatta CBD Planning Proposal includes consideration of overshadowing impacts on conservation areas near the site and also Experiment Farm. The Parramatta CBD Planning Proposal seeks a maximum building height of 130 metres (42 storeys) for the site. This site-specific Planning Proposal seeks 110 metres for the site.
Transport for NSW: Notes that the site-specific maximum parking provision is in accordance with the Parramatta CBD Strategic Transport Study.	Noted.
RMS: Has no objection in principle to the Planning Proposal, but raises a number of access, parking and traffic issue for Council's consideration.	Issues raised can be appropriately considered during assessment of a future Development Application for the site.
Endeavour Energy: Information is provided relating to electricity supply to the site, noting that distribution substations should not be subject to flood inundation.	Matters raised can be considered during the assessment of a future Development Application for the site.
NSW State Emergency Services: The site's mapping as high flood hazard will increase the risk to SES operations and may impact on the Planning Proposal's ability to meet the Section 9.1 Directions relating to flood prone land.	The site-specific DCP included at **Attachment 2** includes measures to manage flood risk and address the concerns of SES. In particular, the DCP has the objective to minimise the risk to life by ensuring the provision of appropriate safe areas within the building to shelter during a flood. It is recommended the draft DCP be publicly exhibited.

DRAFT SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

34. In response to submissions from OEH and SES, a draft site-specific DCP (included at **Attachment 2**) to amend Parramatta DCP 2011 has been prepared by Council officers. This will ensure the Planning Proposal is consistent with Ministerial Direction 4.3 of Section 9.1.

35. The site- specific DCP provides for the following:

- The development envelope on the site must be set back 6 metres from the Clay Cliff Creek stormwater channel to maintain local flood conveyance.

- Any cantilever tower element must have a minimum 4 metres clearance above the ground level of the overland flow path throughout the site to enable a landscaped open space to be created.

- Permanent and temporary commercial or retail floor space or uses are not permitted below the one percent Annual Exceedances Probability flood level plus freeboard (0.5 metres) on any part of the site.

- The habitable floors of all residential uses within the building must be above the Probable Maximum Flood.

- To minimise the risk of a fire during a flood situation, the building must have a fire management system which meets the Australian Building Code.

- To prevent floodwaters from entering the basement car park, a driveway crest at above the flood planning level (one percent AEP flood level plus 0.5 metres freeboard) including associated bund walls must be provided. Above this, at or near the crest of the driveway, a passive automatic flood barrier must be installed.

- Wherever possible, critical services infrastructure that could be damaged by flooding, such as electrical, lift, sewer and water are to be placed above the PMF level, or, where this cannot reasonably be achieved, they must be effectively flood proofed.

- All building occupants (residents, workers and visitors) must have access to a safe area of refuge above the PMF where they can remain until the flood event has passed.

- The building exit/entry points located above the one percent AEP flood level plus 0.5 metres freeboard, must enable a safe route above the one percent AEP from the site to a flood free location above the PMF.

- Development application submission requirements must include a Flood Emergency Response Plan consistent with the equivalent plan for the wider CBD.

PLANNING AGREEMENT

36. The draft Planning Agreement was exhibited with the Planning Proposal. The commercial terms of the offer provide for a monetary contribution for $1,657,800 to assist with community infrastructure. This contribution amount offered complies with Council's Planning Agreements Policy which applies a Phase 1 value sharing amount of $150 per square metre.

37. However, since the exhibition of the draft Planning Agreement, an issue has arisen in the way Council structures Planning Agreements within the CBD area. The Gateway determination received from the Department for the Parramatta CBD Planning Proposal includes a condition that Council revisit the

approach to infrastructure funding. Council is considering its options including increasing the levy under the existing section 7.12 Contributions Plan (formerly referred to as a section 94A Development Contributions Plan).

38. Any future increase in the development contributions levy would reduce the reliance on planning agreement contributions to fund community infrastructure. This may necessitate some additional clauses in the Planning Agreement for 14-20 Parkes Street. The way Council has structured Planning Agreements to date is that future development contributions are still payable to Council. If in the future, the value sharing part of the policy decreases and the development contributions increase, applicants that have already entered into a planning agreement would be potentially obliged to pay more than Council's policy suggests they should pay.

39. Therefore, it is recommended Council endorse the exhibited Planning Agreement, subject to the inclusion of a clause dealing with this matter.

FINANCIAL IMPLICATIONS

40. There is a draft Planning Agreement associated with this Planning Proposal where the applicant is required to provide a monetary contribution for $1,657,800 to assist with funding community infrastructure.

CONCLUSION

41. The Planning Proposal relating to 14 – 20 Parkes Street, Harris Park has been exhibited in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the Gateway Determination. Council officers have reviewed and addressed the submissions relating to this Planning Proposal and draft Planning Agreement and consider that the concerns raised have been addressed with the exception of the management of flood risk.

42. In order to fully address the flooding issues raised by the Office of Environment and Heritage and NSW State Emergency Services it is recommended that a site-specific DCP (included at **Attachment 2**), be endorsed and placed on public exhibition.

43. Subject to Council's endorsement, Council officers will forward the Planning Proposal to DPIE for finalisation, subject to the final notification in the Government Gazette only being undertaken once Council confirms that the Planning Agreement has been signed and entered and the outcome of the public exhibition of the site-specific DCP being reported to Council and endorsed for finalisation.

Paul Kennedy
Project Officer Land Use Planning

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

1	Summary of Submissions and Responses	10 Pages
2	Site-specific DCP	4 Pages
3	Planning Proposal	28 Pages
4	Planning Agreement	24 Pages

REFERENCE MATERIAL

Attachment 2: Summary of Submissions and Responses

Submitters	Summary of submissions	Staff response
Community Member 1		
	The maximum building height should not be more than 54m. A 110m high tower will reduce light, create a feeling of being closed in, block views from other unit blocks behind it. The development will not fit in well with the overall design and current look of the city as many of the existing towers around it are much smaller. Increasing the floor space ratio should only be allowed for a few floors – to potentially allow for affordable housing, etc.	The submission needs to be considered in the context of the developing planning controls for the Parramatta CBD. A report endorsed by Council on 25 November 2019 seeks a draft maximum building height of 130 metres (42 storeys) for the site and an incentive floor space ratio (FSR) generally for land north of Parkes Street of 10:1 for the purposes of consultation with State agencies and public exhibition. Therefore, the proposed development at an FSR of 8:1 and a height of 110m is appropriate for the area and the CBD. In the CBD, the effects of development are largely managed by controls (particularly setback controls) of Parramatta DCP 2011 and the Apartment Design Guide and SEPP 65. The reference design includes a podium element that includes above ground car parking sleeved with 4 levels of active uses, to lessen its visual impact on the streetscape. The design concept indicates an acceptable level of compliance with SEPP 65 Apartment Design Guidelines. The concept demonstrates that the development of this site would not unreasonably compromise the potential future development of adjoining sites. The orientation and width of the tower will assist in providing affected properties with reasonable solar access during the hours of 9am-3pm during mid-winter. Nevertheless, a future development application will need to give consideration to the impacts on the amenity of adjoining areas.
Community Member 2		
	The proposed development should be maintained at a height of 54m otherwise it will block easterly views of the city from the submitter's apartment and also affect enjoyed sunrises. The proposed monetary contribution under the planning agreement is irrelevant as the real issue is	Refer to comment above for Community Member 1. It should also be noted that the proposed development is approximately one street block away from the submitter's unit. The proposed development should not have any effect on the general amenity of the subject block. Planning controls being developed to guide the development of a growing CBD cannot protect views from all existing residences.

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	the rule for this location that limits buildings to a height of 54m.	Nevertheless, a future development application will need to give consideration to the impacts on the amenity of adjoining areas.
Office of Environment and Heritage		
	Aboriginal cultural heritage The site is in an area of high Aboriginal archaeological sensitivity where there are a number of existing and potential sites of Aboriginal significance particularly near creeks as identified in a number of studies. It is unclear from the information provided if there is likely to be any further excavation to facilitate the commercial/residential tower and if that may impact on Aboriginal archaeology. The proponent needs to clarify this, and provide details. Given the above, OEH strongly recommends that an Aboriginal cultural heritage assessment be undertaken to inform the Planning Proposal.	Council's GIS and the current Parramatta DCP 2011 that reflects the outcomes of the Parramatta Aboriginal Cultural Heritage Study Review 2014, identifies the site as having Low Aboriginal sensitivity. The site along with Clay Cliff Creek was previously identified in Council's GIS and Parramatta DCP as having an Aboriginal Association – that is having some significance to present-day Aboriginal people through current social or historical connections. However, this Aboriginal Association layer has been removed as it is not based on detailed or complete advice. The removal reflected the outcome of the Parramatta Aboriginal Cultural Heritage Study, 2014 and Council's resolution of 24 September 2018 to adopt proposed amendments to Parramatta DCP 2011. It is noted, from Council's GIS data, reflecting the outcomes of the Parramatta Historical, Archaeological Landscape Management Study 2000 (PHALMS), that the site is of moderate archaeological research potential and of local archaeological significance. The need for an Aboriginal Cultural Heritage Assessment or an Archaeological assessment can be considered during assessment of a future Development Application. The agency has requested that the study be completed prior to finalisation of the Planning Proposal. Council officers do not consider that this will add value to the development of planning controls for the site and therefore can be undertaken to inform the amended design competition and development application. If the site was to be developed under the existing controls an assessment would

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		still be required at development application stage of archaeological and heritage issues.
	Sustainability and building design The proposal should include provisions and design controls relating to sustainability, including water sensitive urban design, and urban tree canopy and green cover to assist with reducing the urban heat island effect and local temperatures and improving livability. OEH suggests that these provisions and controls are reflected in DCP controls or a supporting Voluntary Planning Agreement.	It is noted that the Urban Design Report for the Planning Proposal shows an indicative pedestrian link on the northern part of the site. This link offers the potential to provide for sustainability measures such as planting. Council's existing development control plan contain sustainability measures and given the reference design is for a residential development BASIX will also be applied. It is also appropriate that inclusion of sustainability measures in the development such as water sensitive urban design and planting should be further considered during assessment of the Development Application for the site.
	Site landscaping The Urban Design Study for the Planning Proposal shows a pedestrian link proposal on the northern part of the site which is adjacent to the open channel of clay Cliff Creek. While it is noted. The channel is currently a concrete lined stormwater canal. OEH recommends that a vegetated riparian corridor should be provided along Clay Cliff Creek to improve biodiversity. Recommends that site landscaping use a diversity of local native plants that have been located from locally sourced seeds to ensure genetic integrity. Site specific controls should be included in the DCP relating to site landscaping.	It is noted that: • Figure 4.3.3.1 of Parramatta DCP 2011 requires a minimum separation distance along Clay Cliff Creek of 4.5 metres from the edge of the easement or 7.5 metres to the boundary. • the exhibited Urban Design Study for the subject Planning Proposal shows a 4.7 metre building setback from the edge of Clay Cliff Creek that is identified as a Future Pedestrian Link. The setback complies with the DCP requirement. • the winning scheme by SJB for the design competition does not show any building setback from Clay Cliff Creek. • a draft site-specific DCP relating to the management of flood risk, and recommended for Council endorsement, seeks a 6 metres setback from the Clay Cliff Creek stormwater channel. In addition, the concept of providing a vegetated riparian corridor, with the option of pedestrian access, along Clay Cliff Creek, in the section from Wigram to Harris Streets is being considered by Council's Urban Design and Catchment management teams. Council in assessing a future development application for the site should retain a building setback from Clay Cliff Creek so that it can be developed as a vegetated riparian area and part of a future vegetated

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		riparian corridor. This will also preserve the option of providing for a pedestrian link along Clay Cliff Creek. Consideration should also be given to the recommendations of OEH relating to the site planting. The submission has been referred to Council's Development and Traffic Services Unit for consideration in the assessment of a future DA. At a future date the design competition will need to be amended to comply with the setback requirements of Parramatta DCP 2011.
	<u>Flood risk management</u> The Planning Proposal is impacted by flood risk management issues similar issues relevant to the Planning Proposal for the adjacent site of 12A Parkes Street. The Floodplain Development Manual does not prohibit this proposal, but if flood risk matters are considered on their merits, then the proposal may be deemed to be acceptable in that regard. More specifically: • The fire escape exit doors should be located at the I in 100yr flood level plus 0.5m flood level. • Building electrical assets should be located above the 1 in 100 yr flood level plus 0.5m flood level. • Floodway zone waters must be allowed to flow unimpeded across the site during and after construction, according to most recently available modelling of Clay Cliff Creek catchment, preferably utilising ARR 2016 methodology in hydrological model. This will result in no increase in upstream flood risk • shelter in place must be allowed for all residents above the PMF level.	Flood management issues for the subject site are not the same as flood issues for 12A Parkes Street. The whole of the site at 12A Parkes Street is subject to a 1:100 year flood level whilst only part of the subject site is subject to flood inundation. Flood issues for the subject site are not as significant as for 12A Parkes Street, and could be resolved in part by a site-specific DCP (included at Attachment 2), dealing with flooding that should be endorsed by Council for public exhibition. The objectives of the site-specific DCP are to • ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths • minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency and • allow uses and development on the site that are appropriate to the flood hazard. It is recommended that the planning proposal not be finalised until the DCP has been exhibited, reported to Council and finalised. In addition, Council in assessing the development application for the site will need to specify and condition matters relating to the applicant's proposed, alarm system, evacuation plan, structural design for flood forces and appropriate design of floodgates or grilles and prevents filling of the sub-floor area. At a future date the design competition will need to be amended to comply with the flood mitigation measures.

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	Council in its development consent would need to specify and condition that the applicant's proposed alarm system, evacuation plan, structural design for flood forces, restriction preventing filling of the sub-floor area and the appropriate design of floodgates or grilles are delivered. In so doing, the proposal will be consistent with the Parramatta Council Medium Flood Risk Development Controls, including consideration of Risk To Life provisions of the draft Parramatta CBD Planning Proposal.	
Office of Environment and Heritage/Heritage Division		
	The site does not contain and nor is it adjacent to any heritage items. However, the site is located within 200m from two items on the State Heritage Register being Robyn Thomas reserve and Experiment Farm Cottage and is also 400m from a third item Hambleton cottage. In addition, the site is located close to three local heritage items, is 100m from the Harris Park West Conservation Area and is also 200m from the Experiment Farm Conservation Area. The Planning Proposal supporting documents do not reference local and State heritage items and HCAs in proximity to the site. These omissions should be addressed, and further refinement of the Planning Proposal and supporting specialist studies should be undertaken prior to finalisation. The Planning Proposal should also be amended to take into consideration the impacts of potential overshadowing on SHR items, the HCA's and other local heritage.	It is noted that the subject site is not adjacent to or opposite any heritage items. Council's Heritage Advisor has provided advice on a Planning Proposal opposite the site at 12A Parkes Street that its heritage impact on the three local heritage items at 113 – 150 Wigram Street and 25 – 25 Hassall Street would be within acceptable levels. It is considered that this advice would also apply to the subject Planning Proposal. As part of the CBD Planning Proposal, Council had a heritage assessment prepared which reviewed (at a high level) the impact and issues associated with the scale of density and height increases proposed across the CBD. The report (prepared by Urbis) concluded that subject to appropriate planning controls and treatments (example protection of solar access, appropriate setbacks, design principles, etc) that the increased densities and heights could be accommodated satisfactorily with respect to heritage. Subsequent to this initial report, a further report (prepared by Hector Abrahams) focusing on the interface of proposed development with areas and items of heritage significance was commissioned by Council. This was reported to Council's meeting of 10 July 2017. The study includes general advice on development proposals which are consistent with those proposed under the site development. Specifically, Council, in response to the Heritage Study of Interface Areas imposed existing height limits for

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	The Heritage Council of NSW has previously expressed concerns about the number of proposals seeking density increases at individual sites within the Parramatta CBD. It is understood that Parramatta CBD Planning Proposal was granted a Gateway determination by the Department of Planning and Environment, subject to conditions including several specific to heritage considerations and impacts. The Heritage Council awaits further consultation on the CBD Planning Proposal in future. As previously recommended, the CBD Planning Proposal should be resolved prior to further consideration of individual site proposals seeking increases in density.	the area south of the subject site to help protect the Harris Park West Conservation Area and also applied solar access controls to protect Experiment Farm. In addition, the report endorsed by Council on 25 November 2019 includes an analysis of overshadowing impacts on conservation areas near the site and also Experiment Farm. The Parramatta CBD Planning Proposal (adopted by Council on 20 November) provides for a maximum height of 130 metres (42 storeys) and an FSR of 10:1 for the subject site. Given this Planning Proposal seeks a lower height of 110 metres and FSR of 8:1, Council officers do not believe there will be adverse heritage or overshadowing impacts. Therefore, it is considered that the need to undertake further heritage studies prior to finalisation is unnecessary.
Roads and Maritime Services		
	RMS raises no objection in principle to the Planning Proposal subject to the inclusion of the maximum parking rates in accordance with the Parramatta CBD Strategic Transport Study being included in the LEP. Further detailed comments are provided below for Council's consideration.	Noted. These rates have been included in the Planning Proposal as publicly exhibited.
	<u>Updated parking requirements</u> The Traffic and Parking Assessment Report submitted with the Planning Proposal refers to car parking rates under Parramatta City Centre LEP 2007 with regard to the parking requirements. As part of any future Development Application for the site, an updated Traffic and Parking Assessment should be provided to reflect the correct parking rates to be applied, which is in accordance with the maximum parking rates under the Parramatta CBD Strategic Transport Study.	It is noted that the applicant's traffic report was lodged will before Council's resolution on car parking rates. It is appropriate that the updating of the traffic and parking assessment to reflect the correct parking rates should be considered during assessment of the development application for the site.

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	Site access RMS requires that all future vehicular access to the proposed development on the site is obtained via Wigram Street, at a location as far as practical away from the signalised intersection with Parkes Street, which is a classified regional road.	The reference plans for the site publicly exhibited with the Planning Proposal showed that vehicular access will be at the northern end of the Wigram Street frontage. Nevertheless, in Pre-Lodgement Application plans (PL/55/2019 this entranceway has not been accepted because it is in a floodway. Vehicular access has accordingly been relocated to the eastern end of the site off Parkes Street as far as practical away from the signalised intersection of Wigram and Parkes Streets. Council's Senior Traffic and Transport Engineer accepts this access providing traffic movements are restricted to left in and left out only. It is appropriate that this matter should be further considered during assessment of the Development Application for the site.
	Funding mechanism. Council should be satisfied that a suitable funding mechanism is in place to obtain developer contributions on an equitable basis towards regional transport infrastructure upgrades to support future growth associated with the multiple Planning Proposals across the Parramatta CBD.	In conjunction, with this Planning Proposal, a draft Planning Agreement is being considered to provide a monetary contribution for community infrastructure to support future growth in the Parramatta CBD
	Bus operations Any future construction traffic management plan for future DA(s) would need to consider impacts on bus operations in Parramatta CBD in consultation with Transport for NSW, Council and Roads and Maritime.	It is appropriate that this matter should be further considered during assessment of the Development Application for the site.
Transport for NSW		
	It is noted that the site- specific provision regarding maximum parking rates is in accordance with the Parramatta CBD Strategic Transport Study. This is consistent with the resolution of Council on 10 April 2017 and endorsed by the Department of Planning and Environment in the amended Gateway Determination of 21 September 2017.	Noted
Endeavour Energy		

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	Refers to Endeavour Energy's previous submission to Council regarding Development Application DA/1263/2016 for 12A Parkes Street, which remains valid for the Planning Proposal. The submission provides information for electricity supply to the site, noting that distribution substations should not be subject to flood inundation.	These are matters for consideration during the development application stage.
NSW State Emergency Services		
	If approved, the proposal will result in an increase of approximately 700 residents to the area. Approximately half of the site subject of the Planning Proposal has been mapped as high hazard; however during a probable maximum flood (PMF) the depth alone at the site would indicate the entire site exhibits high hazard. As such, the community would be at risk of flooding. The proposed rezoning will also increase the risk of NSW SES operations by: 1 increasing the number of people who may need to be evacuated or rescued; and 2 increasing the demand on and risk to emergency service volunteers. As a result of the issues raised, it will be difficult for a subsequent development application to meet the requirements of the Parramatta Local Environmental Plan 2011 relating to minimising the flood risk to life and property associated with the use of the land, allowing development that is compatible with the land's flood hazard, having appropriate measures to manage risk to life from flood, and avoiding unsustainable social and economic cost to the community as a consequence of flooding.	A site-specific DCP (included at Attachment 2), dealing with flooding has been prepared which should reduce the risk of flooding to the community and NSW SES operations. The site-specific DCP has the following objectives: • ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths • minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency and • allow uses and development on the site that are appropriate to the flood hazard. Moreover, the site-specific Development Control Plan includes flood control measures that are consistent with the proposed draft Development Control Plan for the Parramatta CBD Planning Proposal. Issues regarding flooding, such as those identified by the State Emergency Services, are not just site-specific, they affect the wider Parramatta CBD. Council has commissioned several flood studies as part of the Parramatta CBD Planning Proposal. These studies have been considered by the then Department of Planning and Environment which was comfortable in granting a Gateway Determination for the CBD Planning Proposal on the basis of a 'shelter in place' strategy in the CBD. The issues raised by the SES raise questions about any increase in density in the Parramatta CBD. Given State Government and Council policy is for the Parramatta CBD to continue to evolve as Sydney's

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		Central City it is important that the flooding issues are resolved as part of the CBD Planning Proposal. When referring the Planning Proposal to the Department of Planning, Industry and Environment, it should be acknowledged that technically the SES submission is an unresolved objection, but that the flooding studies and justification submitted for the CBD Planning Proposal represents Council's response to the SES issues. Based on this response, the Department can make the final decision on whether this Planning Proposal should be finalised.

PLANNING PROPOSAL

14-20 Parkes Street, Harris Park

PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

1

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Caladines Town Planning Pty Ltd.	April 2015

Council versions:

No.	Author	Version
1.	Parramatta City Council	February 2016- Council Meeting recommending Gateway Determination
2.	Parramatta City Council	February 2016- Section 56(1) submission to the DP&E
3.	City of Parramatta Council	March 2019 – for public exhibition

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INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment guides, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012).

Background and context

On 21 April 2015, Council received a planning proposal and supporting documentation from Caladines Town Planning Pty Ltd on behalf of Bluesky Parramatta Pty Ltd, affecting land at 14-20 Parkes Street, Harris Park. The site is shown in Figure 1.

The site is located on the north-eastern corner of Parkes and Wigram Street, and backs onto a concrete lined stormwater canal generally known as Clay Cliff Creek. It consists of four (4) allotments including:

- Lot 10 DP12882
- Lot 13 DP1077402
- Lot 14 DP107740
- Lot 2 DP128524

The subject site is approximately 2,800 m² (see Figure 1). Two (2) commercial buildings (5 storeys at 14-18 Parkes Street, and 2 Storeys at 20 Parkes Street) with at grade and basement car parking currently occupy the subject site.

Figure 1 – Subject Site- 14-20 Parkes Street.

Source – Parramatta City Council

1

View east towards subject site (Corner Parkes and Wigram Street)

View north towards subject site (20 Parkes Street)

2

The precinct in which the site is located is characterised by a mix of residential, retail and commercial built forms that vary in bulk, scale and building form. Buildings within the immediate vicinity range from two storeys, to approximately 15 storeys. Further to the north along Hassall Street approvals have been issued for buildings up to 40 storeys.

Under *Parramatta Local Environmental Plan 2011* (*PLEP 2011*), the site:

- is zoned B4 Mixed Use (refer to Figure 4.1 in Part 4 – Mapping);
- has a maximum building height of 54 metres (refer to Figure 4.2 in Part 4 – Mapping); and
- has a maximum floor space ratio (FSR) of 4:1 (refer to Figure 4.3 in Part 4 – Mapping).

This planning proposal does not seek to amend the land use zoning.

This Planning Proposal does seeks to:

- Increase the maximum floor space ratio (FSR) from 4:1 to 8:1
- Increase maximum height from 54 metres to 110 metres
- Add a site specific control that applies a maximum car parking rate provision that is in accordance with the CBD Strategic Transport Study.

The Planning Proposal has been amended prior to community consultation to accord with:

- Conditions of the DP&E's Gateway Determination issued on 17 June 2016 and revised Gateway Determinations on 15 August 2016, 29 November 2016 and 21 September 2017;
- Updates to planning strategies and policies and amendments to the Environmental Planning and Assessment 1979.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to enable the redevelopment of the land at 14-20 Parkes Street, Harris Park in accordance with the current B4 Mixed Use zone for a high density mixed use development, consisting of residential and commercial uses within the Parramatta City Centre.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta Local Environmental Plan 2011*(*PLEP 2011*) in relation to the height and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB_010) from 54 metres to 110 metres (35 Storeys) plus design excellence. Refer Figure 4.2.1 in Part 4 of this planning proposal.

2. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_010) from 4:1 to a base FSR of 8:1 plus design excellence. Refer Figure 4.2.2 in Part 4 of this planning proposal.

3. Apply a maximum car parking rate provision that is in accordance with the CBD Strategic Transport study based on the following:

   a) Residential parking rates

Type of Apartment	Spaces/unit
3-bedroom	1 space/unit
2-bedroom	.7 spaces/unit
1-bedroom	.3 spaces/unit
Studio	.1 spaces/unit

   b) Commercial parking rates

   Commercial parking rates
   If the FSR > 3.5:1
   M = (G * A) / (50 * T) where:
   M = maximum number of parking spaces;
   G = GFA of all office/business premises in the building (m²);
   A = Site Area (m²);
   T = Total GFA of all buildings on the site (m²)

4.

2.1 Other relevant matters

Voluntary Planning Agreement

A draft Planning Agreement accompanies and is exhibited in conjunction with the planning proposal.

2.1.1 Planning Proposal on opposite site

Located opposite the subject site is a planning proposal for 12A Parkes Street, formerly known as 122 Wigram Street, Harris Park. This planning proposal seeks a maximum FSR of 8:1. The applicant is also intending to rely on the design excellence clause which can deliver up to an additional 15% to the building height and FSR.

Council on 17 December 2018 resolved to endorse the Planning Proposal and forward it to the Department of Planning and Environment for finalisation.

PART 3 – JUSTIFICATION

3.1 Section A - Need for the planning proposal

3.1.1 Is the Planning Proposal a result of any study or report?

This planning proposal is not the direct result of any strategic study or report, however relates to the Draft Parramatta CBD Planning Framework.

Council at its meeting of 27 April 2015, resolved to adopt the Parramatta CBD Planning Strategy. This strategy aims to set the vision for growth of the Parramatta CBD as Australia's next great city, establish principles and actions to guide a new planning framework for the Parramatta CBD, and provide a clear implementation plan for the delivery of the new planning framework for the Parramatta CBD.

Whilst this strategy is still a work in progress, key details of the Strategy as they currently apply to this site include a potential Floor Space Ratio (FSR) of 10:1 with an appropriate value sharing/funding mechanism) throughout the majority of the City Centre, and a building height that responds to appropriate built forms.

The Framework has informed the indicative scheme presented in the Urban Design Analysis included at **Appendix 1.** The Strategy identifies the opportunity for significant growth in the Parramatta City Centre and the planning proposal is consistent with the current recommendations of this study.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal seeking to amend *PLEP 2011* is the most effective way of achieving the intended outcome of the development, which is to enable a higher density mixed use residential development on a currently vacant site. The existing height and FSR standards would not permit the form of development envisaged in the planning proposal and would not allow the site to capitalise on its location.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released '*A Plan for Growing Sydney*' which outlines actions to achieve the Government's vision for Sydney which is a 'strong global city and a great place to live'.

In achieving this vision, A Plan for Growing Sydney has identified goals that Sydney will be:

- A competitive **economy** with world-class services and transport
- A city of **housing choice** with homes that meet our needs and lifestyles
- A **great place to live with** communities that are strong, healthy and well connected; and
- A sustainable and resilient city that protects the **natural environment** and has a balanced approach to the use of the land and resources

Increased levels of growth in employment and residential sectors have been predicted, with an additional 664,000 new dwellings required in Sydney over the next 20 year period to accommodate for population growth. As Sydney's second CBD, Growing greater Parramatta will play a large role in delivering the needs for the growing population. This proposal will contribute to delivering these needs by contributing more diversity in housing choice within a well-connected location.

West Central Subregion Draft Subregional Strategy

Parramatta local government area is part of the West Central Subregion. *A Plan for Growing Sydney* identifies the following priorities for Parramatta and the West Central Subregion that will be relevant to the site and planning proposal:

Greater Parramatta – Sydney's Second CBD

- Recognise and plan Greater Parramatta as a transformational place;
- Plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment and health and education services, supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreational activities;
- provide capacity for long-term employment growth in Greater Parramatta, particularly in its CBD;
- provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney Campus, a technology and education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precincts;
- enhance the role of the Parramatta Transport Interchange as the major bus/rail and future light rail interchange of Western Sydney;

This planning proposal is consistent with these priorities as it will:

- Contribute to achieving dwelling and employment targets for Sydney by enabling a residential development containing up to 321 dwellings, with 600 square metres of commercial space on a site located within the Parramatta City Centre that is in close proximity to existing transport infrastructure (including Parramatta Railway Station and bus interchange).

- Providing up to 321 residential dwellings in proximity to employment opportunities within Parramatta in addition to community, retail, and education and health facilities.

- Activate employment uses on the site and revitalise the site within the city centre by enabling a high quality built form outcome that is consistent with the vision for the City Centre.

NSW Long Term Transport Master Plan 2012

The NSW Long Term Transport Master Plan 2012 is an integrated and comprehensive framework aimed at addressing NSW transport challenges over the next 20 years, and indicates support for the Parramatta Light Rail system.

As the site is located within 400 metres of the Parramatta transport interchange, this will allow future occupants and workers to take advantage of existing and potential new transport options. Development located near transit is likely to increase the use of public transport, encouraging non-motorised travel and walkability under the plan.

Development of a high density site will also increase demand for transport services and in the long term improve overall viability.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several transformational ideas for the City and the region associated with the economy, environment, connectivity, people and neighbourhoods, culture and sport and leadership and governance.

The planning proposal is considered to meet the strategies and key objectives identified in the plan in helping to build Parramatta's vision as a world-class city. The development will provide a high quality, mixed use residential/commercial development supporting the city centre and revitalisation of the site. The development will provide increased housing in proximity to transport nodes and contribute towards dwelling targets within Parramatta, as well as provide employment through the proposed commercial use within the city centre.

Parramatta CBD Planning Strategy

On 27 April 2015, Council resolved to adopt the Parramatta CBD Planning Strategy. This strategy aims to set the vision for growth of the Parramatta CBD as Australia's next great city, establish principles and actions to guide a new planning framework for the Parramatta CBD, and provide a clear implementation plan for the delivery of the new planning framework for the Parramatta CBD.

Whilst the Parramatta CBD Planning Strategy is yet to be finalised, it has been used as the overarching strategy informing this planning proposal. As a result, the planning proposal is consistent with the strategy's vision and aligns with the current draft recommended built form controls that have been resolved by Council. This proposal will

help to facilitate the vision for growth of the Parramatta CBD by allowing the redevelopment of the site for a mixed use residential and commercial development.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies are of relevance to the site.

TABLE 6: RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Relevance	Consistency	Comments
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	The land is zoned for urban development under the current Zone B4 Mixed Use.	Yes	The draft Planning Proposal is consistent with the Policy by facilitating additional floor space on an infill site which is currently underutilised and is readily serviced by utilities, and accessible to transport, recreational and commercial land uses.
SEPP 55 Remediation of land	The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.	Yes	Assessment of the site indicates that contamination was not a constraint on the site and is suitable for residential and commercial uses.
SEPP No. 65 – Design Quality of Residential Flat Development	Raises the design quality of residential apartment development across the state through the application of a series of design principles.	Yes	Detailed testing of SEPP 65 Compliance and Apartment Design Guidelines (ADG) was conducted throughout the assessment of the proposal. Detailed compliance with SEPP 65 will be demonstrated at the DA stage.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 9.1(2) of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making
- Metropolitan planning

The following directions are considered relevant to the subject Planning Proposal.

Section	Comment	Consistent
1 Employment and resources		
1.1 Business and industrial zones	This planning proposal is consistent with this direction in that: • It does not propose to change the zoning of the site. The proposed mixed use remains consistent with the current zoning of the site. • By increasing the height of buildings and FSR controls of the site, this will facilitate the proposed development and commercial use, which will contribute to employment growth.	Yes
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	This planning proposal is consistent with this direction in that it will: • Encourage a variety and choice of housing types by facilitating a mixed use development that will provide 35 storeys of residential development. • Facilitate an increase of residential densities and housing choice in a location that is close to existing infrastructure including public transport, shops, and employment	Yes
3.4 Integrating Land Use and Transport	This planning proposal is consistent with this direction in that it will: • Provide increased dwellings and housing choice in proximity to transport nodes including cycle ways, walking catchments, Parramatta Railway station and Parramatta bus interchange. This will support the viability of existing transport as well as support future transport options. • As the residential development is located near transit, it will increase the use of public transport and reduce motorised travel for people (both those employed within the city centre and residents). • Increased higher density development near transit will place increased demand on the need for more infrastructure including transport.	Yes

	• Provide 600 square metres of commercial/retail space in proximity to transport.	
3.5 Development near licensed aerodromes	This planning proposal is consistent with this direction in that: • The proposed height of 110 metres is below the 156 metre Bankstown Airport Obstacle Limitation Service for Parramatta CBD.	Yes
4. Hazard and Risk		
4.1 Acid Sulfate Soils	The site under this planning proposal is affected by Class 4 Acid Sulfate soils. This planning proposal does not seek to amend the acid sulfate provisions under the Parramatta LEP 2011. Any further investigation will be addressed at the development assessment stage.	Yes
4.3 Flood Prone Land	This site is identified as flood prone under the Parramatta LEP 2011. The supporting flood advice indicates that the development of the site is able to be designed consistently with the Floodplain Development Manual 2005 and relevant Council flood planning controls. The planning proposal is also considered to be consistent with the Section 9.1 Direction 4.3 – Flood Prone Land. Further detailed design features and evacuation measures to respond to the flood affectation can be implemented at the DA stage.	Yes

Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The supporting studies accompanying this planning proposal indicate that the subject site does not contain any critical habitat, or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of this proposal.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

- Urban Design and Built Form
- Flooding
- Traffic and Transport

Urban Design and Built Form

The Urban Design Analysis in Appendix 1 provides an indicative development scheme for the site to reflect the objectives of the planning proposal.

The proposed built form has been designed to respond to the local context, and to ensure impacts on amenity are minimised whilst allowing the site to achieve its maximum development potential.

The table below indicates the development concept for the site investigated in the urban design study provided at Appendix 1.

Site	FSR		Height of Buildings	
	Base	With 15% design excellence bonus	Base	With 15% design excellence bonus
14-20 Parkes Street, Harris Park	8:1	9.2:1	110 metres	126.5 metres

The built form includes a podium element that includes above ground car parking sleeved with 4 levels of active uses, to lessen its visual impact on the streetscape. The 4 storey height and sleeved car parking will create a street frontage condition that remains consistent with the street and Parramatta DCP 2011 controls.

The design concept indicates an acceptable level of compliance with SEPP 65 Apartment Design Guidelines. The concept demonstrates that the development of this site would not unreasonably compromise the potential future development of adjoining sites. The orientation and width of the tower will assist in providing affected properties with reasonable solar access during the hours of 9am-3pm during mid-winter.

The site is not a heritage item in its own right, however is located in proximity to three (3) heritage items to the north-east of the site at 113-115 Wigram Street and 23-25 Hassall Street (see figure 2), although the visibility from and to the subject site is obscured by a 9 storey mixed use building at 111 Wigram Street. The site is also in proximity to the Harris Park Conservation Area. Whilst this proposal has not been required to provide a supporting heritage study, the built form outcome of the proposed development will need to ensure minimal impacts on scale, views and amenity in relation to heritage items, and the Harris Park Heritage Conservation Area.

More detailed site planning and built form assessments would take place as part of the design excellence competition and development application (DA).

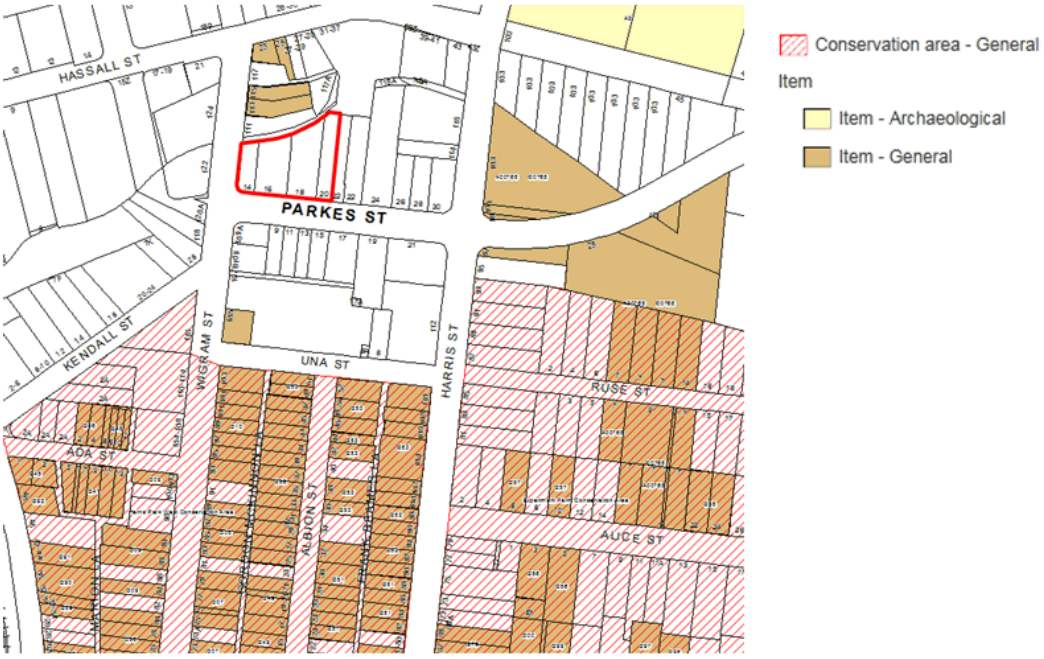

Figure 2 - Subject site in relation to heritage
Source – Parramatta City Council, 2016

Flooding

The subject site is identified as flood prone under the Parramatta City Centre LEP 2007. The site has a western frontage to Wigram Street and a southern frontage to Parkes Street, while the Clay Cliff Creek open channel is immediately adjacent to the northern boundary. The entire site is inundated in the Probable Maximum Flood (PMF) event, affected by the 100 year Flood event, and partly affected by the 20 year Flood event (See figure 3). The north-eastern part of the site is situated within a high hazard flood risk zone (see figure 4).

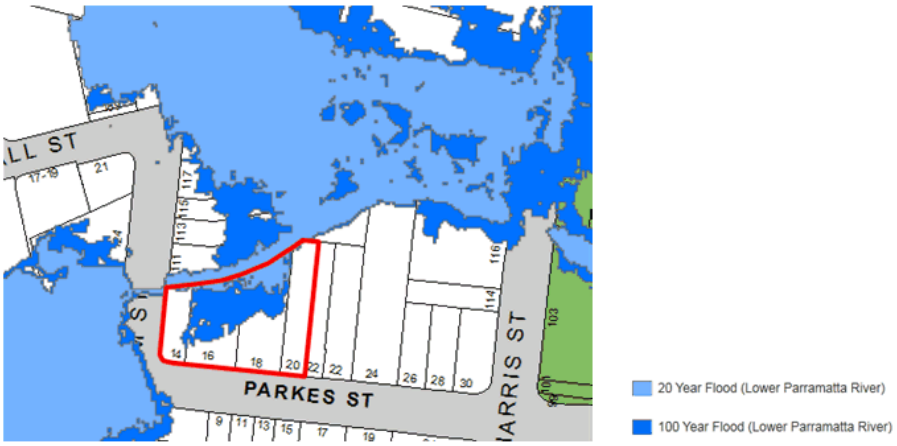

Figure 3: Flooding affectation of the site

12

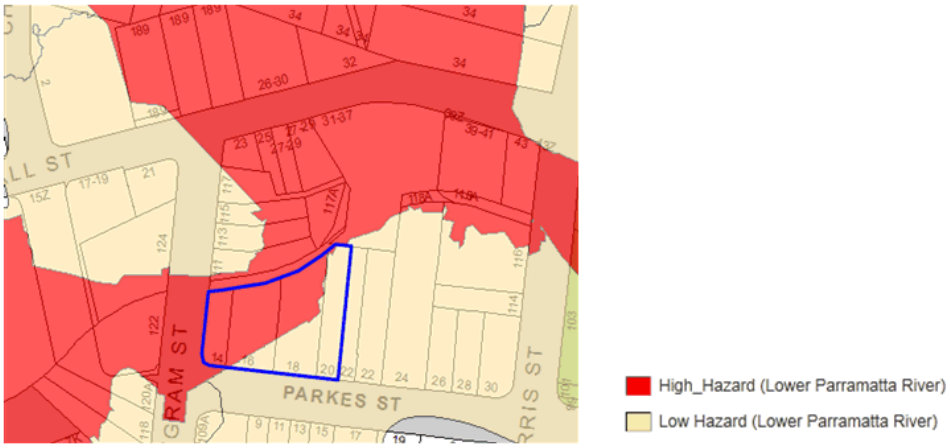

Figure 4: Site in relation to Hazard Flood Risk Zones

The Flood Planning Levels (FPL) for the site are:

- RL 8.30m AHD for the 1:100 year flood (as at the intersection of Parkes and Wigram Street)
- RL 9.91m AHD for the PMF

Supporting flooding advice overall indicates that the development of the site is consistent with the controls for residential development affected by flooding, specifically the Environmental Planning and Assessment Act 1979 Section 9.1, Direction 4.3 Flooding, and is also consistent with the Flood Planning Level for residential development outlined in the Floodplain Development Manual 2005 being the 100 Year ARI (average recurrent interval) flood event. Flooding is addressed in 'Hazard and risk - 4.3 Flood Prone Land', Section 3.2.4.

