

NOTICE OF EXTRAORDINARY COUNCIL MEETING PUBLIC SUPPLEMENTARY AGENDA - A

An Extraordinary Council Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta on Monday, 21 March 2022 at 6:30pm.

Brett Newman
CHIEF EXECUTIVE OFFICER

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FOR COUNCIL DECISION

ITEM NUMBER	12.3
SUBJECT	LATE REPORT: Pre-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church) (Deferred Item)
REFERENCE	RZ/5/2018 - D08426967
APPLICANT/S	Jattca Pty Ltd
OWNERS	St John's Parramatta Endowment Fund
REPORT OF	Team Leader –Land Use Planning

CSP THEME: INNOVATIVE

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil

PURPOSE

To seek Council's endorsement to publicly exhibit a draft site-specific Development Control Plan and draft Planning Agreement for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church), in conjunction with the Planning Proposal previously endorsed by Council. The three documents together are referred to as the **Planning Scheme**.

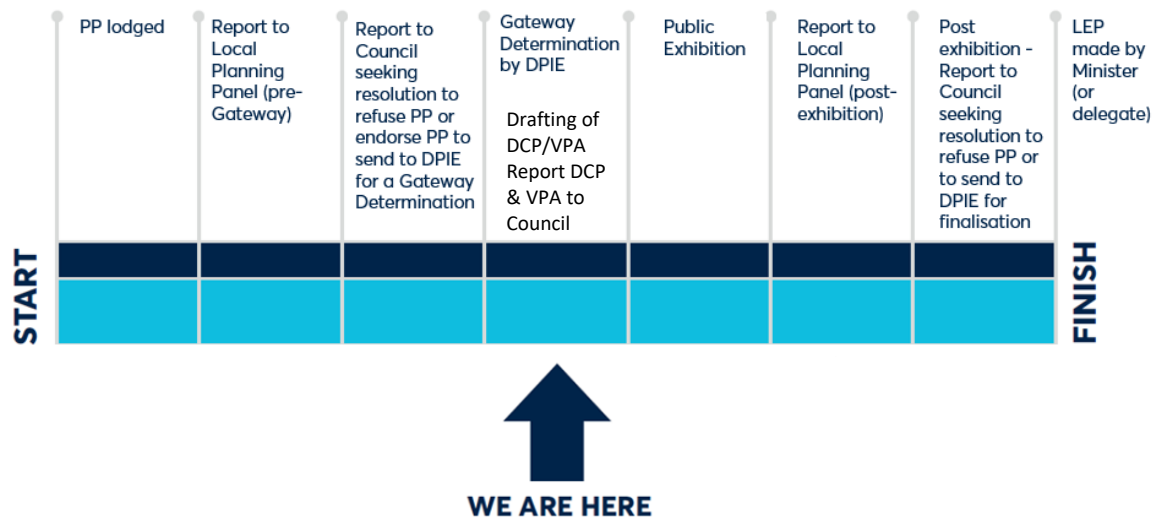
RECOMMENDATION

- (a) **That** Council accept the draft terms in the 'Terms Sheet of Public Benefits' dated 11 March 2022 as provided at **Attachment 1** for inclusion in the draft Planning Agreement for the St John's Anglican Church, that offers the following public benefits:
- i. Licence in perpetuity for public access to the open space surrounding the Cathedral subject to the St Johns Church maintaining the right to limit some uses on this land.
 - ii. Stratum dedication of land to enable laneway between 181 Church Street site and Marsden Street
 - iii. Temporary vehicle access for 181 Church Street site to access Hunter Street for 10 years or until the new laneway described in part ii above is available.
 - iv. Embellishment of the following land to create a civic space:
 - Church land between the Cathedral building and Hunter Street
 - Portion of road in front of 45 Hunter Street to be closed and included in the civic space but remain in Council ownership
 - v. Church to bear the maintenance and liability for the civic space site (including the Council owned portion) in perpetuity.
 - vi. Compensation of \$1.1 million for the reduction in public benefit lost due to the driveway arrangements restricting the size of the civic space and eliminating the previously proposed laneway.
 - vii. Compensation of \$3.5 million to recognise Council's risk from not having the public access recognised on the land title and accepting limitations

outlined in the Church's Social Covenant and related to the Church's operational use of the land.

- (b) **That** Council delegate authority to the CEO to:
- i. negotiate and finalise the legal drafting of the Planning Agreement and associated Deed of Agreement/Licence in accordance with the 'Terms Sheet of Public Benefits' described in (a) above and place on public exhibition;
 - ii. finalise the draft site-specific Development Control Plan (DCP), as provided at **Attachment 3**, for the purpose of public exhibition, subject to further draft amendments described in the body of this report being resolved; and
 - iii. to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft Planning Proposal (at **Attachment 4**), draft DCP and draft Planning Agreement documentation that may arise during their preparation exhibition.
- (c) **That** in response to the Gateway condition that requires all references to the de-listing of St John's Parish Hall as an item of local heritage significance to be removed from the Planning Proposal:-
- i. the draft Planning Proposal be amended accordingly, and
 - ii. Council requests the Department of Planning and Environment endorse amendments to the Planning Proposal to include a new site specific clause (described in detail in the Council report of 14 Feb 2021) that requires, the preparation of a DCP prior to development consent being granted to development that provides for the specific matters to be addressed with the inclusion of a note that this obligation may be satisfied by the making and approval of a concept development application (also referred to as a Stage 1 Development Application) consistent with Section 4.23 of the *Environmental Planning and Assessment Act 1979*.
- (d) **That** the Planning Scheme documents be exhibited as follows:
- i. draft Planning Proposal be exhibited for a minimum of 28 days commencing no later than 28 March 2022 in accordance with all conditions and requirements of the Gateway Determination.
 - ii. if drafting of the Draft DCP and draft Planning Agreement documentation permits, that these be exhibited concurrently with the Planning Proposal. However, should these documents not be finalised by 28 March 2022 that separate exhibition of these documents commence no later than 4 April 2022 for no less than 28 days.
- (e) **That** the outcome of the exhibition of the Planning Scheme be reported back to Council.
- (f) **Further, that** the CEO facilitate discussions with the owners of 181 Church Street, Parramatta on alternate vehicle access arrangements to this site from Hunter Street in line with the Deed of Agreement attached to the Applicant's Planning Agreement during the public exhibition period.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. At the Council Meeting on 21 February 2022, Council considered a report on the Planning Scheme lodged by Jattca Property Solutions (the Applicant) for the St John's Cathedral Anglican Church site.
2. 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**).

Figure 1: The subject site and surrounds



3. A detailed description of the site and surrounds, including heritage items and background to the subject application is contained in the previous report to Council dated 21 February 2022, available here: and Council Report https://businesspapers.parracity.nsw.gov.au/Open/2022/02/OC_21022022_AG_N_720_AT.PDF and Council Resolution https://businesspapers.parracity.nsw.gov.au/Open/2022/02/OC_21022022_MIN_720.PDF.
4. The purpose of the 21 February 2022 Council report was to seek Council's endorsement of a decision-making process in relation to the Planning Scheme for the St John's Cathedral Anglican Church site to allow Council officers and the Applicant to continue negotiations in relation to the Planning Agreement. The Applicant's Planning Agreement as reported to Council at the meeting on 21 February 2022 was not considered acceptable because the terms of the agreement at that time;
 - i. did not outweigh the loss of a local heritage item; and
 - ii. were not consistent with the City of Parramatta Council's Planning Agreements Policy (Amendment 1) adopted by Council 26 November 2018; and
 - iii. did not include compensation for the 25% reduction in the area of the civic space.
5. The resolution of Council in relation to this report (Item 13.2) was:
 - (a) **That** Council staff urgently write to the NSW Department of Planning and Environment (DPIE) on 22 February 2022 seeking an extension of time of up to four to six weeks.
 - (b) **That** Council defer consideration of this matter to an urgent Councillor Workshop to be held on 24 February 2022.
 - (c) **That** following the Councillor Workshop, the Chief Executive Officer and relevant Council staff meet with the applicant to discuss the matter.

(d) **Further, that** if the extension of time is not granted by the DPIE, that Council hold an Extraordinary Council Meeting to consider this matter. report recommended

6. Consistent with the above 21 February 2022 Council resolution, the following actions were completed:
- i. Council staff wrote to the NSW Department of Planning and Environment (the Department) on 22 February 2022 and sought an extension of time to commence public exhibition of the Planning Proposal. The Department responded on the same day with an amendment to the condition 1(b) of Gateway determination which now requires exhibition to commence by 28 March 2022. A copy of the amended Gateway is provided at **Attachment 2**.
 - ii. Briefing sessions with Councillors were held on Thursday 24 February 2022 and Wednesday 9 March 2022.
 - iii. The CEO and relevant council staff formally met with the Applicant on Tuesday 1 March 2022 and Friday 4 March 2022, and progressed negotiations via email and phone correspondence.
 - iv. An Extraordinary Council Meeting was organised for 21 March 2022 (this Council Meeting) to enable Councillors to consider the outcomes of the negotiations with the Applicant, together with relevant updates to the Planning Scheme; enabling the matter to be publicly exhibited by 28 March 2022 consistent with the Gateway (as described at part i above), if supported by Council at this Council meeting.

PLANNING AGREEMENT

Agreed Benefits for Inclusion in the VPA

7. Following the meeting with the Applicant on 1 March 2022, Council officers issued a draft 'Terms Sheet' to assist the Church to understand the Council's position on the planning agreement deliverables to be considered. These deliverables were based on the public benefits outlined in the 16 December 2019 Council report (Item 18.4) as well as the framework for the negotiation and assessment of the public benefits (outlined above at Paragraph (4)).
8. As a result of negotiations between Council officers and the Church, the agreed public benefits items are provided in **Attachment 1** and summarised here as follows:
- i. Licence in perpetuity in favour of Council from the Church Trust over the open space surrounding the Cathedral on the Site including the part of Hunter Street for the purpose of public access for the community. However, this will not be recognised on the lands title instead Council will include some protections in the licence document (see **Attachment 1**).
 - ii. Stratum dedication at the rear of 45 Hunter Street for vehicle access to provide future vehicle access to 41, 43 and 45 Hunter Street and 181 Church Street (Queensland Arcade) via a laneway to Marsden Street.
 - iii. Provision of a temporary vehicle access for Queensland Arcade occupants adjacent to the Wardens Cottage (see diagram at Appendix 1 in **Attachment 1**) to expire on the earlier of 10 years or the

completion of the laneway to Marsden Street to allow access to Queensland Arcade along the rear of 45, 43 and 41 Hunter Street.

- iv. Embellishment of the following land to create a civic space:
 - Church land between the Cathedral building and Hunter Street
 - Portion of public road (Hunter Street) in front of 45 Hunter Street to be closed and included in the civic space but remain in Council ownership

with the embellishment to include 10 mature trees and be provided in accordance with the design principles and landscape plan included in the Planning Agreement, with the final design to be endorsed as part of the Stage 1 Development Application.
 - v. Public liability insurance and maintenance by the Church of the civic space site (including land owned by Council) in perpetuity to a standard equivalent to Parramatta Square.
 - vi. Provision of a monetary contribution to fund items in Council's Local Contribution Plan in recognition of:
 - the reduced area of the civic space from that originally offered equal to \$1.1 million; and
 - the risk Council is accepting due to the public access not being legally recognised on the land title and acceptance of some limitations on public access to allow for:
 - Church beliefs (refer to **Attachment 5** – Anglican Church Social Covenant) and
 - Some Church operational activities (for example, religious festivals), with the amount to be \$3.5 million (see further discussion below).
9. The amount of \$3.5 million referred to in 8(vi) above was agreed by the Church on the proviso the funds are spent on certain projects identified in the draft CBD Contributions Plan.
 10. Council Officers have indicated to the applicant that this condition may be acceptable, subject to confirmation that the Council will retain the discretion to where to apply the funds and that the funds would not be used to undertake any public domain improvements along any frontage of the Church site that would be required by standard conditions of any development approval.

Key changes

11. The key changes to the public benefits compared to the position in the 21 February 2022 Council Report are as follows:
 - i. The language in previous Offer documents provided by the Church indicated that the Church in the future would be able to limit access at their discretion. This has been clarified with the detail being further negotiated and finalised. It had been agreed that the licence drafted will permit access through and to the site, for passive recreation in perpetuity. However, the licence will also specify certain uses/activities that are not consistent with the Church's organisational beliefs/ Social Covenant (see **Attachment 5**). Specific uses the Church will not support will be listed in the licence and provisions for the Church to be able to change or add to this list are also to be included in the final document.

- ii. A portion of Hunter Street within the expanded open space area is now to be leased to the Church, rather than purchased from Council. The layout of the basement carpark is amended to be wholly on Church owned land and not underneath Hunter Street.
 - iii. The Church is taking responsibility for maintaining the new civic space as well as the existing grassed area in perpetuity and pathways. Public liability insurance will also be provided by the Church for the existing grassed area and proposed new civic space west of the Cathedral.
 - iv. Protection of public access rights over the Church land will be via an appropriate clause in the Access Deed to ensure that any Transferee is bound by the Access Deed, so that the Council is able to secure its rights under the Access Deed. The clause is supported in principle and at the time of preparation of this report Council's legal counsel was reviewing the drafting.
 - v. Notwithstanding the above, Council must still accept a level of risk (albeit now reduced with the proposed clause described in the previous paragraph) for not having access for the community recognised on title, and that there will remain some periods when the community will be restricted due to Church functions etc. The compensation for Council accepting this level of risk is discussed previously in this report.
 - vi. The temporary vehicle access to the parking area for the Queensland Arcade adjacent to Wardens Cottage will be created and insured by the Church.
12. In summary, the offer by the Applicant is considered to provide a sufficient level of public benefit that outweighs the loss for the community of the heritage item as detailed in the 21 February 2022 Council report in the table at Paragraph 41.

SITE SPECIFIC DEVELOPMENT CONTROL PLAN AND PLANNING PROPOSAL

13. As a result of the amendments to the Planning Agreement by the Applicant there are minor, consequential amendment to the site specific DCP controls, specifically resulting from the amendment to the basement layout, with the basement car park layout for the Option B: Hall retained scenario now applying to both Options A and B and being wholly located on Church owned land.
14. In addition delegation should be granted to the CEO to finalise controls on the appropriate activation of the portion of the new commercial building closest to the Cathedral. Current controls seek minimal activation for Heritage reasons but the Applicant has requested this be reconsidered as they would like to make sure they can establish a relationship between the Cathedral and their use in the podium of the new commercial building. This issue is being reconsidered given the benefits in activating the open space but should not hold off exhibition of the site specific DCP or other documents discussed in this report.
15. A detailed outline of the site specific DCP and Planning Proposal controls and discussion of issues is contained in the previous report to Council on 21 February 2022. A link to the Council Report and resolution is provided above. A copy of the draft site specific DCP and site specific PP are provided at **Attachments 3 and 4.**

CONSULTATION AND TIMING

16. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
1 and 4 March 2022	Applicant	Various comments in relation to finalising the draft DCP and planning agreement.	Negotiated with the Applicant	City Planning & Design / Property & Place

LEGAL IMPLICATIONS FOR COUNCIL

17. As the terms of the Planning Agreement are supported in principle but could not be finalised by Council officers and the Applicant to meet the reports deadlines, it is recommended the CEO be granted delegation to endorse the draft Planning Agreement documentation for the purpose of public exhibition. This will include advice from Council's Legal Counsel on the drafting of the relevant agreements/documentation.

FINANCIAL IMPLICATIONS FOR COUNCIL

18. The previous report to Council on 21 February 2022 detailed the financial implications for Council specifically a risk of Council having to purchase land at the rear of 41, 43 and 45 Hunter Street for the laneway. Further changes/issues are as follows:
- The Church to maintain the civic space between Hunter and Church St in perpetuity, currently Council is liable for these costs at a cost of approximately \$108,000 per year.
 - A monetary contribution of \$1.1 million, and a further \$3.5 million is expected. These funds will be to used to pursue public domain improvements in Hunter Street and potentially Macquarie Street.
 - A separate negotiation between Council and the Applicant for the lease arrangements of the portion of Hunter Street will be reported to Council separately. It is expected that the lease will not permit the Church to undertake any commercial activities on this land and therefore it is expected the lease fee will be a nominal value, noting that the Church will be responsible for the insurance, repairs and maintenance of the space in perpetuity to a standard comparable to Parramatta Square.
19. The decision being made by Council as recommended has no immediate direct impact on the budget as the public exhibition of the Planning Scheme will be funded by the current City Planning and Design budget. It is also noted that the Planning Agreement will only be triggered if a Development Application is approved that allows the demolition of the Parish Hall.

	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	NIL	NIL	NIL	NIL

Funding Source	N/A	N/A	N/A	N/A
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	NIL	NIL	NIL	NIL
Funding Source	N/A	N/A	N/A	N/A

Janelle Scully
Team Leader –Land Use Planning

Robert Cologna
Group Manager, Strategic Land Use Planning






John Angilley
Chief Finance and Information Officer

Bryan Hynes
Executive Director Property & Place

Jennifer Concato
Executive Director City Planning and Design

Brett Newman
Chief Executive Officer

ATTACHMENTS:

- | | | | |
|---|---|--|----------|
| 1 |  | ATTACHMENT 1 - Draft Terms Sheet PA _ St Johns - FINAL | 6 Pages |
| 2 |  | ATTACHMENT 2 - Gateway Alteration | 2 Pages |
| 3 |  | ATTACHMENT 3 - Draft Development Control Plan | 38 Pages |
| 4 |  | ATTACHMENT 4 - Planning Proposal | 51 Pages |
| 5 |  | ATTACHMENT 5 - Anglican Church Social Covenants | 1 Page |

REFERENCE MATERIAL

TERM SHEET – St John’s Cathedral: Planning Agreement – 15 March 2022

This Term Sheet has been prepared to assist a party to understand the City of Parramatta Council’s position on any planning agreement deliverables to be considered. Accordingly, this Term Sheet sets out and explains (at a high-level and in a summary form only) certain provisions proposed to form any planning agreement for the St John’s Cathedral works. These Terms reflect current negotiated outcomes with the Applicant as of 15 March 2022 and shall then form the basis of the Letter of Offer and subsequent planning agreement. The Letter of Offer issued to Council dated 23rd February 2022 includes the requirement Council close and retain approximately 370 sqm of Hunter Street, allowing the site to be embellished by the Applicant (the Anglican Church Property Trust (“Church”)).

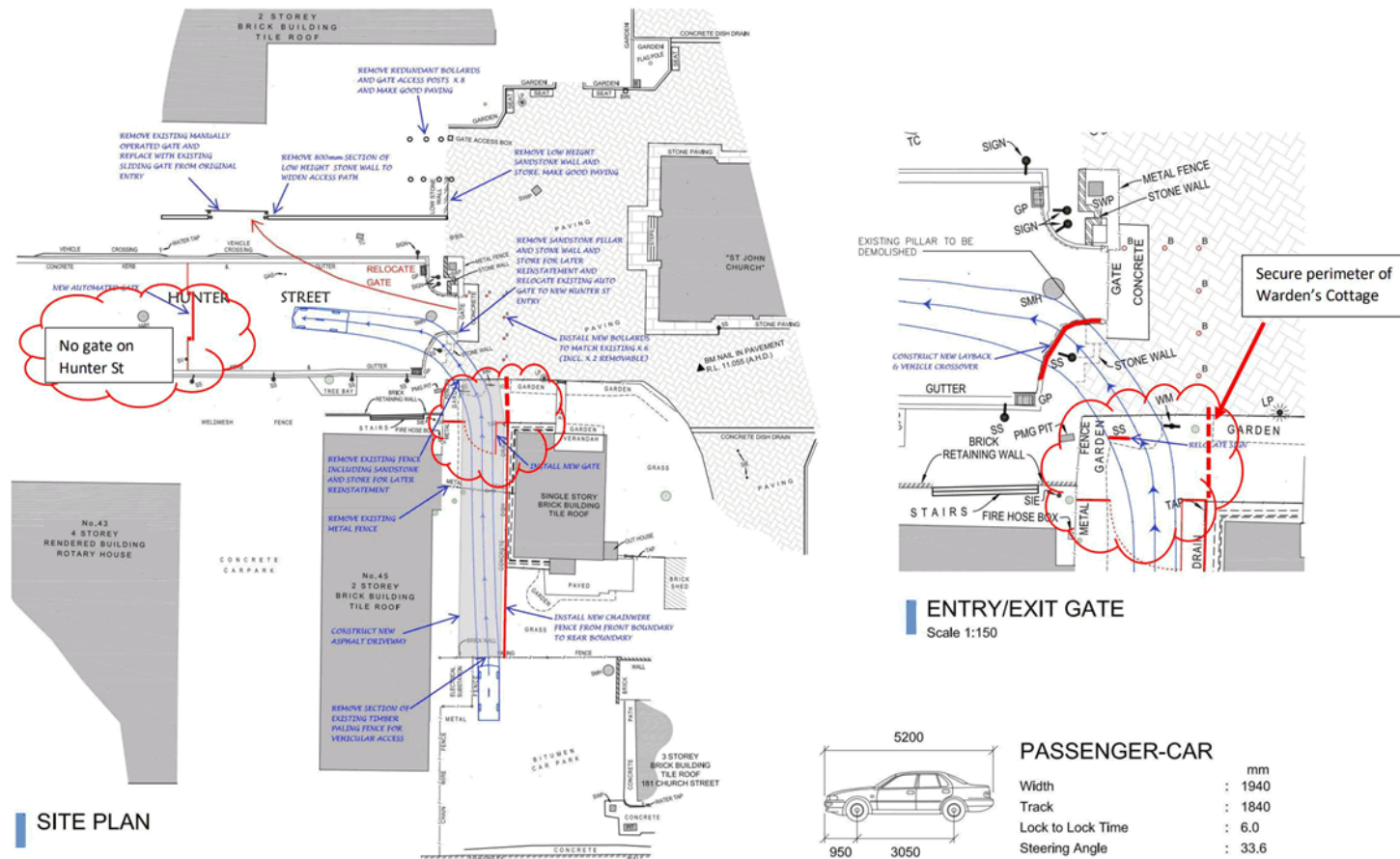
#	Key Term	Description	Proposal	Issues
	Parties		a. City of Paramatta (“CoP”) b. Anglican Church Property Trust (“Church”)	
	Site		195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)	
	Conditions Precedent		If the Church elects to proceed with any development consent granted authorising the demolition of the local heritage listed St John’s Parish Hall (“Hall”) on the Site, then following that election to proceed with that development consent, the terms of this planning agreement will apply to the development outlined in that consent. The timing of delivery of items within the planning agreement will be the subject of the relevant conditions of consent.	

1.	Public Access to Civic Plaza ie Public Area	Licence in perpetuity in favour CoP from the Trust over the open space surrounding the Cathedral on the Site including part Hunter St for the purpose of public access ("Public Area").	<ul style="list-style-type: none"> a. Deed of Licence between CoP and Church over part the open space of the Site surrounding the Church and adjoining Parramatta Square including part Hunter St for the purpose of public access ("Public Area"). b. CoP to be granted public access to the Public Area of the Site for passive recreation c. Church to retain certain rights to limit public access to Site. d. Church to obtain CoP prior consent to any assignment or transfer of Public Area part of the Site, such consent not to be withheld if transferee enters into assignment of the Deed. e. Any developer of the Site to be bound by the Deed of Licence f. Church to provide financial statements for the Parramatta sub trust (as Deed not registered on title). 	Valuation \$5M. Church have advised registration of Deed on Title is not possible [refer correspondence to CoP dated 3 March 2022]. Church/Council to finalise negotiation on limitation of public access, which includes the matters in Attachment 5 – Social Covenant.
2.a	Stratum Dedication 45 Hunter St	Stratum dedication at rear of 45 Hunter Street. (approx. 6m wide and limited to 6m in height).	<ul style="list-style-type: none"> a. Church to dedicate stratum of land at rear of 45 Hunter Street (Stratum laneway) b. Stratum dimensions 6m wide and limited to 6m in height c. GFA for Stratum laneway to be retained by St Johns & transferred within 45 Hunter Street Site. 	Nil value for Stratum due to retention of GFA, and ability to build over and up to the stratum subject to grant of development consent.
2b	Temporary Access for Queensland Arcade adjacent to Wardens Cottage	Temporary Right of Way lane on southern side of Site between Wardens Cottage site and No 45 Hunter St	<ul style="list-style-type: none"> a. Church to provide a right of way on the southern side of Site between Wardens Cottage site and No 45 Hunter St in location shown in diagram in Appendix 1. 	Cost of implementing temporary access works to be covered by Church