The proposal is for a 35 storey predominantly residential mixed use building which includes five levels of above ground car parking. The above ground car parking has been included to respond to the flood constraints of the site.

Development of the site is to include screening of raised ground floors accommodating retail and lobby uses, and the activation of their frontages. The provision of a flood refuge area has also been included, and is to be located on the street level towards the lobby. Design features and evacuation measures as part of a future flood evacuation strategy and building management plan will be addressed as part of the design excellence and DA process.

A copy of the flooding assessment can be found in Appendix 2.

Traffic and Transport

A traffic and transport assessment has been prepared by Varga Traffic Planning and can be found at Appendix 3.

Any future development under the provision of the revised planning controls will not result in substantially adverse impacts on traffic and the local road network as the site is located in proximity to transit. Rather, it will promote the use of public transport in a highly accessible location.

The proposed development indicates ingress/egress at the northern end of the Wigram street frontage. Whilst the desired location of the driveway is further north, the study indicates that relocating the driveway further north it will affect the canal and impede on adequately responding to the sites flood affectation. Detailed design concerning this matter will be resolved at DA stage.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

There is adequate justification for this planning proposal which will facilitate an increase in density and the future development of housing.

The future development will provide approximately 321 dwellings and will likely incorporate a mix of apartment types to respond to the diverse population and contribute to housing choice and affordability. In providing increased dwellings and housing choice in proximity to transport nodes this will support the viability of existing transport as well as support future transport options. Based on the assumed development outcomes the proposal has the potential to generate jobs during the construction phase.

The provision of 600 square metres of commercial floor space consisting of retail will also generate employment, and contribute to the vitality of Parramatta.

A Planning Agreement providing for a contribution towards community infrastructure within the Parramatta CBD will be exhibited concurrently with the planning proposal.

Section D – State and Commonwealth Interests

3.3.4 Is there adequate public infrastructure for the planning proposal?

The subject land is located approximately 400 metres from Parramatta Railway Station/Bus terminal, and within 500 metres from services such as Parramatta Westfield. The site is also in walking distance to educational facilities including Arthur Phillip High school and Parramatta Public school.

Civil and utility infrastructure is suitably accessible to service the subject land and support the proposed development. Redevelopment of the subject site and further development within the area can optimise public infrastructure investment.

3.3.5 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

State and Commonwealth authorities will be consulted in accordance with the Gateway determination and Section 3.34 of the *EP&A Act 1979*.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

Figure 4.1 – Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

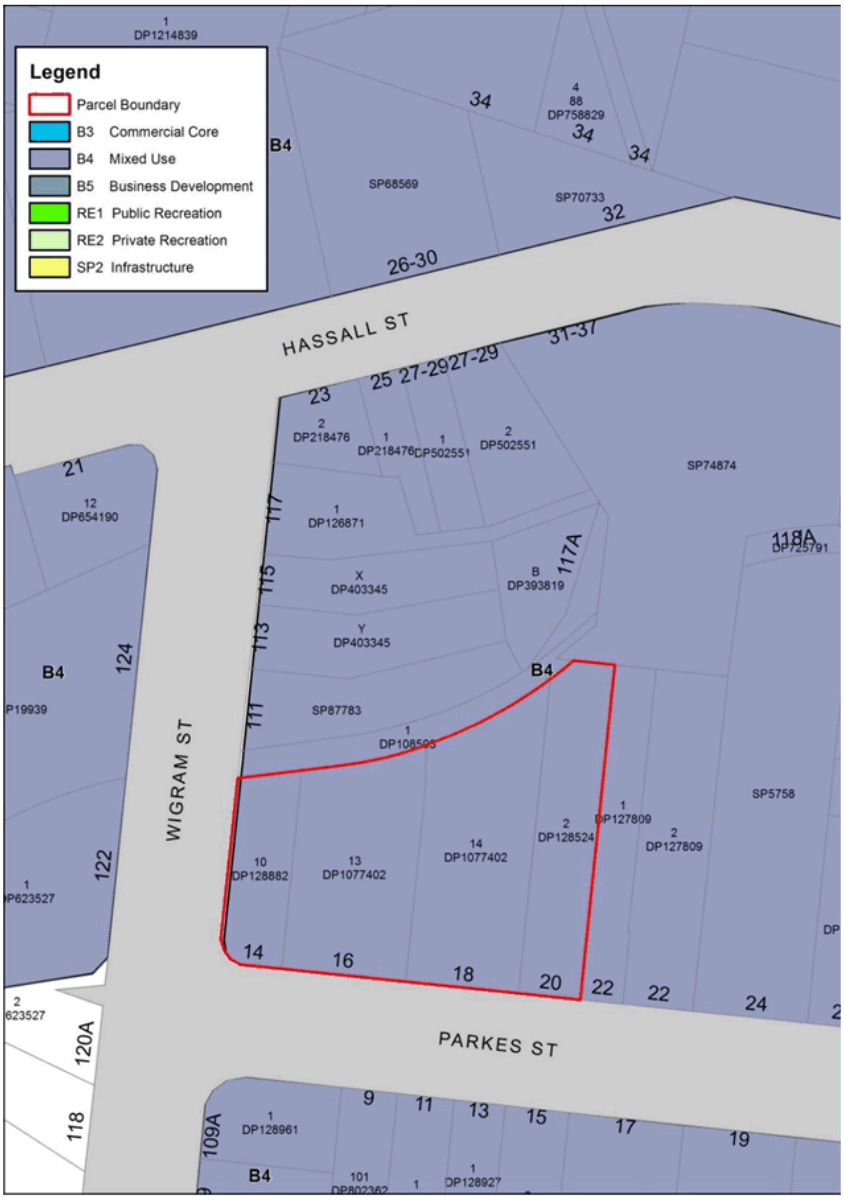

Figure 4.2 – Existing building heights extracted from the *PLEP 2011* Height of Buildings Maps

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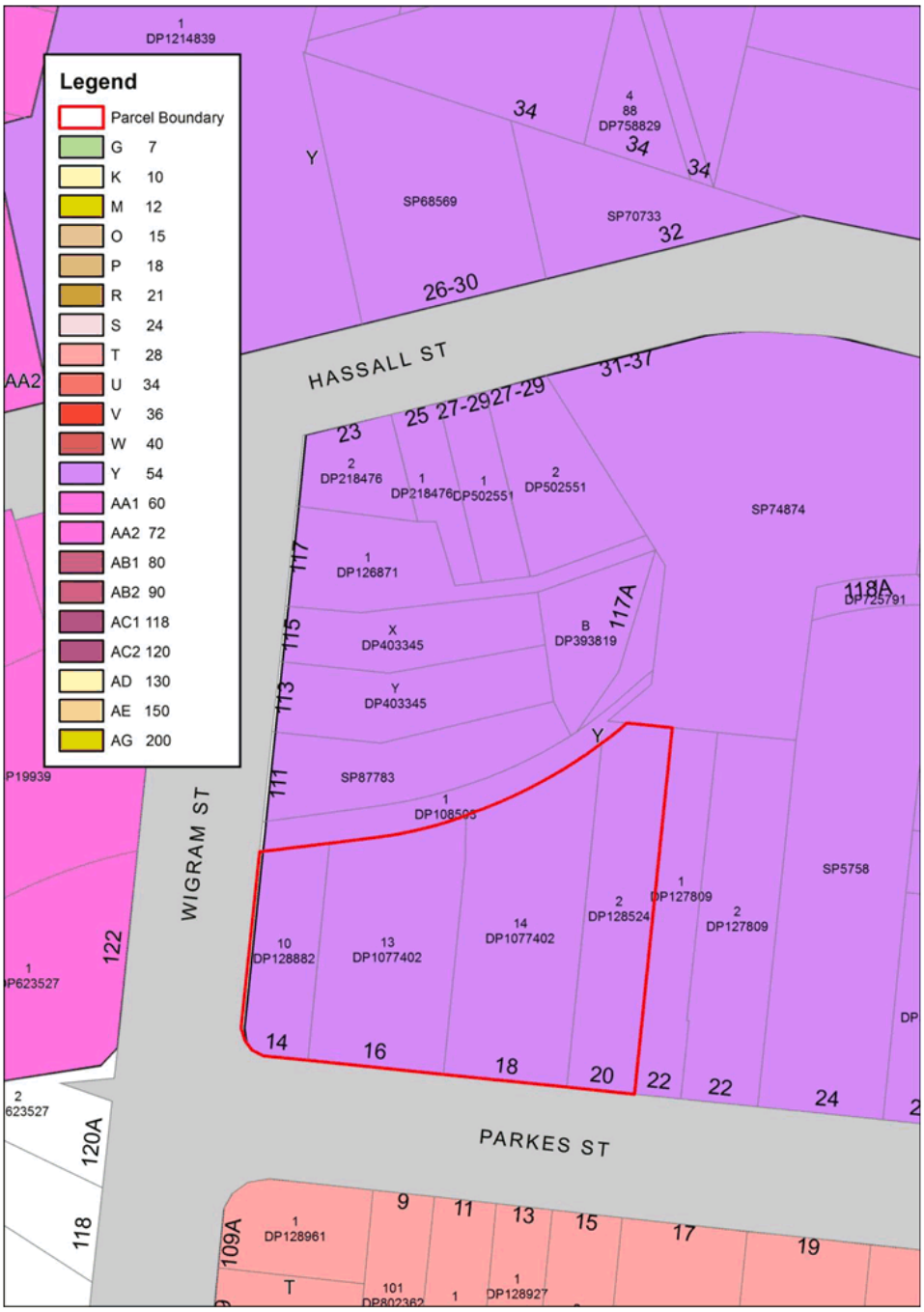
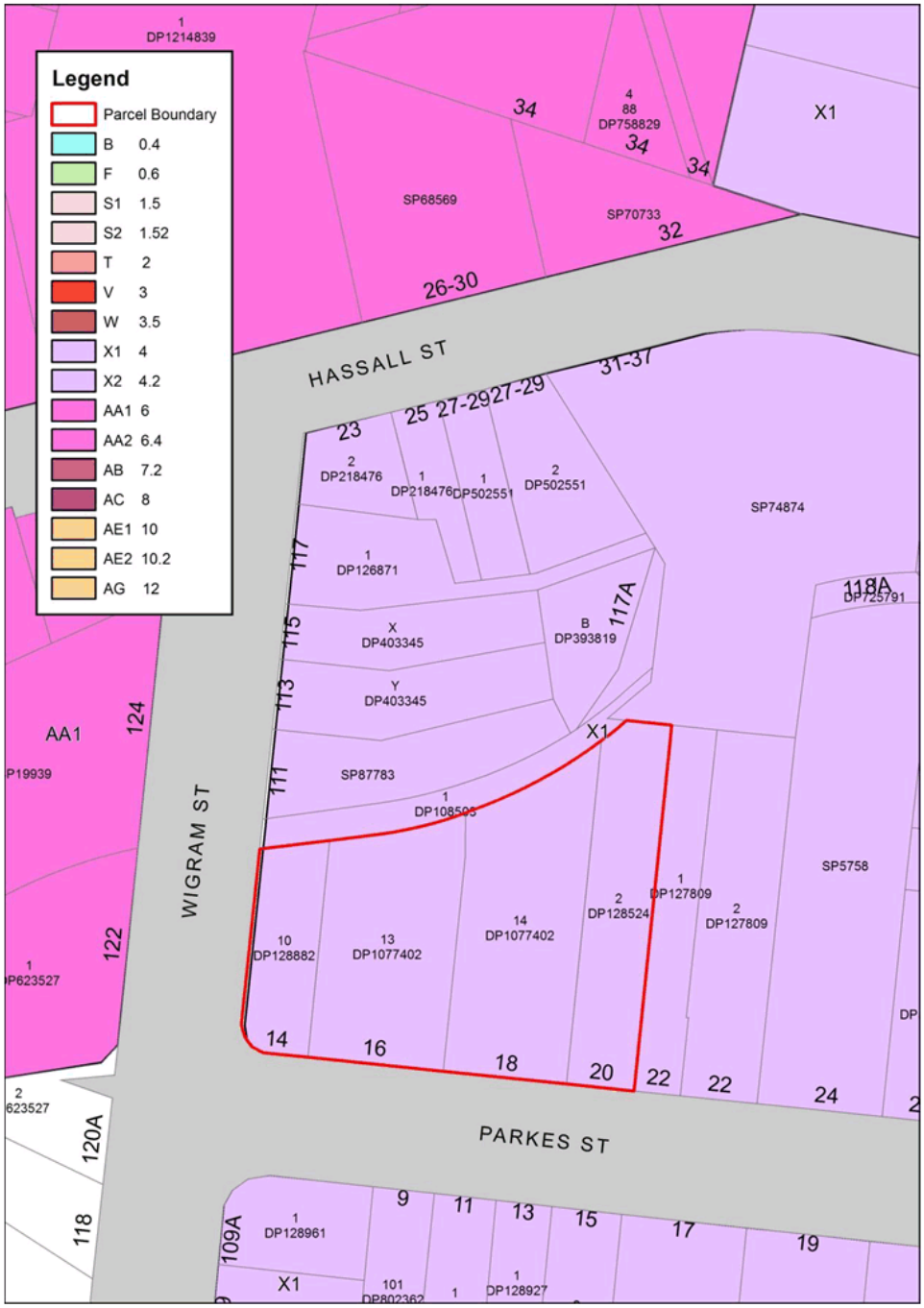


Figure 4.3 – Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

16


Legend
Parcel Boundary
B 0.4
F 0.6
S1 1.5
S2 1.52
T 2
V 3
W 3.5
X1 4
X2 4.2
AA1 6
AA2 6.4
AB 7.2
AC 8
AE1 10
AE2 10.2
AG 12
HASSALL ST
WIGRAM ST
PARKES ST
SP68569
SP70733
SP74874
SP87783
SP5758
DP1214839
DP758829
DP218476
DP502551
DP126871
DP403345
DP393819
DP108503
DP128882
DP1077402
DP128524
DP127809
DP128961
DP128927
DP725791
DP802362
DP623527
DP19939
AA1
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4.2 Proposed controls

The figures in this section (Figures 4.2.1 and 4.2.2) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

Figure 4.2.1 illustrates proposed maximum building height of 110 metres for the site.

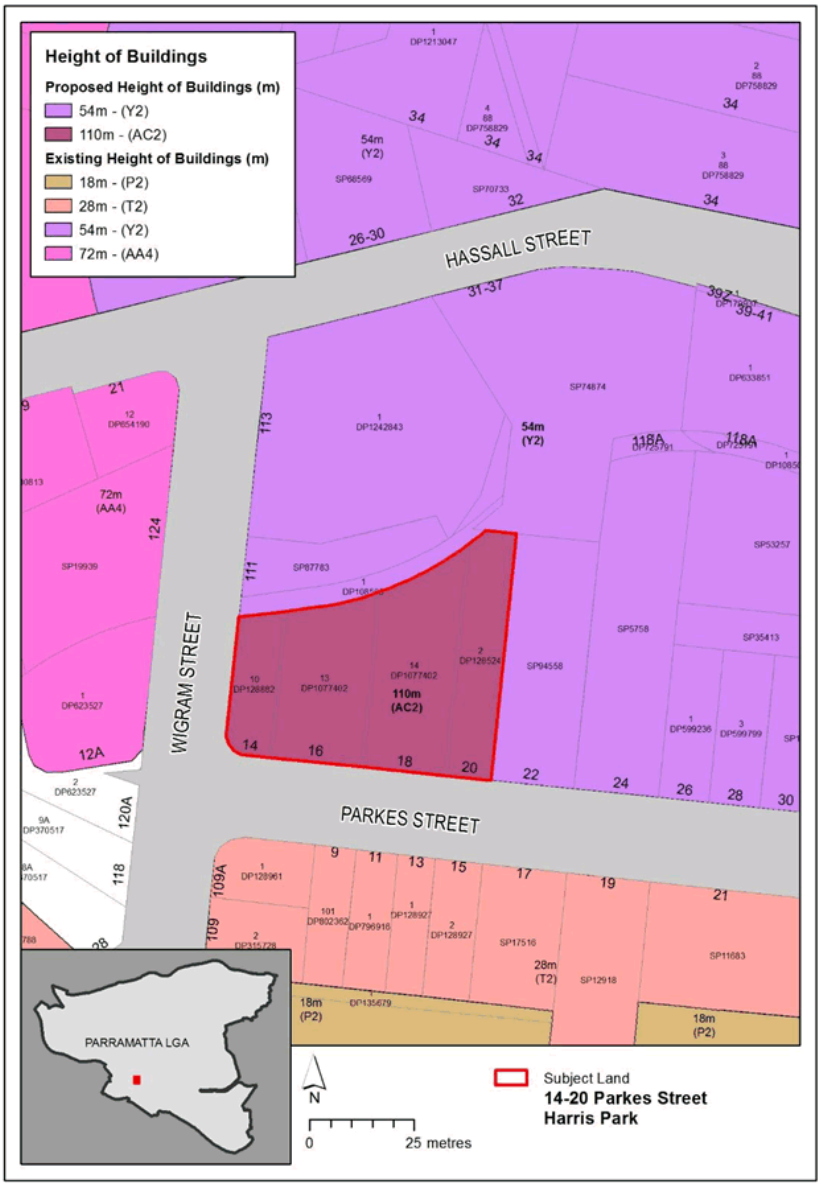

Figure 4.2.1: Proposed Maximum Building Height

Figure 4.2.2 illustrates the proposed 8:1 FSR for the site.

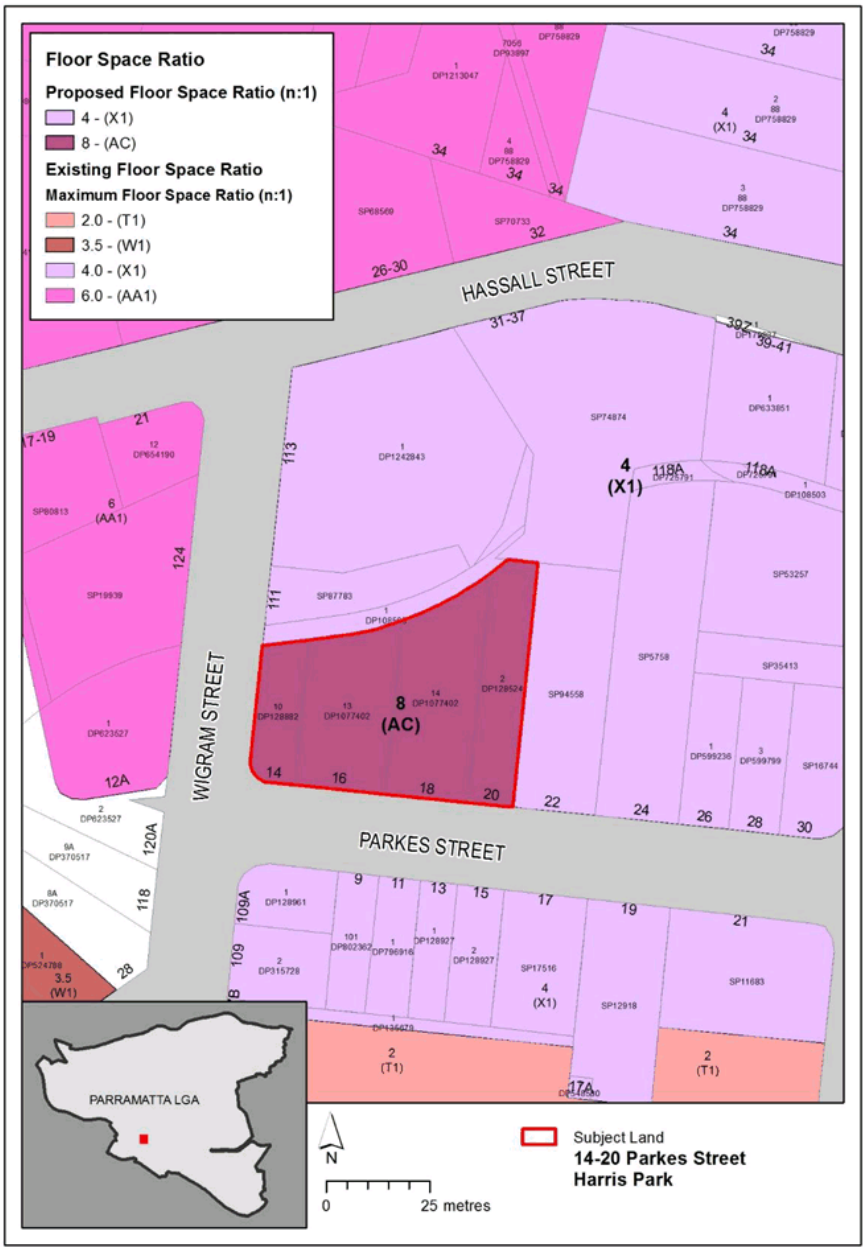

Figure 4.2.2: Proposed Maximum Floor Space Ratio

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PART 5 – COMMUNITY CONSULTATION

In accordance with Section 3.34(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Pursuant to Section 3.34(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for a Gateway Determination.

The following steps are anticipated:

- Commencement and completion dates for public exhibition period and government agency notification (March/April 2019)
- Consideration of submissions (May 2019)
- Consideration of proposal post exhibition and reporting to Council (June 2019)
- Submission to the Department to finalise the LEP (July 2019)
- Notification of instrument (September 2019)

Appendix 1 – Urban Design Report

Appendix 2 – Flood Assessment

Appendix 3 – Traffic and Transport Assessment

Prepared by Parramatta City Council

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Draft DCP controls for 14-20 Parkes Street, Parramatta to address flood management

Land and Development covered by this plan

This part of the DCP applies to 14-20 Parkes Street, Parramatta, as labelled 'the site' in Figure XXXX

[Insert map showing the site]

Figure XXXX *The site* – 14-20 *Parkes Street, Parramatta*

Relationship to other Planning Documents

This part of the DCP is to be read in conjunction with other parts of this DCP and the Parramatta Local Environment Plan (LEP) 2011. The other parts of the DCP apply to the site.

If there is any inconsistency between this part of the DCP and other parts of the Parramatta DCP 2011, this part of the DCP will prevail. This DCP establishes objectives and controls to be interpreted during preparation and assessment of development applications and supports the objectives of the LEP.

Desired Future Character

Future development at 14-20 Parkes Street, Parramatta shall be designed to respond to the flood conditions of the site.

Site Objectives

0.1 To ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths.

O.2 To minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency.

O.3 To allow uses and development on the site that are appropriate to the flood hazard.

0.4 To facilitate redevelopment of the site as a high quality mixed use development.

O.5 To ensure the building interfaces positively with the public areas and contributes to an attractive public domain and desirable setting for its intended uses.

Controls

Building Footprint and Uses

C.1 To maintain local flood conveyance eastwards from Parkes St, Wigram Street and into the Clay Cliff Creek stormwater floodway, development on the site must have a building footprint that is setback a minimum of 6 metres from the top of the southern bank of the Clay Cliff Creek stormwater channel, and a greater amount for the north west corner of the building adjoining Wigram Street (channel wall) in accordance with the following diagram.

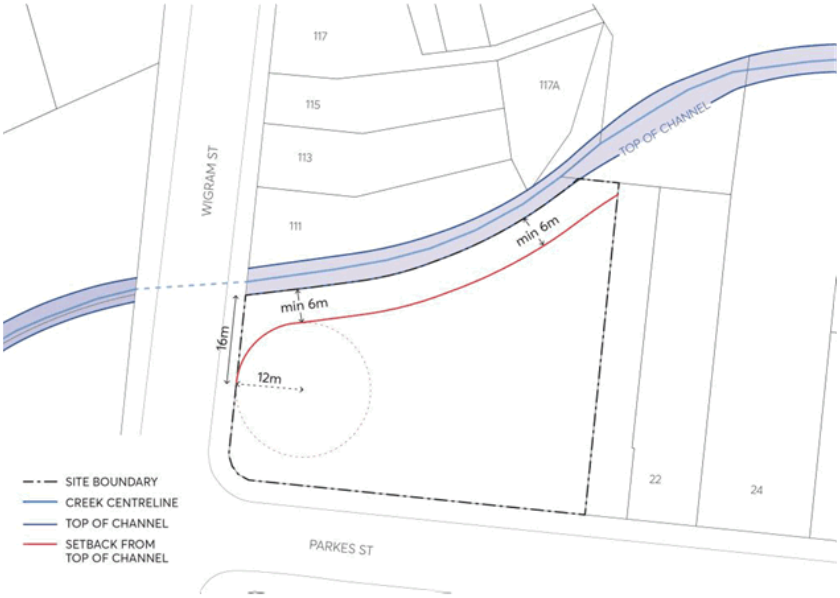

Figure X: Required floodway setbacks for 14-20 Parkes Street

C.2 Any cantilever building element (excluding any structural support columns or similar) must have a minimum 4 metre clearance above the ground surface level of the overland flow path throughout the site to enable a landscaped open space to be created. A minimum 4.5 metre setback between the channel bank and the building must be maintained above this clearance height.

C.3 The landscaped open space must:

- be designed for low intensity and low risk pedestrian activities, recognising this is a site of 'high hazard' flash flooding;
- create a positive and safe experience for pedestrians;
- promote activity, connectivity and variety in the public domain;
- be designed having regard to aspect, height and proportions;
- be designed in conjunction with street levels to facilitate step-less access; and
- be provided with 'deep soil' and planted with appropriate tree and shrub species that are satisfactory to Council for this context.

C.4 Development Application submission requirements must include architectural design details for the landscaped open space and its interface with the building that:

- demonstrate consideration of the above requirements in C.2 and C.3;
- have regard to *Parramatta Public Domain Framework Plan 2012*;
- have regard to the City of Parramatta's Council's Document: *Best Practice Urban Design in Flood Prone Areas*,
- have regard to the immediate flooding environment, and
- are to the satisfaction of the Design Excellence Jury.

C.5 Permanent and temporary commercial or retail floor space or uses are not permitted below the Flood Planning Level, which is either the Council-adopted 1% AEP flood water surface level plus 0.5m freeboard, or the overland flow flood level as agreed by Council, whichever is the greater.

C.6 The habitable floors of all residential uses within the building must be above the Probable Maximum Flood (PMF) is adopted by Council for this site.

C.7 'Sensitive Uses and Facilities' and 'Critical Uses and Facilities,' as defined in Table 2.4.2.1.1 of the Parramatta DCP 2011 Section 2.4.2. Water Management, are not permitted within the building.

Building and Basement Design

C.8 To minimise the chance of a fire during a flood situation, the building must have a fire management system which meets the Australian Building Code Board (ABCB).

C.9 External fire doors must be located above the Flood Planning Level.

C.10 To prevent flood waters from entering the basement car park, a driveway crest at or above the Flood Planning Level including associated bund walls must be provided. Above this, at or near the crest of the driveway, automatic flood barriers must be installed that exclude floodwaters up to the Probable Maximum Flood (PMF). Other measures such as flood doors must also be provided at all openings to the basement to exclude flood waters up to the PMF.

C.11 Wherever possible, critical services infrastructure that could be damaged by flooding such as electrical, lifts, sewer and water are to be placed above the PMF level, or, where that cannot reasonably be achieved, effectively floodproofed.

C.12 Development Application submission requirements must:

- demonstrate that the building and basement will be protected from floodwaters up to the PMF;
- include evidence demonstrating why all or some of the critical infrastructure services cannot be located above the PMF and the floodproofing measures to be taken instead.

Areas of Refuge and Evacuation Routes

C.13 All building occupants (residents, workers and visitors) must have access to a safe area of refuge or 'shelter in place') above the PMF where they can remain until the flood event has passed and any subsequent disruption after the flood has been rendered safe and serviceable. Residents may choose to remain in their own apartments as a safe area of refuge. A communal safe area(s) of refuge for residents, workers and visitors must also be provided and suitably equipped.

C.14 A communal safe area of refuge must have:

- emergency electricity supply, clean water, food, personal washing facilities, medical equipment including a first aid kit, a battery-powered radio and relevant communications equipment.

C.15 All safe areas of refuge (residents own apartment or a communal area) must have:

- fail safe access from anywhere in the building including the basement (lift access is not allowed) that is protected from floodwaters up to the PMF by suitable flood doors, flood gates and the like; and
- fail safe access to an exit/entry point located above the 1% AEP flood level plus 0.5m freeboard that enables people to exit the building during a fire and/or flood, and allows emergency service personnel to enter a building to attend to a medical emergency.

C.17 Development Application submission requirements must include a Flood Emergency Response Plan (FERP) consistent with the FERP for the CBD. The FERP must outline:

- both warning and evacuation measures for occupants in the building including the most appropriate 'safe areas' and 'safe evacuation routes';
- measures to prevent evacuation from the site by private vehicle;
- the most appropriate emergency response for flood and fire events that occur together;
- a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually; and
- consultation undertaken with relevant state and local agencies in the preparation of the FERP.

C.18 The Building Management System and Plan for the development must include all necessary measures to maintain, test and operate the flood protection devices including flood gates, doors and barriers, flood sensors, flood refuges and FERP.

Voluntary Planning Agreement

[Date]

City of Parramatta Council
ABN 49 907 174 773

Parkes 88 Pty Ltd as trustee for the Parkes 88 Unit Trust
ACN 621 682 335

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Doc ID 605293633/v10

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Agreement

Date

Parties

First party

Name	City of Parramatta Council (**Council**)
ABN	49 907 174 773
Contact	Manager, Land Use Planning
Telephone	(02) 9806 5050

Second party

Name	Parkes 88 Pty Ltd as trustee for the Parkes 88 Unit Trust (**Landowner**)
ACN	621 682 335
Contact	C/- Andrew Hrsto
Telephone	0477 555 222

Background

A. On 21 April 2015, the Landowner approached Council with a Planning Proposal to increase the floor space ratio and maximum height for the Site.

B. On 29 November 2016, the Planning Proposal received gateway determination from the Department of Planning and Environment.

C. The Landowner has submitted this agreement to accompany the exhibition of the Planning Proposal to make Monetary Contributions for public purposes associated with the Planning Proposal.

Operative part

1 Definitions

In this agreement, unless the context indicates a contrary intention:

Act means the *Environmental Planning and Assessment Act 1979* (NSW);

Address means a party's address set out in clause 15 of this agreement;

Approval means any certificate, licence, consent, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this agreement;

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person;

Bank Guarantee means an irrevocable and unconditional undertaking that is not limited in time and does not expire by one of the following trading banks:

(a) Australian and New Zealand Banking Group Limited,

(b) Commonwealth Bank of Australia,

(c) Macquarie Bank,

(d) National Australia Bank,

(e) St George Bank Limited,

(f) Westpac Banking Corporation, or

(g) Other financial institution approved by the Council,

to pay an amount or amounts of money to the Council on demand and containing terms and conditions reasonably acceptable to the Council;

Business Day means a day on which banks are open for general banking business in Sydney, excluding Saturdays and Sundays;

Construction Certificate means a construction certificate as defined under section 6.4 of the Act, or if the Former Building and Subdivision Provisions apply, section 109C of the Act;

Contributions Plan has the same meaning as under the Act;

CPI means the All Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics;

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land;

Development means the future development of the Land as anticipated by the Planning Proposal for a high density mixed use development consisting of residential and commercial uses;

Development Application has the same meaning as in the Act;

Development Consent has the same meaning as in the Act;

Fax Number means a party's facsimile number set out in clause 15 of this agreement;

Former Building and Subdivision Provisions has the same meaning as in clause 18 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*;

Insolvent means, in relation to a party:

(a) that party makes an arrangement, compromise or composition with, or assignment for, the benefit of its creditors or a class of them;

(b) a receiver, receiver and manager, administrator, provisional liquidator, trustee, controller, inspector or analogous person is appointed in relation to, or over, all or any part of that party's business, assets or securities;

(c) a presumption of insolvency has arisen under legislation because of the party's failure to comply with a statutory demand or analogous process;

(d) an application for the winding up of, or for the appointment of a receiver to, that party, other than winding up for the purpose of solvent reconstruction or re amalgamation, is presented and not withdrawn or dismissed within 21 days (or such longer period agreed to by the parties), or an order is made or an effective resolution is passed for the winding up of, or for the appointment of a receiver to, that party, or any analogous application is made or proceedings initiated;

(e) any shareholder or director of that party convenes a meeting for the purpose of considering or passing any resolution for the winding up or administration of that party;

(f) that is an individual, a creditor's petition or a debtor's petition is presented to the Official Receiver or analogous authority in relation to that party;

(g) an execution or analogous process is levied or enforced against the property of that party;

(h) that party ceases or suspends, or threatens to cease or suspend, the conduct of all or a substantial part of its business;

(i) that party disposes of, or threatens to dispose of, a substantial part of its assets;

(j) that party stops or suspends, or threatens to stop or suspend, payment of all or a class of its debts; or

(k) that party is unable to pay the party's debts as and when they become due and payable.

Instrument Change means the amendments to the *Parramatta Local Environmental Plan (2011)* as set out in the Planning Proposal and associated Gateway determination dated 17 June 2016 (as subsequently altered);

Land means Lot 10 DP 128882, Lot 13 DP 1077402, Lot 14 DP 1077402 and Lot 2 DP 128524, known as 14-20 Parkes Street, Harris Park;

Law means:

(a) any law applicable including legislation, ordinances, regulations, by-laws and other subordinate legislation;

(b) any Approval, including any condition or requirement under it; and

(c) any fees and charges payable in connection with the things referred to in paragraphs (a) and (b);

Modification Application means any application to modify the Development Consent under section 4.55 of the Act;

Monetary Contribution means the monetary contribution payable by the Landowner under clause 6 of this agreement;

Occupation Certificate means an occupation certificate as defined under section 6.4 of the Act, or if the Former Building and Subdivision Provisions apply, section 109C of the Act, and includes an interim Occupation Certificate, a final Occupation Certificate or a partial Occupation Certificate, as the case may be;

Planning Proposal means planning proposal PP_2016_PARRA_007_01 subject to Gateway determination dated 17 June 2016 (as subsequently altered) which seeks to amend the *Parramatta Local Environmental Plan (2011)* by increasing the maximum floor space ratio which applies to the Land to 8:1 and the maximum building height which applies to the Land to 110 metres;

Register means the Torrens title register maintained under the *Real Property Act 1900* (NSW);

Regulation means the *Environmental Planning and Assessment Regulation 2000*;

Related Entity has the same meaning as in section 9 of the *Corporations Act 2001 (Cth)*; and

Related Body Corporate has the meaning given to that term in section 50 of the *Corporations Act 2001* (Cth).

2 Interpretation

In this agreement, unless the context indicates a contrary intention:

(a) (**documents**) a reference to this agreement or another document includes any document which varies, supplements, replaces, assigns or novates this agreement or that other document;

(b) (**references**) a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this agreement;

(c) (**headings**) clause headings and the table of contents are inserted for convenience only and do not affect interpretation of this agreement;

(d) (**person**) a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity and their personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns;

(e) (**party**) a reference to a party to a document includes that party's personal representatives, executors, administrators, successors, substitutes (including persons taking by novation) and permitted assigns;

(f) (**president, CEO, general manager or managing director**) the president, CEO, general manager or managing director of a body or Authority includes any person acting in that capacity;

(g) (**requirements**) a requirement to do any thing includes a requirement to cause that thing to be done, and a requirement not to do any thing includes a requirement to prevent that thing being done;

(h) (**including**) including and includes are not words of limitation, and a list of examples is not limited to those items or to items of a similar kind;

(i) (**corresponding meanings**) a word that is derived from a defined word has a corresponding meaning;

(j) (**singular**) the singular includes the plural and vice-versa;

(k) (**gender**) words importing one gender include all other genders;

(l) (**parts**) a reference to one or more things includes each part and all parts of that thing or group of things but nothing in this clause implies that part performance of an obligation constitutes performance of that obligation;

(m) (**rules of construction**) neither this agreement nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting;

(n) (**legislation**) a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;

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(o) (**time and date**) a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time and date in Sydney, Australia, even if the obligation is to be performed elsewhere;

(p) (**joint and several**) an agreement, representation, covenant, right or obligation:

(i) in favour of two or more persons is for the benefit of them jointly and severally; and

(ii) on the part of two or more persons binds them jointly and severally;

(q) (**writing**) a reference to a notice, consent, request, approval or other communication under this agreement or an agreement between the parties means a written notice, request, consent, approval or agreement;

(r) (**replacement bodies**) a reference to a body (including an institute, association or Authority) which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions;

(s) (**Australian currency**) a reference to dollars or $ is to Australian currency;

(t) (**month**) a reference to a month is a reference to a calendar month; and

(u) (**year**) a reference to a year is a reference to twelve consecutive calendar months.

3 Planning Agreement under the Act

(a) The parties agree that this agreement is a planning agreement within the meaning of section 7.4 of the Act.

(b) Schedule 1 of this agreement summarises the requirements for planning agreements under section 7.4 of the Act and the way this agreement addresses those requirements.

4 Application of this agreement

This agreement applies to the:

(a) Instrument Change;

(b) Development; and

(c) Land.

5 Operation of this agreement

This agreement commences on and from the date it is executed by all parties.

6 Contributions to be made under this agreement

6.1 Monetary Contribution

(a) The Landowner will pay to Council a monetary contribution of $1,657,800 or an amount calculated in accordance with the following formula, whichever is the greater:

$$\$1{,}657{,}800 \times \frac{\text{The CPI at the time of payment}}{\text{The CPI at the date of this agreement}}$$

(b) The Monetary Contribution must be paid to Council in instalments as follows:

(i) 75% of the Monetary Contribution prior to the issue of a Construction Certificate for the Development; and

(ii) 25% of the Monetary Contribution prior to the issue of an Occupation Certificate for the Development.

(c) The Landowner is not required to pay the first instalment of the Monetary Contribution specified in clause 6.1(b)(i) if the Landowner provides to the Council a Bank Guarantee in accordance with clause 11.2 as security for those payments, in which case the Landowner must pay the full amount of the Monetary Contribution prior to the issue of an Occupation Certificate for the Development.

(d) The Monetary Contribution must be paid by way of bank cheque in favour of Council or by deposit by means of electronic funds transfer into an account specified by Council.

(e) The Monetary Contribution will be taken to have been made when the Council notifies the Landowner in writing that the bank cheque has been received and cleared funds or electronic funds have been deposited in the Council's bank account.

(f) The parties agree and acknowledge that the Monetary Contribution will be used by the Council towards public domain improvement works within the Parramatta CBD.

7 Application of sections 7.11, 7.12 and 7.24 of the Act

(a) This agreement does not exclude the application of sections 7.11, 7.12 and 7.24 of the Act to the Development.

(b) The benefits under this agreement are not to be taken into consideration in determining a development contribution under section 7.11 of the Act.

8 Registration of this agreement

8.1 Landowner Interest

The Landowner represents and warrants to the Council that on the date of this agreement it is the registered proprietor of the Land.

8.2 Registration of this agreement

(a) Prior to the Minister for Planning or the Minister for Planning's delegate making the Instrument Change, the Landowner agrees to procure the registration of this agreement under the *Real Property Act 1900* (NSW) in the relevant folios of the Register of the Land in accordance with section 7.6 of the Act.