			<p>b. Right of Way to expire on the earlier of 10 years or the completion of the Stratum Laneway to Marsden Street to allow access to QLD Arcade along the rear of 45, 43 and 41 Hunter St</p> <p>c. The Church have the right to relocate the Right of Way within the Site during construction or earlier</p> <p>d. The Church may elect to negotiate with the owners of QLD Arcade to provide alternative parking for the car spaces on QLD Arcade and if the Church is successful in this relocation, then CoP will not unreasonably withhold consent to early termination of the Right of Way.</p>	Temporary access works to be in place within 6 months of any development consent being granted authorising removal of the Hall.
3.	Embellishment of Civic Space & Trees	Improvements to the public space of Cathedral adjoining Hunter St (c.2,050m ²) including paving, trees & other embellishments	<p>a. The Church will provide the embellishments to the site in accordance with the design principles and landscape to be included in the planning agreement with the final design detail to be endorsed as part of the DA process</p> <p>b. The embellishments will include 10 large mature trees of at least 2000L volume (pot size)</p> <p>c. As part of the above, the Church will provide the embellishments on the CoP land (approximately 370m²) (CoP Land), formerly identified as part Hunter Street, to the west of the Cathedral</p>	<p>Church Construction value:</p> <ul style="list-style-type: none"> • \$6.08M Church Land • \$1.8m on CoP portion • plus \$200K for larger trees requested by council <p>CoP to finalise value of this item</p>
4.	Maintenance	All maintenance on the Site and periodic renewal in perpetuity	<p>a. The Church will maintain the Public Area of the Site and the CoP Land in perpetuity, to a reasonable standard appropriate for public use and passive recreation (subject to Council confirming it is able to close the road and enter into a lease with the Church).</p> <p>b. The Deed of Licence (or other suitable document) will include the Church's obligations to embellish, maintain the CoP Land and undertake any future replacement and or refurbishment of the embellishment they provide to the CoP Land to ensure the embellishment of the public areas remains consistent</p>	The standard of maintenance should be equivalent to Parramatta Square Public domain

5.	Removal of Public Laneway and new driveway access	St Johns was to deliver laneway to west of North Tower and adjoining 57 Macquarie St and there is a reduction of public space due to driveway requirement (off Hunter St).	<p>a. CoP and the Church acknowledge the</p> <p>i. Public dedicated laneway to the west of the north tower on the Site is no longer required and the estimated area of the laneway was approximately 340 m2</p> <p>ii. The reduction in public passive recreation space due to the driveway for the North Tower off Hunter Street and the estimated area of the driveway is approximately 120 m2</p>	<p>Reduction in value estimated at \$1.1M @ \$2,400/m2.</p> <p>St John's will provide payment of \$1.1m upon grant of Occupation Certificate for the Northern Tower</p>
6.	Planning agreement Consideration	Consideration for planning agreement	<p>a. The Church agrees to pay the planning agreement Consideration of \$3.5 million to CoP upon the earlier of:</p> <p>i. [Construction certificate being granted for Northern tower on the Site]</p> <p>ii. [Practical completion of the embellishments for the public access part of the Site the subject of the Deed of Licence]</p> <p>b. That the funds should be allocated to one of the works included in Council draft CBD Contributions Plan included in Appendix 2 of this document, with the Applicant's preferred item being ITEM 13 - Hunter Street public domain works – including paving and tree cells Hunter St between Pitt St & St John's Church with a value of \$7,795,040.</p>	St John's will provide payment of \$3.5m upon grant of Occupation Certificate for the Northern Tower

Appendix 1 – Diagram – Temporary Access Arrangements across Church land to benefit of Queensland Arcade Site



Appendix 2 - Projects from Council's draft CBD Contributions Plan that could be funded by a St Johns Monetary Contribution

Item/description	Location	Estimated Cost	REASON FOR INCLUSION
Table C1: Community facilities works			
ITEM 2 - Parramatta Town Hall (PS7) A refurbished Parramatta Town Hall where residents, workers and visitors will be able to access its larger and smaller community spaces and proposed commercial activation offerings.	7 Parra Sq/ Town Hall	\$10,000,000	<ul style="list-style-type: none"> - Adjacent to site, - part of heritage context
Table C3 – Public domain works			
Item 2 - Civic Link Civic Link public domain – to provide a continuous green spine that runs between the River Square and Parramatta Square, prioritising pedestrian, and cyclist movements. Two blocks from Macquarie St to Phillip St	Civic Link between River and Parra Sq	\$40,000,000	<ul style="list-style-type: none"> - Part of the public domain pedestrian network linking the River via Civic Link to Parramatta Square to Centenary Square to St John's Cathedral/ Hunter Street
ITEM 3 - Macquarie Street public domain works – including paving, tree cells and multi-function poles Macquarie St between Pitt & Church St		\$9,815,040	<ul style="list-style-type: none"> - Adjacent to site
ITEM 13 - Hunter Street public domain works – including paving and tree cells Hunter St between Pitt St & St John's Church		\$7,795,040	<ul style="list-style-type: none"> - Adjacent to site



Department of Planning and Environment

IRF22/503

Mr Brett Newman
Chief Executive officer
City of Parramatta
PO BOX 32
PARRAMATTA NSW 2124

Dear Mr Newman

Planning proposal PP-2020-2179 – Alteration of Gateway Determination

I refer to City of Parramatta Council's request for an extension to the timeframe for the public exhibition of the planning proposal PP-2020-2179 to amend the planning controls for the St Johns Cathedral site at 195 Church Street, 65-79 Macquarie Street and 38 and 41-45 Hunter Street, Parramatta.

I note that an alteration to the Gateway determination was issued for this proposal on 10 November 2021 to extend the timeframe for completion to 30 June 2022 and to require public exhibition to commence prior to 28 February 2022. I understand Council considered a report on the planning agreement on 21 February 2022 and has requested a further briefing prior to making a decision on the matter. I also note the planning agreement is required to secure the public benefits which support the proposal.

In recognition of the progress made to date, I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 8 September 2020 for PP-2020-2179 (since altered). The Alteration of Gateway determination is enclosed.

The NSW Government is committed to reforming the planning system to be more streamlined and simplified in order to help unlock productivity by creating jobs and supporting on-going economic recovery. A key part of the reform program involves reducing the end to end timeframe for rezoning proposals. Successful achievement of target reductions across the state will result in funding towards improving planning outcomes.

In light of this, the timeframe for finalisation of the LEP remains as 30 June 2022. Should Council not meet this timeframe, or the proposal be further delayed, consideration will be given for whether it should proceed. I also note that further extensions for this proposal are unlikely to be granted except in exceptional circumstances

If you have any questions in relation to this matter, I can be contacted on 9373 2877.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jazmin van Veen'.

Jazmin van Veen
Acting Director, Central (GPOP)
Central River City
Encl: Alteration of Gateway Determination



Department of Planning and Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2020-2179)

I, Acting Director, Central (GPOP) at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 September 2020 (since altered) for the proposed amendment to the Parramatta Local Environmental Plan 2011 as follows:

1. Delete "condition 7"

Replace with a new condition 7: "The planning proposal must commence public exhibition by 28 March 2022."

Dated 22 day of February 2022.

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen
Acting Director, Central (GPOP)
Central River City
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

65-79 Macquarie Street, 38 Hunter Street, 195 Church Street and 45 Hunter Street, Parramatta (St John's Anglican Cathedral complex site)

General Notes

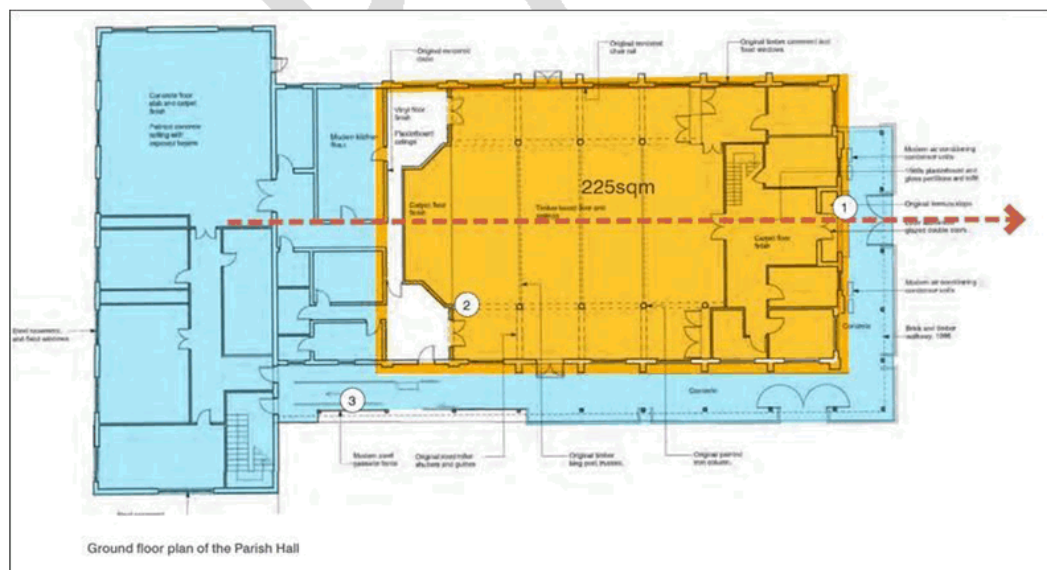
On 16 December 2019 the City of Parramatta Council resolved to endorse the St John's Planning Proposal for the purpose of forwarding it to the Department of Planning, Industry and Environment (DPIE) for a Gateway determination; and to prepare a site-specific Development Control Plan, progress a Planning Agreement, and investigate and consult with the applicant and landowners on potential road closure and changes to way sites are accessed by vehicles in the precinct.

Broadly, the St John's Planning Proposal seeks amendments to Parramatta Local Environmental Plan (LEP) 2011 for land at 65-79 Macquarie Street, 38 Hunter Street, 195 Church Street and 45 Hunter Street, Parramatta to amend land zonings, floor space ratio (FSR) and height of building controls, and to de-list and remove an existing heritage item identified as St John's Parish Hall.

The council's position as detailed in the December 2019 report is that demolition of St John's Parish Hall may be appropriate if the public benefits accruing to the community by the proposal are greater than the loss associated with potential demolition of the Parish Hall.

On 8 September 2020 the DPIE determined that an amendment to PLEP 2011 to enable redevelopment of the St John's Anglican Cathedral complex site should proceed subject to conditions, with condition 1(b) requiring that all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed as the LEP requires consideration of heritage issues as part of any development application process. Further advice has also been received from Transport for New South Wales confirming that access from Macquarie Street is not encouraged and vehicle access should be provided from Hunter Street as the preferred alternative.

Consequently, this site specific Development Control Plan contains controls for alternatives for vehicle access and two options in relation to the St John's Parish Hall. The controls in Option A relate specifically to the removal and replacement of St John's Parish Hall, and the controls in Option B relate to the partial retention of the St John's Parish Hall being the original c1910 structure (shown orange), with the 1950s elements shown in blue to be removed.



The following DCP controls are designed to fit in Parramatta City Centre Development Control Plan Section 4.3.3.7 "City Centre Special Areas" as 4.3.3.7(X) or similar.

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A proposed Planning Agreement for the site sets out further detail on some issues including the proposed St John's New Square and should be read in conjunction with these DCP controls.

Land to which this plan applies

This part of the DCP applies to 65-79 Macquarie Street (Lot E-K, DP15108), 38 Hunter Street (Lot M, DP15108), 195 Church Street (Lot 1-2, DP1110057) and 45 Hunter Street (Lot 1-2, DP575473), Parramatta as shown in figure 4.3.3.7.x (the Subject Site).

The Subject Site is owned by the Anglican Church Diocese of Sydney Property Trust. The Anglican Church Diocese of Sydney Property Trust has sought to facilitate the re-development of the site for the purposes of providing two towers and a publicly accessible square in-line with the 100-year master plan envisaged for the site as a key part of the fabric of Parramatta CBD.

This DCP sets relevant development controls for heritage conservation, the form of the buildings and public domain, vehicle access, parking and servicing, management of flood and rainwater risks and environmental sustainability, taking into account the anticipated amendments to PLEP 2011 via the site-specific Planning Proposal for the St John's Anglican Cathedral complex site, Council resolution dated 16 December 2019, conditions of the Gateway determination dated 8 September 2020 and draft amendments to Parramatta City Centre Development Control Plan dated 11 October 2021.

Note for Public Exhibition version of SSDCP:

1. The inclusion of a portion of Hunter Street for to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal.
2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated requirements in the Planning Agreement.



Figure 4.3.3.7.xx Land covered by this section

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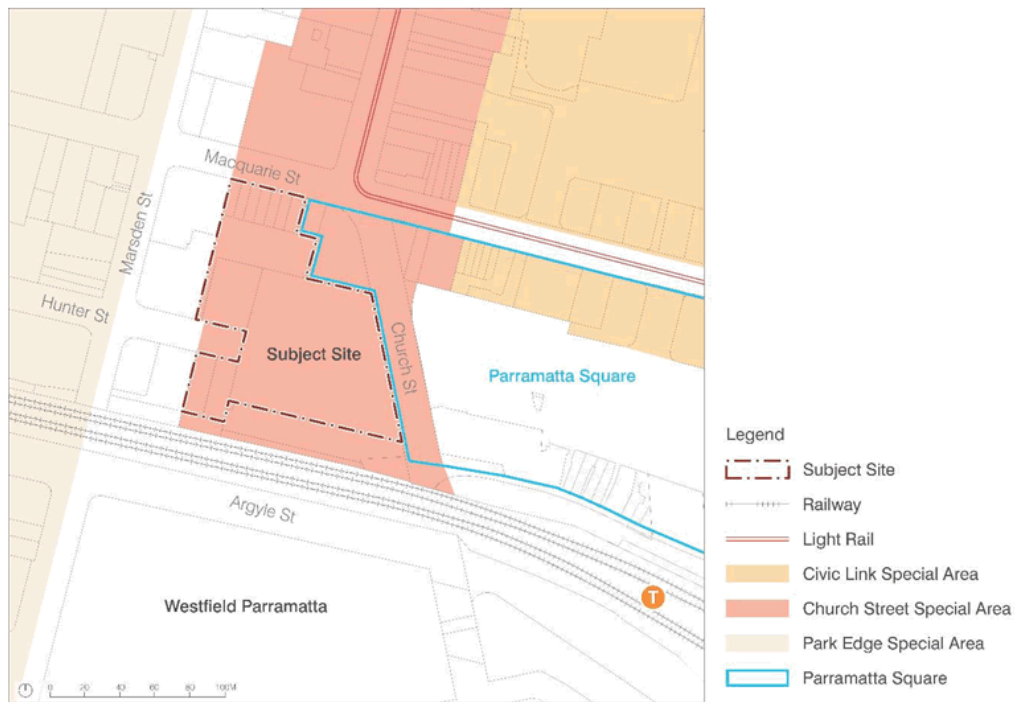


Figure 4.3.3 x The subject site and immediate surrounds.

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Relationship to other parts of this DCP

This Development Control Plan (DCP) is to be read in conjunction with the Draft Parramatta City Centre DCP 2021, the Parramatta DCP 2011, and the Parramatta Local Environmental Plan (LEP) 2011 (as amended).

The [Draft Parramatta City Centre DCP 2021](#), exhibited from 15 November until 13 December 2021, proposes amendments to Section 4.3.3 Parramatta City Centre DCP 2011. Supporting the Draft Parramatta City Centre DCP 2021, the broader controls as outlined in the Parramatta DCP 2011 will apply to the site. Where there are inconsistencies between the Draft Parramatta City Centre DCP 2021, and the Parramatta DCP 2011, the Draft Parramatta City Centre DCP 2021 will prevail. Following finalisation of the Draft Parramatta City Centre DCP 2021, the current Section 4.3.3 Parramatta City Centre DCP 2011 will be superseded.

The Parramatta LEP 2011, including the [Draft LEP Provisions](#) for the Parramatta CBD, endorsed by Council for finalisation on 15 June 2021, is to be considered in conjunction with this DCP.

If there are any inconsistencies between this site-specific DCP, the Draft Parramatta City Centre DCP 2021, and the Parramatta DCP 2011, this part of the DCP will prevail. This DCP establishes site-specific objectives and controls to be interpreted during the preparation and assessment of Design Competitions and Development Applications (DAs) and supports the objectives of the LEP. Where there are no site-specific development controls in this section, reference should be made to other sections of the DCP.

Options for Development and Planning Pathway

The structure of these DCP controls reflects the two re-development options for the land owned by the Anglican Church Diocese of Sydney Property Trust and referred to as the St John's Church site or St John's Anglican Cathedral complex site. The options include:

- **Option A** – for the redevelopment of the St John's Church site for a new commercial building, new residential building and associated public domain works including expansion of the open space area to incorporate part of Hunter Street located on the western side of the Cathedral and removal of the St Johns Parish Hall building as shown in Figure 4.3.3.x, and replacement with new Parish facilities in the podium of the new commercial building and hereafter referred to as “**Option A - St Johns Parish Hall removed and replaced**”.
- **Option B** – for the redevelopment of the St John's Church site for a new commercial building, new residential building and associated public domain works that includes the retention of the original part of the St Johns Parish Hall building as shown in Figure 4.3.3.x, and hereafter referred to as “**Option B - St Johns Parish Hall partially retained**”.

The first part contains specific controls for Option A under the headings: Desired Future Character; Site Objectives; Heritage; Public Domain; and Built Form. The second part contains specific controls for Option B under the same headings. The third part contains controls that apply to both Option A and B under the headings: Vehicle Access, Parking, and Servicing; Flood Risk and Rainwater Management; and Environmental Sustainability.

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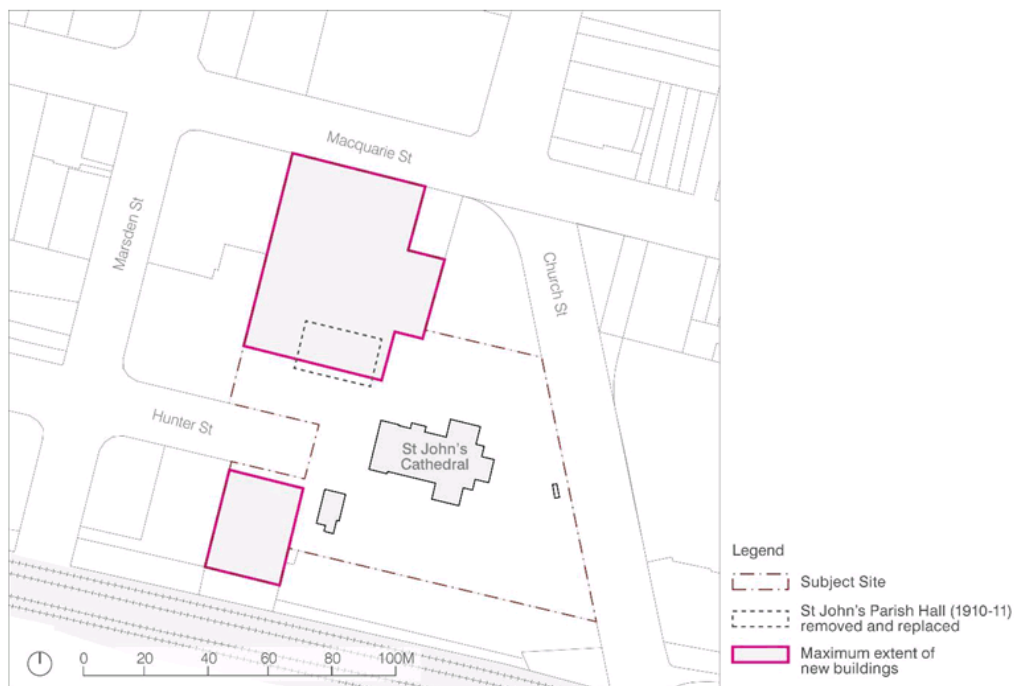


Figure 4.3.3.x St John's Parish Hall under Option A



Figure 4.3.3.x St John's Parish Hall under Option B

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Council's Design Excellence Process requires a successful Architectural Design Competition Process to be undertaken before a Development Application can be lodged with Council. To enable a Design Competition process to deliver Design Excellence, the preferred planning pathway is a staged Development Application process comprising of the following three key steps:

3. Stage 1 Development Application for the proponent's building envelopes, proposed removal and replacement or partial retention of the St John's Parish Church Hall, public domain design and vehicle access and basement design. Supporting the assessment, the following documents must be submitted:
 - a. Conservation Management Plan
 - b. Structural Report (assessing impacts of underground car parking on heritage items).
 - c. Acoustic Report (assessing noise and vibration impacts from underground car parking on heritage items).
 - d. Interpretation Strategy (finalised Interpretation Plan will be lodged at Stage 2).
 - e. Concept Landscape Plan.
 - f. Arborist Report
 - g. Heritage Impact Statement.
4. Design Excellence Competition for a single design scenario based on approval of the Stage 1 DA.
5. Stage 2 Detailed Development Application based on winning Design Competition entry.

Where a Stage 1 Development Application determined that the St Johns Parish Hall should be partially retained, the DCP controls for "Option A - St Johns Parish Hall removed and replaced" and the controls for "OPTION A and B – St Johns Parish Hall partially retained or removed and replaced" would be used to assess a Stage 2 Development Application. Conversely, where a Stage 1 Development Application determined that St Johns Parish Hall should be removed and replaced, the DCP controls for "Option B - St Johns Parish Hall partially retained" and the controls for "OPTION A and B – St Johns Parish Hall partially retained or removed and replaced" would be used to assess a Stage 2 Development Application.

The preferred planning pathway outlined above is considered the most appropriate pathway, providing certainty regarding the proposed form of development to occur on the site. As the primary objective of a Design Excellence Competition is to deliver the highest standard of architectural, urban and landscape design, understanding the heritage significance of the St John's Parish Church Hall prior to undertaking the Design Competition is considered best practice. Further, the above process requiring a Stage 1 Development Application, would remove the requirement for competitors to submit two design scenarios for consideration.

Before lodging a Development Application, including a Stage 1 Development Application, early consultation with Council is encouraged to formulate an agreed public domain design brief and public domain design, as well as an Interpretation Strategy.

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OPTION A – St Johns Parish Hall removed and replaced

Desired Future Character

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. Development of the site is to be congruent with the Cathedral's State heritage significance. This DCP supports the on-going role and heritage significance of St John's Anglican Cathedral, as a landmark site in the City of Parramatta.

The DCP controls seek to enhance the heritage values associated with the St John's Anglican Cathedral site, and the immediate surrounds. The site will extend the public spaces created by Parramatta Square and Centenary Square, framed by built form around the Cathedral with buildings positioned to maintain solar access to the key public open spaces. St John's Anglican Cathedral is to be reinforced as the focal point for key views following the alignment of Church Street and Parramatta Square. The design of new open space is to accommodate the use of the St John's Anglican Cathedral as a place of Anglican worship and to provide for general movement and public uses.

Building design is to achieve elegant, contextually responsive forms that contributes to the significance of the area, and reinforce the character of Parramatta as a centre for employment, business and living. New buildings are to enhance activation of the publicly accessible spaces around St John's Anglican Cathedral connecting with new Parish facilities of the Church and the Southern development site to comprise of an amalgamation with number 41 and 43 Hunter Street in order for any future development to achieve good amenity and appropriate relationships to the heritage context of the Cathedral complex.

The DCP controls seek to provide for an enlarged open space to be publicly accessible to the west of St John's Anglican Cathedral once St John's Parish Hall is removed.

Site objectives

The site offers opportunities to contribute to its surrounds and create a series of new open spaces that are publicly accessible in the heart of the Parramatta City Centre. This can enhance the heritage significance of St John's Anglican Cathedral.

- | | |
|-----|--|
| O.1 | Provide a setting for St John's Anglican Cathedral and the associated public domain that is sensitive to the heritage significance of the site and its significant elements. |
| O.2 | Deliver employment uses within the City Centre that contribute to Parramatta's employment objectives. |
| O.3 | Deliver a civic response through the provision of public access, additional open space and public domain upgrades. |
| | <p>Note for Public Exhibition version of SSDCP:</p> <ol style="list-style-type: none"> 1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal. 2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated requirements in the Planning Agreement. |
| O.4 | Facilitate the continued use of the site for Anglican worship supported by contemporary spaces for the Parish of Parramatta to support their ongoing use of the place. |
| O.5 | Balance active street frontages and flood mitigation requirements. |
| O.6 | Enhance the heritage significance of the Warden cottage (verger's cottage), St John's Building and the Bicentennial Square heritage listing, to communicate the historical evolution of the landmark site between St John's Anglican Cathedral and contemporary development. |

Heritage

This section of the DCP should be read in conjunction with:

- Draft Clause 7.6K Managing heritage impacts in Parramatta LEP 2011.
- Part 6 'Heritage' in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.
- Part 3.5 Heritage (including Part 3.5.3 which addresses Aboriginal cultural heritage) in Parramatta DCP 2011.