(b) The Landowner, at its own expense, must:

(i) procure the consent of each other person who has an estate or interest in

the land registered under the *Real Property Act 1900* (NSW) to the registration of this agreement;

(ii) execute any documents and procure the execution of any documents from third parties and arrange for the production of any certificates of title to enable the registration of this agreement;

(iii) procure the lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement comes into operation and use best endeavours to achieve that lodgement within 20 Business Days after that date;;

(iv) procure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration; and

(v) provide documentary evidence that the registration of this agreement has been completed to Council within 15 Business Days of receiving confirmation that the registration has occurred.

8.3 Removal from Register

Council must do all things necessary to allow the Landowner to remove the registration of this agreement from the relevant folios of the Register provided that:

(a) the Landowner has paid the Monetary Contribution in full; or

(b) the Planning Proposal is refused by the Minister for Planning or their delegate and the Council is satisfied, acting reasonably, that the Instrument Change will not occur.

8.4 Caveat

(a) The Landowner acknowledges and agrees that:

(i) when this agreement is executed, the Council is deemed to have acquired and the Landowner is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Council will have a sufficient interest in the Land in respect of which to lodge a caveat over the Land notifying that interest; and

(ii) it will not object to the Council lodging a caveat in the relevant folios of the Register for the Land nor will it seek to remove any caveat lodged by the Council provided the caveat does not prevent registration of any dealing or plan other than a transfer.

(b) The Council must, at the Landowner's cost, register a withdrawal of any caveat in respect of the Land within five Business Days after the Landowner complies with clause 8.2 and must not lodge any other caveats on any of the titles of the Land.

9 Review of this agreement

(a) This agreement may be reviewed or modified. Any review or modification of this agreement will be conducted in the circumstances and in the manner determined by the parties.

(b) No modification or review of this agreement will be of any force or effect unless

it is in writing and signed by the parties to this agreement.

(c) A party is not in breach of this agreement if it does not agree to an amendment to this agreement requested by a party in, or as a consequence of, a review.

10 Dispute Resolution

10.1 Reference to Dispute

If a dispute arises between the parties in relation to this agreement, the parties must not commence any court proceedings relating to the dispute unless the parties have complied with this clause, except where a party seeks urgent interlocutory relief.

10.2 Notice of Dispute

The party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other parties of:

(a) the nature of the dispute;

(b) the alleged basis of the dispute; and

(c) the position which the party issuing the Notice of Dispute believes is correct.

10.3 Representatives of Parties to Meet

(a) The representatives of the parties must promptly (and in any event within 20 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.

(b) The parties may, without limitation:

(i) resolve the dispute during the course of that meeting;

(ii) agree that further material or expert determination in accordance with clause 10.6 about a particular issue or consideration is needed to effectively resolve the dispute (in which event the parties will, in good faith, agree to a timetable for resolution); or

(iii) agree that the parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination, arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

10.4 Further Notice if Not Settled

If the dispute is not resolved within 10 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (**Determination Notice**) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 Mediation

If a party gives a Determination Notice calling for the dispute to be mediated:

(a) the parties must agree to the terms of reference of the mediation within 15 Business Days of the receipt of the Determination Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);

(b) the mediator will be agreed between the parties, or failing agreement within

15 Business Days of receipt of the Determination Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;

(c) The mediator appointed pursuant to this clause 10.5 must:

(i) have reasonable qualifications and practical experience in the area of the dispute; and

(ii) have no interest or duty which conflicts or may conflict with his or her function as a mediator he or she being required to fully disclose any such interest or duty before his or her appointment;

(d) the mediator shall be required to undertake to keep confidential all matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties;

(e) the parties must within 15 Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within 5 Business Days of the resolution);

(f) the parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and

(g) in relation to costs and expenses:

(i) each party will bear its own professional and expert costs incurred in connection with the mediation; and

(ii) the costs of the mediator will be shared equally by the parties unless the mediator determines that a party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that party.

10.6 Expert determination

If the dispute is not resolved under clause 10.3 or clause 10.5, or the parties otherwise agree that the dispute may be resolved by expert determination, the parties may refer the dispute to an expert, in which event:

(a) the dispute must be determined by an independent expert in the relevant field:

(i) agreed upon and appointed jointly by the parties; and

(ii) in the event that no agreement is reached or no appointment is made within 20 Business Days of the agreement to refer the dispute to an expert, appointed on application of a party by the then President of the Law Society of New South Wales;

(b) the expert must be appointed in writing and the terms of the appointment must not be inconsistent with this clause;

(c) the determination of the dispute by such an expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;

(d) the expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;

(e) each party will bear its own costs in connection with the process and the determination by the expert and will share equally the expert's fees and costs; and

(f) any determination made by an expert pursuant to this clause is final and binding upon the parties except unless:

(i) within 20 Business Days of receiving the determination, a party gives written notice to the other party that it does not agree with the determination and commences litigation;

(ii) the determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal; or

(iii) there is fraud or misfeasance by the expert.

10.7 Litigation

If the dispute is not resolved within 100 Business Days after Determination Notice is given under this clause 10 then any party which has complied with the provisions of this clause 10 may in writing terminate any dispute resolution process undertaken under this clause and may then commence court proceedings in relation to the dispute.

10.8 No suspension of contractual obligations

Subject to any interlocutory order obtained under clause 10.1, the referral to or undertaking of a dispute resolution process under this clause 10 does not suspend the parties' obligations under this agreement.

10.9 Not use information

(a) The parties acknowledge the purpose of any exchange of information, documents, or the making of any offer of settlement under this clause 10 is to attempt to settle the dispute. No party may use any information or documents obtained through any dispute resolution process undertaken under this clause 10 for any purpose other than in an attempt to settle the dispute.

(b) Any information exchanged during a dispute under this cluse 10 is taken to be on exchanged on a 'without prejudice' basis except to the extent it is used in relation to that dispute under this clause 10.

11 Enforcement

11.1 Default

(a) In the event a party considers another party has failed to perform and fulfil an obligation under this agreement, it may give notice in writing to the other party (**Default Notice**) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 21 days.

(b) In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes a public nuisance or raises other circumstances of urgency or emergency.

(c) If a party disputes the Default Notice it may refer the dispute to dispute resolution under clause 10 of this agreement.

11.2 Bank Guarantee

(a) If the Landowner elects to provide a Bank Guarantee instead of paying instalments of the Monetary Contribution as set out in clause 6.1(c), the Landowner must provide to the Council a Bank Guarantee in an amount equivalent to the Monetary Contribution payable prior to the issue of a Construction Certificate for the Development in accordance with clause 6.1(b)(i).

(b) The Council may reject any Bank Guarantee that contains errors, or if it has received the Bank Guarantee, require at any time the Landowner to obtain a replacement Bank Guarantee that rectifies any such errors or otherwise obtain rectification of the errors. The Landowner must provide the replacement Bank Guarantee, or otherwise obtain rectification of the errors, within five Business Days of receiving the Council's request.

(c) The Council may call on a Bank Guarantee provided under this clause if:

(i) the Landowner is in material or substantial breach of this agreement and have failed to rectify the breach within a reasonable period of time after having been given reasonable notice (which must not be less than 21 Business Days) in writing to do so in accordance with clause 11.1 of this agreement; or

(ii) the Landowner becomes Insolvent.

(d) Within 20 Business Days of each anniversary of a Bank Guarantee provided under clause 11.2(a), the Landowner must provide Council with one or more replacement Bank Guarantees (**Replacement Bank Guarantee**) in an amount calculated in accordance with the following:

$$A = \frac{B \times D}{C}$$

Where:

A is the amount of the Replacement Bank Guarantee,

B is the amount of the Bank Guarantee to be replaced,

C is the CPI for the quarter ending immediately before the date of the Bank Guarantee to be replaced,

D is the CPI for the quarter ending immediately before the date of the Replacement Bank Guarantee,

provided A is greater than B.

(e) On receipt of a Replacement Bank Guarantee provided under clause 11.2(d), the Council must release and return to the Landowner, as directed, the Bank Guarantee that has been replaced as soon as reasonably practicable.

(f) At any time following the provision of a Bank Guarantee under this clause 11.2, the Landowner may provide the Council with one or more replacement Bank Guarantees totalling the amount of all Bank Guarantees required to be provided

under this clause for the time being. On receipt of such replacement Bank Guarantee, the Council must release and return to the Landowner, as directed, the Bank Guarantee(s) which it holds that have been replaced as soon as reasonably practicable.

(g) Subject to clause 11.2(c), the Council may apply the proceeds of a Bank Guarantee in satisfaction of:

(i) any obligation of the Landowner under this agreement that is secured by the Bank Guarantee in accordance with clause 11.2(a); and

(ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Landowner to comply with this agreement.

(h) Nothing in this clause 11.2 prevents or restricts the Council from taking any enforcement action in relation to:

(i) any obligation of the Landowner under this agreement; or

(ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Landowner to comply with this agreement,

that is not or cannot be satisfied by calling on a Bank Guarantee.

(i) On full and final satisfaction of the Monetary Contributions, Council must promptly release and return any Bank Guarantee(s) which it holds to the Landowner.

11.3 Restriction on the issue of Certificates

(a) In accordance with section 6.8 of the Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, section 109F of the Act and clause 146A of the Regulation) the obligation to:

(i) pay the first instalment of the Monetary Contribution under clause 6.1(b)(i); or

(ii) lodge a bank guarantee in lieu of that payment,

must be satisfied prior to the issue of a Construction Certificate for the Development or any part of the Development.

(b) In accordance with section 6.10 of the Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, section 109H(2) of the Act) the obligation to pay the whole of the Monetary Contribution must be satisfied prior to the issue of an Occupation Certificate for the Development or any part of the Development.

11.4 General Enforcement

(a) Without limiting any other remedies available to the parties, this agreement may be enforced by any party in any Court of competent jurisdiction.

(b) Nothing in this agreement prevents:

(i) a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and

(ii) the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.

12 Assignment and Dealings

12.1 Assignment

(a) A party must not assign or deal with any right under this agreement without the prior written consent of the other parties.

(b) Any change of ownership or control (as defined in section 50AA of the *Commonwealth Corporations Act 2001*) of a party (excluding the Council) shall be deemed to be an assignment of this agreement for the purposes of this clause.

(c) Any purported dealing in breach of this clause is of no effect.

12.2 Arrangements with Mortgagee

(a) The Landowner agrees with the Council that if the Landowner mortgages the Land after this agreement is entered into it must use all reasonable efforts at that time to arrange a multiple party deed of agreement between the Council, the Landowner, and the mortgagee who will be providing finance for the Works so that the mortgagee accepts that the responsibilities set out in this agreement are binding upon the mortgagee in the event that the Landowner defaults on the mortgage and the mortgagee takes possession of the Land.

(b) The terms of the adoption of the obligations of the Landowner by the mortgagee shall be as reasonably required by the Council. The agreement shall be prepared at the cost of the Landowner.

12.3 Transfer of Land

(a) The Landowner may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Land (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:

(i) the Landowner satisfies the Council that the proposed Transferee is financially capable of complying with the Landowner obligations under this agreement;

(ii) the Landowner satisfies the Council that the rights of the Council will not be diminished or fettered in any way;

(iii) the Transferee delivers to the Council a novation deed signed by the Transferee in a form and of such substance as is acceptable to the Council containing provisions under which the Transferee agrees to comply with all the outstanding obligations of the Landowner under this agreement;

(iv) the Transferee delivers to the Council a replacement Bank Guarantee as required by this agreement;

(v) any default under any provisions of this agreement has been remedied or

waived by the Council, on such conditions as the Council may determine, and

(vi) the Landowner or the Transferee pay the Council's reasonable costs in relation to the assignment.

12.4 Dealing and Assignment to a Related Entity

(a) Despite clauses 12.1 and 12.3, the Landowner may, without consent, Deal with or assign its rights under this agreement or its interests in the Land to a Related Entity, provided that the Landowner:

(i) notifies Council of the name of the assignee as soon as practicable prior to the assignment occurring; and

(ii) provides Council with an executed deed of novation, on terms acceptable to Council, acting reasonably, requiring the assignee to comply with the terms of this agreement.

13 Approvals and consents

Except as otherwise set out in this agreement, and subject to any statutory obligations, a party may give or withhold an approval or consent to be given under this agreement in that party's absolute discretion and subject to any conditions determined by the party. A party is not obligated to give its reasons for giving or withholding consent or for giving consent subject to conditions.

14 No fetter

14.1 Discretion

This agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council, including, but not limited to, any statutory power or discretion of the Council relating to the Development Application or any other application for Development Consent (all referred to in this agreement as a "**Discretion**").

14.2 No fetter

(a) No provision of this agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause, any provision of this agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:

(i) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied;

(ii) in the event that clause 14.2(a)(i) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this agreement has full force and effect; and

(iii) to endeavour to satisfy the common objectives of the parties in relation to the provision of this agreement which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

14.3 Planning Certificates

The Landowner acknowledges that Council may, at its discretion, include advice on any planning certificate issued under section 10.7(5) of the Act that this agreement affects the Land.

15 Notices

15.1 Notices

Any notice given under or in connection with this agreement (**Notice**):

(a) must be in writing and signed by a duly authorised person;

(b) must be addressed as follows and delivered to the intended recipient by hand, by prepaid post or by email or fax at the Address or Fax Number below, or at the Address or Fax Number last notified by the intended recipient to the sender after the date of this agreement:

(i)	to City of Parramatta Council:	PO Box 32, Parramatta, NSW 2124 Fax: 02 9806 5917 Email: council@cityofparramatta.nsw.gov.au Attention: Manager, Land Use Planning
(ii)	to Parkes 88 Pty Ltd:	c/- Economos Pty Ltd Suite 38B, level 38, 2-26 Park St Sydney NSW 2000 Fax: N/A Email: andrew@aland.com.au Attention: Andrew Hrsto

(c) is taken to be given or made:

(i) in the case of hand delivery to the Address of the other party, when delivered;

(ii) in the case of delivery by registered post to the Address of the other party, on the day that it is signed for; and

(iii) in the case of a fax, on production of a transmission report by the machine from which the fax was sent that indicates the fax was sent in its entirety to the recipient's Fax Number; and

(d) if under clause 15.1(c) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 5.00 pm, it is taken to have been given or made at the start of business on the next Business Day in that place.

15.2 Notices sent by email:

(a) A party may serve a Notice by email if the Notice:

(i) includes a signature block specifying:

(A) the name of the person sending the Notice; and

(B) the sender's position within the relevant party;

(ii) states in the body of the message or the subject field that it is sent as a Notice under this agreement;

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(iii) is sent to the email address below or the email address last notified by the intended recipient to the sender:

(A)	to City of Parramatta Council:	Attention: Manager, Land Use Planning council@cityofparramatta.nsw.gov.au
(B)	to Parkes 88 Pty Ltd:	Attention: Andrew Hrsto andrew@aland.com.au

15.3 Receipt of Notices sent by email

(a) A Notice sent under clause 15.2 is taken to be given or made, if sent to a person's email address, on the day it is sent, if no 'delivery failure' message is received by the sender.

(b) If under clause 15.3(a) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 5.00 pm, it will be taken to have been given or made at the start of business on the next Business Day in that place.

16 General

16.1 Relationship between parties

(a) Nothing in this agreement:

(i) constitutes a partnership between the parties; or

(ii) except as expressly provided, makes a party an agent of another party for any purpose.

(b) A party cannot in any way or for any purpose:

(i) bind another party; or

(ii) contract in the name of another party.

(c) If a party must fulfil an obligation and that party is dependent on another party, then that other party must do each thing reasonably within its power to assist the other in the performance of that obligation.

16.2 Time for doing acts

(a) If the time for doing any act or thing required to be done or a notice period specified in this agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.

(b) If any act or thing required to be done is done after 5.00 pm on the specified day, it is taken to have been done on the following Business Day.

16.3 Further assurances

Each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

16.4 Joint and individual liability and benefits

Except as otherwise set out in this agreement, any agreement, covenant, representation

or warranty under this agreement by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

16.5 Variations and Amendments

A provision of this agreement can only be varied by a later written document executed by or on behalf of all parties and in accordance with the provisions of the Act.

16.6 Counterparts

This agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

16.7 Legal expenses and stamp duty

(a) The Landowner must pay the Council's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution, carrying into effect, enforcement and release and discharge of this agreement, including the reasonable costs of obtaining any legal advice in connection with this agreement, within 20 Business Days from the date of a valid tax invoice.

(b) The Landowner agrees to pay or reimburse the costs and expenses incurred by Council in connection with the advertising and exhibition of this agreement in accordance with the Act.

(c) The Landowner agrees to pay Council any administrative fees as required by Council, acting reasonably, in connection with the administration of this agreement.

16.8 Entire agreement

The contents of this agreement constitute the entire agreement between the parties and supersede any prior negotiations, representations, understandings or arrangements made between the parties regarding the subject matter of this agreement, whether orally or in writing.

16.9 Representations and warranties

The parties represent and warrant that they have the power and authority to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any law.

16.10 Severability

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

16.11 Invalidity

(a) A word or provision must be read down if:

(i) this agreement is void, voidable, or unenforceable if it is not read down;

(ii) this agreement will not be void, voidable or unenforceable if it is read down;

and

(iii) the provision is capable of being read down.

(b) A word or provision must be severed if:

(i) despite the operation of clause (a), the provision is void, voidable or unenforceable if it is not severed; and

(ii) this agreement will be void, voidable or unenforceable if it is not severed.

(c) The remainder of this agreement has full effect even if clause 16.11(b) applies.

16.12 Waiver

(a) A right or remedy created by this agreement cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right or remedy does not constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

(b) The fact that a party fails to do, or delays in doing, something the party is entitled to do under this agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another party. A waiver by a party is only effective if it is in writing. A written waiver by a party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied wavier of any other obligation or breach or as an implied wavier of that obligation or breach in relation to any other occasion.

16.13 Governing law and jurisdiction

(a) The laws applicable in New South Wales govern this agreement.

(b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any court competent to hear an appeal from those courts.

16.14 GST

(a) Words and expressions which are not defined in this agreement but which have a defined meaning in GST Law have the same meaning as in the GST Law.

(b) Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this agreement are exclusive of GST.

(c) If GST is imposed on any supply made under or in accordance with this agreement, the Landowner must pay the GST or pay to the Council an amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.

(d) If the Council is obliged to pay any GST on any supply made under or in accordance with this agreement, the Landowner indemnifies the Council for the amount of any such payment is required to make.

16.15 Trustee

(a) The Landowner enters into this agreement in its capacity as the trustee for the Parkes 88 Unit Trust (**Trust**) constituted by a trust deed (**Trust Deed**).

(b) The Landowner warrants that:

(i) it is the sole trustee of the Trust and no action has been taken to remove or

replace it;

(ii) entry into this agreement is for the benefit of the beneficiaries of the Trust and as trustee it is authorised and empowered under the Trust Deed to enter into and to perform its obligations and satisfy or discharge its liabilities under this agreement;

(iii) it is not in breach of the Trust Deed;

(iv) it is entitled under the Trust Deed to be indemnified in full in respect of the obligations and liabilities incurred by it under this agreement;

(v) it is not aware of any reason why the assets of the Trust might be insufficient to satisfy or discharge the obligations and liabilities incurred by it under this agreement; and

(vi) it has the power under the Trust Deed to execute and perform its obligations and discharge its liabilities under this agreement and all necessary action has been taken to authorise the execution and performance of this agreement under the Trust Deed; and

(c) The Landowner indemnifies the Council, and agrees to keep the Council indemnified, in respect of any loss or liability in any way connected with a breach of a warranty in clause 16.15(c).

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Schedule 1 Summary of requirements (section 7.4)

Subject and subsection of the Act	Planning Agreement
Planning instrument and/or Development Application – Section 7.4(1) The Landowner has:	
(a) Sought a change to an environmental planning instrument	☒ Yes ☐ No
(b) Made, or propose to make a Development Application	☐ Yes ☒ No
(c) Entered into an agreement with, or are otherwise associated with, a person to whom paragraph (a) or (b) applies	☐ Yes ☒ No
Description of the land to which the planning Agreement applies – Section 7.4(3)(a)	Lot 10 DP 128882, Lot 13 DP 1077402, Lot 14 DP 1077402 and Lot 2 DP 128524, known as 14-20 Parkes Street, Harris Park
Description of the application – Section 7.4(3)(b)	See the definition of Planning Proposal in clause 1
The scope, timing and manner of delivery of contribution required by the Planning Agreement – Section 7.4(3)(c)	See clause 6
Applicability of section 7.11 of the Act – Section 7.4(3)(d)	See clause 7
Applicability of section 7.12 of the Act – Section 7.4(3)(d)	See clause 7
Applicability of section 7.24 of the Act – Section 7.4(3)(d)	This section is not excluded by this agreement
Mechanism for dispute resolution – Section 7.4(3)(f)	See clause 10
Enforcement of the Planning Agreement – Section 7.4(3)(g)	See clause 11
Registration of the Planning Agreement – Section 7.6	See clause 8.2
No obligation to grant consent or exercise functions – Section 7.4(9)	See clause 14 (no fetter)

DRAFT

Executed as an agreement

Executed by **City of Parramatta City Council** under seal in accordance with a resolution of the Council on [insert date]:)
)
)

.....	.....
Signature of [insert position]	Signature of [insert position]
.....	.....
Print name	Print name

Executed by Parkes 88 Pty Ltd ACN 621 682 335 in accordance with section 127(1) of the *Corporations Act 2001* (Cth) by:

_____

Signature of sole Director and sole Company Secretary

_____

Full name (print)

DRAFT

INNOVATIVE

ITEM NUMBER	18.6
SUBJECT	FOR APPROVAL: Post Exhibition - Planning Proposal, draft Site Specific Development control Plan and Planning Agreement for 295 Church Street, Parramatta
REFERENCE	RZ/14/2014 - D07150068
REPORT OF	Team Leader Land Use Planning
LANDOWNER	295 Church Street Property Pty Ltd
APPLICANT	Mecone Pty Ltd

Development Applications considered by Sydney Central City Planning Panel - Nil

PURPOSE:

The purpose of this report is for Council to consider the progression of a Planning Proposal, draft Development Control Plan and draft Planning Agreement for land at 295 Church St, Parramatta following public exhibition of these documents.

RECOMMENDATION

(a) **That** Council receives and notes the submissions made, summarised at **Attachment 5**, during the public exhibition of the Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement for land at 295 Church Street, Parramatta.

(b) **That** Council endorse the Planning Proposal provided at **Attachment 2** for land at 295 Church Street, Parramatta, which seeks to:

(i) Increase the height of buildings from 12 metres to part 12 metres for the front (Church Street) 12m of the site and part 150 metres for the remainder of the site (plus design excellence bonus); and

(ii) Increase the maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus).

(c) **That** an amended draft DCP, included at **Attachment 3,** be re-exhibited to address the following matters that arose during the previous consultation phase:

(i) 12 metre tower setback to Church Street;
(ii) Traffic, access, loading and servicing; and
(iii) Flooding.

(d) **That** the draft Planning Agreement included at **Attachment 4** be re-exhibited with amendments including:

(i) a standard review clause that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions and decrease the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework, and
(ii) making it clear that no contribution will be required unless the development includes residential apartments.

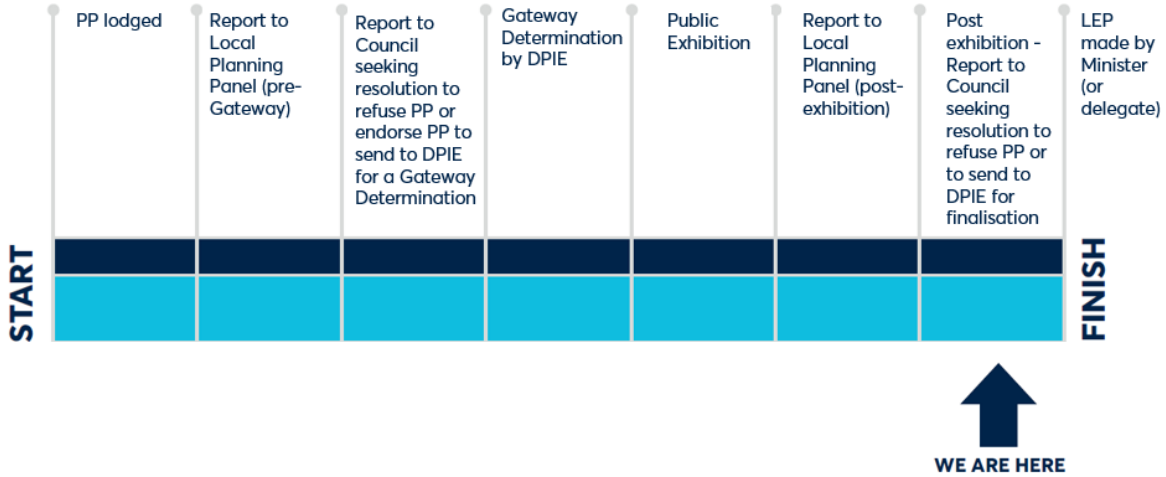
(e) **That** the exhibition outcome of the revised Planning Agreement and draft DCP be reported to Council.

(f) **That** Council defer forwarding the amended Planning Proposal to the Department of Planning, Industry and Environment (DPIE) until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered by Council and the documents are endorsed for finalisation.

(g) **That** Council authorise the Chief Executive Officer (CEO) to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, draft DCP and draft Planning Agreement that may arise during the plan-making and finalisation process.

(h) **Further, that** Council note the advice of the Local Planning Panel of 3 December 2019 is consistent with the Council Officer's recommendation in this report.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. A Planning Proposal for land at 295 Church St, Parramatta (comprising Lot 1 DP 25055 and Lots 10, 11 and 12 DP 234508) was lodged with Council in September 2014. The site has a total site area of 1082 m^2. The site currently operates as a restaurant/bar commonly known as One World Sports Bar, and has two frontages including Church St along the eastern boundary and Freemasons Arms Lane along the western (rear) boundary.

2. On 12 October 2015 Council resolved to proceed with a site-specific Planning Proposal which proposed to amend Parramatta LEP 2011 as follows:-
   a. Increase the FSR from 3:1 to 10:1 (11.5:1 with design excellence); and
   b. Increase the height from 12m to part 12m for the part of the building located within 10m of the Church Street boundary and 150m or 47 storeys (172.5m or 54 storeys with Design Excellence bonus) for the remainder of the site.

3. Between 17 June 2016 and 4 August 2017 the DPIE issued a Gateway determination and a number of amendments to the Gateway determination which resulted in a determination that contained the following key conditions at the time of public exhibition:-
   a. Council's drainage engineers to be satisfied that the development could respond to and manage extreme flood events;
   b. The Planning Proposal would need to be exhibited with a summary of all site-specific Planning Proposals being considered by Council at the time the Gateway determination was issued to allow the cumulative impact to be better understood by Government agencies;
   c. That the maximum car parking rates endorsed by Council when it endorsed the Parramatta CBD Planning Proposal be included; and
   d. Prior to finalisation of the subject Planning Proposal the FSR and sliding scale applied to this site should be consistent with that in the Parramatta CBD Planning Proposal.

4. On 13 March 2017 Council authorised the content of a draft DCP for the purpose of public exhibition with the Planning Proposal and authorised the CEO to finalise a draft Planning Agreement which would also be exhibited with the Planning Proposal.

5. The exhibition of the Planning Proposal, draft Planning Agreement and draft DCP commenced on 1 August 2018 and concluded on 11 September 2018. The Planning Proposal was amended prior to its exhibition to include the parking rates and details of other Planning Proposals in the Parramatta CBD to ensure the conditions of the Gateway Determination were satisfied.

COMPARISON OF EXISTING AND PROPOSED PLANNING CONTROLS

6. While the subject Planning Proposal was being progressed the Parramatta CBD Planning Proposal was also progressing. **Table 1** compares planning provisions for the subject site in the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011), Parramatta CBD Planning Proposal, exhibited site-specific Planning Proposal and the amended site-specific Planning Proposal at **Attachment 2**.

7. The current development proposal being considered by the applicant is different to that provided in the reference design when the application was first lodged. Initially the proposal was a mixed-use development with retail/commercial/ office uses in the podium and a tower containing residential apartments. The amended proposal put forward by the applicant when they lodged their design competition brief with Council was for a mixed used development incorporating retail/commercial uses with a hotel and a boarding house component.

8. The boarding house component is enabled by State Environmental Planning Policy Affordable Rental Housing 2009 (Affordable Rental Housing SEPP). It does not rely on the subject Planning Proposal to become a permissible use. However, the Affordable Rental Housing SEPP does allow a bonus FSR. If the subject Planning Proposal is permitted then an additional 2:1 FSR will be achievable on this site as detailed in column five of **Table 1** below.

Table 1. Comparison of planning provisions for the subject site between the Parramatta LEP 2011, Parramatta CBD Planning Proposal, exhibited planning proposal and amended planning proposal post exhibition

Parramatta LEP 2011	Existing controls	Proposed control in CBD Planning Proposal	Exhibited Planning Proposal	Amended Planning Proposal (post-exhibition and the subject of design competition process)
Zoning	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
Maximum HOB	12m	Part 12m and Part 211RL (64 storeys)	Part 12m (front 10m Church Street) Part 150m (47 storeys)	Part 12m (front 12m Church Street) Part 150m (47 storeys)
Maximum FSR	3:1	10:1 plus (15% design excellence bonus) but with sliding scale FSR permitted is 6.41:1	11.5:1 FSR: • Incentive FSR - 10:1 • Design Excellence Bonus - 1.5:1	13.5:1 FSR: • Incentive FSR - 10:1 • Design Excellence Bonus - 1.5:1 • Boarding House (ARH SEPP) - 2:1
Maximum GFA	3,246m^2	10,820 m^2	12,443 m^2 (100%) • 11,198.7 m^2 for residential • 1,082 m^2 for commercial	14,607 m^2 (100%) • 11,010 m^2 for Hotel (75.4%) • 2,515 m^2 for Boarding house (17.2%) • 1,082m^2 for Commercial (7.4%)
Maximum yield (assuming 75 square metres for apartments)	1082m^2 commercial 28 dwellings	1082 m^2 commercial 130 dwellings	166 Dwellings (Applicant's calculation = Maximum GFA/75m^2)	259 rooms • Boarding house: 56 rooms (Applicant's calculation = Boarding House GFA/45m^2) • Hotel: 203 rooms (Applicant's calculation = Hotel GFA/54m^2)

CONSISTENCY WITH PARRAMATTA CBD PLANNING PROPOSAL AND GATEWAY DETERMINATION ISSUED FOR SUBJECT PLANNING PROPOSAL

9. The exhibited Planning Proposal was exhibited with a height control where the first 10 metres of any building closest to Church Street would be restricted to a height of 12 metres. Another way to describe this is the tower on this site should be setback 10 metres from Church Street and the 10m setback area can only contain a building with a height of 12m or less. In response to a condition of the Parramatta CBD Planning Proposal Gateway Determination Council has undertaken a further study which was considered by Council and resulted in Council adopting a tower setback of 12 metres. The subject Planning Proposal has been amended so it is consistent with the Parramatta CBD Planning Proposal endorsed by Council on 25 November 2019.

10. The Gateway determination issued for the subject Planning Proposal contains a condition requiring the subject Planning Proposal to be consistent with the sliding scale provisions in the Parramatta CBD Planning Proposal. If the sliding scale provisions endorsed by Council on 25 November 2019 is applied the FSR shown in Table 2 would be permitted on this site.

Table 2: Application of CBD Planning Proposal sliding-scale on 295 Church Street

FSR Shown on Map	CBD Planning Proposal sliding-scale formula (sites greater than 1,000m² but less than 1,800m²)	Permitted FSR -– 295 Church Street, Parramatta (Site Area 1082 square metres) under CBD Planning Proposal sliding-scale
10:1	(6+4X):1 6+4 ((1082-1000/800)	6.41:1
Where X = (the site area in square metres – 1000)/800		

11. A more detailed assessment on the merit of applying the sliding scale on this site is provided in **Attachment 1**. It is recommended that the sliding scale not be applied in this case. The key issues relevant to whether the sliding-scale should be applied to the subject site are:
    a. The site amalgamation is not desirable for the subject land. Although the site does not contain a heritage item, the site is near numerous local heritage items. Amalgamation with the adjoining site will lead to a bigger tower footprint and subsequently more disruption and impact to the fabric of heritage items on Church Street.
    b. Furthermore, from an urban design standpoint, a bigger tower footprint that would result from any amalgamation also decreases building separation from the two towers already being built to the north and west of the site, resulting in an undesirable urban design outcomes.
    c. Amalgamation with other sites is not supported for the heritage and urban design reasons described above. The maximum tower footprint that is able to be developed is fixed by setback controls. Therefore any decrease in FSR required by applying the sliding scale will not impact on any design element of the building except for the height. The Parramatta CBD Planning Proposal raises no objection to taller buildings on this site and the application of the sliding-scale would not meet the objectives it is seeking to achieve on the subject site.

12. It should also be noted that these issues were also separately assessed as part of the Urban Design and Feasibility Study for the Church Street precinct undertaken as part of the review of the Parramatta CBD Planning Proposal. This review did not raise any objection to the taller tower on the subject site or an FSR of 10:1 plus design excellence being applied to this site.

13. An amended reference design and a supporting statement were submitted by the applicant to address the condition relating to the ability of any development to cope with extreme flood conditions. The information has been reviewed by Council's Senior Catchment and Development Engineer who advises that the information prepared by the applicant is satisfactory for the purposes of progressing the Planning Proposal, provided that the information in the letter is

implemented. Flooding design requirements as relevant will be addressed as part of the revision to the site-specific DCP.

PUBLIC EXHIBITION OUTCOMES

14. Three (3) submissions from the community were received in response to the exhibition. A number of issues were raised as part of these submissions. The matters as summarised in **Table 3** were consistent across all submissions:

Table 3. Issues raised in the community submissions and Council officers responses

Issue	Response
Support for a greater setback than the 10 metres proposed in the exhibited Planning Proposal;	As detailed previously in this report, more detailed analysis on the tower setback and heritage impacts has been undertaken. The analysis concludes that a 12-metre setback is appropriate to protect views and that the proposed development of this site will not result in an unacceptable heritage impact on Church Street.
Concerns relating to impacts on heritage and historic views;	
Impacts on transport in the Parramatta CBD; and	This proposed density is consistent with that proposed in the Parramatta CBD Planning Proposal. A traffic study which will look at infrastructure needed to support the density is being pursued as part of the Parramatta CBD Planning Proposal.
Impacts on solar / sun light access	The built form analysis underpinning the Parramatta CBD Planning Proposal promotes tall slender towers to allow space between building for air and light. The proposed tower on this site will have a small floor plate minimizing the shadow impact.

15. A more detailed summary of all the issues raised in the community submissions, and Council officer responses are contained in **Attachments 1 and 5**.

16. Submissions were received from eleven Government agencies as a result of the exhibition. The key issues raised in these agency submissions were:
    a. Request from the Office of Environment and Heritage that Council consider aboriginal cultural heritage issues, impacts on Old Government House, sustainability, flooding and water quality issues;
    b. Concerns from the NSW State Emergency Service (SES NSW) about increasing density in the flood plain of Parramatta River in particular the probable maximum flood area and design issues such opposition to basement car parking on the subject site;
    c. Roads and Maritime Service raised no objection subject to the Council's endorsed car parking rates applicable under the Parramatta CBD Planning Proposal being applied to this site and Council considering implementation of a mechanism to collect contributions from developers to fund state provided transport infrastructure;
    d. A request that the applicant consult with Parramatta Light Rail and Sydney Coordination Office at development application stage and a list of technical requirements were provided by Transport for NSW;
    e. A list of technical requirements that would need to be addressed at Development Application or construction certificate stages were provided by Endeavour Energy and Telstra; and
    f. The Department of Infrastructure and Transport, Cities and Regional Development and other agencies and airports that play a role in ensuring

the safe and efficient operation of airports and the airspace around them (Civil Aviation Safety Authority, Airservices Australia, Bankstown Airport, Sydney Airport and the Western Sydney Airport Corporation) made submissions which noted the need for further consultation at Development Application stage.

17. Further detail on the agency submissions and a detailed response to each are provided in **Attachments 1 and 5**. The submissions do not raise issues that warrant Council amending the Planning Proposal or delaying the progress of the planning proposal. The issues raised are:-
    a. addressed in greater detail in the Parramatta CBD Planning Proposal on a precinct basis;
    b. are already addressed in the Planning Proposal;
    c. are addressed in the draft DCP this report recommends to be placed on public exhibition; or
    d. are more appropriately addressed at the Development Application stage.

HERITAGE ADVISORY COMMITTEE

18. A briefing of this Planning Proposal was provided to Council's Heritage Advisory Committee on 15 August 2018. An extract from the Committee's minutes regarding this item is as follows:

    "The Committee considered that this proposal was inappropriate and not in keeping with the local heritage items and will have a significant impact on the surrounding heritage buildings and precinct."

19. This Planning Proposal is consistent with Council's policy position for development at this site established through the Parramatta CBD Planning Proposal and related subsequent resolutions.

RE-EXHIBITION OF DRAFT DCP

20. In response to issues raised in government agency submissions; and the additional information provided by the applicant which addresses detailed flooding and design issues it is recommended that the amended site-specific DCP included at **Attachment 3** be exhibited. It will replace the draft site-specific DCP amendment exhibited with this Planning Proposal which only addressed the proposed 10 metre tower setback to Church St, which is no longer relevant.

21. The matters which officers consider should be addressed in the draft site-specific DCP are as follows:
    a. <u>Church Street setback</u> – the proposed 12-metre tower setback to Church St;
    b. <u>Traffic and transport Issues</u> – restrict the vehicle access only to Freemasons Arms Lane; residential maximum parking rates are to be used in accordance with the Parramatta CBD Planning Proposal; and all parking to be located in basement parking levels.
    c. <u>Flooding issues</u> – all permanent and temporary non-residential floor spaces must be above the one per cent Annual Exceedance Probability (AEP) flood level plus 0.5-metre freeboard; all habitable floor space within the building must be above the PMF level.

22. It is recommended that this draft site-specific DCP, provided at **Attachment 3**, is exhibited, and that the results of that exhibition are reported back to Council.

DRAFT PLANNING AGREEMENT

23. The draft Planning Agreement exhibited requires a payment of $1,136,100 in three installments to Council linked to the issue of a development consent, construction certificate and occupation certificate. The contribution is consistent with the Parramatta CBD Planning Proposal Community Infrastructure framework. The calculation of the contribution is outlined in **Table 4** below.

Table 4: Monetary contribution calculations for draft Planning Agreement

Development parameters	
Site Area	1,082 m^2
Base FSR	3:1
Base Gross Floor Area	3,246 m^2
Incentive FSR (Phase 1)	10:1
Incentive Gross Floor Area	10,820 m^2
Uplift in gross floor area	7,574 m^2
Scenario 1. No residential apartment floor space included in redevelopment (no contribution required)	$0 (mixed use development with commercial, hotel and boarding house)
Scenario 2. Residential apartment floor space included in redevelopment (apply $150/ m^2)	$1,136,100 (mixed use development with commercial and residential use)

24. The draft Planning Agreement was negotiated when the intended development was for a mixed use development with a tower containing residential apartments. The applicant's proposal has been amended and the development now proposed involves the construction of a hotel and boarding house. The Parramatta CBD Planning Proposal Community Infrastructure framework does not require a contribution for commercial uses such as a hotel. The framework does not specify whether community infrastructure contributions should be required for boarding house development. Council officers do not consider requiring a community infrastructure contribution for the boarding house component is appropriate for this development primarily because the boarding house is being proposed under the Affordable Rental Housing SEPP rather than directly as a result of the Parramatta CBD Planning Proposal.

25. The applicant has put forward a request that the draft Planning Agreement be amended to make it clear that a contribution is only payable if the development contains residential apartment development.

26. It is recommended that the draft Planning Agreement be amended as follows:

    (a) a standard review clause for Planning Agreements within the Parramatta CBD that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions and decreases the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework. This matter was considered by Council at its meeting of 11 June 2019 resulting in Council resolving that existing and

future Planning Agreements for sites in the CBD include a clause that addresses this issue; and

(b) making it clear that no contribution will be required unless the development includes residential apartments.

LOCAL PLANNING PANEL

27. The Local Planning Panel considered the assessment report on this matter (**Attachment 1**) and resolved to support the Council Officer recommendation on this matter. An extract of the panel meeting minutes is also included at **Attachment 1**.

CONSULTATION & TIMING

28. It is recommended that the draft Development Control Plan included as **Attachment 3** and the amended draft Planning Agreement be publicly exhibited and the outcome of the public exhibition reported to Council before the Planning Proposal is forwarded to the DPIE for finalisation.

FINANCIAL IMPLICATIONS FOR COUNCIL

29. The exhibited draft Planning Agreement includes a $1,136,100 monetary contribution towards community infrastructure in the Parramatta CBD on the basis the site would be developed as a mixed-use development containing a mix of commercial and residential. However a revised draft Planning Agreement is proposed to be exhibited which will mean that a community infrastructure contribution is only received if the ultimate development includes residential apartment development. The applicant's current position is that they will develop the site for a hotel and boarding house and if this development did proceed no contribution would be payable and the draft Planning Agreement proposed to be exhibited.