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The heritage controls in this section of the DCP respond to the tailored heritage controls for the City Centre which require more considered development in the vicinity of heritage items and their settings, and the need for detailed

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heritage analysis as a result of increased growth anticipated in the CBD Planning Proposal and additional density sought on the St John's Anglican Cathedral complex in the site specific Planning Proposal.

Where there is an inconsistency between the heritage controls and objectives in this section and other parts of the DCP, this section prevails.

A. Heritage Listings

State heritage listing

- The subject site contains a State heritage item known as St John's Anglican Cathedral (SHR ID 01805)

Local heritage listing

- St John's Anglican Cathedral (item no. 01805)
- St John's Parish Hall (item no.713)
- Warden's cottage (verger's cottage) (item no.653)
- Bicentennial Square and adjoining buildings (item no.651)
- St John's Building at 38 Hunter Street (included in the Bicentennial Square heritage listing)

The subject site is in the vicinity of several state and locally listed heritage items, including:

- Centenary Square and adjoining buildings (item no.651).
- Murray's Building (and potential archaeological site) (item no.652)
- Centennial Memorial Clock (item no.654)
- Parramatta Town Hall (and potential archaeological site) (item no.650)
- Shop (and potential archaeological site) (item no.655)
- Two-storey residence, No. 41 Hunter Street (item no.714)

The Parramatta LEP 2011 sets out the controls for development within the vicinity of heritage items.



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Figure 4.3.3.7.xx State and local heritage items in the vicinity of St John's Anglican Cathedral, Parramatta

A. General Principles

St John's Anglican Cathedral, the oldest Church site and continuous place of Christian worship in Australia (dating from 1803), is a landmark building in the City of Parramatta. The Cathedral is the primary component of a complex of historic church buildings that together with the land encompassing the complex, form an historic site in the heart of Parramatta. The historic site is part of a broader area of land owned by the Anglican Church which is the subject of these site-specific development controls.

- P.1. Any new development of the land owned by the Anglican Church is congruent with the heritage values of the Cathedral complex and appropriate in the context of the heritage items located within the vicinity of the site.
- P.2. The Cathedral complex retains its preeminent status in the city centre. New development does not reduce the importance of the Cathedral complex in its immediate context, or the landmark quality of the Cathedral.
- P.3. New development retains the relationships between the Cathedral complex and the historic buildings of Centenary Square as well as broader relationships within the city centre.
- P.4. An appropriate setting for St John's Anglican Cathedral, the former Warden's cottage (verger's cottage) and St John's Building is provided on the site in any new development. This includes the retention of existing significant trees, an enhancement of the existing setting by the removal of at-grade car parking, and the ongoing incorporation of the land around the Cathedral complex into the public domain of Centenary Square.
- P.5. New development responds appropriately to its historic context, including the historic street pattern.

B. Understanding the Place

Objectives

- O.1. Ensure the heritage values of St John's Anglican Cathedral complex, including the Warden's cottage (verger's cottage), the St John's Building and the existing grounds are well understood to inform any future redevelopment.
- O.2. Ensure the important relationships between St John's Anglican Cathedral complex and Parramatta City Centre, including heritage listed places and the historic street pattern, are well understood to inform any future redevelopment.

Controls

- C.1. The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items and broader city centre must be set out within a heritage impact statement submitted with the Development application and Council-supported Conservation Management Plan prepared for the St John's Anglican Cathedral complex. This explanation must include a views analysis as well as an analysis of relationships with Centenary Square and the new Parramatta Square.

C. Heritage Relationships

Objectives

- O.1. A detailed curtilage (setting) should be retained around the Cathedral complex, in particular the St John's Anglican Cathedral, such that the building can continue to be a dominant civic element. The St John's Anglican Cathedral should not be "crowded" by new development.
- O.2. The site of St John's Anglican Cathedral complex should continue to provide open pedestrian access within the subject site and enhancing permeability through the city centre. In particular, development should encourage pedestrian access around heritage buildings and features.
- O.3. Retain and enhance the important relationships between St John's Anglican Cathedral complex and Parramatta City Centre, including the retention and enhancement of publicly accessible grounds around the Cathedral.

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- O.4. Create appropriate relationships between new development (northern and southern towers, public domain and Hunter Street) and heritage items, in a way that retains and enhances the heritage value of the place and the Parramatta City Centre.

Controls

- C.1. A defined curtilage (setting) must be retained around St John's Anglican Cathedral complex, in particular the Cathedral so that the building can continue to be a dominant element. The Cathedral must not be "crowded" by new development.
- C.2. The site of St John's Anglican Cathedral complex must continue to provide open pedestrian access within the subject site. In particular, development must encourage pedestrian access around heritage buildings and features.
- C.3. The Warden's cottage (verger's cottage) should be set in its own fenced garden, the extent to match the historical extent. The existing faux heritage fence must be replaced with one to match the original.
- C.4. If the eastern end of Hunter Street is incorporated into the open space around the Cathedral complex, this space should be publicly accessible and designed in response to and to enhance the setting of adjacent heritage buildings, in particular, St John's Anglican Cathedral. The public domain design should ensure that the enlarged public space has a primary relationship with St John's Anglican Cathedral.
- C.5. Development on the subject site must maintain historical views to and from heritage buildings, where they still exist.
- C.6. Setbacks and landscaping are to be designed to protect and enhance key views to St John's Anglican Cathedral. Setbacks should reinforce key views of St John's Anglican Cathedral along the alignment of Church Street, Parramatta Square and Hunter Street.
- C.7. Vehicular parking should not be provided at ground level. On grade vehicular access and temporary parking can be provided for Parish activities (such as weddings and funerals). Vehicle access is to have minimal visual impact.
- C.8. If a driveway is required from Hunter Street to access either the Northern or Southern tower buildings, it should be located on that part of the site furthest from St John's Anglican Cathedral.
- C.9. The podium level facades of future development fronting the Cathedral, Cathedral open spaces and Centennial Square should be of restrained design so that the facades are not visually intrusive in the setting of the historic buildings on the site or in relation to the landscape of the complex, in particular, the Cathedral and the Hunter Street forecourt. The design must incorporate (but not be limited to) the following measures to manage potential visual impact:
- a. The podium must have a regular form, a regular pattern of openings and limited decorative details.
 - b. The parapet of the podium must have a horizontal top without any stepping.
 - c. The eastern façade must have a high proportion of solid to opening.
 - d. Materials and colours must be limited in range, and carefully selected to help ensure a restrained ("quiet") facade.
 - e. The eastern and southern facades of the podium must not have awnings.
 - f. The eastern façade of the podium must not have an active frontage.
 - g. Active uses such as outdoor dining and the like, if desired near the southern façade must not be located such that they would face into the area of the existing western forecourt of the Cathedral. They must instead be located in that part of the site facing into Hunter Street, or in the case that the eastern end of Hunter Street is incorporated into a public space, where Hunter Street was previously located.
 - h. Signage must be restrained and restricted to the ground floor. There must be few, if any, signs on the eastern and southern façades.
- C.10. Any changes in ground level must occur within the building footprint, not in the public domain or external spaces. If the ground level needs to be raised for flood reasons, this must be within the

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building footprint. The existing relationship of heritage buildings to existing ground levels must not be altered.

- C.11. New development must be undertaken in accordance with the conservation policies of a Conservation Management Plan that has been accepted by Council
- C.12. New signage should be restrained and designed contextually in relation to the heritage values, should be consistent across the development and should not be visually intrusive.
- C.13. Future development of the St John's Building should involve retaining the whole of the parapeted section of the building as a minimum. The junction between the retained section of the building and new development should be a single storey visually recessive element that does not directly adjoin a new tower building. No new openings are to be made in the retained facades of the existing building and awning must not be added.

D. Archival Recording

Objectives

- O.1. Undertake an archival recording of the site and buildings to ensure that a record of the whole of the place is undertaken prior to any works commencing.

Controls

- C.1. Prepare an archival recording of the site.

E. Amalgamation of Lots and Landscape Setting

Objectives

- O.1. Retain the setting and relationship of the heritage items on the site irrespective of possible site amalgamation.

Controls

- C.1. Irrespective of lot amalgamations or adjustments, the setting of the heritage buildings on the site is to be managed to retain the place as an integrated group of elements with new development responding to the heritage setting and form of the site. Essential to this concept is ensuring that the public spaces principally are designed in relation to the cathedral building, then to the other heritage elements and finally in response to the new built elements on the site.
The St John's Anglican Cathedral Building should retain primacy in future development.
- C.2. A detailed design is to be submitted for the public domain around the St John's Anglican Cathedral. The public domain must include deep soil planted areas and vegetated areas in order to reflect the historic landscape setting of the St John's Anglican Cathedral. Existing significant trees should be retained. New tree plantings and landscape elements are to first reinforce the Cathedral in its setting and secondarily integrate with new built form and open spaces.
- C.3. Excavation should not adversely impact the structural stability or heritage fabric of heritage items, nor adversely affect the health of existing significant trees. A report from a suitably qualified and experienced structural engineer must be submitted attesting that excavation work will not impact the built and decorative elements of heritage items. An arborist's report should be submitted attesting that the excavation will not affect the health of retained trees.
- C.4. Ventilation structures must not be located in outdoor areas that are public spaces or accessible to the public.
- C.5. Any proposed underground car park and associated driveway must be acoustically isolated from St John's Anglican Cathedral, such that the use of the carpark and driveways cannot be heard or felt in

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the St John's Anglican Cathedral, Warden's Cottage, St John's Parish Hall or in any new publicly accessible space to the western side of the Cathedral.

F. Development to Benefit a Heritage Item

Objectives

- O.1. Conserve heritage items through appropriate conservation works.
- O.2. Set out and undertake appropriate conservation works to ensure the future of heritage elements.
- O.3. Develop a long-term conservation program for the site and its heritage elements that is adequately funded.

Controls

- C.1. A detailed schedule of conservation works including detail drawings, is to be submitted as a component of the Stage 2 DA for the retained heritage buildings and elements, including St John's Building, Warden's Cottage and memorial gateway.
- C.2. The conservation works must be overseen and signed-off as acceptable by a heritage architect. The name, qualifications and experience of the heritage architect who will oversee and sign-off on the conservation works must be submitted. The methodology for exactly how the heritage architect will oversee the works must be submitted.

G. Interpretation

Objectives

- O.1. Interpretation of the heritage values of the place is to be undertaken through the process of a Heritage Strategy and Heritage Interpretation Plan. Key values include understanding the heritage significance of St John's Anglican Cathedral as the oldest Church site and continuous place of Christian worship in Australia.

Controls

- C.1. Interpret the heritage values of the St John's Anglican Cathedral complex in a way that does not adversely impact the heritage items or their setting. Any heritage interpretation that is part of proposed new buildings should be integrated into the design of the site and any new buildings.
- C.2. A Heritage Interpretation Strategy as well as a detailed draft Heritage Interpretation Plan must be submitted. They are to be derived from the heritage values of the site, and prepared in accordance with relevant guidelines and policy, as follows:
 - A Conservation Management Plan that has been determined by Council's Heritage Officer as being suitable for the St John's Cathedral complex.
 - NSW Heritage Manual;
 - NSW Heritage Branch Interpreting Heritage Places and Items: Guidelines (August 2005);
 - NSW Heritage Branch Heritage Interpretation Policy (endorsed by the Heritage Council August 2005); and
 - Australia ICOMOS Burra Charter 2013.

The formalisation of the Heritage Interpretation Plan will be undertaken during the development assessment process in consultation with Council. The final design of the interpretation would be subject to detailed design development so to integrate interpretation within the future development of the site in

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a way that respects the heritage value of the place, is appropriate to its context, and is not visually intrusive.

- C.3 In the case that the eastern end of Hunter Street is incorporated into new public space, the former location of Hunter Street must be interpreted in a subtle way in the new public space.

Public Domain

This section of the DCP should be read in conjunction with the Parramatta Public Domain Guidelines 2017 and Part 4 Public Domain in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.