CONCLUSION

30. Council officers' recommendation for progressing the Planning Proposal, draft DCP process and draft Planning Agreement for 295 Church Street is detailed at the start of this report. In summary, officers recommend:

    a. Not progressing with the exhibited DCP amendment, and instead Council exhibit a revised site-specific DCP amendment that addresses the key issues discussed in this report.
    b. The draft Planning Agreement as exhibited not be endorsed for finalisation. Instead a new version of the draft Planning Agreement be prepared and exhibited which includes;
        i. the standard review clause for planning agreements within the Parramatta CBD;
        ii. amendments to make it clear that no contribution will be required unless the development includes residential apartments.
    c. The amended draft site-specific DCP and draft Planning Agreement be exhibited concurrently and the outcome of the exhibition reported to Council.

d. Council defer forwarding the Planning Proposal to the DPIE until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered and endorsed by Council.

Robert Cologna
Team Leader Land Use Planning

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy & Development

ATTACHMENTS:

1⇩	Attachment 1 - Report to Local Planning Panel (including extract of minute from panel meeting)	23 Pages
2⇩	Attachment 2 - Updated Planning Proposal (Nov 2019)	46 Pages
3⇩	Attachment 3 – Draft DCP for 295 Church Street, Parramatta	6 Pages
4⇩	Attachment 4 - Draft Planning Agreement (exhibited version)	23 Pages
5⇩	Attachment 5 - Submissions Table - 295 Church Street, Parramatta	19 Pages

REFERENCE MATERIAL

Extract of Minutes from Local Planning Panel Meeting held 3 December 2019

5.2 SUBJECT Post-exhibition: Planning Proposal, draft Site Specific Development Control Plan and Planning Agreement for 295 Church Street, Parramatta

REFERENCE RZ/14/2014 - D07107109

REPORT OF Project Officer

The Panel considered the matter listed at Item 5.2, attachments to Item 5.2 and the matters observed at the site inspection

PUBLIC FORUM
- Adam Coburn speaking in support of the planning proposal.

Note: The Panel adjourned the meeting at 4.48pm and returned at 4.55pm.

2058 **DETERMINATION**

That the Local Planning Panel provides the following advice to Council:

a. **That** Council receives and notes the submissions made, summarised at **Attachment 4**, during the public exhibition of the Planning Proposal, draft DCP and draft Planning Agreement for land at 295 Church Street, Parramatta.

b. **That** Council endorse the Planning Proposal provided at **Attachment 1** for land at 295 Church Street, Parramatta, which seeks to:
   - Increase the height of buildings from 12 metres to part 12 metres for the front (Church Street) 12m of the site and part 150 metres for the remainder of the site (plus design excellence bonus)
   - Increase the maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus)

c. **That** an amended draft DCP, included at **Attachment 2**, be re-exhibited to address the following matters that arose during the previous consultation phase:
   a. 12 metre tower setback to Church Street;
   b. Traffic, access, loading and servicing; and
   c. Flooding.

d. **That** the draft Planning Agreement included at **Attachment 3** be re-exhibited with amendments including:
   a. a standard review clause for planning agreements within the Parramatta CBD that allows a review if Council seeks to increase Section 7.11 and 7.12

contributions instead of applying a community infrastructure policy via a Planning Agreement;

b. making it clear that no contribution will be required unless the development includes residential apartments.

e. **That** the exhibition outcome of the revised Planning Agreement and draft DCP be reported to Council.

f. **That** Council defer forwarding the amended Planning Proposal to the Department of Planning, Industry and Environment (DPIE) until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered by Council and the documents are endorsed for finalisation.

g. **Further, that** Council authorise the Chief Executive Officer (CEO) to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, draft DCP and draft Planning Agreement that may arise during the plan-making and finalisation process.

The Panel decision was unanimous.

REASONS FOR DECISION

The Panel supports the findings in the report and endorsed the reasons contained in that report.

INNOVATIVE

ITEM NUMBER	5.2
SUBJECT	Post-exhibition: Planning Proposal, draft Site Specific Development Control Plan and Planning Agreement for 295 Church Street, Parramatta
REFERENCE	RZ/14/2014 - D07107109
REPORT OF	Project Officer
LANDOWNERS	295 Church Street Property Pty Ltd
APPLICANT	Mecone Pty Ltd

Development Applications considered by Sydney Central City Planning Panel - Nil

PURPOSE:
The purpose of this report is to seek the Local Planning Panel's advice to Council on the progression of a Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement for land at 295 Church St, Parramatta following public exhibition of these documents.

RECOMMENDATION

That the Local Planning Panel consider the following Council Officer recommendation in the Panel's advice to Council:

(a) **That** Council receives and notes the submissions made, summarised at **Attachment 4**, during the public exhibition of the Planning Proposal, draft DCP and draft Planning Agreement for land at 295 Church Street, Parramatta.

(b) **That** Council endorse the Planning Proposal provided at **Attachment 1** for land at 295 Church Street, Parramatta, which seeks to:

- Increase the height of buildings from 12 metres to part 12 metres for the front (Church Street) 12m of the site and part 150 metres for the remainder of the site (plus design excellence bonus)
- Increase the maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus)

(c) **That** an amended draft DCP, included at **Attachment 2,** be re-exhibited to address the following matters that arose during the previous consultation phase:

a. 12 metre tower setback to Church Street;
b. Traffic, access, loading and servicing; and
c. Flooding.

(d) **That** the draft Planning Agreement included at **Attachment 3** be re-exhibited with amendments including:

a. a standard review clause for planning agreements within the Parramatta CBD that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions instead of applying a community infrastructure policy via a Planning Agreement;
b. making it clear that no contribution will be required unless the

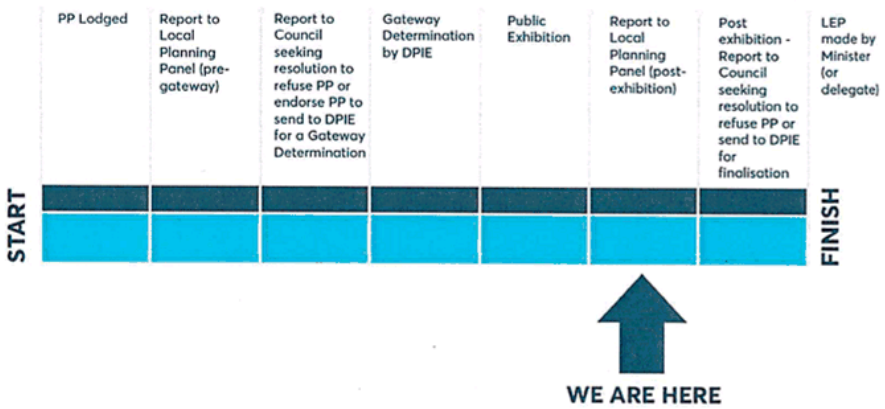
development includes residential apartments.

(e) **That** the exhibition outcome of the revised Planning Agreement and draft DCP be reported to Council.

(f) **That** Council defer forwarding the amended Planning Proposal to the Department of Planning, Industry and Environment (DPIE) until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered by Council and the documents are endorsed for finalisation.

(g) **Further, that** Council authorise the Chief Executive Officer (CEO) to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, draft DCP and draft Planning Agreement that may arise during the plan-making and finalisation process.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. A Planning Proposal for land at 295 Church St, Parramatta (comprising Lot 1 DP 25055 and Lots 10, 11 and 12 DP 234508) was lodged with Council in September 2014. The site has a total site area of 1082 m². The site currently operates as a restaurant/bar commonly known as One World Sports Bar, and has two frontages including Church St along the eastern boundary and Freemasons Arms Lane along the western (rear) boundary.

2. The Planning Proposal is located in the same street block as development at 2-10 Phillip Street (St Andrews Uniting site) and 12-14 Phillip Street ("Riverside Parramatta") (refer to **Figure 1**), both of which have approved development applications, DA/1006/2016 and DA/171/2014 respectively. The development site at 2-10 Phillip Street was the subject of a Planning Proposal and received a Development Application approval in June 2018 while the "Riverside Parramatta" development is currently under construction.

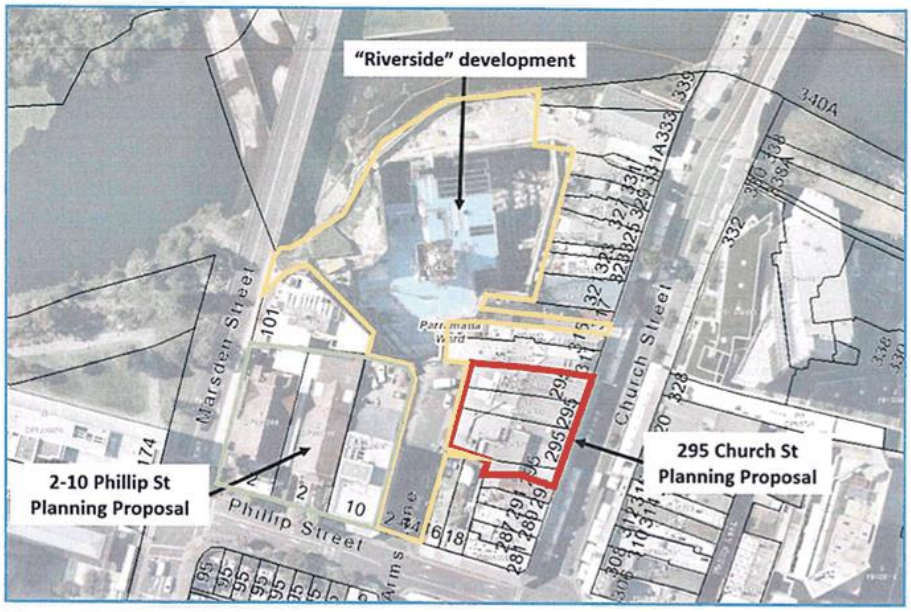


Figure 1: Major planning / development sites in the block bound by Church, Phillip and Marsden Streets and the Parramatta River

3. The subject Planning Proposal was considered by Council on 12 October 2015, where Council resolved for the Planning Proposal to be forwarded on to the Department of Planning and Environment with a request for a Gateway Determination subject to the following modification (which at the time was consistent with the then CBD Planning Strategy):

   - A maximum floor space ratio of 10:1 (plus design excellence bonus); and
   - A maximum building height of 12 metres for the front 10 metres of the site (fronting Church Street) and a maximum building height of 150 metres for the remainder of the site.

4. Council's 12 October 2015 resolution included the following additional actions:
   - A DCP amendment be prepared to reflect the tower setback and building height controls to ensure consistency with the Planning Proposal; and
   - Officers commence Planning Agreement negotiations with the applicant for the delivery of public benefits commensurate with the value uplift of the planning proposal, and that the outcome be reported to Council prior to its exhibition.

5. On 17 June 2016, the then Department of Planning and Environment issued a Gateway Determination for this Planning Proposal (in addition to six other CBD sites). The Gateway contained a number of conditions, some of which were required to be satisfied prior to its exhibition and others prior to its finalisation. A full copy of the Gateway Determination and its alterations is provided at **Attachment 5**. Key conditions required prior to its finalisation include the following:

7 (a) Council's drainage engineer be satisfied as to how the project design would respond to and manage extreme flood events;

(b) The proposal is to be reviewed, and amended where necessary, having regard to the mesoscopic modelling (and consultation with Transport for NSW and Roads and Maritime Services) undertaken for the Parramatta CBD Planning Proposal. This review should include confirmation of the appropriate site specific FSR in the context of the cumulative traffic impacts of increased FSR controls across the CBD.

(c) The proposal be reviewed and amended having regard to the FSR controls endorsed by the Gateway Determination for the CBD Planning Proposal. In undertaking the review, Council is to ensure the maximum FSR for this planning proposal is reasonably consistent with the endorsed CBD FSR controls including the FSR sliding-scale.

6. On 15 August 2016, an alteration of Gateway Determination was issued which removed a requirement on the Gateway Determination for all six planning proposals to be exhibited concurrently. The altered Gateway would enable each planning proposal to progress to exhibition individually on the basis that all relevant public authorities were provided with a summary of each of the six planning proposals.

7. A second Alteration of Gateway Determination was issued on 4 August 2017 and replaced clause 7(b) which required the planning proposal to be reviewed/amended subject to the mesoscopic traffic modelling undertaken for the Parramatta CBD Planning Proposal. The replacement condition requires the maximum car parking rates established through the Parramatta CBD Strategic Transport Study to be applied to this Planning Proposal. These maximum car parking rates were included in the exhibited Planning Proposal in accordance with the replacement condition.

8. The outcomes of the Planning Agreement negotiations and the content of the draft DCP amendment in relation to 295 Church Street were reported to Council on 13 March 2017. At this meeting Council authorised the CEO to finalise and approve the preparation and exhibition of the draft Planning Agreement and draft DCP.

9. The exhibition of the planning proposal, draft Planning Agreement and draft DCP commenced on 1 August 2018 and concluded on 11 September 2018.

COMPARISON OF EXISTING AND PROPOSED PLANNING CONTROLS

10. **Table 1** compares planning provisions for the subject site in the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011), Parramatta CBD Planning Proposal, exhibited site-specific Planning Proposal and the amended Planning Proposal at **Attachment 1**.

Table 1. Comparison of planning provisions for the subject site between the Parramatta LEP 2011, Parramatta CBD Planning Proposal, exhibited planning proposal and amended planning proposal post exhibition

Parramatta LEP 2011	Existing controls	Proposed control in CBD Planning Proposal	Exhibited Planning Proposal	Amended Planning Proposal (post-exhibition and the subject of design competition process)
Zoning	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
Maximum HOB	12m	Part 12m and Part 211RL (64 storeys)	Part 12m (front 10m Church Street) Part 150m (47 storeys)	Part 12m (front 12m Church Street) Part 150m (47 storeys)
Maximum FSR	3:1	10:1 plus (15% design excellence bonus) but with sliding scale FSR permitted is 6.41:1	11.5:1 FSR: • Incentive FSR - 10:1 • Design Excellence Bonus - 1.5:1	13.5:1 FSR: • Incentive FSR - 10:1 • Design Excellence Bonus - 1.5:1 • Boarding House (ARH SEPP) - 2:1
Maximum GFA	3,246m²	10,820 m²	12,443 m² (100%) • 11,198.7 m² for residential • 1,082 m² for commercial	14,607 m² (100%) • 11,010 m² for Hotel (75.4%) • 2,515 m² for Boarding house (17.2%) • 1,082m² for Commercial (7.4%)
Maximum yield (assuming 75 square metres for apartments)	1082m² commercial 28 dwellings	1082 m² commercial 130 dwellings	166 Dwellings (Applicant's calculation = Maximum GFA/75m²)	259 rooms • Boarding house: 56 rooms (Applicant's calculation = Boarding House GFA/45m²) • Hotel: 203 rooms (Applicant's calculation = Hotel GFA/54m²)

PARRAMATTA CBD PLANNING PROPOSAL GATEWAY DETERMINATION AND KEY COUNCIL RESOLUTIONS

11. On 13 December 2018, Council received a Gateway Determination for the CBD Planning Proposal, which contained a number of conditions requiring resolution prior to the CBD Planning Proposal proceeding to exhibition. These conditions have had timing implications on a number of site-specific planning proposals seeking to progress to exhibition or at the finalisation stage.

12. Condition 7(c) of the Gateway Determination for the subject Planning Proposal requires this site-specific Planning Proposal to be consistent with the CBD Planning Proposal in relation to FSR and the application of the FSR sliding-scale. The Gateway Determination issued for the CBD Planning Proposal requires Council to review the tower setback and height controls for Church Street to ensure the controls were appropriate given the concentration of

heritage items along Church Street between Parramatta River and Centenary Square.

13. Since the public exhibition of the Planning Proposal for the subject site, Council officers have been unable to finalise the assessment of this site-specific Planning Proposal until Council resolved its position on the following controls in the CBD Planning Proposal:
    a. the sliding-scale provisions that would apply in the CBD and where exemptions to the sliding-scale clause would be permitted (i.e. the permitted FSR); and
    b. the height and setback controls to protect the heritage significance of this part of Church Street.

Church Street Tower Setback

14. On 10 September 2018, Council considered a report on certain policy issues in relation to the Parramatta CBD Planning Proposal including the setback of towers to Church Street in protecting the heritage streetscape. Council resolved, in part, as follows:

    *"**That** Council resolve in accordance with Option B3 in relation to Issue B – Setback of towers to Church Street to protect heritage streetscape."*

15. Option "B3" as detailed in the report as follows:

    *"**Option B3:** Adopt the following recommendation arising out of workshop outcomes:*

    (a) That, in relation to the Draft Parramatta CBD Planning Proposal, Council resolve to amend the Base and Incentive Height of Building maps for Church Street between Macquarie Street and the Parramatta River to show a 12m tower setback control consistent with Figure 2 of this report [ie. the Policy Issues Report, with the exception of the references to the FSR reduction changes] with a maximum 12m height control in this setback area.

    (b) That, in relation to the Site Specific Planning Proposals for 286-300 Church Street, 197-207 Church Street and 89 Marsden Street, and 295 Church Street, Parramatta, Council consider aligning these Planning Proposals with the above policy approach when these matters are reported back to Council following public exhibition."

16. Following this resolution, the Parramatta CBD Planning Proposal Gateway Determination was issued on 13 December 2018 which gave Council the following options:
    a. Implement an 18-metre tower setback for the portion of Church Street between Parramatta River and Macquarie Street; or
    b. Undertake a heritage urban design and commercial feasibility analysis to demonstrate a smaller setback has merit.

17. In response, Council prepared the Urban Design, Heritage and Feasibility Analysis for Church Street. Council resolved that the recommendations of this review be implemented in the Parramatta CBD Planning Proposal at its meeting of 25 November 2019. Consequently, the current position of Council is that a

setback of 12 metres be provided for Church Street from Parramatta River to Centenary Square, which includes the subject site.

18. The Planning Proposal included as **Attachment 1** has been amended to reflect Council's current position on the tower setback.

FSR and application of Sliding-Scale Provisions and Out-clause

19. On 22 July 2019, Council reaffirmed the resolution made on 25 March 2019, which included a policy position on the sliding-scale control and FSR out-clause. This resolution, in part, states:

- *That council resolve in accordance with Pathway 2 in relation to Gateway determination Condition 1. (i) ii – FSR sliding-scale to enable the planning proposal to be updated and satisfy the Gateway condition.*
- *That Council resolve in accordance with Pathway 3 in relation to Gateway determination Condition 1. (i) ii-FSR out-clause to enable the planning proposal to be updated and satisfy the Gateway condition.*

20. Pathway 2 of the above resolution refers to the application of the following sliding scale formula when a site area is between 1000m² and 1800m². The application of the CBD Planning Proposal sliding-scale on 295 Church Street with a site area of 1082m² and resulting FSR are described in **Table 2.**

Table 2: Application of CBD Planning Proposal sliding-scale on 295 Church Street

FSR Shown on Map	CBD Planning Proposal sliding-scale formula (sites greater than 1,000m² but less than 1,800m²)	Permitted FSR — 295 Church Street, Parramatta (Site Area 1082 square metres) under CBD Planning Proposal sliding-scale
10:1	(6+4X):1 6+4 ((1082-1000/800)	6.41:1
Where X = (the site area in square metres – 1000)/800		

21. Pathway 3 of the above Council resolution refers to the FSR out-clause, a new control that enables the maximum incentive FSR for a development to be achieved and exemption from the sliding-scale provisions described above when any site meets the definition of "isolated site". At its meeting of 25 November 2019, Council resolved to adopt a definition of isolated sites. Under the definition a site is isolated if the site is not capable of physically amalgamating with adjoining land or it is not feasible to amalgamate due to the nature of the adjoining development or is unable to achieve its development potential due to the size, shape or location of the site.

22. The subject site is not an isolated site under the Council-endorsed definition. It could be amalgamated with adjoining sites and therefore the sliding-scale applies to this site. The height of the tower on this site would be reduced from 150 metres (47 storeys*) with an FSR of 10:1 (11.5:1 with design excellence) to approximately 60 metres** (18 storeys**) if the sliding-scale FSR of 6.41:1 is applied (without the design excellence bonus).

**The estimated storey was calculated based on 3.1-metre floor to ceiling height for the residential tower.*

***The estimated height was calculated based on 75% efficiency and 3.1-metre floor to ceiling height for the residential tower with the same tower footprint as in the proposed scheme plan.*

23. As indicated previously, the site-specific Planning Proposal Gateway Determination requires Council to ensure that the FSR and sliding-scale and height controls are consistent with those in the CBD Planning Proposal. However, further analysis has been undertaken as part of the CBD Planning Proposal process that suggests that granting the subject site an exemption from the sliding-scale provisions may be appropriate in this case.

24. The precinct containing the subject site was investigated as part of the Urban Design, Heritage and Feasibility Analysis for Church Street. It considered development along Church Street as a whole but as part of the analysis considered the impact of the subject site-specific Planning Proposal on the heritage significance of Church Street. The recommendation of the analysis in terms of FSR and height is shown in **Figure 2**.

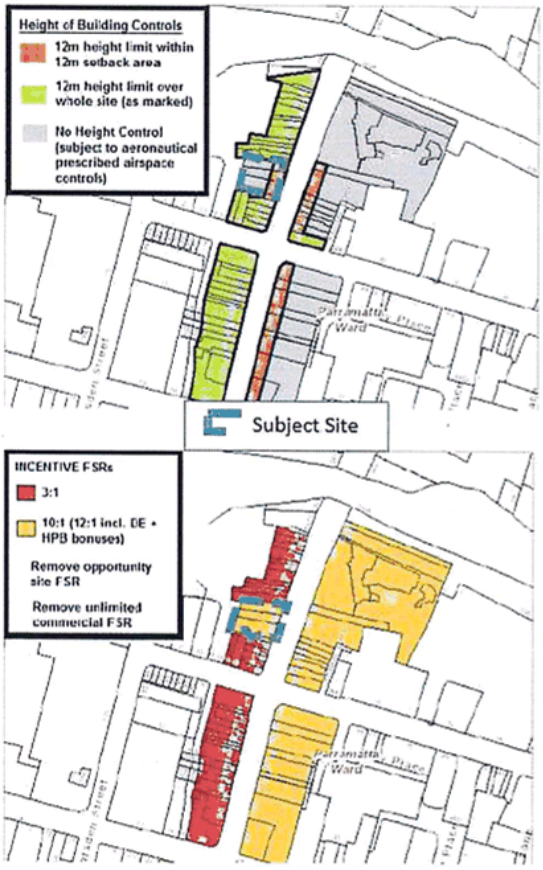


Figure 2: Recommendations of Urban Design, Heritage and Feasibility Analysis for Church Street

25. The analysis undertaken by Council concludes that a tower form with an FSR of 10:1 (11.5:1 with design excellence) and unlimited height can be developed on the subject site without an unacceptable impact but that adjoining sites should retain their existing controls.

26. The key issues relevant to whether the sliding-scale should be applied to the subject site are:

    - The site amalgamation is not desirable for the subject land. Although the site does not contain a heritage item, the site is near numerous local heritage items. Amalgamation with the adjoining site will lead to a bigger tower footprint subsequently more disruption and impact to the fabric of heritage items on Church Street.
    - Furthermore, from an urban design standpoint, a bigger tower footprint that would result from any amalgamation also decreases building separation from the two towers already being built to the north and west of the site, resulting in an undesirable urban design outcomes.
    - Amalgamation with other sites is not supported for the heritage and urban design reasons described above. The maximum tower footprint that is able to be developed is fixed by setback controls. Therefore any decrease in FSR required by applying the sliding scale will not impact on any design element of the building except for the height. The Parramatta CBD Planning Proposal raises no objection to taller buildings on this site and the application of the sliding-scale would not meet the objectives it is seeking to achieve on the subject site.

27. It should also be noted that these issues were also separately assessed as part of the Urban Design and Feasibility Study for the Church Street precinct undertaken as part of the review. This review did not raise any objection to the taller tower on the subject site or an FSR of 10:1 plus design excellence being applied to this site.

28. Council officers consider that amalgamation of the site with adjoining sites will not achieve better planning outcomes from both heritage and urban design perspectives. Given the circumstances, Council officers consider the site should be granted an exemption to the sliding-scale.

PUBLIC EXHIBITION

29. The Planning Proposal, draft DCP, and draft Planning Agreement were exhibited from 1 August to 11 September 2018. The exhibition was extended due to an administrative error, where some documents were inadvertently not initially included on Council's exhibition webpage. This was rectified and the exhibition period extended by three weeks.

COMMUNITY SUBMISSIONS

30. Three (3) submissions from the community were received in response to the exhibition. A number of issues were raised as part of these submissions. The matters as summarised in **Table 3** were consistent across all submissions:

Table 3. Issues raised in the community submissions and Council officers responses

Issue	Response
Support for a greater setback than the 10 metres proposed in the exhibited Planning Proposal;	As detailed previously in this report, more detailed analysis on the tower setback and heritage impacts has been undertaken. The analysis concludes that a 12-metre setback is appropriate to protect views and that the proposed development of this site will not result in an unacceptable heritage impact on Church Street.
Concerns relating to impacts on heritage and historic views;	
Impacts on transport in the	This proposed density is consistent with that proposed in

Parramatta CBD; and	the Parramatta CBD Planning Proposal. A traffic study which will look at infrastructure needed to support the density is being pursued as part of the Parramatta CBD Planning Proposal.
Impacts on solar / sun light access	The built form analysis underpinning the Parramatta CBD Planning Proposal promotes tall slender towers to allow space between building for air and light. The proposed tower on this site will have a small floor plate minimizing the shadow impact.

31. A more detailed summary of all the issues raised in the community submissions, and Council officer response is contained at **Attachment 4**.

GOVERNMENT AGENCY CONSULTATION

32. **Table 4** notes the government agencies which were consulted on this Planning Proposal. Whilst the Gateway Determination did not require Council to consult with all these government agencies Council officers considered it practical to do so given the relevant strategic issues at the site. Thirteen (13) government agencies provided a response.

Table 4: Government agencies consulted during the exhibition period

Agency	Consultation required by Gateway Determination?	Comments received?
Department of Infrastructure and Regional Development	Yes (prior to commencement of community consultation)	Yes
Office of Environment and Heritage (OEH) – Heritage Division	Yes	Yes
Office of Environment and Heritage (OEH)	Yes	Yes
Department of Education and Communities (DEC)	Yes	No
Transport for NSW – Ferries	Yes	No (note TfNSW general response below)
Transport for NSW – Sydney Trains	Yes	No (note TfNSW general response below)
Transport for NSW – Roads and Maritime Services (RMS)	Yes	Yes
State Emergency Service (NSW SES)	Yes	Yes
Telstra	Yes	Yes
Sydney Water	Yes	No
Endeavour Energy	Yes	Yes
Transport for NSW (general development)	No	Yes
Sydney Airport	No	Yes
Bankstown Airport	No	Yes
Airservices Australia	No	Yes
Agency	**Consultation required**	**Comments received?**

	by Gateway Determination?	
Civil Aviation Safety Authority (CASA)	No	Yes
Police Local Area Command (LAC)	No	No
Western Sydney Airport (WSA Co)	No	Yes
Parramatta Light Rail (PLR)	No	No

33. **Attachment 4** details the government agency submissions and Council officer responses to the matters raised. These are summarised below.

Office of Environment & Heritage – Environment Branch

34. The Office of Environment and Heritage (OEH) Environment Branch raised several issues with this Planning Proposal. These included matters relating to Aboriginal Cultural Heritage, sustainability, flooding, water quality, and the works specified in the draft Planning Agreement.

35. Council officers do not recommend any changes to the Planning Proposal in response to this submission, however, do consider that a requirement to undertake an Aboriginal Cultural Heritage Assessment Report (and that this report be taken into account when preparing any Aboriginal Heritage Impact Permit for this site) should be added to a site-specific DCP amendment to ensure this matter is addressed at the development application stage.

36. Aside from the matter relating to Aboriginal Cultural Heritage noted above, Council officers generally consider that the matters raised by OEH - Environment are either being addressed through the CBD Planning Proposal process and/or are more appropriate for consideration at the detailed design stage, that is, through the development application process.

Office of Environment & Heritage – Heritage Branch

37. The OEH's Heritage Branch raised several issues with this Planning Proposal. These related to visual impacts on heritage items (including State Heritage Register items, and Old Government House and Government Domain) and the relationship of development controls at this site to heritage items in the vicinity.

38. Council officers consider that the matters raised by OEH - Heritage Branch are either being addressed through the CBD Planning Proposal process and/or are more appropriate for consideration at the development application stage.

State Emergency Services NSW

39. State Emergency Services (SES) NSW raised several issues with this Planning Proposal, mainly pertaining to flooding, evacuation and related matters.

40. The SES submission highlights an inconsistency within the current planning framework being Great Sydney Region Plan, Central City District Plan and Parramatta LEP 2011. While both district and regional plans envisage significant commercial and residential development growth in the Parramatta CBD, it is located within the floodplain of the Parramatta River and the Probable Maximum Flood (PMF) as identified by the Parramatta LEP 2011. The Parramatta CBD Planning Proposal has responded to this issue by including an

update to the Flood Risk Management Plan which contains an appropriate strategic approach to flood plain risk management in the CBD, such as shelter in place and risk management for secondary emergencies during a flood event.

41. SES also raises a particular issue that any additional parking at this site should be located above ground level (i.e. no basement parking to be provided on site). This Planning Proposal provides basement car parking. In response to this issue and Gateway condition 7(a) that requires Council's drainage engineers to be satisfied with how the project design would respond to and manage extreme flood events, the applicant has provided a revised reference design which is acceptable to Council's drainage engineer. Council officers consider that the SES's design requirements could be addressed at the development application stage where site conditions require a basement car park on a property within the floodplain, development applications must demonstrate protection of the basement up to the PMF.

42. Council officers consider that many of the matters raised by SES are either being addressed through the CBD Planning Proposal process and/or are more appropriate for consideration at the development application stage.

Roads and Maritime Services (RMS)

43. RMS did not raise any objection to the Planning Proposal, subject to the inclusion of the maximum car parking rates in accordance with the Parramatta CBD strategic transport study.

44. Notwithstanding the above, RMS raised questions regarding technical details in the applicant's modelling, as well as matters that should be resolved as part of the development application process regarding local traffic arrangements.

45. The RMS also raised the issue of Council identifying a suitable funding mechanism to support infrastructure in a growing CBD. This Planning Proposal is supported by a Draft Planning Agreement, discussed in more detail later in the report, but more broadly this is a matter that should be resolved as part of the Parramatta CBD Planning Proposal not a site-specific planning proposal. A similar request has been made on some recent site-specific Planning Proposals exhibited but not all of them. Where it has been requested on other site-specific Planning Proposal, Council has not supported any change to those Planning Proposals on the basis that:-

    a. the RMS request has not been applied consistently; and
    b. a clearer framework and justification is needed from State Government Agencies before any change can be made to site-specific Planning Proposals requiring a contribution to state infrastructure.

46. The comments from RMS are noted and do not require any changes to the Planning Proposal.

Transport for NSW (TfNSW)

47. Transport for NSW did not raise any comment with regards to the amendments to planning controls, but did request that the applicant hold further discussion with TfNSW, Parramatta Light Rail and the Sydney Coordination Office later in the development process. TfNSW also noted that development at this site could trigger the need for formal concurrence under the State Environment Planning

Policy (Infrastructure) 2007 at the development application stage, and provided a list of relevant technical requirements should that be the case. These comments are noted, and no changes are recommended to the Planning Proposal.

Endeavour Energy

48. Endeavour Energy raised no objection to the proposal, however did advise of a lease benefitting Endeavour Energy over a portion of the site. This matter should be resolved prior to lodgment of any development application. If the leased area cannot be developed, any application would need to design a building to accommodate this lease arrangement.

49. The applicant has been advised of this matter, and has since made provision for a substation in the revised reference scheme. They also recognise that this matter would need to be resolved with Endeavour Energy.

50. Endeavour Energy also raised several technical requirements relating to the detailed design of any development at the site. The applicant has been provided with a copy of the submission so they can address them at the development application stage.

51. These comments are noted, and no changes to the Planning Proposal are recommended as a result.

Telstra

52. Telstra raised no objection to the proposal. Council officers are of the view that the comments made as part of their submission relate to the development application stage. No changes to the Planning Proposal are recommended as a result.

Airspace agencies (6)

53. Consultation was undertaken with Department of Infrastructure, Transport Cities and Regional Development (DIRD) prior to exhibition as required by the Gateway. DIRD did not raise any objection to the Planning Proposal or require any changes, but noted that airports would be consulted later in the planning process and provided initial advice regarding the likely approval processes that would be required for any development resulting from the Planning Proposal.

54. During the formal consultation period, DIRD was further consulted. Civil Aviation Safety Authority, Airservices Australia, and Sydney, Bankstown and Western Sydney Airports were also consulted.

55. In summary, the comments from airspace agencies did not raise any objections or require any changes to the Planning Proposal. It is noted from the airspace agencies' comments that development at this site will require an aviation assessment, as well as further consultation with relevant airspace agencies at the development application stage.

HERITAGE ADVISORY COMMITTEE

56. A briefing of this Planning Proposal was provided to Council's Heritage Advisory Committee on 15 August 2018. An extract from the Committee's minutes regarding this item is as follows:

    "The Committee considered that this proposal was inappropriate and not in keeping with the local heritage items and will have a significant impact on the surrounding heritage buildings and precinct."

57. This Planning Proposal is consistent with Council's policy position for development at this site established through the CBD Planning Proposal and related subsequent resolutions.

FLOODING AND DESIGN ISSUES

58. Following exhibition, the applicant was advised of the outcomes of the exhibition and other relevant issues relating to the progression of this Planning Proposal. Key issues were as follows:

    a. Council's resolution of 10 September 2018 regarding 12 metre tower setbacks to Church St;
    b. Concerns raised in agency submissions which when they were investigated raised design issues regarding the ground-floor arrangements on the site relating to traffic, access, loading and servicing (due to the relatively small site size and limited access from Church St);
    c. Agency comments regarding a lease benefiting Endeavour Energy at the rear of the site; and
    d. Gateway condition 7(a) requiring that Council's flood engineer be satisfied as to how the development would respond to extreme flood events.

59. The applicant submitted a revised reference design responding to the issues noted above. Council officers have reviewed the revised reference design and note the following:

    a. The revised reference design shows a 12-metre tower setback to Church Street (refer to **Figure 3**).

    b. The revised reference design shows that the applicant intends to add a boarding house use comprising 2:1 FSR to the development of the site, in addition to the 11.5:1 FSR achievable through this Planning Proposal. This additional 2:1 FSR is beyond what would be permissible through the proposed LEP amendment. It is permissible under the State Environmental Planning Policy Affordable Rental Housing 2009 (Affordable Rental Housing SEPP). Council officers do not consider this matter material to the progression of the Planning Proposal, as this FSR is available under the Affordable Rental Housing SEPP in addition to the LEP controls proposed in this Planning Proposal and the Planning Proposal is consistent with the principles of the CBD Planning Proposal. However, Council officers note that the additional FSR under the Planning Proposal plus the additional FSR under the SEPP together means that a maximum FSR of 13.5:1 FSR would theoretically be achievable on this site.

    c. Changes have been made in the revised reference design to the ground floor layout in response to Council officers' concerns about traffic, access and servicing. Refer to **Figure 4** for the comparison of the reference

designs for the ground floor layout. Council officers consider the response satisfactory for the purposes of progressing the Planning Proposal, though note that the driveway when built may need to extend further into the site which may intrude the commercial FSR on the ground floor and reduce the amount of commercial floor space delivered.

d. The revised reference design shows that the applicant has changed the proposed residential use to a hotel use. It is noted that the maximum parking rates included in this Planning Proposal do not include a rate specifically for hotels. This is an issue affecting a number of sites in the CBD. Until the transport studies associated with the CBD Planning Proposal are resolved, residential car parking rates rather than commercial rates will be applied to hotels as the residential rates better approximate the demand for parking associated with hotel uses than the commercial rate.

e. It is also noted that according to clause 29(2)(e) of the Affordable Rental Housing SEPP, car parking standards for boarding houses, except where provided by a Social Housing Provider, are 0.5 spaces per room in all locations. Should the applicant pursue boarding houses within the proposed development, the car parking rates will be varied to include the boarding house car parking rate as stipulated by the Affordable Rental Housing SEPP at the development application stage.

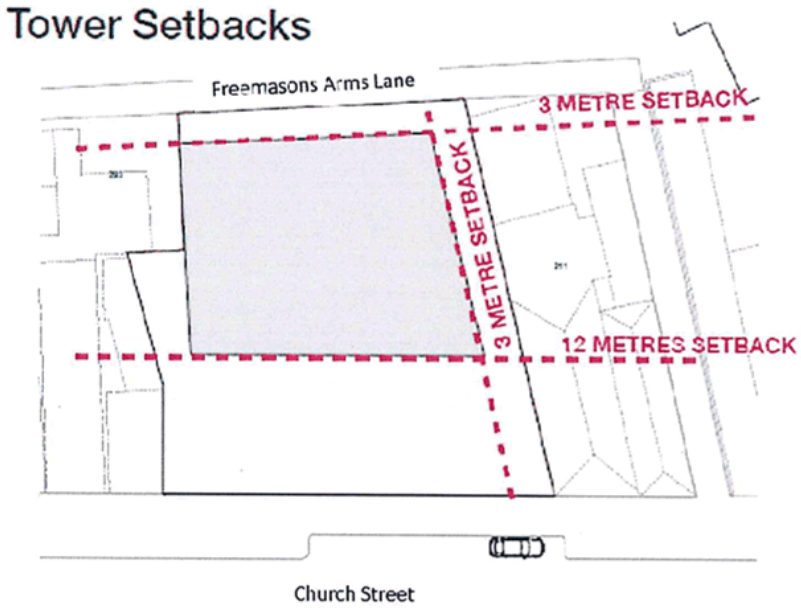


Figure 3: Proposed tower setbacks from Church Street and Freemasons Arms Lane (rear lane) Source: Applicant's revised architectural report

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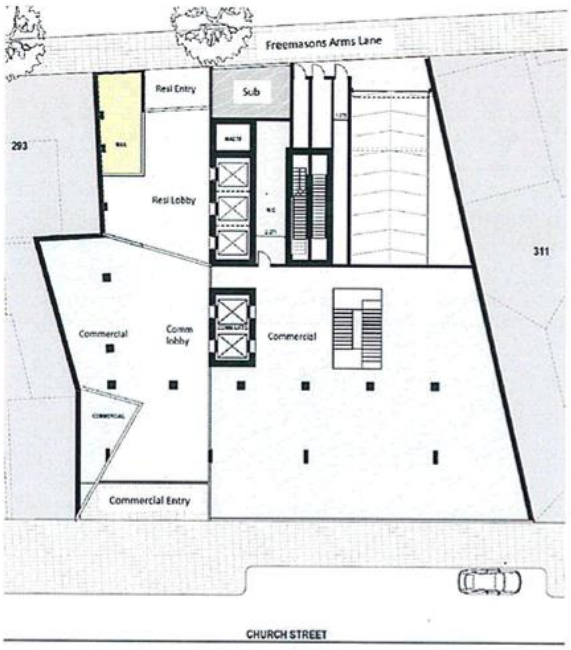
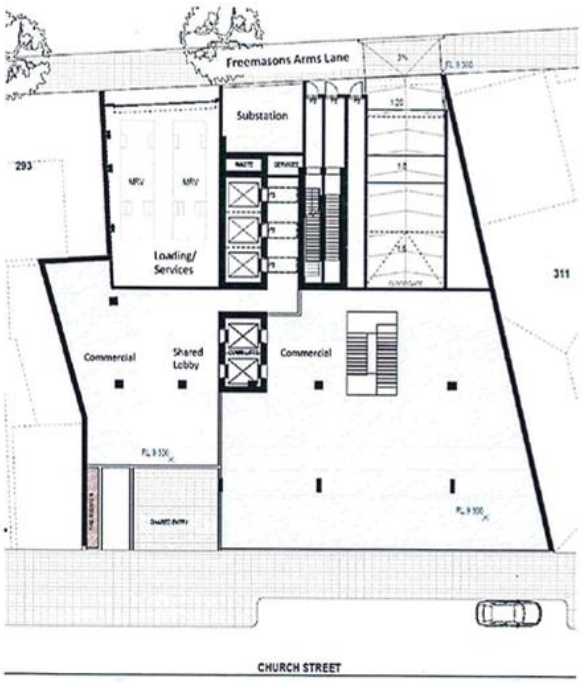


Original Ground Floor Reference Design



Amended Ground Floor Reference Design

Figure 4. Original and Revised Ground Floor Plan

- 16 -

60. The revised reference design has identified a new approach being taken by the applicant which will see the site potentially developed for a hotel and boarding house rather than residential apartments as originally proposed. This will have implications for the Planning Agreement and has also been critical in the assessment of the flooding issue which must be addressed as a condition of the Gateway Determination.