The draft controls in Part 4 Public Domain consolidate and update the public domain controls for the City Centre and, where there is an inconsistency between the public domain controls and objectives in this section and other parts of the DCP, this section prevails.

Before lodging a Development Application early consultation with Council is encouraged to formulate an agreed design brief and public domain design. Design Submission Requirements are to be prepared in accordance the Parramatta Public Design Guidelines.

The re-development of the site presents the opportunity to deliver new and upgraded open spaces that form part of the public domain network in the city, including Centenary Square and Parramatta Square to the east and along Church Street towards Parramatta River to the north. For the purposes of this DCP the 'open space' on the site includes the paved and grassed areas surrounding the Cathedral between Church Street and Hunter Street, that are available for public use whilst also providing for the requirements of St John's Anglican Cathedral. The 'open space' includes the Cathedral grounds, St Johns Cathedral Square, St Johns Cathedral Square (public land) as indicated in Figure 4.3.3.7 XX. Note: The ownership of the grounds will remain with Anglican Church Diocese of Sydney Property Trust.

Note for Public Exhibition version of SSDCP:

1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment
2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated requirements in the Planning Agreement proposal.

Objectives

- O.1. Provide open spaces that are designed in relation to and which provide for a liturgical, parish and functional needs of St John's Anglican Cathedral.
- O.2. Provide open spaces that are publicly accessible and are complementary to the existing Parramatta Square and Centenary Square.
- O.3. Contribute to connectivity and legibility within the Parramatta City Centre including reinforcement of the historic pattern of development in the city centre and ensuring that development is integrated with Parramatta's urban structure.
- O.4. Provide activation of publicly accessible spaces through church use and a diverse mix of others uses.
- O.5. Provide a comfortable microclimate within the open spaces.
- O.6. Provide safe, at-grade vehicle access across pedestrian areas to the existing and proposed buildings.
- O.7. Engage with Council regarding the open space design on the Western side of St John's Anglican Cathedral prior to lodgement of the Development Application.

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Controls

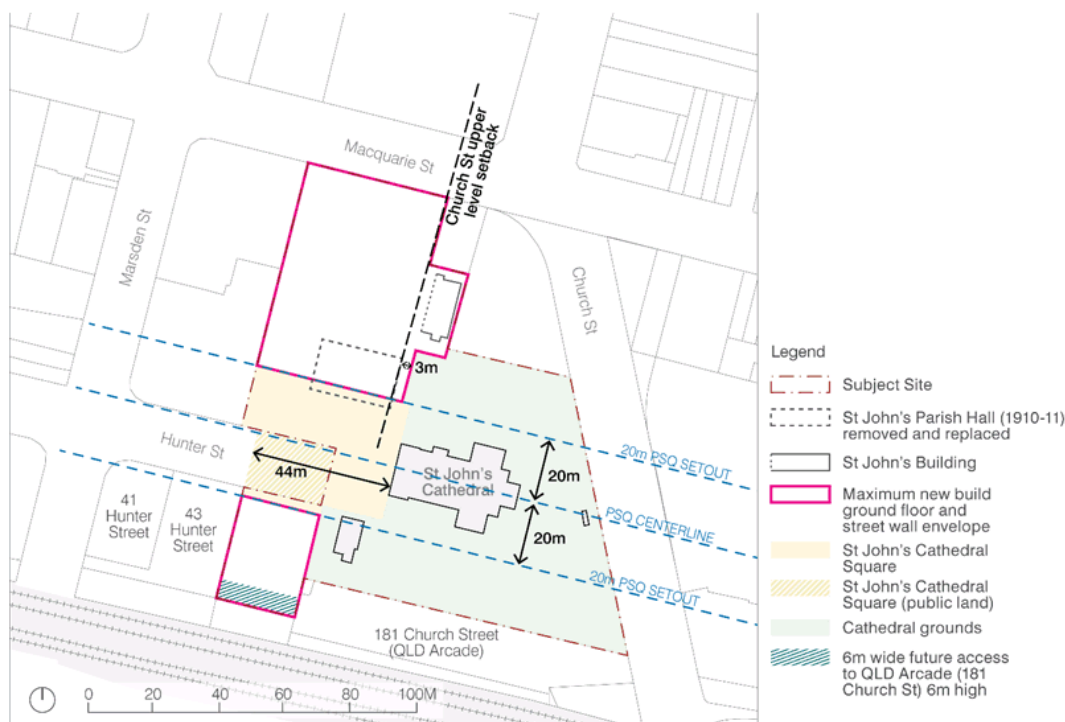


Figure 4.3.3.7.XX Public domain setout plan for Option A

- C.1. Council approval of an agreed detailed design brief and public domain design must be achieved before submission of a Development Application. The Applicant is to liaise with Council at 50% and 90% completion of the public domain design prior to lodgement of the Development Application.
- C.2. The setout of public domain and new built form at ground level shall be consistent with Figure 4.3.3.7.xx. The new St John's public domain shall be framed by new buildings set back 20 metres from the centreline of St John's Anglican Cathedral and Parramatta Square.
- C.3. Pedestrian access through the open space between Church Street and Hunter Street shall be open to the public 24/7, where possible, whilst providing for the requirements of St John's Anglican Cathedral.

Note for Public Exhibition version of SSDCP:

1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal.
2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated

- C.4. Large tree planting shall be provided within the public domain that is appropriate to its role, respectful of sight lines including from Hunter Street facing St John's Anglican Cathedral and at a scale that is appropriate to a setting for the St John's Anglican Cathedral. Trees shall be planted at natural (pre new development maximum) ground level, not in raised planters.
- C.5. A minimum soil depth of 1m (excluding structural, drainage and mulch layers) above any basement structure shall be provided for all trees, in contiguous planting pits. Minimum soil volumes for trees on podiums over basements are to be provided according to the Apartment Design Guideline.
- C.6. Spaces for public seating shall be provided in a range of locations and to suit different users.

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- C.7. Designs shall demonstrate the ability to accommodate a range of uses and activities including servicing requirements in the new public domain, including Parish of Parramatta events such as weddings and funerals and public events.

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Built form

This section of the DCP should be read in conjunction with,

- Part 3 Built Form in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011, and
- Draft Clause 7.2 Floor space ratio, Clause 7.4 Sun access protection, Clause 7.6E End of journey facilities and Clause 7.6F Active frontages in Parramatta LEP 2011.

The built form controls in this DCP support the objectives and vision of the Parramatta CBD Planning Proposal for tall and slender towers that are setback to allow daylight, views and circulation of air to the streets and public spaces below. This mitigates some of the impact of large towers and makes streets and public and civic spaces as well scaled and comfortable as possible for people. The setback controls also aim to ensure equitable development between sites and are considerate of the collective impact of the collection of buildings and towers within the city centre.

The objectives in this section of the DCP are intended to encourage buildings that respond to the heritage significance of the site, additional density sought on the St John's Anglican Cathedral complex in the site specific Planning Proposal and consistency with the draft Parramatta City Centre DCP controls in Section 3 Built Form.

Where there is an inconsistency between the built form controls and objectives in this section and other parts of the DCP, this section prevails.

The requirements of relevant State legislation should also be considered including (but not limited to):

- State Environmental Planning Policy (Infrastructure) 2007, and specifically Clause 87 Impact of rail noise or vibration on non-rail development
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Housing) 2021, Part 4 Build-to-rent housing

Objectives

- O.1. Ensure built form outcomes respond to the heritage significant of the site.
- O.2. Ensure built form outcomes that respond to the human scale around St John's Anglican Cathedral, the associated public domain, other heritage items, existing buildings and any proposed street walls.
- O.3. Ensure that street walls of new buildings frame the public domain through appropriate design, scale, and materiality to reflect the primacy of St John's Anglican Cathedral within the overall site.
- O.4. Respond to view corridors including those towards St John's Anglican Cathedral along Church Street, Parramatta Square and Hunter Street.
- O.5. Provide appropriate solar access to the public domain compliant with the Parramatta LEP 2011.
- O.6. The built form is to provide for flexible and efficient commercial floorplates, whilst satisfying the heritage objectives of the DCP.
- O.7. Provide appropriate building separation to neighbouring sites.
- O.8. Provide weather and wind protection to the open spaces.
- O.9. Ensure architectural responses make a high-quality contribution to the setting and urban design of the area consistent with design excellence policies of the City of Parramatta.
- O.10. Ensure built form outcomes respond to any adjacent buildings or likely future envelopes on neighbouring sites to enable informed consideration of suitable setbacks, built form, access and public domain outcomes as well as amenity impacts.

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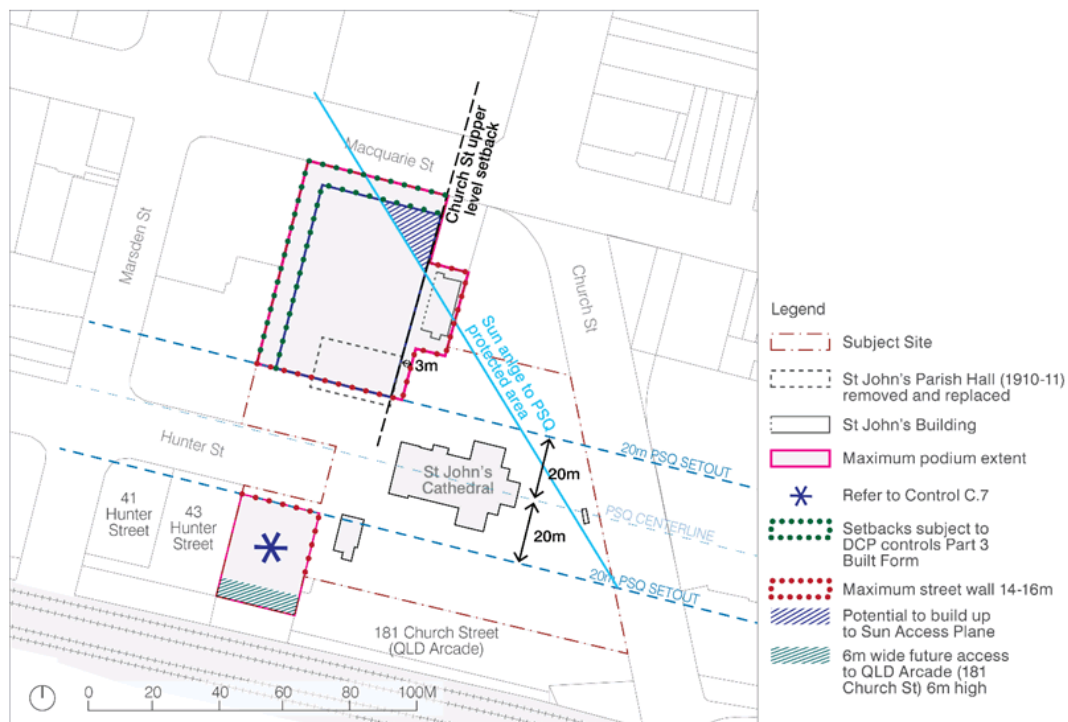


Figure 4.3.3.7.XX Built Form setout plan for Option A

Controls

- C.1. Development Applications for new buildings within the St John's Anglican Cathedral complex site must comply with the DCP controls in Section 3 Built Form unless adjusted by the controls below.
- C.2. Street wall or podium interfaces of new development must comply with the following:
 - a) Street wall heights to the public domain areas in front of St John's Anglican Cathedral should be in the range of 14-16m in height. The exact height of street walls is to be underpinned by detailed heritage, urban design, and architectural analysis.
 - b) DCP controls in Section 3 Built Form must be applied to determine the outcomes for the Macquarie Street and the western boundary interface of the podium at the Northern development site, including analysis requirements found in Section 3.4 The Street Wall.
 - c) Resolution of the eastern podium interface at the Northern development site is subject to the Heritage section of this Site Specific DCP.
- C.3. The southern setback of the Northern development site tower must be a minimum of 6m.
- C.4. The eastern setback of the Northern development site tower must not encroach the Church Street upper level setback line in Parramatta LEP 2011.
- C.5. The eastern setback of the Northern development site tower must ensure compliance with the solar access requirement for Parramatta Square set out in Clause 7.4 Sun access protection in Parramatta LEP 2011.
- C.6. The design of basement entry and exit points including any ramps to access lower levels must be contained within the building envelope where possible. No dive structures are permitted within Council owned land and within the open space areas around the Cathedral.
- C.7. If site amalgamation of 41, 43 and 45 Hunter Street can not be achieved, additional massing up to one (1) storey above the specified street wall may be considered for the Southern development site where amenity and heritage impacts can be satisfied and the additional storey is setback a minimum 6 metres from Hunter Street, and the eastern, southern and western setbacks are established through detailed

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urban design and architectural analysis taking into consideration potential development at 41-43 Hunter Street and the surrounding heritage context.