61. The amended reference design and a supporting statement has been reviewed by Council's Senior Catchment and Development Engineer who advises that the information prepared by the applicant is satisfactory for the purposes of progressing the Planning Proposal, provided that the information in the letter is implemented. Flooding design requirements as relevant will be addressed as part of the revision to the site-specific DCP.

RE-EXHIBITION OF DRAFT DCP

62. In response to issues raised in government agency submissions; and the additional information provided by the applicant which addresses detailed flooding and design issues it is recommended that the amended site-specific DCP included at **Attachment 2** be exhibited. It will replace the draft site-specific DCP amendment exhibited with this Planning Proposal which only addressed the proposed 10 metre tower setback to Church St, which is no longer relevant.

63. The matters which officers consider should be addressed in the draft site-specific DCP are as follows:

    a. Church Street setback – the proposed 12-metre tower setback to Church St;
    b. Traffic and transport Issues – restrict the vehicle access only to Freemasons Arms Lane; residential maximum parking rates are to be used in accordance with the Parramatta CBD Planning Proposal; and all parking to be located in basement parking levels.
    c. Flooding issues – all permanent and temporary non-residential floor spaces must be above the one per cent Annual Exceedance Probability (AEP) flood level plus 0.5-metre freeboard; all habitable floor space within the building must be above the PMF level.

64. It is recommended that this draft site-specific DCP, provided at **Attachment 2**, is exhibited, and that the results of that exhibition are reported back to Council.

DESIGN COMPETITION

65. The applicant requested that they be permitted to proceed with a Design Competition. In the design competition brief the applicant accepted that a 12-metre tower setback would be applied to Church Street. The design competition has proceeded and three designs have been presented to the Jury. However, Council officers advised the applicant that a final winner will not be announced until the DPIE advises Council that they support the 12-metre tower setback proposed by Council to ensure the design competition winning design is consistent with the proposed controls.

DRAFT PLANNING AGREEMENT

66. The draft Planning Agreement exhibited requires a payment of $1,136,100 in three installments to Council linked to the issue of a development consent, construction certificate and occupation certificate.

67. The monetary contribution amount is consistent with Council's Planning Agreements Policy which references the Parramatta CBD Planning Proposal Community Infrastructure framework which contains provisions regarding community infrastructure needs. This framework includes a resolution of Council dated 10 April 2017 which applies a 'Phase 1' value sharing amount of $150 per square metre for any land value uplift for residential floor space.

68. Phase 1 value sharing represents the increase in FSR between the "base" FSR control and the "incentive" FSR control. The applicable value-sharing rate for Phase 1 is 20 per cent of this land value uplift. Using this methodology, the draft Planning Agreement for the subject site is based on the calculations in **Table 5** below.

Table 5: Monetary contribution calculations for draft Planning Agreement

Development parameters	
Site Area	1,082 m²
Base FSR	3:1
Base Gross Floor Area	3,246 m²
Incentive FSR (Phase 1)	10:1
Incentive Gross Floor Area	10,820 m²
Uplift in gross floor area	7,574 m²
Scenario 1. No residential apartment floor space included in redevelopment (no contribution required)	$0 (mixed use development with commercial, hotel and boarding house)
Scenario 2. Residential apartment floor space included in redevelopment (apply $150/ m²)	$1,136,100 (mixed use development with commercial and residential use)

69. The draft Planning Agreement exhibited was negotiated and drafted on the basis the site would be developed as a mixed-use development containing a mix of commercial and residential but predominantly the floor space would be used for residential apartments. The exhibited draft Planning Agreement does not differentiate between potential future residential uses. The wording of the exhibited draft Planning Agreement requires the payment to be made if the development contains a mix of commercial and residential uses. The inclusion of the boarding house means the development proposed in the design competition meets this criteria because the development proposes some commercial development at lower levels and the boarding house development is classified as a form of residential development.

70. The Parramatta CBD Planning Proposal Community Infrastructure framework only requires a contribution be paid if the development is predominantly residential. There have been recent precedents, such as 20 Macquarie Street, Parramatta where a hotel is also proposed, where the draft Planning Agreement has been structured so the contribution is only paid to Council if the development is predominantly residential in nature.

71. It is noted that the applicant's revised reference design and Design Competition Brief includes a boarding house component with an FSR equivalent to 2:1. The Parramatta CBD Planning Proposal Community Infrastructure framework is silent on whether a contribution would be payable for boarding houses but it currently specifies a contribution would be payable on all residential floor space. Boarding houses are technically a form of residential development so an argument could be made that a contribution based on the boarding house component could still be required/negotiated under Council's policy framework.

72. Council officers do not recommend that a contribution towards community infrastructure via a Planning Agreement be requested for the boarding house component for the following reasons:

    a. The intention of the Affordable Rental Housing SEPP is to facilitate boarding house development to increase the stock of affordable and student housing. Requiring a monetary contribution for the purposes of community infrastructure via a Planning Agreement could discourage boarding house development and undermine the objectives of the Affordable Rental Housing SEPP.

    b. In this case the additional 2:1 FSR for the boarding house component is available to the applicant under the provisions of the Affordable Rental Housing SEPP. It is not floor space that is being allocated to the site by Council via the subject site-specific planning proposal. Instead, it is a bonus floor space available under the Affordable Rental Housing SEPP. An argument could be made that the Parramatta CBD Planning Proposal Community Infrastructure framework, which is based on the increased FSR being included under as part of amendments to Parramatta LEP 2011, does not apply to floor space available under the Affordable Rental Housing SEPP.

73. To resolve this issue it is recommended that the draft Planning Agreement be amended so that a contribution is only required if the development includes any residential apartments and make it clear that a development comprised of floor space used for commercial, hotel and boarding house would not require a contribution for the purposes of community infrastructure via a Planning Agreement.

74. It is recommend that the draft Planning Agreement be exhibited with changes that make it clear when the contribution will be paid to Council. In this case the Planning Proposal should not be forwarded to the DPIE for finalisation until the Draft DCP and draft Planning Agreement are re-exhibited and the outcome of the exhibition is considered and endorsed by Council.

75. Since the exhibition of the draft Planning Agreement, an issue has arisen in the way Council structures Planning Agreements within the CBD area. The Gateway determination received from the DPIE for the Parramatta CBD Planning Proposal includes a condition that Council revisit the approach to infrastructure funding. While Council is seeking to pursue a community infrastructure clause in the Parramatta CBD Planning Proposal there is some uncertainty as to whether this will be supported by the DPIE. If it is not supported, Council may need to seek to amend its relevant development contribution plans to secure the funding needed for future infrastructure.

76. Any future increase in the development contributions levy would reduce the reliance on planning agreement contributions to fund community infrastructure. This may necessitate some additional clauses in the Planning Agreement for 295 Church Street. The way Council has structured Planning Agreements to date is that future development contributions are still payable to Council. If in the future, the value sharing part of the policy decreases and the development contributions increase, applicants that have already entered into a planning agreement would be potentially obliged to pay more than Council's policy suggests they should pay.

77. Council's solicitor has drafted an additional clause (referred as 'the standard review clause') to be included in planning agreements to the effect that that any increase in development contributions triggers a corresponding decrease in the planning agreement contribution by an equal amount.

78. The standard review clause should be included in the draft Planning Agreement to avoid future potential double charging.

FINANCIAL IMPLICATION FOR COUNCIL

79. The exhibited draft Planning Agreement includes a $1,136,100 monetary contribution towards community infrastructure in the Parramatta CBD on the basis the site would be developed as a mixed-use development containing a mix of commercial and residential.

80. The applicant more recently has indicated that the redevelopment of the site will be for a mixed use development containing commercial floor space, a hotel and a boarding house. It is recommended that if the site was developed for this mix of uses no contribution should be required from the landowner.

81. This report recommends that action be taken to amend the draft Planning Agreement to make it clear that no contribution will be required unless the development includes residential apartments.

82. Council will only receive the above contribution, or any contribution at all, if the site is developed for a mixed use development that includes residential apartments.

83. The re-exhibition cost of the draft DCP and draft Planning Agreement will be funded from the Land Use Planning Team's budget for 2019/20.

CONCLUSION

84. Council officers' recommendation for progressing the Planning Proposal, draft DCP process and draft Planning Agreement for 295 Church Street is detailed at the start of this report. In summary, officers recommend:

    a. Not progressing with the exhibited DCP amendment, and instead Council exhibit a revised site-specific DCP amendment that addresses the key issues discussed in this report.
    b. The draft Planning Agreement as exhibited not be endorsed for finalisation. Instead a new version of the draft Planning Agreement be prepared and exhibited which includes;

i. the standard review clause for planning agreements within the Parramatta CBD;
ii. amendments to make it clear that no contribution will be required unless the development includes residential apartments.

c. The amended draft site-specific DCP and draft Planning Agreement be exhibited concurrently and the outcome of the exhibition reported to Council.
d. Council defer forwarding the Planning Proposal to the DPIE until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered and endorsed by Council.

Lulu Huang
Project Officer Land Use Planning

Robert Cologna
Team Leader Land Use Planning

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy & Development

ATTACHMENTS:

1	Updated Planning Proposal (post exhibition)	46 Pages
2	Draft DCP for 295 Church Street, Parramatta (post exhibition)	6 Pages
3	Draft Planning Agreement (exhibition version)	23 Pages
4	Submissions Table	19 Pages
5	Gateway Determination with variations	11 Pages

REFERENCE MATERIAL

PLANNING PROPOSAL

295 Church Street, Parramatta

PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Mecone	May 2015 submission to Parramatta City Council
2.	Mecone	May 2018 resubmission to City of Parramatta Council

Council versions:

No.	Author	Version
3.	Parramatta City Council	11 December 2015 - Section 56(1) submission to the DP&E
4.	Parramatta City Council	13 April 2016 – Correction to explanation of provisions
5.	City of Parramatta Council	23 August 2016 – Section 57(2) community consultation
6.	City of Parramatta Council	19 & 26 July 2018 – final administrative amendments in preparation for exhibition
7.	City of Parramatta Council	7 November 2019 – post exhibition

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Note:
This version of the Planning Proposal contains changes which has been made in response to the Gateway Determination issued on 17 June2016 and following alterations (refer to red text), as well as issues raised during public exhibition (refer to green text)

INTRODUCTION

This planning proposal examines the impacts and justification for a proposed site specific amendment to the maximum building height and floor space ratio outlined in Parramatta Local Environmental Plan (LEP) 2011. It is proposed to retain the existing 12m maximum building height fronting Church Street (12m from Church Street to be restricted to 12m) and a maximum building height of 150m be applied for the remainder of the site; and FSR increased to 10:1. These proposed controls will apply to land at 295 Church Street, Parramatta. These changes are sought with the intent to erect a mixed use development that includes basement car parking, a 3 level commercial podium and residential tower. An urban design report at **Attachment 1** contains further details.

This document has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's '*A Guide to Preparing Planning Proposals*'.

The Planning Proposal has been amended post-gateway to include the following (refer to red text throughout):

- An assessment of the Greater Sydney Region Plan and Central City District Plan
- A response to the conditions of the Department of Planning and Environment's Gateway Determination dated 17 June 2016, and subsequent Alterations to the Gateway Determination dated 15 August 2016, 4 August 2017 and 22 February 2018.
- An update on the progress of the Parramatta CBD Planning Strategy, now the Parramatta CBD Planning Proposal and draft Voluntary Planning Agreement
- Administrative amendments

The subject site is located at 295 Church Street, Parramatta, see Location Map at Figure 1.

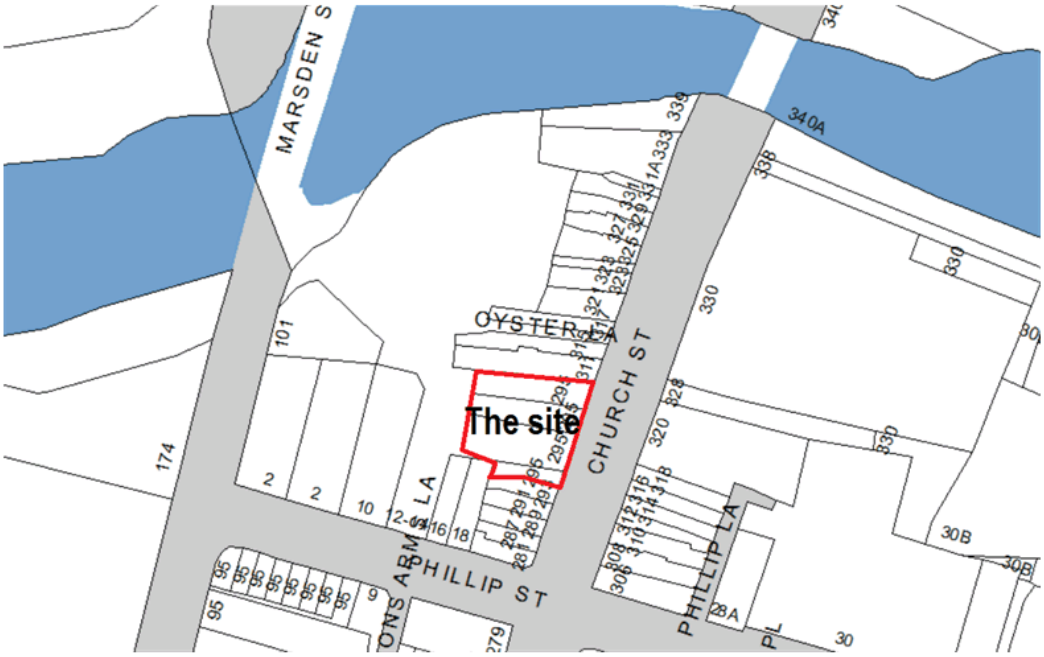

Figure 1 – Site at 295 Church Street, Parramatta subject of the planning proposal

The table below provides the legal description and a brief summary of the site.

Category	Details
Legal description	Lot 1 DP 25055 and Lots 10, 11 & 12 in DP 234508
Total site area	1082m²
Site description	The site is irregular in shape with a frontage of 35m to Church Street, a northern (side) boundary of 37m, an irregular southern (side) boundary of approximately 38m and a western (rear) boundary of 26m which abuts Phillip Lane.
Site topography	The site is relatively flat.
Existing buildings/ structures	The site comprises a 2 storey building hotel/bar which fronts Church Street and is currently occupied by One World Sports bar. The rear of the site abuts Phillip Lane which is used for vehicle and pedestrian access (including fire egress) whilst the main pedestrian access is provided via Church Street.
Vehicular access	Vehicular access to the rear of the site is via Phillip Lane which provides parking and access for servicing, loading/unloading of goods and waste collection.
Heritage Conservation	The site is not a heritage item and does not fall within a heritage conservation area. Adjoining to the south of the site are a number of heritage items including 281 – 293 Church Street which incorporate a strip of 2 storey retail/commercial shops. The heritage items have local significance under the Parramatta Local Environmental Plan 2011.

Background

A planning proposal and development application for the site at 12-14 Phillip Street and 331A-339 Church Street, Parramatta (Riverside Parramatta) was approved by the Joint Regional Planning Panel on the 15 April 2015. The site's proximity to the site at 295 Church St is shown in Figure 2. Below is an outline of the planning proposal and development application.

- RZ/4/2013 – A planning proposal for amendments to the Parramatta City Centre Local Environmental Plan (LEP) 2007 that seek to:
  - Increase the maximum building on the site from 80m to 150m;
  - Increase the maximum floor space ratio on the site from 6:1 to 12:1;
  - Re-align the current zone boundary of public open space along the foreshore; and
  - Remove the current heritage affection applying to No 333 Church Street.
- DA/171/2014 proposes demolition of all structures on the sites, tree removal and construction of a 41 storey mixed use building containing retail tenancies,

conference venue, discovery/exhibition centre and 413 residential apartments, over 6 levels of basement car parking, with stratum subdivision. Public domain improvements are proposed along the foreshore area, including pedestrian and cycle networks.

The public exhibition of these two planning processes was jointly held from Wednesday 16 April to Friday 23 May 2014.

Two meetings were held with Council staff prior to lodgement of the Planning Proposal (for 295 Church Street) to discuss the proposed development and change to the planning controls. Council staff were supportive in principal of the proposed concept and agreed with the benefits provided by improved pedestrian linkages to the precinct.

The Planning Proposal was lodged on 5 September 2014. Since then several meetings have been held with Council to reach an agreed position on the planning control outcomes and the built form. This amended Planning Proposal is based on these discussions and seeks to tie significant public benefits to potential uplifts in the proposed FSR control applicable to the site.

Site context

The site is located in the local government area of the City of Parramatta. The site is located approximately 600m to the north of Parramatta Railway line, bus interchange, Westfield Shopping Centre and is located on the northern fringe of the Parramatta CBD. Furthermore, the Parramatta Rivercat Wharf is located approximately 800m to the east along Phillip Street.

The surrounding locality consists of a range of commercial, mixed-use and retail developments. However, the surrounding area is transitioning towards a higher proportion of mixed use development with increased provision of housing. A number of existing and proposed tall buildings are located in the vicinity of the site which are defining the northern edge of Parramatta City Centre core, reinforcing Church Street as a gateway to Parramatta CBD and supporting the Parramatta River entertainment precinct (refer to Figure 2).

The new development will provide new housing in close proximity to existing employment opportunities within the City Centre and will assist in meeting the targets set by the Greater Sydney Region Plan and Central City District Plan.

The site is nearby the Parramatta River and approximately 175m south-east of the Parramatta Park boundary, which contains the world heritage listed Old Government House and Domain.

Currently no information has been released confirming the location of new light rail stations, however it is likely the proposed light rail route will follow Church Street within close proximity to the subject site. This route will form part of the proposed Western Sydney Light Rail Network. The proposed increased density will support the concept of transit oriented development. Furthermore, another initiative is the Westconnex Motorway which will improve links between the M4, Port Botany/airport and M5.

Council's Strategic Urban Design initiative for the area as described in the Design Parramatta Public Domain Framework Plan identifies Church Street as the backbone of the Parramatta CBD, at the centre of activated streets, lanes and public places. The proposed mixed use proposal with active ground level retail uses is consistent with the Design Parramatta Public Domain Framework Plan and will contribute to revitalising the heart of Parramatta.

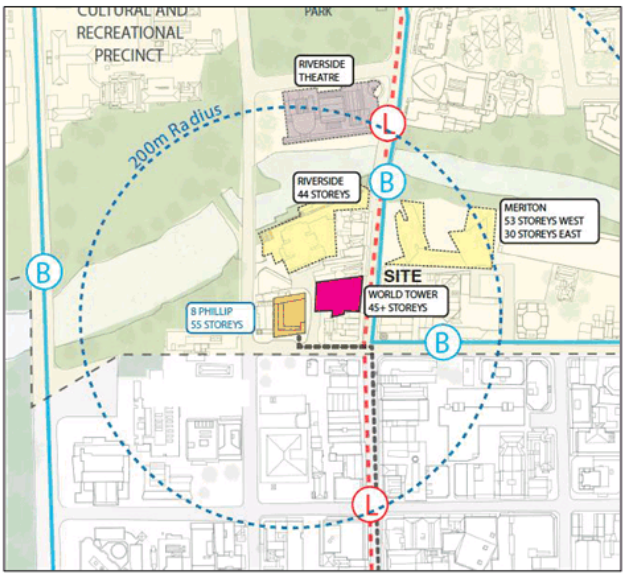

Figure 2 – Site Context Map

Source: Woods Bagot

Design Parramatta Public Domain Framework Plan

Council's strategic urban design initiative, Design Parramatta Public Domain Framework Plan identifies Church Street as a gateway to Parramatta's CBD, refer to Figure 3. One of the principles within this framework is to reinforce the city gateways to Parramatta and enhance view and vistas from ridgelines into the town centre. The proposed tall slender tower form will assist in framing the gateway to Parramatta along Church Street whilst it will aid in improving legibility in the area.

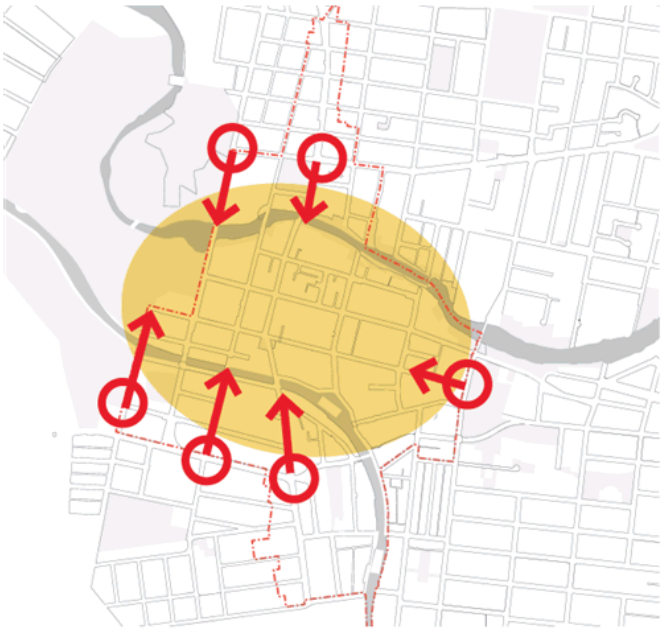

Figure 3 – Gateways into Parramatta town centre

Source: Design Parramatta Public Domain Framework Plan

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of the proposal are:

- To facilitate redevelopment of the site in a prime location in close proximity to a range of current and future services and public transport options;
- To provide a high quality mixed use development, which will activate the ground level of the site, revitalise Church Street and contribute to the Parramatta River Foreshore Arts and Entertainment Precinct;
- To facilitate a built form which would relate to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm;
- To facilitate redevelopment of the site that takes advantage of the site's characteristics and minimise any impact on surrounding developments;
- To facilitate redevelopment that reinforces the street and relationship with the other planning proposals within the precinct, while being sympathetic to the streetscape of Church Street, the heritage items located adjacent to the south and fine grain development pattern of the area;
- To assist in achieving State and local government's housing targets; and
- To facilitate retail and restaurant/bar uses which will significantly contribute to the local economy.

PART 2 – EXPLANATION OF PROVISIONS

The planning proposal seeks to achieve the intended outcomes outlined in Part 1 of this report by proposing amendments to the LEP as follows:

- modify the proposed height of buildings from 12m to part 12m for the front (Church Street) 12m of the site and part 150m for the remainder of the site (plus design excellence bonus);
- modify the proposed maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus);
- insert a site specific clause in Part 7 – Additional Local Provisions to adopt the maximum car parking rate provision that is in accordance with the CBD Strategic Transport Study, which is as follows:

7.11 Development on land at 295 Church Street, Parramatta

(1) Maximum car parking rate for development on the land are as follows:

Residential parking rates

Type of Apartment	*Spaces/unit*
Studio	*0.1 spaces/unit*
1-bedroom	*0.3 spaces/unit*
2-bedroom	*0.7 spaces/unit*
3-bedroom	*1 space/unit*

Commercial parking rates

*If the FSR > 3.5:1 M = (G*A) / (50*T)*
Where: M = maximum number of parking spaces
G = GFA of all office/business premises in building (m²)
A = site area (m²)
T = total GFA of all buildings on the site (m²)

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

A Voluntary Planning Agreement has been prepared which will provide a monetary contribution to go towards the revitalisation of the Parramatta River foreshore. The Voluntary Planning Agreement is being exhibited alongside this planning proposal.

2.1.2 Development on nearby sites

The Parramatta city centre is rapidly changing with a significant number of major developments occurring (refer to Figure 4 below).

Figure 4 – Changing nature of Parramatta City Centre

Source: Council

A number of major development proposals, have either recently been approved, are being assessed by council or are soon to be submitted to council. Below is a summary of three major development proposals, which are within the immediate context of the site. Figure 4 show the context of the planning proposal in relation to potential surrounding future built form.

330 Church Street (Meriton)

The Department of Planning and Environment (the Department) in October 2012 approved Major Project MP10/0171 under the now-repealed provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (The Act) for the site 330 Church Street, Parramatta. The major project and subsequent approved modification include the demolition of the existing building and structures and construction of a mixed use development comprising of:

- Four levels of basement car parking;
- A three-storey podium commercial/retail podium;
- A 40 storey tower (eastern tower) containing 254 serviced apartments; and
- A 50 storey tower (western) containing 375 residential apartments.

12-14 Phillip Street and 331A-339 Church Street (Riverside)

A planning proposal and development application have been approved for land at 12-14 Phillip Street and 331A-339 Church Street, Parramatta (Riverside Parramatta). The planning proposal and development application contain the following details:

- RZ/4/2013 – A planning proposal for amendments to the Parramatta City Centre Local Environmental Plan (LEP) 2007 that seek to:
  - Increase the maximum building height on the site from 80m to 150m;
  - Increase the maximum floor space ratio on the site from 6:1 to 12:1;
  - Re-align the current zone boundary of public open space along the foreshore; and
  - Remove the current heritage affection applying to No 333 Church Street.

  Amendment 11 was made on the 20 February 2015.
- DA/171/2014 proposes demolition of all structures on the sites, tree removal and construction of a 41 storey mixed use building containing retail tenancies, conference venue, discovery/exhibition centre and 413 residential apartments, over 6 levels of basement car parking, with stratum subdivision. Public domain improvements are proposed along the foreshore area, including pedestrian and cycle networks.

2-10 Phillip Street, Parramatta

A planning proposal for land at 2-10 Phillip Street received gateway determination to increase the maximum FSR to 10:1, increase the maximum height of building to 192m and to insert a site specific FSR clause to include additional FSR of 5.5:1 where it is provided as a hotel.

A Development Application is also lodged for the site and is currently being determined by the Sydney Central City Planning Panel which seeks approval for a 55 storey mixed use tower, containing 314 residential apartments, 260 hotel rooms with associated/ conference facilities and 9 levels of basement carparking; demolition of existing commercial building; part demolition and adaptive reuse of existing church hall buildings and adaptive reuse of existing church building.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims of the proposal.

3.1.1 Is the Planning Proposal a result of any study or report?

A number of planning proposals in the immediate area have either been approved or are in the process of being assessed by Council and the Department of Planning and Environment. These planning proposals are contributing to the reshaping of the Parramatta CBD skyline for this precinct. This proposal is based on ongoing discussions with Council on how to contribute to the appropriate development of the precinct.

The proposal will provide significant public benefits through providing active uses at the lower levels to revitalise Eat Street and contribute to the arts and entertainment precinct. The site is suitable for sustainable urban renewal and will provide a high quality mixed use development which will integrate with the surrounding proposals within the precinct and the broader Parramatta CBD.

Draft Parramatta Residential Development Strategy 2006

Council's draft Parramatta Residential Development Strategy 2006 (RDS) provides a vision for future residential development in the Parramatta Local Government Area and strategies for achieving this vision. The planning proposal is a result of the RDS as the subject site is identified within the 'Parramatta CBD study area' which is an area suitable for increased residential density.

The adopted approach in the RDS has been to concentrate new residential development in those places in Parramatta that already have access to transport, shops, parks and other facilities and therefore population growth can occur in areas that are better suited to accommodate increases in population.

Council's Parramatta City Centre Vision 2007

Council's Parramatta City Centre Vision 2007 provides a vision for Parramatta and includes an action plan to facilitate the city centre's growth. The planning proposal is a result of the Parramatta City Centre Vision and assists in achieving a number the strategic directions detailed within the vision.

The subject site falls within the 'Church Street' character area which is identified as the retail and civic spine of Paramatta's most significant public spaces and considers the area to be a key driver of the Parramatta economy.

One of the actions within the vision is to 'promote the city centre and its strengths with a major focus on attracting business and investors in the city.' The strategic direction for Parramatta city centre is to foster ongoing economic development by creating jobs and providing residential accommodation. The planning proposal is consistent with this action in that it will provide further employment and residential accommodation in Parramatta and will assist in revitalising and enhancing Eat Street.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best and most appropriate means of achieving the desired future redevelopment of the site and precinct. The planning proposal is a consequence of the following:

- Identification of the area as an arts and entertainment precinct by Council and the opportunity to provide a coordinated approach to delivering high quality built form and public domain outcomes with multiple projects being considered simultaneously; and
- A masterplan has not been prepared for the precinct. A planning proposal has been gazetted for Riverside and a planning proposal for land at 2-10 Phillip Street has recently been endorsed by Council. Consideration of all planning proposals within this precinct will result in a better urban design and public domain outcome.

The Planning Proposal will contribute to the precinct by activating Church Street, improving on-site connectivity that would support future public domain network and provide a high quality mixed use development.

This proposal will achieve all the outcomes of the Concept Design Report and provide a net community benefit. Any alternative means are less economically and socially viable for the development and renewal of the site, and as such has meant that a Planning Proposal is the most efficient means to renew the site.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the *Greater Sydney Region Plan*, *Central City District Plan,* State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

NSW State Plan

NSW 2021 is a plan to make NSW number one. It is a 10-year plan based on strategies to rebuild the economy, return quality services, renovate infrastructure, strengthen local government and communities and restore accountability to government. The plan sets a number of goals, targets and actions to achieve the NSW 2021. Of the 32 goals outlined this proposal contributes to Goal 5 as shown in the following table.

Consistency with NSW 2021			
Goal	**Target**	**Action**	**Consistency**
5. Place downward pressure on the cost of living.	Improve housing affordability and availability.	This includes ensuring that targets for housing and growth are reflected in local plan making instruments	The proposal will contribute to housing targets by modifying the PLEP to enable an increase in housing in the LGA. This proposal will increase housing affordability and availability to put downward pressure on the cost of living.

Greater Sydney Region Plan

On March 2018, the *Greater Sydney Region Plan* (the 'Plan') was finalised by the Greater Sydney Commission. The adoption of the *Greater Sydney Region Plan* will supersede *A Plan for Growing Sydney* as Sydney's overarching metropolitan strategy.

The vision of this Plan is built on the three cities concept where residents live within 30-minute access jobs, education and health facilities, services and places. This is consistent with the 10 Directions as set in *Directions for a Greater Sydney*, which is the core component of the vision and measure of the Plan's performance.

The Plan identifies that a target of an additional 725,000 dwellings would be needed within the Greater Sydney Region by 2036 to meet housing demands based on current population growth.

The *Greater Sydney Region Plan* is structured around four key themes—infrastructure and collaboration, liveability, productivity and sustainability—and sets out a number of directions, objectives and actions to guide delivery of these themes.

The table below provides a summary of the consistency of the proposal with the relevant directions and objectives.

Consistency with the Greater Sydney Region Plan	
Direction/Objectives	**Consistency**
Infrastructure and collaboration	
Direction: A city supported by infrastructure Objective 4: Infrastructure is optimised	In accordance with the Objective 4, the planning proposal will allow for efficient land use by locating new housing, office and commercial spaces in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed transport infrastructure and will benefit from the commuting advantages.
Liveability	
Direction: Housing the City Objective 10: Greater housing supply	The outcome of this planning proposal would facilitate additional residential floor space to the site which will contribute to housing supply and a range of housing types in Sydney. It is identified in the Plan that the Central City District has a 5 year housing target of 53,500 by 2021 and a 20 year housing target of 207,500 by 2036.

Consistency with the Greater Sydney Region Plan	
Direction/Objectives	**Consistency**
Direction: A city of great places Objective 12: Great places that bring people together	The planning proposal facilitates a development that includes ground floor commercial, which supports further activation of Church Street. The concept proposal also provides dual frontage, which addresses the established Phillip Lane, and provide increased connectivity for future users and residents. In accordance with objective 12, the planning proposal improves connectivity on the site, and contributes to creating great public spaces in the Cultural Quarter of Parramatta City Centre and providing people a welcoming place to socialise.
Objective 13: Environmental heritage is conserved and enhanced	The site does not contain a heritage item or fall within a heritage conservation area. However, a number of heritage items are located within the vicinity of the site. A heritage consultant has been engaged and has assessed the potential impacts would not be of adverse nature (Refer to Appendix 3 for further details). Heritage-related issues will require consideration in future development applications.
Productivity	
Direction: A well connected city Objective 14: A metropolis of three cities—integrated land use and transport creates walkable and 30-minute cities	The planning proposal satisfies this direction by co-locating housing and commercial spaces on a site that is within walking distance to Parramatta Railway Station and the proposed Parramatta Light Rail Station; and will uphold the concept of a 30-minute city.
Objective 15 - The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	The planning proposal will facilitate new residential and commercial floor space within Parramatta CBD that will generate housing and jobs. These uses provided on the site will assist in strengthening the Parramatta CBD and Westmead health and education precinct, thus contributing to making the GPOP corridor more connected and competitive.
Direction: Jobs and skills for the city Objective 19: Greater Parramatta is stronger and better connected	The outcome of the planning proposal will contribute to the economic growth of Parramatta CBD and enables a mixture of uses directly next to a key public transport infrastructure. This proposal will provide improvements to the site that will enhance the vibrancy, competiveness and walkability within Parramatta CBD.

The proposed development is considered appropriate in contributing to more intense housing in a transport accessible area. In particular, the proposal will provide increased housing supply in close proximity to a significant State Government transport investment, being the Western Sydney light rail line extension.

Central City District Plan

The *Central City District Plan* was finalised by the Greater Sydney Commission in March 2018 subsequent to the second public exhibition period between October – December 2017. The District Plan gives effect to the *Greater Sydney Region Plan*.

The subject site falls within the Central City District and it is noted that the site falls within the Greater Parramatta and the Olympic Peninsula (GPOP) collaboration area. The table below summarises the Planning Proposal's consistency with relevant priorities and objectives.

The planning proposal will support the continuing development of the Parramatta CBD by providing approximately 1,082sqm of commercial floor space, as demonstrated in the indicative reference design. The site is located amongst existing retail uses along Church Street and will continue to provide prime retail opportunities at the ground floor. The site is located in close proximity to Parramatta Railway Station/Bus Interchange and the proposed light rail. The planning proposal is consistent with the productivity priorities.

The residential component of the site will contribute an estimated 166 units to meet the West Central's five and 20-year housing targets. The units range from 1 to 3 bedrooms, providing diversity and affordable options. The site is located in a liveable area with public transport, shops, parks and related infrastructure within walking distance. The planning proposal is consistent with the liveability priorities and actions.

The table below provides a summary of the consistency of the proposal with the relevant priorities and actions.

Consistency with the Central City District Plan	
Priorities/Objectives/Actions	**Consistency**
Infrastructure and collaboration	
Planning Priority C1: Planning for a city supported by infrastructure **Objective 4:** Infrastructure use is optimised.	In accordance with the Objective 4, the planning proposal will allow for efficient land use by locating new housing and commercial spaces in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed transport infrastructure and will benefit from the commuting advantages.

Consistency with the Central City District Plan	
Priorities/Objectives/Actions	**Consistency**
Liveability	
Planning Priority C4: Fostering healthy, creative, culturally rich and socially connected communities **Action 10:** Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: a. providing walkable places with active street life and a human scale **Action 13:** Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: a. creative arts and cultural enterprises and facilities b. creative interim and temporary uses c. appropriate development of the night-time economy.	The proposal will facilitate significant improvements to the site and the surrounding area. The concept proposal will provide ground floor commercial that further activate Eat Street, contribute activities within the Cultural Quarter, and ensure further development of a night-time economy in Parramatta CBD.
Planning Priority C5: Providing housing supply, choice and affordability, with access to jobs and services	The District Plan provides 5 year housing targets for LGA and the target for Parramatta LGA is an additional 21,650 dwellings by 2021. The Planning Proposal seeks to provide additional residential accommodation to the locality, contributing to the housing targets and increase housing diversity.
Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage	The planning proposal would facilitate a mix of uses and will deliver new amenities and services to the area, and provide connectivity between Phillip Lane and Church Street that will support existing and future public domain network. Subsequently, the planning proposal is consistent with this planning priority as it supports a fine grain urban form and improves walkability on site. Proposed amendments would only increase the FSR of the potential future development and is considered not to have adverse impacts on the heritage significance of nearby heritage items. Refer to Appendix 3 for the Heritage Impact Statement prepared by City Plan.
Productivity	
Planning Priority C9: Delivering integrated land use and transport planning and a 30-minute city	The planning proposal satisfies this priority as it will include new housing and employment opportunities within 30-minute travel time from Parramatta Railway Station and the proposed future Parramatta Light Rail Station, and existing infrastructure, retail and public domain.

NSW Long Term Transport Master Plan

The NSW Long Term Transport Master Plan (LTTMP) was released in December 2012. The Master Plan provides an integrated and comprehensive framework for addressing NSW transport challenges over the next 20 years.

A key action of the LTTMP is to 'increase rail frequency' from Parramatta to the CBD via Strathfield and to Ryde.

An action relevant to the proposed redevelopment is the potential West Sydney Light Rail extension. A light rail service is being investigated within Parramatta, which will potentially include a light rail station at Riverside and Church Street, which are within walking distance to the proposed development. The West Sydney Light Rail extension will potentially provide additional public transport links to connects surrounding areas (refer to Figure 5).

The integration of land use and transport planning provides social, environmental and economic benefits. Transit oriented development at the local level is likely to encourage non-motorised travel and efficient vehicle trips, thereby contributing to shorter trips, less car trips and more trips by walking, cycling and public transport. In particular, the proposed increase in density will support the major infrastructure investment by Government in the light rail extension.

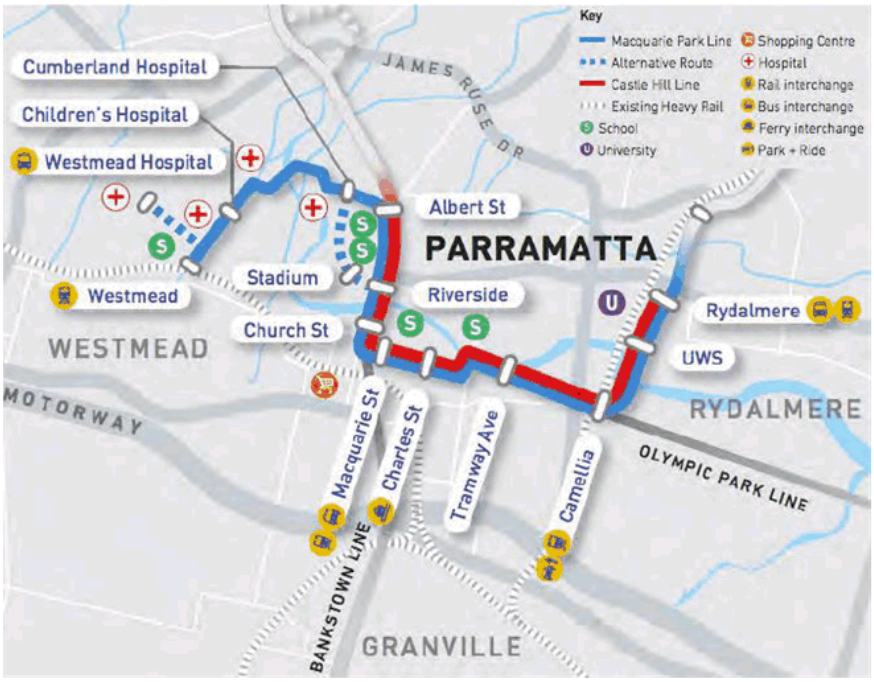

Figure 5 – Western Sydney Light Rail Network

Source: Parramatta City Council

Another initiative that the site will benefit from is the Westconnex project which will assist with the long-term plan to complete critical links in Sydney's motorway network. The subject site is located approximately 1.7km north of the M4 and the project will link the M4 to the M5 through the city and airport/Port Botany area. It will include extending the M4 and duplicating the M5 East to King Georges Road. There are three stages to the project. Stage 1 will widen the M4 and extend the M4 via a tunnel under Parramatta Road and City West Link, stage 2

will extend the motorway to St Peters and will create a new access link to Sydney Airport and stage 3 will widen the M5. The subject site will benefit with greater access to the airport/Port Botany area and eastern and southern Sydney.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan 2013

The Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta. The plan identified a number of substantial ideas for the City and the Region and encourages the concentration of urban consolidation around public transport nodes and centres rather than scattered growth throughout the LGA.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including helping to build the City as a centre of high value, creating employment, ensuring the environment is protected and creating a world class city and will facilitate a transport orientated development.

Council's Parramatta City Centre Vision 2007

Council's Parramatta City Centre Vision 2007 provides a vision for Parramatta and includes an action plan to facilitate the city centre's growth. The vision sets the strategic framework for the future development of the Parramatta City Centre.

The subject site falls within the 'Church Street' character area which is identified as the retail and civic spine, Paramatta's most significant public spaces and considers the area to be a key driver of the Parramatta economy.

The planning proposal is considered to be consistent with the overarching vision for the Parramatta City Centre, which is as follows:

> 'Parramatta will continue to strengthen its role as a regional city and successful second CBD for Sydney, based on a highly competitive commercial office market, retail, public space and a range of facilities including cultural, medical, educational, tourism and recreational. It will also benefit from a unique inner city residential living environment that values heritage assets and the natural environment. The centre will continue to plan strategically to maintain its position as an accessible primary business services centre for Western Sydney as a significant business location for metropolitan Sydney.'

Parramatta Residential Development Strategy 2006

Council's draft Parramatta Residential Development Strategy 2006 (RDS) provides a vision for future residential development in the Parramatta Local Government Area and strategies for achieving this vision. The planning proposal is a result of the RDS as the subject site is identified within the 'Parramatta CBD study area' which is an area suitable for increased residential density.

The adopted approach in the RDS has been to concentrate new residential development in those places in Parramatta that already have access to transport, shops, parks and other facilities and therefore population growth can occur in areas that are better suited to accommodate increases in population.

Parramatta City Centre Lanes Strategy

The Parramatta City Centre Lanes Strategy identifies a number of opportunities to create pedestrian lanes within the Parramatta City Centre to assist with the functioning of the centre (refer to Figure 6). The proposal will provide for ground level activation of the subject site, facing Church Street, provide a dual frontage that would facilitate potential connections for future users and support the laneway network (refer to Figure 7).

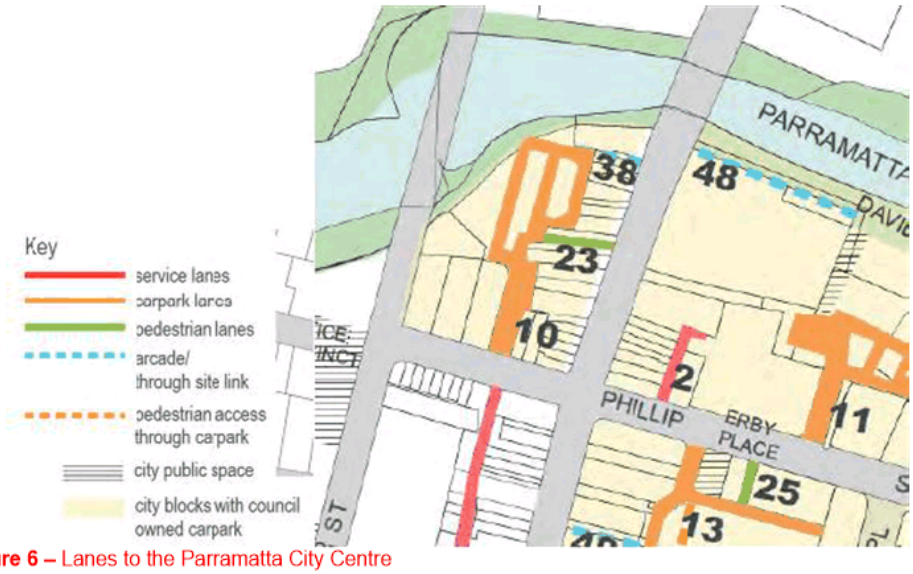

Figure 6 – Lanes to the Parramatta City Centre
Source: Parramatta City Centre Lanes Strategy

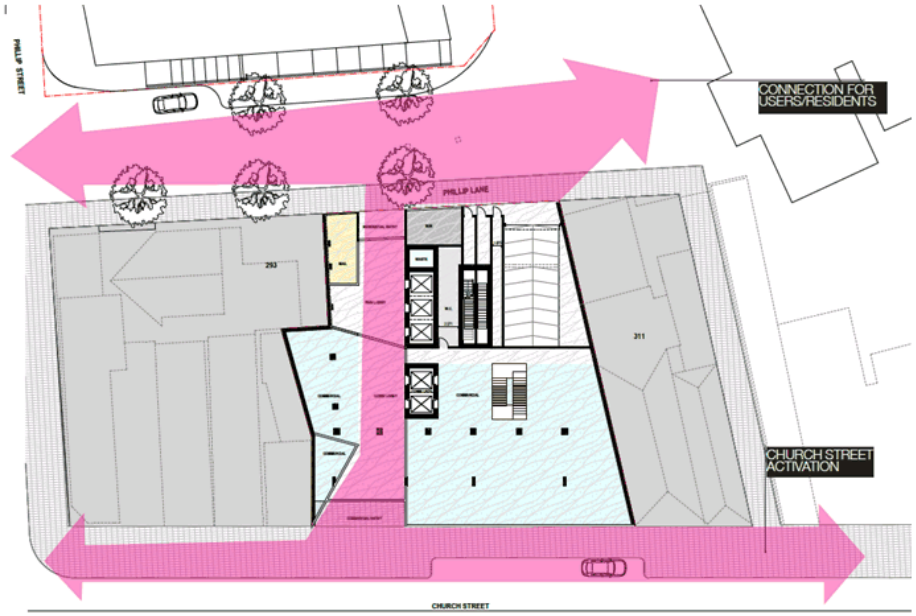

Figure 7 – Potential connection for the site and Church Street Activation

Source: Woods Bagot

Parramatta City Centre Planning Proposal

Parramatta CBD Planning Proposal ('CBD PP') has been prepared in guidance of the *Parramatta CBD Planning Strategy*. The purpose of the CBD PP is to set the controls across the entire CBD area so as to give effect to the vision of the Strategy.

On 11 April 2016, Council endorsed the lodgement of Parramatta CBD Planning Proposal (CBD PP) to the Department for Gateway determination. The CBD PP is the outcome of detailed technical studies which reviewed the current planning framework. The CBD PP sets controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city. The CBD PP identifies a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

The CBD PP proposes that a potential increase in height and FSR can be sought for sites within the Parramatta CBD subject to the provision of community infrastructure. The CBD PP allows no height limit and a maximum 10:1 FSR to the majority of sites within the area to which the plan applies.

Height

The CBD PP proposes that no maximum height limit (incentive height) apply to the majority of land within the CBD subject to the delivery of community infrastructure. The height of buildings will be determined by the design excellence process, FSR and aviation limitations.

Floor Space Ratio (FSR)

Under the CBD PP the majority of sites in the CBD are identified on the new Incentive Floor Space Ratio Map as 10:1.

The planning proposal seeks an increased height and FSR of 10:1 which is suitable for the site given the context of the surrounding area is transitioning to higher density. The concept design also demonstrates it is capable with complying with key design and planning criteria.

Parramatta CBD Strategic Transport Study

On 10 April 2017 Council resolved to adopt the recommended car parking rates under the Parramatta CBD Strategy Transport Study in order to reduce maximum car parking rates in the Parramatta City Centre in line with those of the Sydney CBD. This Transport Study was lodged in support of the CBD PP. Subsequently, Council has requested the Department to review the Conditions of the Gateway Determination to remove the requirement under Condition 7b to consider the findings of the mesoscopic model prior to the finalisation of the site-specific planning proposals

On 4 August 2017, the Department determined the alteration of Gateway Determination to amend the planning proposal to include a provision that will "require a maximum car parking rate in accordance with the Parramatta CBD Strategy Transport Study".

The proposed car parking rate as facilitated by this planning proposal is in line with the Transport Study's recommendations and will reduce the number of basement car parking stories on the site.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal would address and/or be consistent with all relevant State Environmental Planning Policies (SEPPs). The following outlines the intent of the relevant SEPPs and consistency of the planning proposal.

State environmental planning policies		
SEPP	**Consistency**	**Comments**
SEPP No. 1- Development Standards	Consistent	Not applicable. It does not apply to Parramatta LEP 2011.
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Consistent	The proposal is an example of urban renewal and provides for multiple uses on site. The proposal meets the aims and objectives of this SEPP.
SEPP No. 33 – Hazardous and Offensive Development	Consistent	The proposal is to adopt the standard instrument definitions of hazardous and offensive development, which are not permitted on site.
SEPP No. 55 – Remediation of Land	Consistent	The subject site has existing Class 4 Acid Sulfate Soils constraints. Council is satisfied the site is suitable for mixed use purposes, as indicated in the CBD Planning Proposal. The matter can be further resolved through the development application which considers finer grain details such as building materials.
SEPP No. 64 – Advertising and Signage	Consistent	Any future proposals for signage and advertising structures would be consistent with the SEPP and the Parramatta DCP 2011.
SEPP No. 65 – Design Quality of Residential Flat Development	Consistent	The proposal has been designed by leading architects and is generally consistent with the provisions of SEPP 65. Refer to the design report at Appendix 2 for further information.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Consistent	The proposal would not affect the schemes within this SEPP, nor does it propose any new scheme for affordable housing that would need to be included in this SEPP. The planning proposal is consistent with the objectives of this SEPP.
SEPP (Affordable Rental Housing) 2009	Consistent	This proposal does not inhibit any operations of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	This proposal does not inhibit any operations of this SEPP.
SEPP (Exempt and Complying Development Codes 2008	Consistent	The proposal is to adopt the standard instrument provisions for exempt and complying development.
SEPP (Infrastructure) 2007	Consistent	The proposed development will be referred to the RMS when the DA is lodged.
SEPP (Major Development) 2005	Consistent	The proposal does not inhibit operations of the former Part 3A provisions or the replacement measures.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

The planning proposal is consistent with all relevant s9.1 Directions (updated 2 April 2018). The assessment of these is outlined in the table below.

Section 117 Ministerial Directions			
Clause	**Direction**	**Consistency**	**Comments**
1 Employment and Resources			
1.1	Business and Industrial Zones	Consistent	The planning proposal does not seek to change the land use zoning and therefore does not seek to reduce the extent of business zones in the locality. The proposal provides for a mix of retail, restaurant/bar and residential ensuring compatibility and consistency with its mixed-use zoning. The proposal will support the viability of Sydney's Premier Regional City and second CBD.
2 Environment and Heritage			
2.3	Heritage Conservation	Not Applicable	The LEP contains heritage provisions. This planning proposal does not seek to amend these. Heritage aspects in relation to the Church Street streetscape and neighbouring properties will be considered as part of the future DA.
3 Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Consistent	The proposal allows for a range of residential unit types, which are consistent with the existing trends and market demands.
3.4	Integrating Land Use and Transport	Consistent	The site is within walking distance to a range of retail and business services and is easily accessible by public transport, particularly the Parramatta Train Station and potential new light rail line and Westconnex, Motorway which are significant government infrastructure investments.
4 Hazard and Risk			
4.1	Acid Sulphate Soils	Consistent	Parramatta LEP 2011 contains acid sulphate soils (Class 4) provisions and this Proposal does not seek to amend them. Acid sulphate soils investigations and analysis will accordingly be undertaken as part of any future development of the land.
4.3	Flood Prone Land	Consistent	The site is not identified as flood prone, however the street in which it fronts (Church Street) is impacted by a Probable Maximum Flood (PMF) event. To minimise the impact of the proposal with respect to flood events greater than

Section 117 Ministerial Directions			
Clause	**Direction**	**Consistency**	**Comments**
			the 1 in 100 year event (including and up to the PMF) principles and measures will be incorporated into any future detailed design. This will include an early warning system including sirens, appropriate signage, depth indicators, refuge areas and overall building management. Further details of these design features and evacuation measures, including a designated on-site evacuation area and protection in the basement car park when flooding occurs will be addressed as part of the Design Excellence and Development Application process
5 Regional Planning			
5.10	Implementation of Regional Plans	Consistent	As discussed above, the planning proposal is consistent with *Greater Sydney Region Plan* and *Central City District Plan*.
6 Local Plan Making			
6.1	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor identifies any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent	The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.
6.3	Site Specific Provisions	Consistent	The Planning proposal amends existing site specific provisions, without being unnecessarily restrictive.
7 Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	Consistent	*A Plan for Growing Sydney* has been superseded by the *Greater Sydney Region Plan*. As discussed elsewhere in this Planning Proposal, the proposal is consistent with the new regional plan.
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Consistent	The planning proposal is generally consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal will not result in any impact of critical habitat or threatened species, populations or ecological communities or their habitats.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Any substantial environmental impacts can be appropriately dealt with as part of the assessment of the development proposal for the site. The existing development controls under the LEP 2011 and Parramatta DCP 2011 are considered to provide sufficient guidance to ensure that a high quality mixed use development outcome is achieved under the additional development standards established under the planning proposal. Matters including residential amenity, visual impact, heritage, design outcomes and overshadowing have been assessed in the formulation of the current scheme. Further discussions and assessment of environmental and urban context are discussed below.

Built form and context

The planning proposal is accompanied by a Concept Design Report which discusses in detail the design of the building and relationship with the future potential future surrounding urban form, refer to Appendix 2.

The proposal includes a 33-storey (including plant/roof) residential tower containing approximately 166 units, with a 2-3 level commercial podium containing approximately 1,082sqm of commercial floor space. Maximum car parking rates are set for the site, as discussed previously in this Planning Proposal document.

The proposed built form incorporates a 2-3 level commercial podium (with a maximum street frontage height of 12m to Church Street) which creates a pedestrian scale whilst defining the edge of Church Street, and is consistent with the height datum of the Church Street streetscape. The residential tower above the podium is slender and setback from Church Street. Refer to Figure 8 for the proposed building envelope.

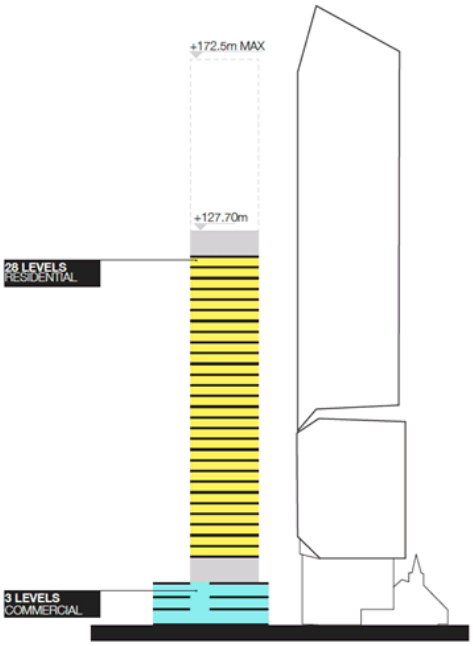

Figure 8 – Proposed building envelope
Source: Woods Bagot

The proposed building envelope has been designed to respond to the surrounding future built form context. In particular, the proposed built form envelope has been designed to relate to the future built form envelope of the development proposals identified in the table below and illustrated in Figure 9.

Built form of surrounding future development			
The Site	**Status**	**Building Height**	**Floor Space Ratio**
330 Church Street (Meriton)	Approved	109.3m - 177m	8.25:1
12-14 Phillip Street and 331A-339 Church Street (Riverside)	Approved by JRPP	150m	12:1
2-10 Phillip Street	Planning Proposal	Approx 192m	Approx. 17:1

Gateway Condition 7c requires that, prior to submitting the proposal for finalisation, that:

"The proposal is to be reviewed and amended where necessary, having regard for the FSR controls endorsed by the Gateway determination for the CBD planning proposal. In undertaking the review, Council is to ensure that the maximum FSR for this planning proposal is to be reasonably consistent with the endorsed CBD FSR controls including the FSR sliding scale".

It is noted that the FSR proposed in this site-specific Planning Proposal is generally consistent with the CBD planning proposal. This can be re-confirmed prior to submitting the proposal for finalisation.

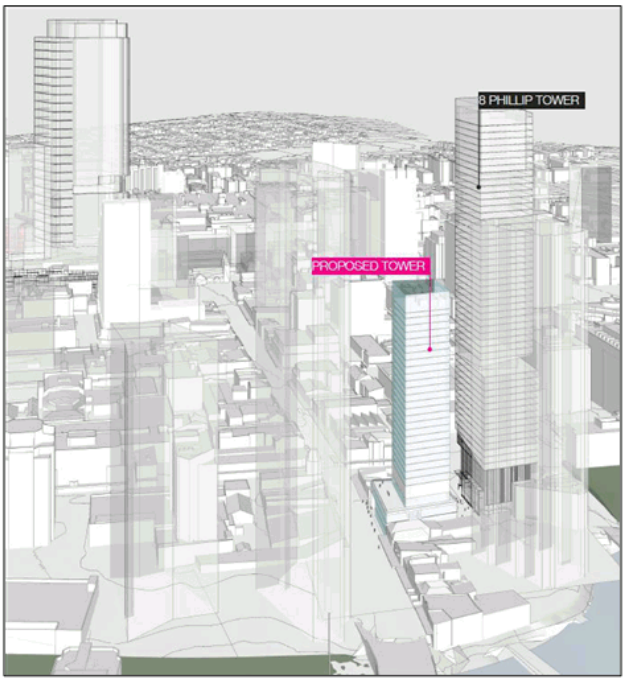

Figure 9 – Indicative building envelopes of surrounding development
Source: Woods Bagot

The proposed increase in building height and floor space on the site recognises the identification of Parramatta as Sydney's second CBD within the *Greater Sydney Region Plan*. The creation of a tall and slender landmark building of high architectural quality will define the edge of Church Street and reinforce the gateway to Parramatta city centre.

The proposed built form has been considered in the context of the rapidly evolving nature of the Parramatta CBD, which is illustrated in Figure 9 above. The proposed built from also relates to the other major sites at the secondary Parramatta Square Precinct to the south of the site which supports taller tower forms with the Aspire Tower at 160-182 Church Street (subject to a maximum building height of 280m).

Heritage Conservation

The planning proposal is accompanied by a Heritage Report prepared by City Plan Heritage, refer to Appendix 3.

The site is not a heritage item nor fall within a heritage conservation area. Adjoining to the south of the site are a number of heritage items including 281 – 293 Church Street which incorporate a strip of 2 storey retail/commercial shops. The heritage items have local significance under the Parramatta LEP 2011. Refer to Figure 10 which shows the site's location in relation to surrounding heritage items.

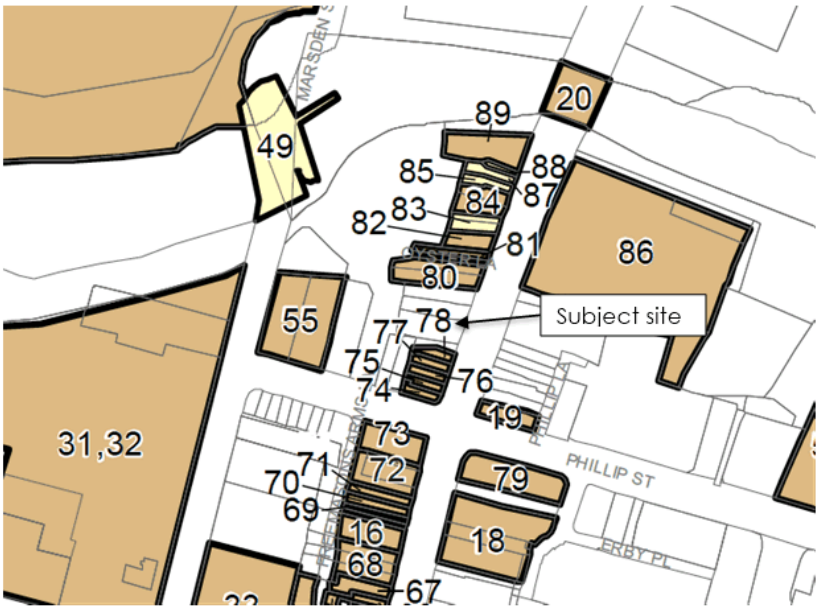

Figure 10 – Surrounding heritage items

Source: Parramatta LEP 2011

The proponent has engaged City Plan Heritage Consultants to provide advice throughout the design development process. Refer to the Heritage Impact Statement attached at Appendix 3 for more details. A summary of the heritage items in the vicinity of the site and the potential heritage impacts of the proposal are detailed below.

Old Government House and Domain

A Technical Report titled 'Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values' has been prepared by the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) in collaboration with Council and the Department of Planning and Environment to assist in determining the type of development that should be considered a controlled action, and to guide development in the Parramatta CBD.

Overshadowing

The location, height and bulk of the tower has been designed to reduce the extent of the overshadowing to the public domain, surrounding future potential development proposals and existing residential development. The slender building form will ensure the shadow cast will be fast moving and will not overshadow the public domain or any surrounding development for extended periods of time.

Refer to Figures 11a, 11b and 11c, below, which show the potential impact of overshadowing the future built form will create at every hour between 9am and 3pm at midwinter (21 June). The shadow cast from the building will not extend further to the west towards Parramatta Park than other buildings already under assessment in the precinct.

- A tall building such as this should not affect its surroundings adversely in terms of micro climate wind turbulence, overshadowing , reflected glare, aviation navigation and telecommunication interference. These will all be investigated fully in the design and development of the buildings. The shadow studies below show the impact of this building and the surrounding context in overshadowing of the area

Additional overshadowing

Winter 9am

Winter 10am

Winter 11am

Figure 11a – Shadow diagrams (9, 10 and 11am midwinter)

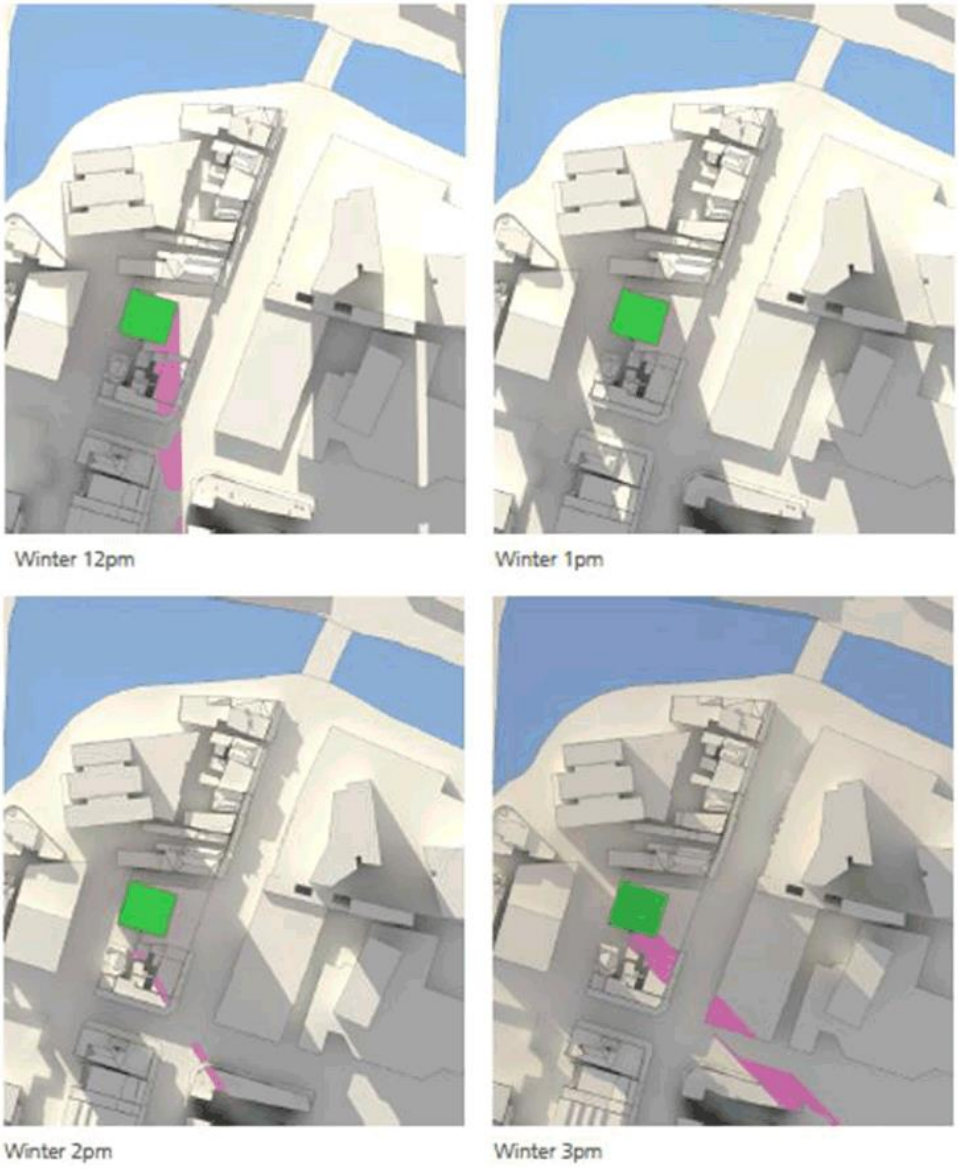

Figure 11b – Shadow diagrams (12, 1, 2 and 3pm midwinter)

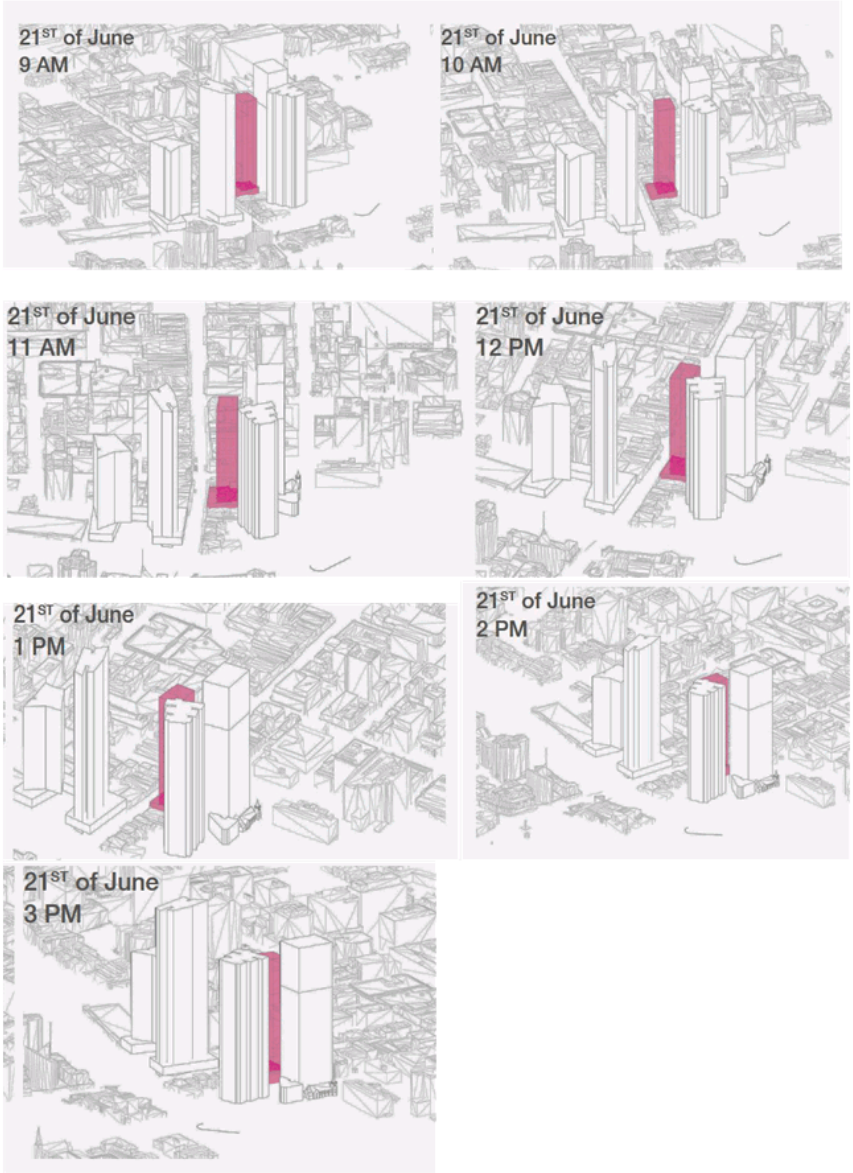

Figure 11c – Sun eye diagrams

Source: Grimshaw (Shadow diagrams), Woods Bagot (sun eye diagrams)

The shadow and sun eye diagrams show that additional shadows will predominately fall onto the public road or commercial properties which is not of significant concern. The proposal will not create any additional overshadowing to Church Street. The overshadowing is considered to be reasonable and will not result in any adverse impacts upon the amenity of the public domain and any potential future surrounding high density development proposals.

Parking, Traffic and Access

The planning proposal is accompanied by a revised Traffic Impact Assessment prepared by Traffix which includes additional assessment prepared that responds to the original conditions 1(d) and 7(b) of the Gateway Determination. It is also noted that condition 7(b)

was altered in the subsequent Alteration of Gateway Determination issued 4 August 2017, which required maximum car parking rates to be set for this site (as discussed elsewhere in this Planning Proposal document).

It is envisaged that vehicular access to the site will be obtained from Phillip Lane. This is considered the only feasible location as additional vehicle entries on Church Street are prohibited under Parramatta DCP 2011 alongside the pedestrianisation of this road as part of the Parramatta Light Rail project.

The report provides an assessment of the traffic implications created as a result of the planning proposal. According to the traffic report the proposed residential and commercial development, combined, would generate a net increase in vehicle trip generation of 42 trips in the morning peak and 48 trips in the afternoon peak over existing conditions on the site. The assessment has assessed the overall traffic impacts are minimal and have no discernible increases in delay, including cumulative impacts of neighbouring developments and the introduction of the Parramatta Light Rail Project.

Future planning controls as proposed under the CBD Planning Proposal will involve changes to the car parking controls in Parramatta City Centre. It is intended that parking rates under the *Sydney Local Environmental Plan 2012* will be adopted to reduce parking rates to discourage private vehicle use in Parramatta City Centre.

In this regard, the traffic assessment assessed the concept development against the parking rates under *Sydney Local Environmental Plan 2012.* The assessment concludes that a maximum provision of either 69 or 104 car parking spaces would be permitted for the concept development if it were to incorporate retail or entertainment uses respectively. Compliance with this car parking control will be further detailed and confirmed as part of future development application for the subject site.

It is anticipated that future service vehicle arrangements can be confirmed during a subsequent development application and would need to take account for the following matters:

- Increased length of ramping required for basement level loading dock under AS2890.2 (2002) to address for head height clearances and restricted gradients for trucks;
- Prohibition of access points on Church Street;
- Widened access to enable safe heavy vehicle turning movement of private lane.

Flooding

As illustrated below in Figure 12 the site abuts a flood prone area along Church Street. A Flood study will be undertaken as part of the preparation of the DA if necessary.

Figure 12 – Flooding map

Source: Parramatta Council

It is noted that condition 7(a) of the Gateway Determination requires that, prior to submitting the Planning Proposal for finalisation, Council's drainage engineer is to be satisfied as to how the project design would respond to and manage extreme flood events. This referral will be undertaken prior to submitting the Planning Proposal for finalisation.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will result in positive social and economic impacts upon the Parramatta City Centre.

The proposed increased density of residential uses will support the viability of Sydney's Premier Regional City and second CBD and create a night time destination by activating the CBD beyond business hours.

The planning proposal will facilitate redevelopment of the site, which is currently underdeveloped and will increase housing choice in close proximity to a range of services and public transport.

The provision of retail and restaurant/bar uses will support the Parramatta River Foreshore Arts and Entertainment Precinct and the residents and workers in the city centre whilst they will attract visitors to Parramatta which will significantly contribute to the local economy.

The planning proposal will result in a number of short-term economic benefits. The density will permit a development, which has a higher capital value and generates more construction

jobs than a smaller development within the existing controls. In addition, the planning proposal will likely result in a number of ongoing jobs during the operation of the residential and retail uses.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The subject site is currently serviced with electricity, water supply, telecommunications, sewer and stormwater. The site is also well serviced by existing public transport, infrastructure and services. Further investigations will be undertaken as part of the preparation of the DA to determine whether any upgrade of existing facilities is necessary.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

As per the Gateway Determination condition 2, the Department of Infrastructure and Regional Development (DIRD) was consulted prior to public exhibition of this Planning Proposal. DIRD did not require any changes to be made to the Planning Proposal prior to exhibition, and also noted that relevant airports would be consulted at the next stage of formal planning (as relevant airports would be able to provide more specific advice about their airspace over the site). Their response is excerpted as follows:

> *"…Council is required to consult with the Department at this early stage, but has not yet formally consulted with any relevant airports. I note that airports will be consulted at the next stage of formal planning.*
>
> *As discussed, with the development at 172.5 metres AHD, it is likely to be in prescribed airspace for Bankstown Airport, and would therefore need approval under the Airports (Protection of Airspace) Regulations 1996. Any approval by the Department would follow assessment by Airservices Australia and the Civil Aviation Safety Authority. As Council is aware, the Department may also seek appropriate information in relation to cranes required to build a building, particularly where it approached a critical surface such as the Radar Terrain Clearance Chart for Sydney Airport, which is around 243 metres AHD over Parramatta. The relevant airports would be able to provide more specific advice about their airspace over the site."*

As per the Gateway Determination, the views of further State and Commonwealth public authorities will be received during public exhibition. The Gateway Determination required consultation with the following agencies:

- Office of Environment and Heritage – Heritage Division
- Office of Environment and Heritage
- Department of Education and Communities
- Transport for NSW – ferries
- Transport for NSW – Sydney trains
- Transport for NSW – Roads and Maritime Services
- State Emergency Services
- Telstra
- Sydney Water
- Endeavour Energy

Furthermore, as per Gateway condition 5 (as altered by the Alteration of Gateway Determination dated 15 August 2016), the agencies will be provided with summary sheets of six planning proposals which received Gateway determinations on the same date, along with a link to the Parramatta CBD Planning Strategy and relevant supporting material.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

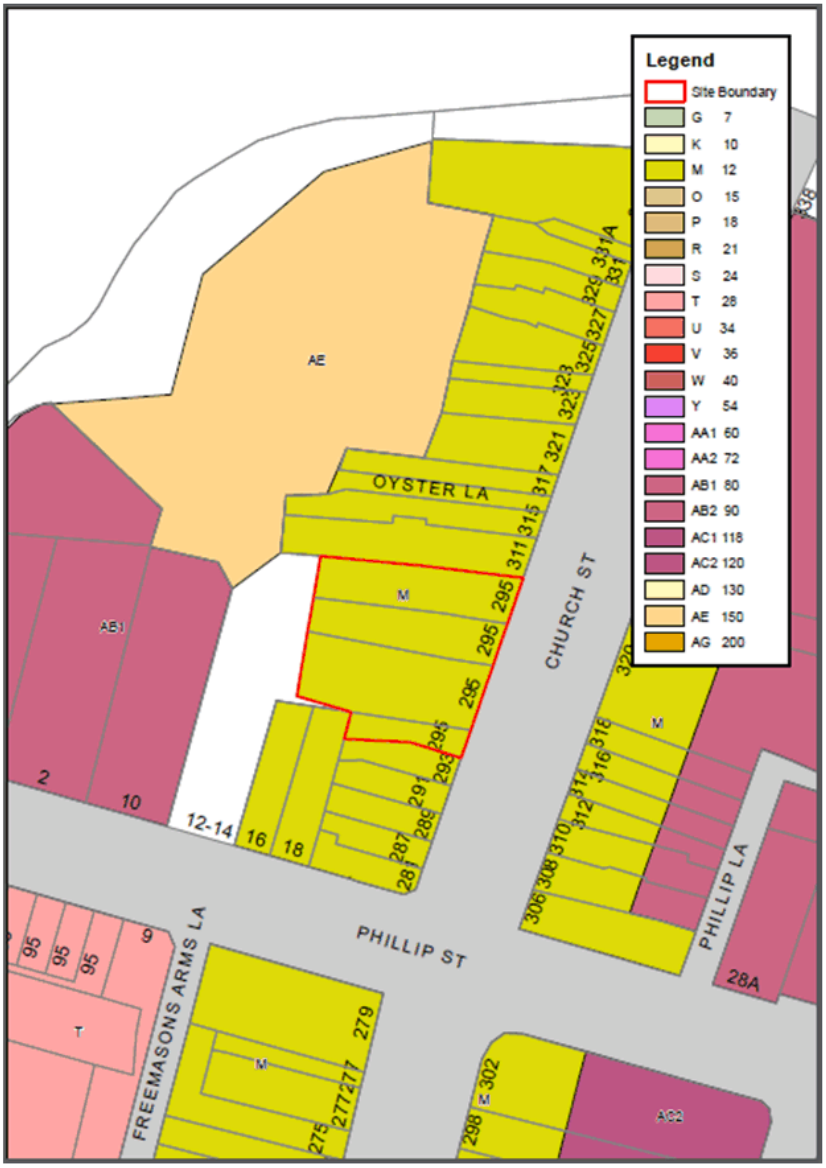

Figure 13 – Subject site current Parramatta LEP 2011 Height map

Figure 13 above illustrates the existing 12 metre height limit applying to the site.

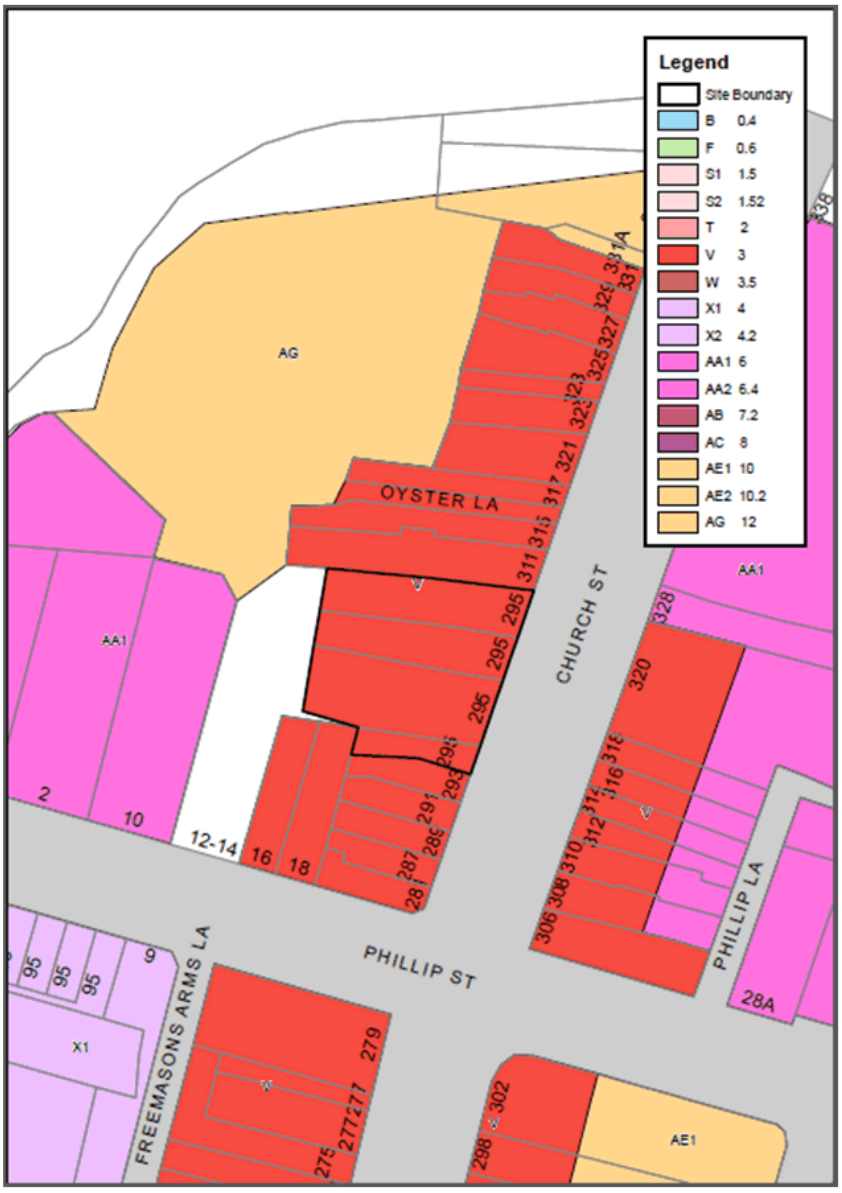

Figure 14 – Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

Figure 14 above illustrates the existing 3:1 FSR which applies to the site.