Any upper level addition above the specified street wall should apply construction methods and materiality which reinforce a lightweight and recessive appearance to the architecture above the street wall.

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OPTION B - St Johns Parish Hall partially retained

Desired Future Character

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. Development of the site is to be congruent with the Cathedral's State heritage significance. This DCP supports the on-going role and heritage significance of St John's Anglican Cathedral, as a landmark site in the City of Parramatta.

The DCP controls seek to enhance the heritage values associated with the St John's Anglican Cathedral site, and the immediate surrounds. The site will extend the public spaces created by Parramatta Square and Centenary Square, framed by built form around the Cathedral with buildings positioned to maintain solar access to the key public open spaces. St John's Anglican Cathedral is to be reinforced as the focal point for key views following the alignment of Church Street and Parramatta Square. The open space around the Cathedral is to accommodate the use of the Cathedral as a place of Anglican worship and to provide for general movement.

Building design is to achieve elegant, contextually responsive forms that contribute to the significance of the area and reinforce the character of Parramatta as a centre for employment, business and living. New buildings are to enhance activation of the publicly accessible spaces around St John's Anglican Cathedral connecting with the Parish facilities of the Church, with the southern development site to comprise of an amalgamation with number 41 and 43 Hunter Street in order for any future development to achieve adequate amenity and appropriate relationships to the heritage context of the Cathedral complex.

The DCP controls seek to enhance the heritage values of the site as a whole and the significant built elements including the Cathedral Building, St John's Parish Hall, the St John's Building and the former Vergers Cottage.

Site objectives

The site offers an opportunity to contribute to its surrounds and create a series of open spaces that are publicly accessible in the heart of the Parramatta City Centre that enhances the heritage significance of St John's Anglican Cathedral.

- O.1. Provide an enhanced and recovered setting for St John's Anglican Cathedral and the associated public domain that is sensitive to the heritage significance of the site and its significant elements.
- O.2. Deliver employment uses within the City Centre that contribute to Parramatta's employment objectives.
- O.3. Deliver a civic response through the provision of public access and public domain upgrades.

<p>Note for Public Exhibition version of SSDCP:</p> <ol style="list-style-type: none"> 1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal. 2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated requirements in the Planning Agreement.
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- O.4. Facilitate the continued use of the site for religious Anglican worship supported by contemporary spaces for the Parish of Parramatta to support their ongoing use of the place.
- O.5. Balance active street frontages and flood mitigation requirements.
- O.6. Enhance the heritage significance of St John's Parish Hall, Warden cottage (verger's cottage), St John's Building and the Bicentennial Square heritage listing, to communicate the historical evolution of the landmark site between St John's Anglican Cathedral and contemporary development.

Heritage

This section of the DCP should be read in conjunction with:

- Draft Clause 7.6K Managing heritage impacts in Parramatta LEP 2011.
- Part 6 'Heritage' in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.
- Part 3.5 Heritage (including Part 3.5.3 which addresses Aboriginal cultural heritage) in Parramatta DCP 2011.

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The heritage controls in this section of the DCP respond to the tailored heritage controls for the City Centre which require more considered development in the vicinity of heritage items and their settings, and the need for detailed heritage analysis as a result of the scale of the increased growth anticipated in the CBD Planning Proposal and additional density sought on the St John's Anglican Cathedral complex in the site-specific Planning Proposal.

Where there is an inconsistency between the heritage controls and objectives in this section and other parts of the DCP, this section prevails.

A. Heritage Listings

State heritage listing

- The subject site contains a State heritage item known as St John's Anglican Cathedral (SHR ID 01805)

Local heritage listing

- St John's Anglican Cathedral (item no. 01805)
- St John's Parish Hall (item no.713)
- Warden's Cottage (verger's cottage) (item no.653)
- Bicentennial Square and adjoining buildings (item no.651)
- St John's Building at 38 Hunter Street (included in the Bicentennial Square heritage listing)

The subject site is in the vicinity of several state and locally listed heritage items, including:

- Centenary Square and adjoining buildings (item no.651).
- Murray's Building (and potential archaeological site) (item no.652)
- Centennial Memorial Clock (item no.654)
- Parramatta Town Hall (and potential archaeological site) (item no.650)
- Shop (and potential archaeological site) (item no.655)
- Two-storey residence, No. 41 Hunter Street (item no.714)

The Parramatta LEP 2011 sets out the controls for development within the vicinity of heritage items.

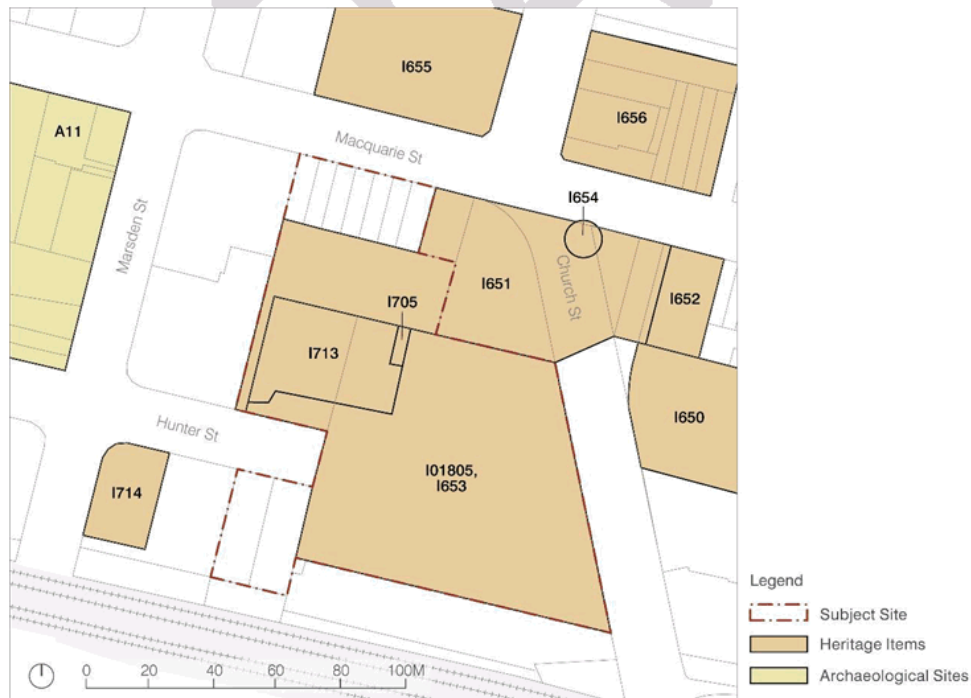


Figure 4.3.3.7.xx State and local heritage items in the vicinity of St John's Anglican Cathedral, Parramatta

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B. General Principles

St John's Anglican Cathedral, the oldest Church site and continuous place of Christian worship in Australia (dating from 1803), is a landmark building in the City of Parramatta. The Cathedral is the primary component of a complex of historic church buildings that together with the land encompassing the complex, form an historic site in the heart of Parramatta. The historic site is part of a broader area of land owned by the Anglican Church which is the subject of these site-specific development controls.

- P.1. Any new development of the land owned by the Anglican Church is congruent with the heritage values of the Cathedral complex and appropriate in the context of the heritage items located within the vicinity of the site.
- P.1. The Cathedral complex retains its preeminent status in the city centre. New development does not reduce the importance of the St John's Anglican Cathedral complex in its immediate context, or the landmark quality of the Cathedral.
- P.3. New development retains the relationships between the St John's Anglican Cathedral complex and the historic buildings of Centenary Square as well as broader relationships within the city centre.
- P.4. An appropriate setting for St John's Anglican Cathedral, St John's Parish Hall, the former Warden's Cottage (verger's cottage) and the St John's Building is provided in any new development. This includes the retention of existing significant trees, an enhancement of the existing setting by the removal of at-grade car parking, and the usage of the land around the Cathedral complex for pedestrian access into the public domain of Centenary Square.
- P.5. New development responds appropriately to its historic context, including the historic street pattern.

C. Understanding the Place

Objectives

- O.1. Ensure the heritage values of St John's Anglican Cathedral complex, including the Warden's Cottage (verger's cottage), the St John's Parish Hall, the St John's Building and the existing grounds are well understood to inform any future redevelopment.
- O.2. Ensure the important relationships between St John's Anglican Cathedral complex and Parramatta City Centre, including heritage listed places and the historic street pattern, are well understood to inform any future development.

Controls

- C.1. The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items and the broader city centre must be set out within a heritage impact statement submitted with the Development application and Council-supported Conservation Management Plan prepared for the St John's Anglican Cathedral complex. This explanation must include a views analysis as well as an analysis of relationships with Centenary Square and the new Parramatta Square.

D. Heritage Relationships

Objectives

- O.1. Ensure the retention and enhancement of the landmark quality of St John's Anglican Cathedral and the preeminent status of the Cathedral complex in the Parramatta City Centre.
- O.2. Retain and enhance the relationship between the different components of St John's Anglican Cathedral complex, and the contribution they make to the heritage values of the place.
- O.3. Retain and enhance the important relationships between St John's Anglican Cathedral complex and Parramatta City Centre, including the retention and enhancement of publicly accessible grounds around the Cathedral.

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- O.4. Create appropriate relationships between new development (northern and southern towers, public domain and Hunter Street) and heritage items, in a way that retains and enhances the heritage value of the place and the Parramatta City Centre.

Controls

- C.1. A detailed curtilage (setting) should be retained around Cathedral complex, in particular the St John's Anglican Cathedral, such that the building can continue to be a dominant element. The St John's Anglican Cathedral must not be "crowded" by new development.
- C.2. The site of St John's Anglican Cathedral complex must continue to provide open pedestrian access within the subject site. In particular, development must encourage pedestrian access around heritage buildings and features.
- C.3. The Warden's cottage (verger's cottage) should be set in its own fenced garden, the extent to match the historical extent. The existing faux heritage fence must be replaced with one to match the original.
- C.4. If that the eastern end of Hunter Street is incorporated into the open space around the Cathedral complex, this space should be publicly accessible and designed in response to and to enhance the setting of adjacent heritage buildings, in particular, St John's Anglican Cathedral. The public domain design should ensure that the enlarged public space has a primary relationship with St John's Anglican Cathedral.
- C.5. Development on the subject site must maintain historical views to and from heritage buildings, where they still exist.
- C.6. Setbacks and landscaping are to be designed to protect and enhance key views to St John's Anglican Cathedral. Setbacks should reinforce key views of St John's Anglican Cathedral along the alignment of Church Street, Parramatta Square and Hunter Street.
- C.7. Vehicular parking should not be provided at ground level. On grade vehicular access and temporary parking can be provided for Parish activities (such as weddings and funerals). Vehicle access is to have minimal visual impact.
- C.8. If a driveway is required from Hunter Street to access either the Northern or Southern tower buildings, it should be located on that part of the site furthest from St John's Anglican Cathedral.
- C.9. The podium level facades of future development fronting the Cathedral, Cathedral open spaces and Centenary Square should be of restrained design so that the facades are not visually intrusive in the setting of the historic buildings on the site or in relation to the landscape of the complex, in particular, the Cathedral and the Hunter Street forecourt. The design must incorporate (but not be limited to) the following measures to manage potential visual impact:
- The podium must have a regular form, a regular pattern of openings and limited decorative details.
 - The parapet of the podium should have a horizontal top without any stepping.
 - The eastern façade of the podium must not have an active frontage.
 - Materials and colours should be limited in range, and carefully selected to help ensure a restrained (quiet) design of the facade.
 - Signage must be restrained and restricted to the ground floor. There must be few, if any, signs on the eastern and southern façades
- C.10. The St John's Parish Hall and new podium/tower interface is to be designed to ensure that the hall building retains its integrity and form. Potential connections between these elements are to be designed to ensure that the hall building retains its setting within the overall open space of the site, and does not butt up hard against the new tower building but must be separated by at least 3 metres, and may include a link formed between the two buildings that is visually recessive, preferably glazed.
- C.11. Future development of the St John's Building should involve retaining the whole of the parapeted section of the building as a minimum. The junction between the retained section of the building and new development should be a single storey visually recessive element that does not directly adjoin a new tower building. No new openings are to be made in the retained facades of the existing building.