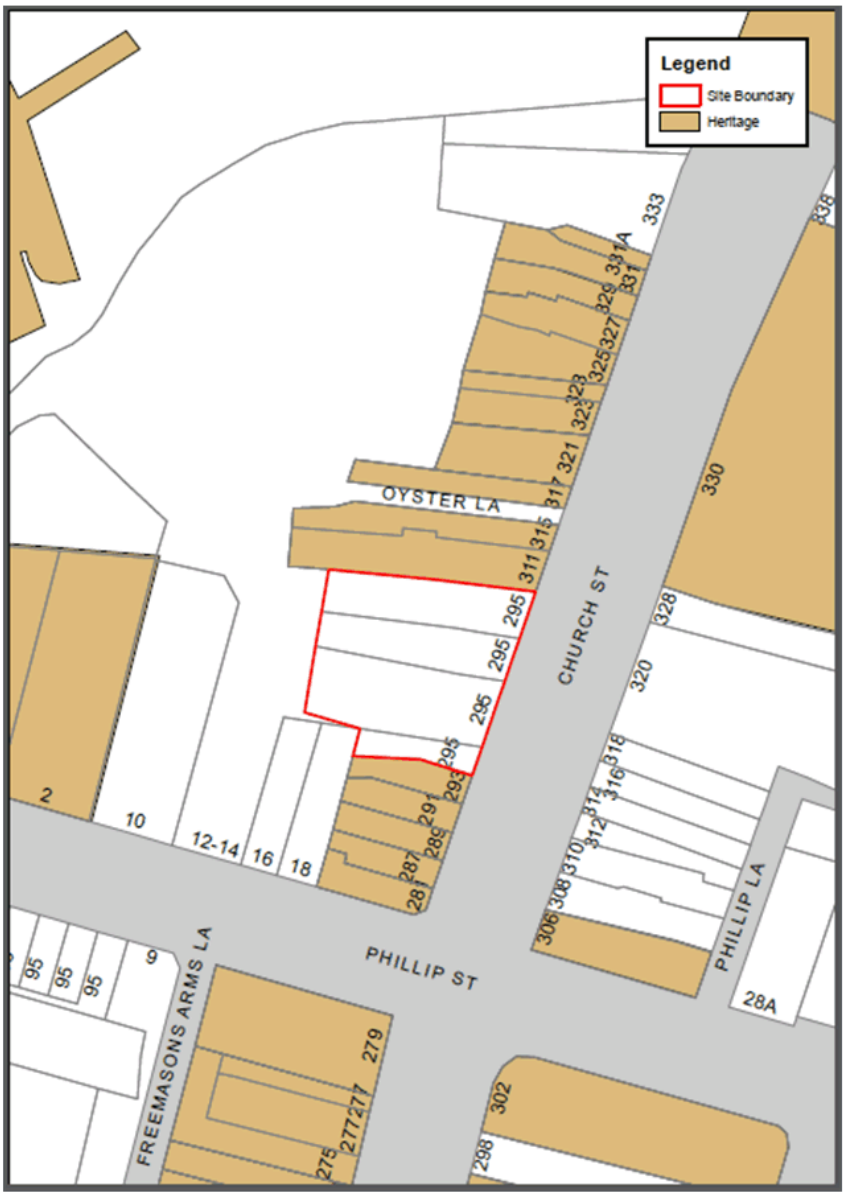

Figure 15 – Existing heritage items extracted from the *PLEP 2011* Heritage Maps

Figure 15 above illustrates the heritage sites which are located in the near vicinity of the site.

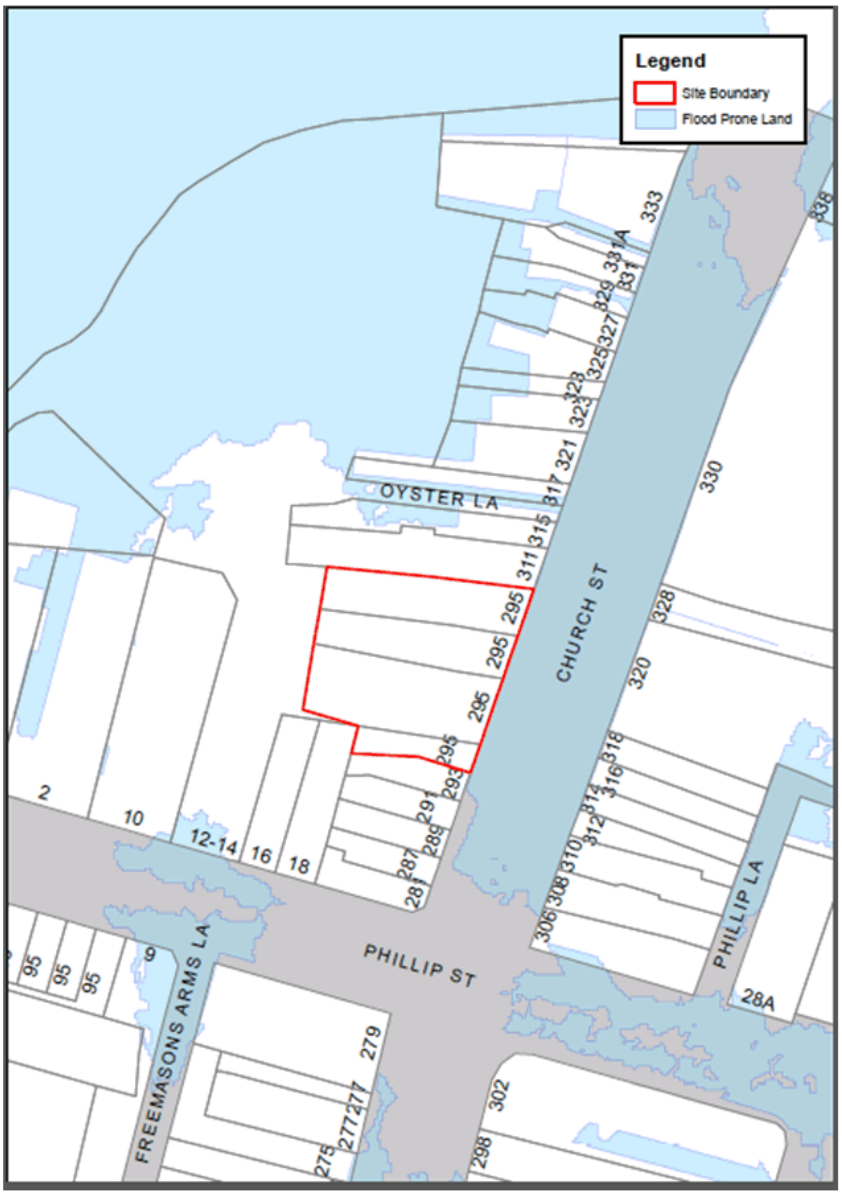

Figure 16 – Existing flooding extant extracted from the *PLEP 2011* Flooding Maps

Figure 16 above illustrates the flooding extant in the vicinity of the site.

4.2 Proposed controls

The figures in this section (Figures 17 and 18) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

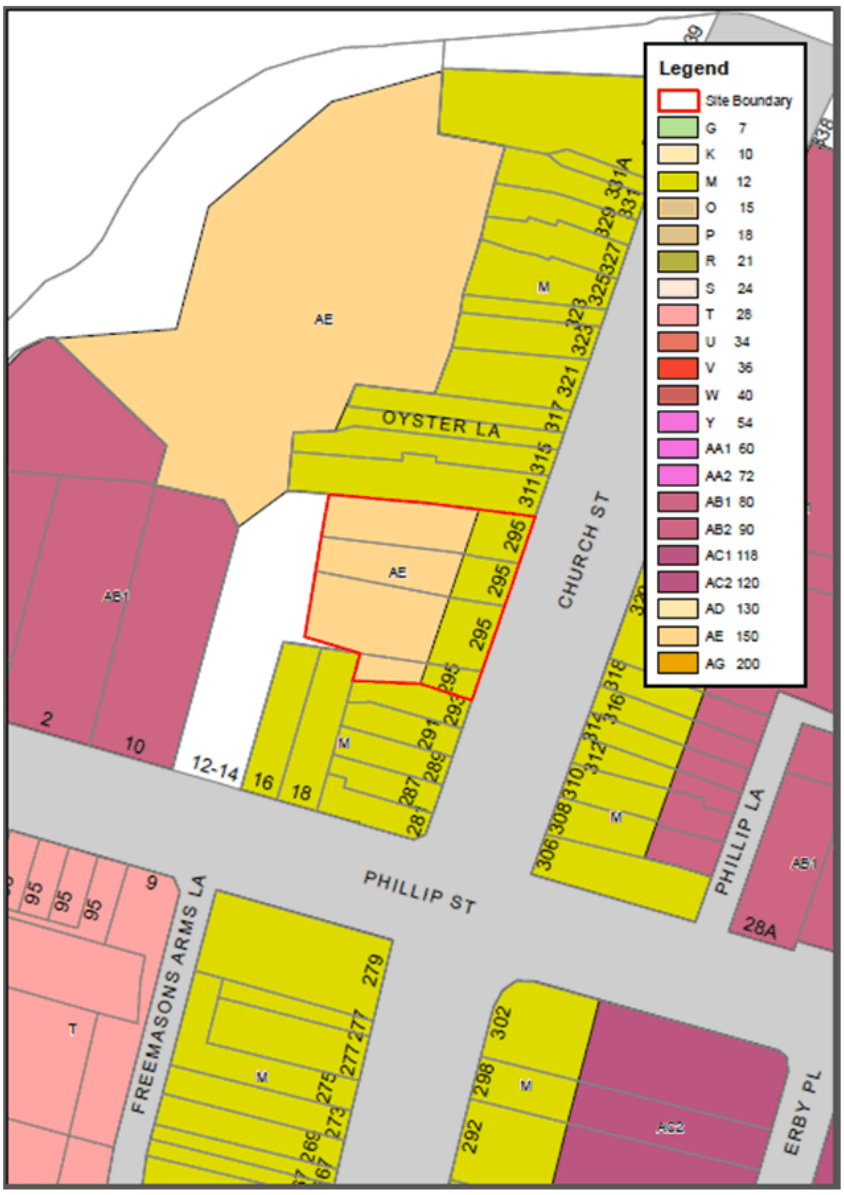

Figure 17 – Proposed amendment to the *PLEP 2011* Height of Building Map

Figure 17 above illustrates the proposed retention of the 12 metre maximum building height in the first 12 metres of the site as it fronts Church Street and 150 metre maximum building height for the remainder of the site.

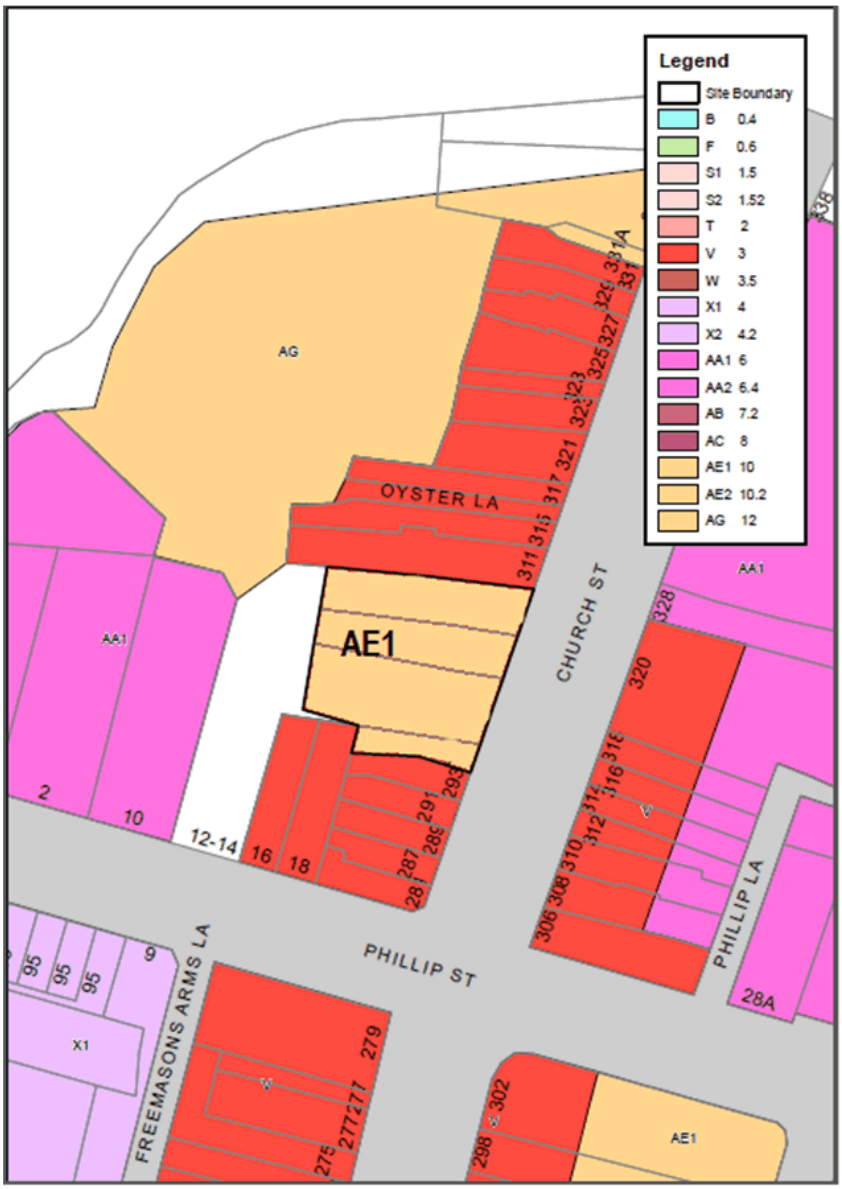

Figure 18 – Proposed amendment to the *PLEP 2011* Floor Space Ratio Map

Figure 18 above illustrates the proposed 10:1 FSR over the site.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition will include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The Gateway determination specifies the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies (refer to Section 3.4.2).

Consistent with Section 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity *to make submissions and the submissions have been considered*.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for a Gateway Determination.

The following steps are anticipated:

- Referral to Minister for a Gateway determination (December 2015)
- Gateway Determination (June 2016)
- Alteration of Gateway Determination (August 2016)
- Alteration of Gateway Determination (August 2017)
- Alteration of Gateway Determination (February 2018)
- Commencement and completion dates for public exhibition period and government agency notification (August 2018)
- Consideration of submissions (September 2018)
- Consideration of proposal post exhibition and reporting to Council (December 2019)
- Exhibit the amended draft DCP and amended draft VPA (February 2020)
- Consideration of the draft DCP and VPA post exhibition and reporting to Council (March 2020)
- Submission to the Department to finalise the LEP (April 2020)
- Notification of instrument (June 2020)

Appendix 1 – Updated Concept design report

Appendix 2 – Heritage report

Appendix 3 – Updated traffic impact assessment

Prepared by City of Parramatta Council

PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

RZ/14/2014 – 295 Church Street, Parramatta

DRAFT AMENDMENTS TO THE PARRAMATTA DEVELOPMENT CONTORL PLAN 2011

Part 4.3 Strategic Precincts

4.3.3 Parramatta City Centre

4.3.3.7 City Centre Special Areas

Update Figure 4.3.3.7.1 City Centre Special Areas on Page 4.3-89 to include the subject site being:

- "295 Church Street, Parramatta Refer to Section 4.3.3.7 (X)" in the legend; and
- Outlined in red and shaded.

Figure 4.3.3.7.x Site location - City Centre 295 Church Street

Insert new section **4.3.3.7 (X)** being site specific controls relating to 295 Church Street, Parramatta as follows.

4.3.3.7 (X) 295 Church Street, Parramatta

1.1 Land to which this applies This site-specific Development Control Plan (DCP) applies to land at 295 Church Street, Parramatta legally known as Lot 1 DP 25055 and Lots 10, 11 & 12 in DP 234508 within the Parramatta CBD as illustrated at in **Figure 4.3.3.7.x** Site location.

This DCP sets relevant development controls for the site, taking into account the controls specified in Parramatta LEP 2011.

1.1.1 Relationship to other Planning Documents or Sections within DCP 2011

This part is to be read in conjunction with other parts of the Parramatta DCP 2011 and Parramatta LEP 2011.

This part establishes site specific principles, objectives and controls to be interpreted during preparation and assessment of development applications for the site. All of the provisions in Parramatta DCP 2011 apply to the subject site, but in the event of any inconsistency, the contents in this section supersede those in any other parts of the DCP.

1.1.2 Desired future character

Future mixed use development proposed at the site is consistent with the State Government policies to facilitate a renewed Parramatta CBD. The site is located 600m to the north of Parramatta Railway line, Westfield Shopping Centre and 110m to the south of Parramatta River on the northern part of the Parramatta CBD. The future Parramatta Light Rail will be easily accessed on Church Street. The proposed mixed use character of development is to complement the Parramatta CBD and provide a positive design outcome. The proposed mix of land uses includes retail/commercial on the ground floor, and hotel and boarding house above.

The following design principles are to be incorporated into the future design of the building:

- Create a podium and presentation to the street of design excellence contributing to the design quality of space and streets in the CBD.
- Comprise a podium edge to the streets with recessed tower form. The podium is to be three storeys (12m maximum height) with commercial retail at ground level with an interactive street frontage at Church Street level.
- The street wall should be designed to provide a well-modulated pedestrian experience at the street level. A smaller, more detailed scale should be used in its articulation.
- Ground floor facade should be rich in variation and detail, and be sympathetic with the heritage items within the vicinity. Vertical relief in the façade maximises the walking experience, with awnings included and integrated in the design so as to provide adequate pedestrian shelter.
- Development is to comply with the objectives and controls set out below and any other relevant objectives and controls of this DCP.

1.1.3 Site objectives

O.1. To provide a mix of uses that support the role of Parramatta CBD.

O.2. To revitalise Church Street.

O.3. To encourage high quality built form outcomes and achieve design excellence.

O.4. To minimise adverse impacts on the amenity of adjoining uses.

1.2 Built Form, Design and Massing

1.2.1 Objectives

To ensure that the built form:

- Responds positively to the sites location in relation to the city centre and the streetscape
- Has an active street frontage onto Church Street to interact with the public domain with the following incorporated in the design:
  - Glazed entrance to retail;
  - Glazed Shop front;
  - Glazed entries to lobbies;
- Has a positive and cohesive relationship with surrounding land and uses.
- Has adequate separation to minimise visual bulk and to ensure adequate amenity within the site and to neighbouring development.
- Achieves usable and pleasant street and podium environment in terms of daylight and solar access, scale and wind mitigation.

1.2.2 Controls

Street frontage heights

C.1. Maximum street wall height of 12m (3 storeys) fronting Church Street.

Building setbacks

C.2. The minimum building setbacks are to be in accordance with the table below:

Table xxx. Minimum podium and tower setbacks

Boundary	Minimum setback (metres)
Podium (Ground to 3rd storey Maximum height 12m)	
Eastern boundary (Church Street)	0m
North boundary	0m
West boundary (Freemasons Arms Lane)	0m
Southern boundary	0m
Tower (upper levels above three-storey podium)	
Eastern boundary (Church Street)	12m
Northern boundary	3m
Western boundary (Philip Lane)	3m
Southern boundary	0m

Building design

C.3. The street wall /podium is to be a separate architectural element, that is distinct and different in character from the tower element using different materials for the wall finishes that are sympathetic to the heritage items within the immediate vicinity.

C.4. Podium level to match height of the heritage items in the immediate vicinity to avoid visually dominating adjacent heritage items.

C.5. To ensure a minimum of 80% activation of Church Street frontage.

C.6. Active ground floor uses to be at the same level as the footpath on Church Street, and to be accessible directly from Church Street subject to flooding protection requirements.

C.7. The design and use of materials on the podium setbacks not visually encroach on the nearby heritage items.

C.8. To ensure landscape courtyard in the podium is usable taking into account solar access and wind mitigation.

1.3. Land uses

1.3.1 Objectives

O.1. To provide for useable and functional commercial floor space that can support the desired use, achieve internal spaces appropriate to their function and support the Parramatta CBD.

1.3.2 Controls

C.9 The ground floor street frontage is used for active commercial retail or food and drink premises uses.

C.10 Commercial/retail tenancies are of a sufficient size and layout to cater for their desired use and function.

1.4. Traffic and Transport

1.4.1 Objectives

O.1 To ensure parking is appropriately restricted at the site.

O.2. To minimise pedestrian and vehicle conflict by locating vehicle access away from the Church Street intersection.

0.3. To ensure parking design is integrated into the design of the building.

1.4.2 Controls

C.10. Vehicle access and vehicle loading is to be only from Freemasons Arms Lane, at the western side of the site.

C.11. All parking to be located in basement parking levels.

C.12. Parking rates are to be provided in accordance with Clause 7.14 in Parramatta LEP 2011.

1.5. Site Objectives - Flooding

O.1. To ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths.

O.2. To minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency.

O.3. To allow uses and development on the site that are appropriate to the flood hazard.

1.5.1 Building Footprint and Uses - Controls

C.13. Permanent and temporary commercial or retail floor space or uses are not permitted to be below the 1% AEP flood level plus freeboard (500mm) on any part of the site.

C.14. The habitable floors of all residential uses (including any boarding house) within the building must be above the PMF.

C.15. 'Sensitive Uses and Facilities' and 'Critical Uses and Facilities' as defined in Table 2.4.2.1.1 of the Parramatta DCP 2011 Section 2.4.2. Water Management are not permitted within the building.

1.5.2 Building and Basement Design - Controls

C.16. To minimise the chance of a fire during a flood situation, the building must have a fire management system which meets the Australian Building Code Board (ABCB).

C.17. External fire doors must be located as close to the 1% Annual Exceedance Probability (AEP) flood level plus freeboard (500mm).

C.18. To prevent flood waters from entering the basement car park, a driveway crest at or above the flood planning level (1% AEP flood level plus 500mm freeboard) including associated bund walls must be provided. Above this, at or near the crest of the driveway, a passive automatic flood barrier up to the Probable Maximum Flood (PMF) must be installed. Flood doors and other measures must also be provided to ensure flood water up to the PMF cannot enter the basements.

C.19. Wherever possible, critical services infrastructure that could be damaged by flooding such as electrical, lift, sewer and water are to be placed above the PMF level, or, where that cannot reasonably be achieved, effectively flood proofed.

C.20. Development Application submission requirements must:

- demonstrate that the building and basement will be protected from floodwaters up to the PMF;
- include evidence demonstrating why all or some of the critical infrastructure services cannot be located above the PMF and the flood proofing measures to be taken instead.

1.5.3 Areas of Refuge and Evacuation Routes - Controls

C.21. All building occupants (residents, workers and visitors) must have access to a safe area of refuge above the PMF where they can remain until the flood event has passed and any

subsequent disruption after the flood has been rendered safe and serviceable. A safe area of refuge can be within residential apartments, hotel/boarding rooms and or a communal area for workers, residents and visitors.

C.22. A communal safe area of refuge must have:

- emergency electricity, clean water, food, ablutions and medical equipment including a first aid kit.

C.23. All safe areas of refuge (residential apartments, hotel/boarding rooms and any communal area) must have:

- fail safe access from anywhere in the building (elevator access is not allowed) that is protected from floodwaters up to the PMF by suitable flood doors, flood gates and the like; and
- fail safe access to an exit/entry point located above the 1% AEP flood level plus 0.5m freeboard that enables people to exit the building during a fire and/or flood, and allows emergency service personnel to enter a building to attend to a medical emergency.

C.24. The buildings exit/entry points located above the 1% AEP flood level plus 0.5m freeboard, must enable a safe route above the 1% AEP from the site to a flood free location above the PMF.

C.25. Development Application submission requirements must include a Flood Emergency Response Plan (FERP) consistent with the FERP for the CBD. The FERP must outline:

- both warning and evacuation measures for occupants in the building including the most appropriate 'safe areas' and 'safe evacuation routes';
- measures to prevent evacuation from the site by private vehicle;
- the most appropriate emergency response for flood and fire events that occur together;
- a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually; and
- consultation undertaken with relevant state and local agencies in the preparation of the FERP.

Voluntary Planning Agreement

City of Parramatta Council
ABN 49 907 174 773

295 Church Street (Land) Pty Limited
ACN 621 105 002

295 Church Street (Property) Pty Limited
ACN 167 399 108

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Agreement

Date

Parties

First party

Name	City of Parramatta Council (**Council**)
ACN	49 907 174 773
Contact	Manager, Land Use Planning
Telephone	(02) 9806 5050

Second party

Name	295 Church Street (Land) Pty Limited (**Developer**)
ACN	621 105 002
Contact	Director – Urban Transformations
Telephone	(02) 8316 9100

Third party

Name	295 Church Street (Property) Pty Limited (**Landowner**)
ACN	167 399 108
Contact	The manager
Telephone	

Background

A. On 5 September 2014, an application to the Council for the Instrument Change for the purpose of making a Development Application to the Council for Development Consent to carry out the Development on the Land.

B. The Instrument Change application was accompanied by an offer by the Developer to enter into this agreement to make contributions for public purposes associated with the Instrument Change and the Development.

Operative part

1 Definitions

In this agreement, unless the context indicates a contrary intention:

Act means the *Environmental Planning and Assessment Act 1979* (NSW);

Address means a party's address set out in the Notices clause of this agreement;

Approval means any certificate, licence, consent, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this agreement;

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person;

Business Day means a day on which banks are open for general banking business in Sydney, excluding Saturdays and Sundays;

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this agreement;

Construction Certificate means a construction certificate as defined under the former section 109C or section 6.4 of the Act, whichever applies at the relevant time;

CPI means the All Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics;

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties;

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land;

Development means mixed use development including commercial and residential uses;

Development Application has the same meaning as in the Act;

Development Consent has the same meaning as in the Act;

Fax Number means a party's facsimile number set out in the Notices clause of this agreement;

GST has the same meaning as in the GST Law;

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition of or administration of the GST;

Instrument Change means an amendment to Parramatta Local Environmental Plan 2011 in response to a planning proposal seeking to amend

(a) the Floor Space Ratio map to increase the maximum floor space ratio for the Land from 3:1 to 10:1,

(b) the Height of Building Map to increase the maximum building height for the Land from 12m to 150m with 12m applying to the first 10m of the site fronting Church Street; and

(c) Part 7 of the Parramatta Local Environmental Plan 2011;

Land means the land comprised in the following certificates of title and known as 295 Church Street Parramatta, NSW:

(a) folio identifier 1 / 25055; and

(b) folio identifiers 10, 11 & 12 / 234508;

Law means:

(a) any law applicable including legislation, ordinances, regulations, by-laws and other subordinate legislation;

(b) any Approval, including any condition or requirement under it; and

(c) any fees and charges payable in connection with the things referred to in paragraphs (a) and (b);

Modification Application means any application to modify the Development Consent under section 96 of the Act;

Monetary Contribution means the monetary contribution payable under clause 6 of this agreement;

Occupation Certificate means an occupation certificate as defined under the former section 109C or section 6.4 of the Act, whichever applies at the relevant time;

Register means the Torrens title register maintained under the *Real Property Act 1900* (NSW);

Regulation means the *Environmental Planning and Assessment Regulation 2000*;

Related Body Corporate has the meaning given to that term in s 9 of the *Corporations Act 2001* (Cth);

2 Interpretation

In this agreement, unless the context indicates a contrary intention:

(a) (**documents**) a reference to this agreement or another document includes any document which varies, supplements, replaces, assigns or novates this agreement or that other document;

(b) (**references**) a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this agreement;

(c) (**headings**) clause headings and the table of contents are inserted for convenience only and do not affect interpretation of this agreement;

(d) (**person**) a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity and their personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns;

(e) (**party**) a reference to a party to a document includes that party's personal representatives, executors, administrators, successors, substitutes (including persons taking by novation) and permitted assigns;

(f) (**president, CEO, general manager or managing director**) the president, CEO, general manager or managing director of a body or Authority includes any person acting in that capacity;

(g) (**requirements**) a requirement to do any thing includes a requirement to cause that thing to be done, and a requirement not to do any thing includes a requirement to prevent that thing being done;

(h) (**including**) including and includes are not words of limitation, and a list of examples is not limited to those items or to items of a similar kind;

(i) (**corresponding meanings**) a word that is derived from a defined word has a corresponding meaning;

(j) (**singular**) the singular includes the plural and vice-versa;

(k) (**gender**) words importing one gender include all other genders;

(l) (**parts**) a reference to one or more things includes each part and all parts of that thing or group of things but nothing in this clause implies that part performance of an obligation constitutes performance of that obligation;

(m) (**rules of construction**) neither this agreement nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting;

(n) (**legislation**) a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;

(o) (**time and date**) a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time and date in , Australia, even if the obligation is to be performed elsewhere;

(p) (**joint and several**) an agreement, representation, covenant, right or obligation:

(i) in favour of two or more persons is for the benefit of them jointly and severally; and

(ii) on the part of two or more persons binds them jointly and severally;

(q) (**writing**) a reference to a notice, consent, request, approval or other communication under this agreement or an agreement between the parties means a written notice, request, consent, approval or agreement;

(r) (**replacement bodies**) a reference to a body (including an institute, association or Authority) which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions;

(s) (**Australian currency**) a reference to dollars or $ is to Australian currency;

(t) (**month**) a reference to a month is a reference to a calendar month; and

(u) (**year**) a reference to a year is a reference to twelve consecutive calendar months.

3 Planning Agreement under the Act

(a) The parties agree that this agreement is a planning agreement within the meaning of section 7.4 of the Act.

(b) Schedule 14 of this agreement summarises the requirements for planning agreements under s 7.4 of the Act and the way this agreement addresses those requirements.

4 Application of this agreement

This agreement applies to:

(a) the Instrument Change, and

(b) the Development, and

(c) the Land.

5 Operation of this agreement

This agreement commences on and from the date it is executed by all parties.

6 Contributions to be made under this agreement

6.1 Monetary Contribution

(a) The Developer and Landowner will pay to Council a monetary contribution of $1,136,100 or an amount calculated in accordance with the following formula, whichever is the greater:

$$\$1{,}136{,}100 \times \frac{\text{The CPI at the time of payment}}{\text{The CPI at the date of this agreement}}$$

(b) Subject to clause 6.1(c), the Monetary Contribution must be paid to Council as follows:

(i) 25% of the Monetary Contribution is payable no later than 10 Business Days after the date of the Development Consent that authorises the conduct of the Development on the Land;

(ii) 50% of the Monetary Contribution is payable prior to the issue of the first Construction Certificate for the Development; and

(iii) 25% of the Monetary Contribution is payable prior to the issue of an Occupation Certificate for the Development of the Land, or prior to the registration of any Strata Plan, whichever is earlier.

(c) The Monetary Contribution must be paid by way of bank cheque in favour of Council or by deposit by means of electronic funds transfer into an account specified by Council.

(d) The Monetary Contribution will be taken to have been made when the Council notifies the Developer and Landowner in writing that the bank cheque has been received and cleared funds or electronic funds have been deposited in the Council's bank account.

(e) The parties agree and acknowledge that the Monetary Contribution will be used by the Council towards community infrastructure within the Parramatta City Centre.

7 Application of sections 7.11, 7.12 & 7.24 of the Act to the Development

(a) This agreement does not exclude the application of section 7.11 of the Act to the Development.

(b) This agreement does not exclude the application of section 7.12 of the Act to the Development.

(c) This agreement does not exclude the application of section 7.24 of the Act to the Development.

(d) The benefits under this agreement are not to be taken into consideration in determining a development contribution under section 7.11 of the Act.

8 Registration of this agreement

8.1 Landowner Interest

The Landowner represents and warrants to the Council that on the date of this agreement the Landowner is the registered proprietor of the Land.

8.2 Registration of this agreement

(a) The Developer and Landowner agree to procure the registration of this agreement under the *Real Property Act 1900* (NSW) in the relevant folios of the Register of the Land in accordance with section 7.6 of the Act.

(b) The Developer and Landowner, at their own expense, must:

(i) procure the lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement comes into operation, but in any event, no later than 40 Business Days after that date;

(ii) procure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration; and

(iii) provide documentary evidence that the registration of this agreement has been completed to Council within 5 Business Days of receiving confirmation that the registration has occurred.

(c) The Developer and Landowner, at their own expense will take all practical steps, and otherwise do anything that the Council reasonably requires to procure:

(i) The consent of each person who:

(A) has an estate or interest in the Land registered under the *Real Property Act 1900* (NSW); or

(B) is seized or possessed of an estate or interest in the Land,

(ii) An acceptance of the terms of this agreement and an acknowledgement in writing from any existing mortgagee in relation to the Land that the mortgagee will adhere to the provisions of this agreement if it takes possession of the Land as mortgagee in possession,

(iii) The execution of any documents; and

(iv) The production of the relevant duplicate certificates of title,

to enable the registration of this agreement in accordance with this clause 8.2.

(d) For the avoidance of doubt, the Landowner consents to the registration of the agreement in accordance with this clause 8.2.

8.3 Removal from Register

The Council will provide a release and discharge of this agreement so that it may be removed from the folios of the Register for the Land (or any part of it) provided the Council is satisfied the Developer and Landowner have duly fulfilled the obligations under this agreement, and are not otherwise in default of any of the obligations under this agreement.

8.4 Caveat

(a) The Landowner acknowledges and agrees that:

(i) when this agreement is executed, the Council is deemed to have acquired and the Landowner is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Council will have a sufficient interest in the Land in respect of which to lodge a caveat over the Land notifying that interest;

(ii) it will not object to the Council lodging a caveat in the relevant folios of the Register for the Land nor will it seek to remove any caveat lodged by the Council provided the caveat does not prevent registration of any dealing or plan other than a transfer.

(b) The Council must, at the Developer's and Landowner's cost, register a withdrawal of any caveat in respect of the Land within five Business Days after the Developer and Landowner comply with clause 8.2 and must not lodge any other caveats on the titles to any of the Land.

9 Review of this agreement

(a) This agreement may be reviewed or modified. Any review or modification of this agreement will be conducted in the circumstances and in the manner determined by the parties.

(b) No modification or review of this agreement will be of any force or effect unless it is in writing and signed by the parties to this agreement.

(c) A party is not in breach of this agreement if it does not agree to an amendment to this agreement requested by a party in, or as a consequence of, a review.

10 Dispute Resolution

10.1 Reference to Dispute

If a dispute arises between the parties in relation to this agreement, the parties must not commence any court proceedings relating to the dispute unless the parties have complied with this clause, except where a party seeks urgent interlocutory relief.

10.2 Notice of Dispute

The party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other parties of:

(a) The nature of the dispute,

(b) The alleged basis of the dispute, and

(c) The position which the party issuing the Notice of Dispute believes is correct.

10.3 Representatives of Parties to Meet

(a) The representatives of the parties must promptly (and in any event within 20 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.

(b) The parties may, without limitation:

(i) resolve the dispute during the course of that meeting,

(ii) agree that further material or expert determination in accordance with clause 10.6 about a particular issue or consideration is needed to effectively resolve the dispute (in which event the parties will, in good faith, agree to a timetable for resolution); or

(iii) agree that the parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination, arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

10.4 Further Notice if Not Settled

If the dispute is not resolved within 10 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (**Determination Notice**) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 Mediation

If a party gives a Determination Notice calling for the dispute to be mediated:

(a) The parties must agree to the terms of reference of the mediation within 15 Business Days of the receipt of the Determination Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);

(b) The mediator will be agreed between the parties, or failing agreement within 15 Business Days of receipt of the Determination Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;

(c) The mediator appointed pursuant to this clause 10.5 must:

(i) Have reasonable qualifications and practical experience in the area of the dispute; and

(ii) Have no interest or duty which conflicts or may conflict with his or her function as a mediator he or she being required to fully disclose any such interest or duty before his or her appointment;

(d) The mediator shall be required to undertake to keep confidential all matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties;

(e) The parties must within 15 Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within 5 Business Days of the resolution);

(f) The parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and

(g) In relation to costs and expenses:

(i) Each party will bear its own professional and expert costs incurred in connection with the mediation; and

(ii) The costs of the mediator will be shared equally by the parties unless the mediator determines that a party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that party.

10.6 Expert determination

If the dispute is not resolved under clause 10.3 or clause 10.5, or the parties otherwise agree that the dispute may be resolved by expert determination, the parties may refer the dispute to an expert, in which event:

(a) The dispute must be determined by an independent expert in the relevant field:

(i) Agreed upon and appointed jointly by the parties; and

(ii) In the event that no agreement is reached or no appointment is made within 20 Business Days of the agreement to refer the dispute to an expert, appointed on application of a party by the then President of the Law Society of New South Wales;

(b) The expert must be appointed in writing and the terms of the appointment must not be inconsistent with this clause;

(c) The determination of the dispute by such an expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;

(d) The expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;

(e) Each party will bear its own costs in connection with the process and the determination by the expert and will share equally the expert's fees and costs; and

(f) Any determination made by an expert pursuant to this clause is final and binding upon the parties except unless:

(i) Within 20 Business Days of receiving the determination, a party gives written notice to the other party that it does not agree with the determination and commences litigation; or

(ii) The determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal.

10.7 Litigation

If the dispute is not *finally* resolved in accordance with this clause 10, then either party is at liberty to litigate the dispute.

10.8 No suspension of contractual obligations

Subject to any interlocutory order obtained under clause 10.1, the referral to or undertaking of a dispute resolution process under this clause 10 does not suspend the parties' obligations under this agreement.

11 Enforcement

11.1 Default

(a) In the event a party considers another party has failed to perform and fulfil an obligation under this agreement, it may give notice in writing to the other party (**Default Notice**) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 21 days.

(b) In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes a public nuisance or raises other circumstances of urgency or emergency.

(c) If a party disputes the Default Notice it may refer the dispute to dispute resolution under clause 10 of this agreement.

11.2 Restriction on the issue of Certificates

(a) In accordance with section 6.8 of the Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, section 109F of the Act and clause 146A of the Regulation), the obligation to pay the Monetary Contribution under clause 6.1(b)(jj) must be satisfied prior to the issue of a Construction Certificate for the Development or any part of the Development.

(b) In accordance with section 6.10 of the Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, section 109H(2) of the Act) the obligation to pay the Monetary Contribution under clause 6.1(b)(iii) must be satisfied prior to the issue of an Occupation Certificate for the Development or any part of the Development.

(c) For the purposes of this clause 11.2, "Former Building and Subdivision Provisions" has the same meaning as in clause 18 of the *Environmental Planning and Assessment (Savings, Transitional and Other provisions) Regulation 2017*.

11.3 General Enforcement

(a) Without limiting any other remedies available to the parties, this agreement may be enforced by any party in any Court of competent jurisdiction.

(b) Nothing in this agreement prevents:

(i) a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and

(ii) the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.

12 Assignment and Dealings

12.1 *Assignment*

(a) A party must not assign or deal with any right under this agreement without the prior written consent of the other parties.

(b) Any change of ownership or control (as defined in section 50AA of the *Commonwealth Corporations Act 2001*) of a party (excluding the Council) shall be deemed to be an assignment of this agreement for the purposes of this clause.

(c) Any purported dealing in breach of this clause is of no effect.

12.2 *Arrangements with Mortgagee*

(a) The Landowner agrees with the Council that if the Landowner mortgages the Land after this agreement is entered into it must use all reasonable efforts at that time to arrange a multiple party deed of agreement between the Council, the Landowner, and the mortgagee who will be providing finance for the Works so that the mortgagee accepts that the responsibilities set out in this agreement are binding upon the mortgagee in the event that the Landowner defaults on the mortgage and the mortgagee takes possession of the Land.

(b) The terms of the adoption of the obligations of the Landowner by the mortgagee shall be as reasonably required by the Council. The agreement shall be prepared at the cost of the Landowner.

12.3 *Transfer of Land*

(a) The Landowner may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Land (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:

(i) The Developer or Landowner satisfies the Council that the proposed Transferee is financially capable of complying with the Developer obligations under this agreement;

(ii) The Developer or Landowner satisfies the Council that the rights of the Council will not be diminished or fettered in any way;

(iii) The Transferee delivers to the Council a novation deed signed by the Transferee in a form and of such substance as is acceptable to the Council containing provisions under which the Transferee agrees to comply with all the outstanding obligations of the Developer and Landowner under this agreement;

(iv) Any default under any provisions of this agreement has been remedied or waived by the Council, on such conditions as the Council may determine, and

(v) The Developer, Landowner and the Transferee pay the Council's reasonable costs in relation to the assignment.

13 Approvals and consents

Except as otherwise set out in this agreement, and subject to any statutory obligations, a party may give or withhold an approval or consent to be given under this agreement in

that party's absolute discretion and subject to any conditions determined by the party. A party is not obligated to give its reasons for giving or withholding consent or for giving consent subject to conditions.

14 No fetter

14.1 Discretion

This agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council, including, but not limited to, any statutory power or discretion of the Council relating to the Development Application or any other application for Development Consent (all referred to in this agreement as a "**Discretion**").

14.2 No fetter

No provision of this agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause, any provision of this agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:

(a) They will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied,

(b) In the event that (a) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this agreement has full force and effect, and

(c) To endeavour to satisfy the common objectives of the parties in relation to the provision of this agreement which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

14.3 Planning Certificates

The Landowner acknowledges that Council may, at its discretion, include advice on any planning certificate issued under section 10.7 of the Act that this agreement affects the Land.

15 Notices

15.1 Notices

Any notice given under or in connection with this agreement (**Notice**):

(a) must be in writing and signed by a person duly authorised by the sender;

(b) must be addressed as follows and delivered to the intended recipient by hand, by prepaid post or by email or fax at the address or fax number below, or at the address or fax number last notified by the intended recipient to the sender after the date of this agreement:

(i)	to City of Parramatta Council:	PO Box 32, Parramatta, NSW 2124 Fax: 02 9806 5917 Email: Attention: Manager, Land Use Planning

(ii)	to 295 Church Street (Land) Pty Limited:	Level 2, 66 Wentworth Ave Surry Hills Fax: Email: Attention: Director – Urban Transformations
(iii)	to 295 Church Street (Property) Pty Limited:	c/- LAS Lawyers and Consultants Suite 467, 317 - 321 Castlereagh Street, Sydney Fax: Email: Attention:

(c) is taken to be given or made:

(i) in the case of hand delivery, when delivered;

(ii) in the case of delivery by post, three Business Days after the date of posting (if posted to an address in the same country) or seven Business Days after the date of posting (if posted to an address in another country); and

(iii) in the case of a fax, on production of a transmission report by the machine from which the fax was sent that indicates the fax was sent in its entirety to the recipient's fax number; and

(d) if under clause (c) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4.00 pm (local time), it is taken to have been given or made at the start of business on the next Business Day in that place.

15.2 Notices sent by email:

(a) A party may serve a Notice by email if the Notice:

(i) includes a signature block specifying:

(A) the name of the person sending the Notice; and

(B) the sender's position within the relevant party;

(ii) states in the body of the message or the subject field that it is sent as a Notice under this agreement;

(iii) contains an express statement that the person sending the Notice has the authority to serve a Notice under this agreement;

(iv) is sent to the email address specified in clause 15.1 or the email address last notified by the intended recipient to the sender:

(b) The recipient of a Notice served under this clause 15.2 must:

(i) promptly acknowledge receipt of the Notice; and

(ii) keep an electronic copy of the Notice,

(c) Failure to comply with clause 15.2 does not invalidate service of a Notice under this clause.

15.3 *Receipt of Notices sent by email*

(a) A Notice sent under clause 15.2 is taken to be given or made:

(i) when the sender receives an email acknowledgement from the recipient's information system showing the Notice has been delivered to the email address stated above;

(ii) when the Notice enters an information system controlled by the recipient; or

(iii) when the Notice is first opened or read by the recipient,

whichever occurs first.

(b) If under clause 15.3 a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4.00 pm (local time), it will be taken to have been given or made at the start of business on the next Business Day in that place.

16 General

16.1 *Relationship between parties*

(a) Nothing in this agreement:

(i) constitutes a partnership between the parties; or

(ii) except as expressly provided, makes a party an agent of another party for any purpose.

(b) A party cannot in any way or for any purpose:

(i) bind another party; or

(ii) contract in the name of another party.

(c) If a party must fulfil an obligation and that party is dependent on another party, then that other party must do each thing reasonably within its power to assist the other in the performance of that obligation.

16.2 *Time for doing acts*

(a) If the time for doing any act or thing required to be done or a notice period specified in this agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.

(b) If any act or thing required to be done is done after 5.00 pm on the specified day, it is taken to have been done on the following Business Day.

16.3 *Further assurances*

Each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

16.4 *Joint and individual liability and benefits*

(a) Except as otherwise set out in this agreement, any agreement, covenant, representation or warranty under this agreement by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

(b) For the avoidance of doubt, and despite any agreement between the Developer and the Landowner, all of the obligations under this agreement that apply to the Developer or the Landowner, are jointly and severally binding on the Developer and the Landowner.

16.5 *Variations and Amendments*

A provision of this agreement can only be varied by a later written document executed by or on behalf of all parties and in accordance with the provisions of the Act.

16.6 *Counterparts*

This agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

16.7 *Legal expenses and stamp duty*

(a) The Developer and Landowner must pay the Council's legal costs and disbursements in connection with the negotiation, preparation, execution, carrying into effect, enforcement and release and discharge of this agreement, including the reasonable costs of obtaining any legal advice in connection with this agreement, no later than 10 Business Days after receiving a demand from the Council to pay such costs.

(b) The Developer and Landowner agree to pay or reimburse the costs and expenses incurred by Council in connection with the advertising and exhibition of this agreement in accordance with the Act.

(c) The Developer and Landowner agree to pay Council any administrative fees as required by Council, acting reasonably, in connection with the administration of this agreement.

16.8 *Entire agreement*

The contents of this agreement constitute the entire agreement between the parties and supersede any prior negotiations, representations, understandings or arrangements made between the parties regarding the subject matter of this agreement, whether orally or in writing.

16.9 *Representations and warranties*

The parties represent and warrant that they have the power and authority to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any law.

16.10 *Severability*

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

16.11 *Invalidity*

(a) A word or provision must be read down if:

(i) this agreement is void, voidable, or unenforceable if it is not read down;

(ii) this agreement will not be void, voidable or unenforceable if it is read down; and

(iii) the provision is capable of being read down.

(b) A word or provision must be severed if:

(i) despite the operation of clause (a), the provision is void, voidable or unenforceable if it is not severed; and

(ii) this agreement will be void, voidable or unenforceable if it is not severed.

(c) The remainder of this agreement has full effect even if clause 16.11(b) applies.

16.12 Waiver

(a) A right or remedy created by this agreement cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right or remedy does not constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

(b) The fact that a party fails to do, or delays in doing, something the party is entitled to do under this agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another party. A waiver by a party is only effective if it is in writing. A written waiver by a party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied wavier of any other obligation or breach or as an implied wavier of that obligation or breach in relation to any other occasion.

16.13 GST

(a) Words and expressions which are not defined in this agreement but which have a defined meaning in GST Law have the same meaning as in the GST Law.

(b) Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this agreement are exclusive of GST.

(c) If GST is imposed on any supply made under or in accordance with this agreement, the Developer and Landowner must pay the GST or pay to the Council an amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.

(d) If the Council is obliged to pay any GST on any supply made under or in accordance with this agreement, the Developer and Landowner indemnify the Council for the amount of any such payment is required to make.

16.14 Governing law and jurisdiction

(a) The laws applicable in New South Wales govern this agreement.

(b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

Schedule 1 Summary of requirements (section 7.32)

Subject and subsection of the Act	Planning Agreement
Planning instrument and/or Development Application – Section 7.32 The Developer has:	
(a) Sought a change to an environmental planning instrument	x Yes ☐ No
(b) Made, or propose to make a Development Application	x Yes ☐ No
(c) Entered into an agreement with, or are otherwise associated with, a person to whom paragraph (a) or (b) applies	x Yes ☐ No
Description of the application	Amendment to Parramatta Local Environmental Plan 2011 as follows: • increase the maximum permissible FSR from 3:1 to 10:1; • increase the maximum height of buildings to 12m for the front 10m of the site and 150m for remainder of the site; and • insert a site specific maximum car parking clause in Part 7 to include the maximum car parking rate provision in accordance with the CBD Strategic Transport Study
Description of the land to which the planning Agreement applies – Section 7.32	The land comprised in the following certificates of title and known as 295 Church Street Parramatta, NSW: (a) folio identifier 1 / 25055; and (b) folio identifiers 10, 11 & 12 / 234508;
The scope, timing and manner of delivery of contribution required by the Planning Agreement – Section 7.32	The contribution is to be paid in accordance with clause 6.2.
Applicability of section 7.11 of the Act – Section 7.32	Section 7.11 is not excluded by this agreement.

Applicability of section 7.12 of the Act – Section 7.32	Section 7.12 is not excluded by this agreement.
Applicability of section 7.24 of the Act – Section 7.32	Section 7.24 is not excluded by this agreement.
Mechanism for dispute resolution – Section 7.32	See clause 10 of this agreement.
Enforcement of the Planning Agreement – Section 7.32	See clause 11 of this agreement.
Registration of the Planning Agreement – Section 7.32	See clause 8 of this agreement.
No obligation to grant consent or exercise functions – Section 7.32	See clause 14 of this agreement.

Executed as an agreement

Executed by **City of Parramatta City Council** under seal in accordance with a resolution of the Council on [insert date]:)
)
)

.....	.....
Signature of [insert position]	Signature of [insert position]
.....	.....
Print name	Print name

EXECUTED by **295 CHURCH STREET (LAND) PTY LIMITED ACN 621 105 002** in accordance with section 127 of the *Corporations Act 2001* (Cth) by being signed by the following officers:

.....	.....
Signature of director	Signature of director/company secretary
.....	.....
Name of director *(please print)*	Name of director/company secretary *(please print)*

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EXECUTED by **295 CHURCH STREET (PROPERTY) PTY LIMITED ACN 167 399 108** in accordance with section 127 of the *Corporations Act 2001* (Cth) by being signed by the following officers:

.....	_____
Signature of director	Signature of director/company secretary
.....	_____
Name of director *(please print)*	Name of director/company secretary *(please print)*

Attachment 4 - Agency submissions - 295 Church St Parramatta	
Issues	**Officer Response**
Office of Environment and Heritage (OEH) - Environment	
Comments pertaining to Aboriginal Cultural Heritage, concluding that OEH strongly recommends that an Aboriginal cultural heritage assessment is undertaken to inform the Planning Proposal, including an archaeological assessment and a cultural heritage assessment. The Planning Proposal does not refer to any Indigenous Heritage Study to confirm that Aboriginal Heritage has been adequately considered, protected or the impacts mitigated.	Noted. Requirements to appropriately address Aboriginal Cultural Heritage would apply at development application (DA) stage, regardless of whether the site was redeveloped under existing planning controls or under the future controls envisioned in this Planning Proposal. The additional density/height being proposed through this Planning Proposal essentially means that any building on this site built under future controls could be taller than it could be under the existing controls; however, it is considered that the issues at ground level and below would remain essentially the same regardless of whether this Planning Proposal proceeds or not. In other words, officers consider that the additional work described by OEH in relation to this matter would be undertaken at DA stage, regardless of what the controls apply to the site.
Comments pertaining to sustainability and building design, including the following:	(see issues addressed below)
- the proposal should be revised to detail its consistency with the Parramatta CBD Planning Strategy and the Parramatta CBD Planning Review Sustainability and Infrastructure Study and detail sustainability measures in a DCP or VPA	The Planning Proposal is consistent with the broader CBD Planning Proposal, which is the main outcome of the Parramatta CBD Planning Strategy. The Parramatta CBD Planning Review Sustainability and Infrastructure Study (by consultants Kinesis) makes recommendations relating to sustainability and infrastructure on a broad policy level in association with the CBD Planning Proposal. It has not been Council's approach to require site-specific Planning Proposals to respond to this study, as the purpose of that study was to make broad policy recommendations to Council. Also, Council's policy position on sustainability in the CBD PP is to facilitate a potential 0.5:1 FSR bonus, provided that certain sustainability criteria are met. This Planning Proposal does not seek to take up this bonus FSR. The Planning Proposal was initiated prior to the high performing building policy being reported to Council. Under the CBD Planning Proposal this bonus is not a requirement. Any decision to pursue it is at the discretion of the applicant. The applicant has not requested the PP be amended to include a similar provision in this site specific Planning Proposal.

	With regards to incorporating sustainability measures into a DCP, it is noted that the existing Parramatta DCP 2011 has controls for the City Centre relating to Environmental Management (for example, tree planting, energy and water efficient design, and recycled water) as well as general sustainability controls (for example, Water Sensitive Urban Design). Any development at this site would be assessed against these DCP controls.
- recommend inclusion of green walls, green roof and / or cool roof.	It is considered that this is a more fine-grained design matter that could be considered at Design Excellence competition and/or development application stage.
- the proposal should detail how it is proposed to be consistent with the sustainability priorities and strategies in the Central City District Plan, particularly Planning Priority N16 - Increasing urban tree canopy cover and delivering Green Grid connections.	In the CBD Planning Proposal, contributions to tree canopy and green grid connections are being planned holistically as part of treatment of the public domain. This Planning Proposal is consistent with the CBD Planning Proposal, including its contribution to Community Infrastructure through a VPA. On sites as small as this site in a CBD context, it is not considered reasonable to require on-site tree planting or delivery of major green grid connections; these are holistic projects which are being addressed through broader strategic planning exercises.
OEH considers that condition 7(a) of the Gateway determination is adequately addressed; no further requirements are raised relating to flooding.	Noted. Please note further comments in this table relating to flooding as a result of SES NSW's submission.
Comments pertaining to Coastal Zone Management Plan and waterways:	(see issues addressed below)
- Given that the site is within 100m of the Parramatta River and stormwater runoff from the site is likely to impact on the water quality and health of the river, seek consistency with the Parramatta River Estuary Coastal Zone Management Plan (where possible update the relevant instrument as required) and develop DCP provisions incorporating best practice Water Sensitive Urban Design (WSUD) and ecological connectivity along the foreshore. (Note that these are also supported by the Parramatta City River Strategy Design and Activation Plan.)	It is considered that potential impacts on water quality and the health of the Parramatta River would be an issue for consideration regardless of whether the site redeveloped under current controls or future controls as part of this Planning Proposal, and, therefore, these issues are more appropriate for detailed consideration at development application stage. As noted previously in this table, the existing Parramatta DCP contains controls relating to WSUD. With regards to ecological connectivity along the foreshore, it is noted that this site is not adjacent to the river foreshore. Furthermore, as part of the CBD Planning Proposal process, review of the DCP controls for the city centre - including the Parramatta River - is being undertaken. This CBD wide DCP will address these issues holistically rather than it being addressed on a site by site basis.

- the proposal should detail how it is proposed to be consistent with Central City District Plan Planning Priority N13 - Protecting and improving the health and enjoyment of the District's waterways.	Refer to above comments regarding water quality and the health of the Parramatta River.
- while the PP states that the public benefit offer will go towards the river foreshore, the VPA itself states that the cash contribution is to be applied to community infrastructure works in the city centre (i.e. not specifying works at the foreshore).	The regeneration of the river foreshore is a priority project for Council, and funding will need to be secured from multiple sources. The VPA has been worded in a way that allows Council to ensure that the funding provided at whatever time this proposal ultimately proceeds can be allocated to the highest priority project at that point in time, rather than locking the money into being spent solely on the river foreshore, if priorities change over time. Council officers consider that this is an appropriate mechanism to ensure infrastructure funding is spent on the highest priority at the time that the VPA monetary contribution is paid and the decision to allocate funds is made. It does not in any way limit Council from spending the funds on the river foreshore, but does also not prevent Council from directing funds towards other infrastructure in the CBD, if priorities or requirements change over time. Council remains committed to the "Parramatta City River Strategy" which seeks to improve social and environmental outcomes along the Parramatta River in the CBD and will seek to undertake improvements as appropriate funding source can be secured.
- the proposal should include provisions and design controls relating to sustainability, including WSUD, in the DCP or VPA.	Refer to comments above in relation to sustainability measures in a DCP/VPA.

Office of Environment and Heritage (OEH) - Heritage	
With respect to State Heritage Register (SHR) items (excluding Old Government House and Government Domain), the development would not have physical impacts but could have visual impacts. The Heritage Impact Statement (HIS) should be updated to adequately identify and address the visual impact of the proposed development to heritage items (local and SHR), including photomontages. With respect to Old Government House and Government Domain (OGHD), the site is within the designated Sensitive Area for visual impact, however, the indicative design concept does not address the requirements of the relevant report (Planisphere Report 2012). The HIS should be updated to include photomontages to provide a clearer understanding of the impact in views/vistas of OGHD. Analysis should include an assessment of the extent of the impact with a statement indicating how the determination was reached. The HIS should address the cumulative impacts of new high-rise development in the CBD that intrudes into significant views of OGHD.	This Planning Proposal is generally consistent with Council's policy position for development at this site established through the CBD PP, and the CBD PP has been informed by extensive heritage studies. The controls currently in place to protect old Government House and its domain were informed by the Planisphere Study (referred to in the OEH submission) and included in the Park Edge Precinct controls under the DCP 2011. The Park Edge Precinct controls have identified an area adjoining Parramatta Park as a "highly sensitive areas" where development may risk a significant impact and this area has been excluded from the CBD Planning Proposal. The remainder of the Parramatta CBD is identified in the Planisphere report as a "sensitive area" . In this sensitive area the Study states; "Development may have some impact, but not a significant impact on the World and National Heritage Values of OGHD." The impact on the sensitive area was considered as part of the Heritage Studies that support the CBD Planning Proposal. It is considered that the development envisaged in the CBD Planning Proposal can proceed without a significant impact on Old Government house and its domain.
With respect to local heritage items, consider matching the height/setbacks of heritage items in the immediate vicinity to avoid visually dominating adjacent heritage items.	The draft DCP that should be placed on exhibition includes requirements to address this issues. The design of the podium will have to consider how it deals with integration with adjacent and nearby heritage items in terms of the heigth of podium, design of and use of materials on the podium to ensure the new development is respectful of adjacent and nearby heritage items. The 12m tower setback proposed is considered by Council officers to provide a balance between the desire to maintain the scale of development immediately adjoining Church St while still allowing the site to be redeveloped with feasible development outcomes.

State Emergency Services NSW (SES NSW)	
The flood depth at this site would be greater than 4m in a PMF (which would be classified as high hazard), and the applicant has not provided a flood assessment of the site. Intensification of development in areas prone to high hazard flooding appears to be in conflict with achieving the objectives / strategies of the Greater Sydney Region Plan and priority in the Central City District Plan relating to natural hazards. SES supports development that is appropriate taking into account to the community and development that is 'planned first and foremost on terms of evacuation capacity.' Any new development proceeds in higher risk locations of the CBD - such as 295 Church St - represents increased risk to the community and increases burden on SES and other emergency services. The development to which the PP relates is not ideal considering the flood risk in the area, particularly given there are areas in the CBD with lower flood risk; development here will mean that more people are placed at risk and may be in need rescue. Should this Planning Proposal proceed, the same design considerations that SES forwarded in relation to 180 George St (and which help ensure consistency with the Central City District Plan) should apply; these are: -the habitable floors of any residential development (including aged care) should;- - the building should structurally designed for the likely flood and debris impacts; - a refuge space above the PMF must be provided for occupants, clients and visitors to the	The references made by SES to the Greater Sydney Region Plan and Central City District Plan in relation to flooding highlight an inconsistency within the current district/regional planning framework. Both plans envision significant growth in Parramatta CBD, including intensification of development in the Parramatta CBD for both residential and commercial uses. However, many parts of the Parramatta CBD are within the floodplain of the Parramatta River, including the area designated as the probable maximum flood (PMF). Council's CBD Planning Proposal has responded to this issue by including the preparation of a draft update to Flood risk Management Plan by consultants Molino Stewart which sets out the strategic approach to floodplain Risk management in the CBD and the appropriate mechanisms to implement this approach. This includes addressing issues such as shelter in place, and risk management for secondary emergencies during a flood. It is considered that this Planning Proposal is generally consistent with the CBD PP. It is noted that Gateway condition 7(a) for this site-specific Planning Proposal requires that Council's drainage engineer be satisfied with how the project design would respond to and manage extreme flood events. In response to this condition, the applicant has provided a revised reference design which is acceptable to Council's drainage engineer, and is discussed in further detail in the Council report. The revised reference design is also consistent with Council's current DCP controls which (whilst strongly discouraging basement car parking) require that, where site conditions require a basement car park on a property within the floodplain, DAs must demonstrate protection of the basement up to the PMF. Officers consider that the SES's design requirements could be addressed at development application stage. However, it is acknowledged that the reference design's assumption of basement car parking is not consistent the SES's request that no basement car parking be provided onsite. Officers consider that SES has raised some issues relating to flooding which are unresolved; therefore, it is recommended that Council advise the Department that

commercial floor space in the development must be provided; - sensitive uses including child care centres, schools hospitals shall be located above the PMF; - parking should be above ground level and there should be pedestrian access between the car park and the top of the podium; - an accessible refuge space should be provided in locations within the CBD where there is intensive development to ensure that any itinerant population in the centre can refuge in place in a flood. The refuge space should be above the PMF be accessible for all members of the community 24 hours a day 7 days a week with signposting to help stakeholder locate it in the event of a flood; - all refuge areas listed above should have access to services and facilities including ablutions, water, power and first aid equipment to minimise the risk that people will enter floodwaters; - flood awareness and response training should be established and emergency response plans similar to fire evacuation drills should be implemented. On-going training should be provided to ensure future communities are aware of the appropriate flood response; - secondary risk of fire and medical emergency during a flood event need to be addressed; - A CBD wide PA system to communicate flood response and safety measures for those caught in the public domain during an event.	Council will not be exercising its plan-making delegations. These issues will need to be addressed by DPIE as part of its finalisation of the Planning Proposal.

Evacuation strategies relying on "shelter in place" are not equivalent in a risk management context to evacuation. The former should only be used where evacuation is not possible due to greater risks of evacuation or where evacuation has failed. The risks of sheltering should be adequately addressed to determine the tolerability of isolation before this strategy can be accepted. Considerations for this assessment are attached to the submission, and these pertain to risks in relation to human behaviour and driving during flooding, risks is relation to secondary emergencies and risks to emergency personnel. No analysis to this effect is presented in this Planning Proposal.	Refer to comment above.
View raised that the proposal is inconsistent with Objective 37 (reduce the exposure to natural hazards) and Strategy 37.1 (relating to considering options to limit intensification of redevelopment in existing urban areas most exposed to hazards) of the Greater Sydney Region Plan	Refer to comment above.
View raised that the proposal is inconsistent with Objective C20 of the Eastern City District Plan, particularly "placing development in hazardous areas or increasing the density of development in areas with limited evacuation options increase risk to people and property" and "consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards. In exceptional circumstances, there may be a need to reduce the number of people and amount of property vulnerable to natural hazards through managed retreat of development."	Refer to comment above.

The proposal does not consider the risks to people / facilities in basement; the risk of damage and acceptability of this risk during a flood should be addressed (a research paper relating to this is appended to the submission).	Refer to comment above.
SES attaches emergency management principles to guide future decisions on development that is constrained by flooding, as well as information regarding the use of private or site-specific evacuation plans as a condition of consent.	Refer to comment above.
Endeavour Energy	
There is a lease over the site benefitting Endeavour Energy. There was also a former interest/easement benefitting Endeavour Energy at this site.	The issue of this lease is a matter for the applicant and Endeavour Energy which should be resolved prior to lodgement of any development application, and potentially as part of the Design Excellence process. If Endeavour Energy insists that the leased area cannot be developed, any application would need to design a building to accommodate this requirement. This issue has been drawn to the applicant's attention.
There are awning-type conductors along Church St providing conductors/connections points. Low voltage underground cables are located to the road verge/roadway.	Noted. Any interface with these is a matter for addressing at DA / construction stage.

Subject to following recommendations, Endeavour Energy has no objections: PP does not address the electricity infrastructure required to facilitate the development, however provision for an indoor substation is noted. Technical requirements /process for development application stage are supplied. - Technical requirements relating to earthing - Technical requirements relating to easement management / network access - Technical requirements relating to vegetation management - Technical requirements relating to prudent avoidance to minimise risk of exposure to electric and magnetic fields; suggests that Council should adopt a policy of prudent avoidance which sites sensitive uses (i.e. residential development) away from electricity infrastructure. - Other technical requirements including Dial-before-you-dig, excavation, asbestos, demolition, public safety and electric shocks.	Noted. The applicant has been provided with a copy of agency submissions, including these technical requirements. The broader policy issue regarding siting of sensitive uses in relation to electricity infrastructure is a broader policy question, and does not have bearing on the progression of this individual Planning Proposal.
Telstra	
No objection is raised with the proposal.	Noted.
The network is not currently sufficient to meet likely demand of this development, and would require upgrade.	These issues are noted, and are considered more appropriate for resolution at the development application stage. The applicant has been provided with a copy of the agency submissions, including these issues.
Before excavation, Telstra requests that the developer check Dial-before-you-dig services.	
Before development commences, Telstra recommends that the developer register their development on Telstra's Smart Community website.	

Information is provided regarding recent changes to Government policies on the provision of infrastructure in new developments, and this could have implications for the DCP/VPA.	This information is noted, and Telstra's submission was provided to the applicant. The policies mainly relate telecommunication infrastructure provision in new developments, therefore, it is considered that any relevant matters can be addressed at the development application stage. Provision of telecommunications infrastructure in infill settings such as the Parramatta CBD is not generally a matter for site-specific DCPs / VPAs.
Roads and Maritime Services (RMS)	
No objection is raised subject to inclusion of maximum parking rates in accordance with the Parramatta CBD strategic transport study.	Noted. These maximum rates are included.
As the proposal's model did not include Philip / Church St intersection, the full cumulative impact from multiple developments on potential queuing at Philip Street during PM peak is unknown.	Noted. Officers consider the applicant's response to these matters satisfactory, given that Phillip/Church St intersection will be a PLR intersection in future, and that the FSR of the PP is the same as that in the CBD Planning Proposal. The PP adopts the maximum car parking rates are proposed as a precautionary approach until the broader CBD traffic modelling (based on the CBD PP) is completed.
Little detail on what year the future traffic volumes are based on.	
Consideration should be given at DA stage to minimise queuing at Phillip St and Phillip Lane, and maintain safe / efficient operation of Light Rail and pedestrians at Phillip / Church St intersection.	Noted. This is a matter for DA stage.
Council may wish to consider restricting the intersection of Phillip Lane and Phillip Street to left-in / left-out only vehicle movements to reduce queueing and intersection impacts.	Noted. Through the broader CBD traffic modelling underway, Council is considering changes which may be needed to manage traffic in the CBD in future.
Council should be satisfied that a suitable funding mechanism is in place to obtain development contributions on an equitable basis towards regional transport infrastructure upgrades to support future growth associated with multiple PPs in the CBD.	This Planning Proposal is supported by a Draft Planning Agreement but more broadly this is a matter that should be resolved as part of the CBD Planning Proposal not a site-specific planning proposal. A similar request has been made on some recent site-specific Planning Proposals exhibited but not all of them. Where it has been requested on other site-specific Planning Proposal Council has not supported any change to the those Planning Proposals on the basis that:- a. the RMS request has not been applied consistently; and b. a clearer framework and justification is needed from State Government Agencies

	before any change can be made to site specific Planning Proposals requiring a contribution to state infrastructure.
Transport for NSW (TfNSW)	
No comment in regards to proposed controls.	Noted.
The applicant is requested to discuss further with TfNSW and work with Parramatta Light Rail and Sydney Coordination Office in subsequent development stages.	Noted.
The development may trigger the need for formal concurrence under the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP), and a list of technical requirements in this instance is supplied with TfNSW's submission.	Noted. The applicant has been supplied with the agency submissions, including this list of technical requirements.
Department of Infrastructure and Regional Development (DIRD)	
(pre-consultation comments, as per Gateway determination): DIRD notes that Council had not yet consulted with airports at the pre-consultation stage. The development is likely to be in prescribed airspace for Bankstown Airport and therefore need approval under the Airports (Protection of Airspace) Regulations 1996. Any approval by DIRD would follow assessment by Air services and CASA. DIRD may also seek information from Sydney Airport with regards to the RTCC. Relevant airports would be able to provide more specific advice. DIRD looks forward to further discussion in the next stages.	Noted. The other agencies noted in these comments (Bankstown and Sydney Airports, CASA and Air services) were all consulted during agency consultation; refer elsewhere in this table. DIRD was also followed up during agency consultation; refer to their further comments below.
(comments during agency consultation period): Subject to any comments from airports, DIRD notes that any building in the Bankstown OLS needs approval under the Airports (Protection of Airspace) Regulations. The building appears to be	Noted. Please refer to comments regarding consultation with Bankstown and Sydney Airports below.

below the RTCC for Sydney Airport, therefore it is unlikely Sydney Airport has any further comments.	
Civil Aviation Safety Authority (CASA)	
It is unknown whether the heights in the materials are Australian Height Datum (AHD) or Above Ground Level (AGL), and it is understood that the final height may not be finalised.	Officers clarified with CASA that the height is AGL.
Assuming 150m is AGL, the building infringes on Bankstown Airport's protected Airspace, and the proposal will require approval from DIRD.	Noted. Bankstown and DIRD were also consulted; refer elsewhere in this table.
The applicant should seek controlled activity approval through Bankstown Airport; CASA and Air services will also be consulted in that process. Air services will also assess the impact, if any, on Westmead Hospital helipad.	Noted. Bankstown Airport, CASA and Air service were also consulted; refer elsewhere in this table.
Based on CASA's knowledge of surrounding likely developments, it is unlikely that the 295 Church St will affect the helicopter operations in/out of Westmead Hospital helipad. If the building is to be the highest in the vicinity, then NSW Health Infrastructure should be consulted. If the building is not the highest, this would mean that it is "shielded" by another building and is less likely to require obstacle lighting.	Officers agree with CASA's assessment that it is unlikely that a development approved under the controls in the Planning Proposal at 295 Church St (172.5m height including Design Excellence) would be the tallest in the vicinity, given built development at 330 Church St (approved at 185.3m AHD) and existing DA approvals at 2-10 Phillip St (208m) and Parramatta Square (240m). Furthermore, at development application stage, if a proposed building (including construction crane) at this site were to breach the Bankstown Airport Obstacle Limitation Surface (OLS) of 156m, this would be a prescribed activity requiring approval through DIRD. During that process, officers' experience has been that DIRD (through Air services Australia) captures issues relating to the Westmead Hospital helipad. Alternatively, if a proposed building at this site was shorter than the Bankstown Airport OLS, it would not be the tallest building in the vicinity, given built development at nearby 330 Church St, which is greater than 156m. Given the above, NSW Health Infrastructure was not consulted as part of the Planning Proposal. However, if required, a referral could take place at development application

	stage once the height of the proposed development and its relationship to surrounding developments is confirmed.
CASA does not require anything to be done at PP stage. They will assess at DA stage, including details such as height, duration and cranes.	Noted.
Air services Australia	
Once a Aviation Impact Statement is prepared, it should be submitted to Bankstown Airport in the first instance, who will then refer to Air services if required.	Noted. The applicant has been supplied with the agency submissions, including this information regarding DA stage requirements.
The consultation with Bankstown Airport is appropriate, and Air services has no comments for the PP stage.	
Bankstown Airport	
The address is within 15km of Bankstown Airport, which has protected airspace overhead the address at 156m AHD. This means that the development will need to be assessed. This development will require an aviation assessment at DA stage.	Noted. The applicant has been supplied with the agency submissions, including this information regarding DA stage requirements.
Sydney Airport	
Parramatta is outside Sydney Airport's Obstacle Limitation Surface (OLS). The PANS-OPS surface is 340m AHD and RTCC surface appears to be 243.84 AHD.	This information is noted.
CASA should be consulted, as per CASA Manual of Standards.	Noted. CASA was also consulted; refer elsewhere in this table.
WSA Co and Bankstown Airport should also be consulted.	Noted. WSA Co and Bankstown Airport were also consulted; refer elsewhere in this table.

Western Sydney Airport Corporation (WSA Co)	
The location is outside of Western Sydney Airport's OLS and no further review is required by WSA. Information on a website to check potential airspace infringements for WSA is provided.	Noted

Attachment 4 - Community Submission Table - 295 Church St Parramatta		
	Issue	**Officer Response**
Submission 1		
1	Concern with FSR including potential bonus of 3.5:1 in addition to 11.5:1, to seek a total FSR of 15:1 FSR.	A Planning Proposal at 15:1 was not supported by Council. The exhibited Planning Proposal seeks to amend the FSR to 10:1 plus Design Excellence (i.e. 11.5:1) consistent with the CBD Planning Proposal.
2	Support podium height of 12m.	This is noted. The exhibited Planning Proposal provides a podium height of 12m on the front portion of the site.
3	Support a 12m tower setback (i.e. instead of 10m setback in the Planning Proposal)	The exhibited Planning Proposal provides a 10m setback to Church St. However, this Council report also asks Council to consider applying its broader policy decision of a 12m setback along Church St to this Planning Proposal. The Applicant has indicated through a revised reference design that they accept this amendment.
4	Supports 12m tower setback for all of Church St	Council has resolved to apply a 12m setback along Church St at its meeting of 10 September 2018. However, further study and assessment is required by the Department for the Urban Design and feasibility for the Church Street Precinct including the subject site.
5	Does not support Design Excellence bonus.	Both Council's current LEP controls for the City Centre and the CBD Planning Proposal to amend controls in the CBD contain Design Excellence provisions, including a potential bonus. The objective of the Design Excellence bonus is to provide incentive for a high quality built form in the Parramatta CBD. The competitive process ensures that design excellence is considered at several steps in developing the concept design, and early on in the project when it is most cost effective and easiest to make changes. The process also allows for a broad spectrum of design expertise to be involved and contribute to the project compared to the standard process where a single architect is commissioned by the applicant.
6	Concerns about transport in the Parramatta CBD including congestion on roads and at train station, pedestrian crowding, and need for additional public transport.	Council is considering transport issues through the Integrated Transport Plan process associated with the Parramatta CBD Planning Proposal. In the interim, Planning Proposals seeking to proceed ahead of that process include maximum car parking rates. 295 Church St. is one such proposal, and these rates have been applied to this proposal. Council also supports the Stage 1 Parramatta Light Rail and Metro West projects, which will provide additional major transport infrastructure for the CBD. Council is also working on civic link and bike path which plan for pedestrian and cycling options in the future CBD.

7	Concern with level of detail provided in exhibited plans (i.e. plans show a building envelope only)	This exhibited materials are not a Development Application and therefore do not include a high level of design details. Rather, a building envelope / high-level reference design is shown, which demonstrates that the planning controls sought under the proposal are appropriate for the site.
8	Design Excellence cannot be determined at this stage (i.e. is pre-emptive).	Design Excellence is not determined at the Planning Proposal stage; the Planning Proposal provides a statutory mechanism to enable a Design Excellence bonus, should Design Excellence be achieved. The design competition is the process through which the achievement of Design Excellence is determined. Also, both Council's current LEP controls for the City Centre and the CBD Planning Proposal to amend controls in the CBD contain Design Excellence provisions, which provide the statutory context through which Council will ensure design excellence is achieved on new buildings in the CBD.
9	Design Excellence is dependent on individual aesthetics and perceptions.	
10	Council should not be considering Design Excellence bonuses at this stage.	
11	Design Excellence bonuses should be repealed.	
12	Concerns about design quality in Parramatta.	
13	This development should complement the surrounding environment, including small businesses on Church St. The application does not consider the streetscape and local businesses in the area.	The Planning Proposal process considers changes to planning controls, not the specific design of any proposed development. The design of any proposed development will be further developed through the design competition and Development Application processes, and the relationship of the proposed development to its context will be a matter of consideration in both of these processes.
14	Insufficient detail regarding design of Church St frontage.	The Planning Proposal process considers changes to planning controls, not the specific design of any proposed development. The design of any proposed development will be further developed through the design competition and Development Application processes, and the relationship of the proposed development to its context will be a matter of consideration in both of these processes.
15	Long view lines with subtle changes in trajectories along Church St are valuable and important to protect. Development of Church St will have a tunnel-like	Noted. The exhibited Planning Proposal provides a 10m setback to Church St. to address issues such as those at left. Furthermore, in responding to Gateway Conditions for the CBD PP, Council prepared the Urban Design, Heritage and Feasibility Analysis for Church Street. Council adopted the recommendations of this analysis in the CBD Planning Proposal at its meeting of 20 November 2019. Therefore, the current position of Council is that the tower setback be 12 metres

	effect and impact on historic colonial street.	from Church Street from Parramatta River to Centenary Square, which includes the subject site. The study also considered views of the St John's Cathedral and controls have been endorsed in the CBD PP that limit development on some sites between Centenary Square and the Great Western Highway to limit the impact of development on these sites on the views to the Cathedral. These controls seek to maximise the amount of blue sky visible behind the Cathedral when viewed from Centenary Square and the section of Church Street to the north of the square. This report also asks Council to consider applying its broader policy decision of a 12m setback along Church St to this Planning Proposal.
16	View lines along Church St extend from Pennant Hills Road to Great Western Highway	
17	Concern about impacts on solar access, and with designating solar access between 12pm-2pm	Council's broader CBD Planning Proposal proposes to maintain solar access to key spaces in the CBD. However, it is acknowledged that increased development in the CBD as envisioned under the CBD Planning Proposal framework will have increased impacts on solar access, including at Church St. However, the built form analysis underpinning the Parramatta CBD Planning Proposal promotes tall slender towers to maximise the space between buildings to allow air and light to penetrate into the public domain. The built form analysis underpinning the Parramatta CBD Planning Proposal promotes tall slender towers to allow space between building for air and light. The proposed tower on this site will have a small floor plate minimizing the shadow impact.

18	Raises issues with the assessment of the contribution to the community infrastructure in the draft Planning Agreement and whether there is sufficient public benefit.	The exhibited draft VPA was negotiated with the applicant based on the currently Council endorsed community infrastructure policy framework which was based on detailed analysis (and which was independently peer reviewed). The rate endorsed by Council was $150 per additional square metre of residential floor space, equivalent to 20% of value uplift being provided for infrastructure. The rate took into account the impact of the contribution on the viability of redevelopment in the Parramatta CBD. Given the site-specific nature of the analysis undertaken in the CBD it is not appropriate to compare CBD rates to Council's value sharing framework outside the CBD. Council's policy requires 50% of value uplift being provided for infrastructure outside the CBD but this is a more general policy position where an applicant is able to have the rate reduced if they are able to demonstrate the contribution will have an impact on the viability of the development on a site-specific basis. In this case the applicant has advised that they no longer seek to redevelop this site for a mix use development made up primarily of apartment units. Instead, they are proposing a redevelopment including a hotel, boarding houses and some commercial / retail uses. The mix of commercial and boarding house uses in the newer proposal would not require any community infrastructure contribution from the developer. It is recommended that an amended Planning Agreement be exhibited to include flexibility, which will require the developer to pay should they develop the site with an apartment building development but which would require no payment for a redevelopment incorporating commercial and boarding house uses. It would not be appropriate to require a contribution greater than Council's adopted policy requires and the Planning Agreement should be amended to ensure the payment ultimately required is consistent with the policy framework.
Submissions 2 and 3		
	Issue raised	**Officer response**
1	Support retention of current streetscape scale for heritage, light access and views through Church St.	The exhibited Planning Proposal provides a 10m setback to Church St. to address issues such as those at left. Furthermore, in responding to Gateway Conditions for the CBD PP, Council prepared the Urban Design, Heritage and Feasibility Analysis for Church Street. Council adopted the recommendations of this analysis in the CBD Planning Proposal at its meeting of 20 November 2019. Therefore, the current position of Council is that the tower setback be 12 metres from Church Street from Parramatta River to Centenary Square, which includes the subject site. The study also considered views of the St John's Cathedral and controls have been endorsed in the
2	Object to 10m tower setback proposed.	
3	Request minimum setback of 15m.	

4	Concern that historic views would be overpowered by a 10m setback on both sides Church St., with particular reference to impacts on the dome on the building at NE corner of Church and Phillip Sts.	CBD PP that limit development on some sites between Centenary Square and the Great Western Highway to limit the impact of development on these sites on the views to the Cathedral. These controls seek to maximise the amount of blue sky visible behind the Cathedral when viewed from Centenary Square and the section of Church Street to the north of the square. This report also asks Council to consider applying its broader policy decision of a 12m setback along Church St to this Planning Proposal.
5	Support maximum podium height of 12m.	The exhibited Planning Proposal limits height to 12m on the front portion of the site, effectively setting a podium height of 12m.
6	The VPA does not outline adequate benefits for Council - view expressed that if this Planning Proposal was located outside of CBD, Council would ask for $5-6 million (including at least $1m for affordable housing) as part of a Voluntary Planning Agreement.	The exhibited draft VPA was negotiated with the applicant based on the currently Council endorsed community infrastructure policy framework, which was based on detailed analysis (and which was independently peer reviewed). The rate endorsed by Council was $150 per additional square metre of residential floor space, equivalent to 20% of value uplift being provided for infrastructure. The rate took into account the impact of the contribution on the viability of redevelopment in the Parramatta CBD. Given the site specific nature of the analysis undertaken in the CBD it is not appropriate to compare CBD rates to Council's value sharing framework outside the CBD. Council's policy requires 50% of value uplift being provided for infrastructure outside the CBD but this is a more general policy position where an applicant is able to have the rate reduced if they are able to demonstrate the contribution will have an impact on the viability of the development on a site-specific basis. In this case the applicant has advised that they no longer seek to redevelop this site for a mix use development made up primarily of apartment units. Instead, they are proposing a redevelopment including a hotel, boarding houses and some commercial / retail uses. The mix of commercial and boarding house uses in the newer proposal would not require any community infrastructure contribution from the developer. It is recommended that an amended Planning Agreement be exhibited to include flexibility, which will require the developer to pay should they develop the site with an apartment building development but which would require no payment for a redevelopment incorporating commercial and boarding house uses. It would not be appropriate to require a contribution greater than Council's adopted policy requires and the Planning Agreement should be amended to ensure the payment ultimately required is consistent with the policy framework.