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- C.12. Changes in ground level should occur within the building footprint, not in the public domain or external spaces. If the ground level needs to be raised for flood reasons, this is to be designed within the building footprint. The existing relationship of heritage buildings to existing ground is to be generally retained.
- C.13. New development should be undertaken in accordance with the conservation policies of the Conservation Management Plan that has been accepted by Council as being suitable for the St John's Anglican Cathedral complex.
- C.14. Existing unsympathetic alterations to St John's Hall as detailed in a schedule of conservation works must be reversed.
- C.15. In the case that the historic part (c.1910) of St John's Parish Hall is retained, active uses are not appropriate, in particular, outdoor dining or noisy venues.
- C.16. In the case that the latter additions to St John's Parish Hall are removed, the new wall to enclose the hall should respect the heritage values of the hall.
- C.17. New signage must be restrained and restricted. It must not be visually intrusive in the setting of the historic buildings. Drawings of all signage must be submitted. Existing signage, including interpretation signage, must be removed if it is inconsistent with a new signage approach or if it detracts from the setting of a heritage item.

E. Archival Recording

Objectives

- O.1. Undertake an archival recording of the site and buildings to ensure that a record of the whole of the place is undertaken prior to any works commencing.

Controls

- C.1. Prepare an archival recording of the site.

F. Amalgamation of Lots and Landscape Setting

Objectives

- O.1. Retain the setting and relationship of the heritage items on the site irrespective of possible site amalgamation.

Controls

- C.1. Irrespective of lot amalgamations or adjustments, the setting of the heritage buildings on the site is to be managed to retain the place as an integrated group of elements with new development responding to the heritage setting and form of the site. Essential to this concept is ensuring that the public spaces principally are designed in relation to the St John's Anglican Cathedral building, then to the other heritage elements and finally in response to the new built elements on the site.
- C.2. The St John's Anglican Cathedral building is to retain primacy in future development
- C.3. A detailed design is to be submitted for the public domain around the St John's Anglican Cathedral. The public domain must include deep soil planted areas and vegetated areas that reflect the historic landscape setting of the Cathedral. Existing significant trees are to be retained. New tree plantings and landscape elements are to first reinforce the Cathedral in its setting and secondarily integrate with new built form and open spaces.
- C.4. Excavation should not adversely impact the structural stability or heritage fabric of heritage items, nor adversely affect the health of existing significant trees. A report from a suitably qualified and experienced structural engineer should be submitted attesting that excavation work will not impact the built and decorative elements of heritage items. An arborist's report should be submitted attesting that the excavation will not affect the health of retained trees.
- C.5. Ventilation structures must not be located in outdoor areas that are public spaces or accessible to the public.
- C.6. Any proposed underground car park and associated driveway must be acoustically isolated from St John's Anglican Cathedral, such that the use of the carpark and driveways cannot be heard or felt in the

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St John's Anglican Cathedral, Warden's Cottage, St John's Parish Hall or in any new publicly accessible space to the western side of the Cathedral.

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G. Development to Benefit a Heritage Item

Objectives

- O.1. Conserve heritage items through appropriate conservation works.
- O.2. Set out and undertake appropriate conservation works to ensure the future of heritage elements.
- O.3. Develop a long-term conservation program for the site and its heritage elements that is adequately funded.

Controls

- C.1. A detailed schedule of conservation works including detail drawings, is to be submitted as a component of the Stage 2 DA for the retained heritage buildings and elements, including St John's Parish Hall, St John's Building, Warden's Cottage and memorial gateway.
- C.2. The conservation works must be overseen and signed-off as acceptable by a heritage architect. The name, qualifications and experience of the heritage architect who will oversee and sign-off on the conservation works must be submitted. The methodology for exactly how the heritage architect will oversee the works must be submitted.

H. Interpretation

Objectives

- O.1. Interpretation of the heritage values of the place is to be undertaken through the process of a Heritage Strategy and Heritage Interpretation Plan. Key values include understanding the heritage significance of St John's Anglican Cathedral as the oldest Church site and continuous place of Christian worship in Australia.

Controls

- C.1. Interpret the heritage values of the St John's Anglican Cathedral complex in a way that does not adversely impact the heritage items or their setting. Any heritage interpretation that is part of proposed new buildings should be integrated into the design of the site and any new buildings.
- C.2. A Heritage Interpretation Strategy is to be prepared to inform the architectural design competition.
- C.3. A Heritage Interpretation Plan is to be developed and provided as part of the Stage 2 DA arising from the architectural design competition.
- C.4. The documents are to be derived from the heritage values of the site, and prepared in accordance with relevant guidelines and policy, as follows:
 - A Conservation Management Plan that is accepted by Council;
 - NSW Heritage Manual;
 - NSW Heritage Branch Interpreting Heritage Places and Items: Guidelines (August 2005);
 - NSW Heritage Branch Heritage Interpretation Policy (endorsed by the Heritage Council August 2005); and
 - Australia ICOMOS Burra Charter 2013.

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Public Domain

This section of the DCP should be read in conjunction with the Parramatta Public Domain Guidelines 2017 and Part 4 Public Domain in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.

The draft controls in Part 4 Public Domain consolidate and update the public domain controls for the City Centre and, where there is an inconsistency between the public domain controls and objectives in this section and other parts of the DCP, this section prevails.

Before lodging a Development Application early consultation with Council is encouraged to formulate an agreed design brief and public domain design. Design Submission Requirements are to be prepared in accordance the Parramatta Public Design Guidelines.

The re-development of the site presents the opportunity to deliver new and upgraded open spaces that form part of the public domain network in the city, including Centenary Square and Parramatta Square to the east and along Church Street towards Parramatta River to the north. For the purposes of this DCP the 'open space' on the site includes the paved and grassed areas surrounding the Cathedral between Church Street and Hunter Street, that are available for public use whilst also providing for the requirements of St John's Anglican Cathedral.

Note for Public Exhibition version of SSDCP:

1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal.
2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated

Objectives

- O.1. Provide open spaces that are designed in relation to and which provide for a liturgical, parish and functional needs of St John's Anglican Cathedral.
- O.2. Provide open spaces that are publicly accessible and are complementary to the existing Parramatta Square and Centenary Square.
- O.3. Contribute to connectivity and legibility within the Parramatta City Centre including reinforcement of the city's historic pattern of development and ensuring that development is integrated with Parramatta's urban structure.
- O.4. Provide activation of publicly accessible spaces through church use and a diverse mix of others uses.
- O.5. Provide a comfortable microclimate within the open spaces.
- O.6. Provide safe, at-grade vehicle access across pedestrian areas to the existing and proposed buildings.
- O.7. Engage with Council regarding the open space design on the western side of St John's Anglican Cathedral prior to lodgment of the Development Application.

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Controls

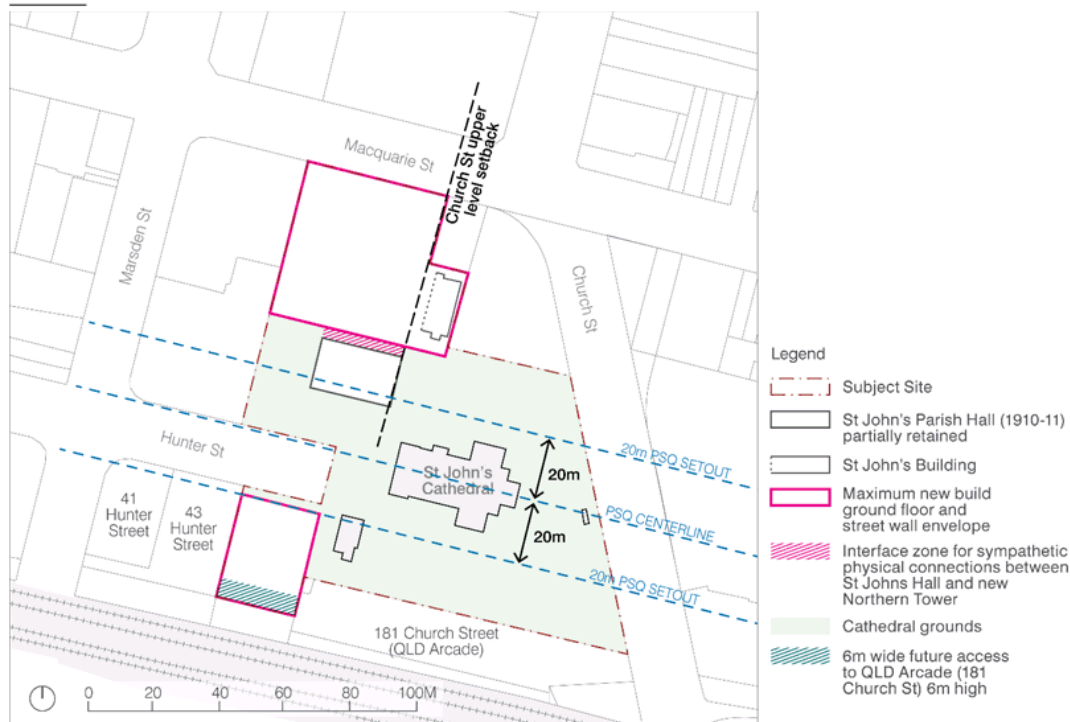


Figure 4.3.3.7.XX Public domain setout plan for Option B

- C.1. Council approval of an agreed detailed design brief and public domain design should be achieved before submission of a Development Application. The Applicant is to liaise with Council at 50% and 90% completion of the public domain design prior to lodgment of the Development Application.
- C.2. The setout of public domain and new built form at ground level shall be consistent with Figure 4.3.3.7.xx. The new St John's public domain shall be framed by new buildings set back 20 metres from the centreline of St John's Anglican Cathedral and Parramatta Square.
- C.3. Pedestrian access through the open space between Church Street and Hunter Street shall be open to the public 24/7, where possible, whilst providing for the requirements of St John's Anglican Cathedral.

Note for Public Exhibition version of SSDCP:

1. Nature of the public access to the open space to be determined by the Planning Agreement that supports the site-specific Planning Proposal and this site-specific DCP for the St John's Anglican Cathedral redevelopment proposal.
2. Inclusion of a portion of Hunter Street for inclusion in the open space area is subject to separate negotiations with the Applicant regarding the possible closure and lease of part of Hunter Street as part of the project, and associated

- C.4. Large tree planting shall be provided within the public domain that is appropriate to its role, respectful of sight lines including from Hunter Street facing St John's Anglican Cathedral and at a scale that is appropriate to a setting for the St John's Anglican Cathedral. Trees shall be planted at natural (pre new development maximum) ground level, not in raised planters.
- C.5. A minimum soil depth of 1m (excluding structural, drainage and mulch layers) above any basement structure shall be provided for all trees, in contiguous planting pits. Minimum soil volumes for trees on podiums over basements are to be provided according to the Apartment Design Guideline.
- C.6. Spaces for public seating shall be provided in a range of locations and to suit different users.

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- C.7. Designs shall demonstrate the ability to accommodate a range of uses and activities including servicing requirements in the new public domain, including Parish of Parramatta events such as weddings and funerals and public events.

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Built form

This section of the DCP should be read in conjunction with,

- Part 3 Built Form in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011, and
- Draft Clause 7.2 Floor space ratio, Clause 7.4 Sun access protection, Clause 7.6E End of journey facilities and Clause 7.6F Active frontages in Parramatta LEP 2011.

The built form controls in this DCP support the objectives and vision of the Parramatta CBD Planning Proposal for tall and slender towers that are setback to allow daylight, views and circulation of air to the streets and public spaces below. This mitigates some of the impact of large towers and makes streets and public and civic spaces as well scaled and comfortable as possible for people. The setback controls also aim to ensure equitable development between sites and are considerate of the collective impact of the collection of buildings and towers within the city centre.

The objectives in this section of the DCP are intended to encourage buildings that respond to the heritage significance of the site, additional density sought on the St John's Anglican Cathedral complex in the site specific Planning Proposal and consistency with the draft Parramatta City Centre DCP controls in Section 3 Built Form.

Where there is an inconsistency between the built form controls and objectives in this section and other parts of the DCP, this section prevails.

The requirements of relevant State legislation should also be considered including (but not limited to):

- State Environmental Planning Policy (Infrastructure) 2007, and specifically Clause 87 Impact of rail noise or vibration on non-rail development
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Housing) 2021, Part 4 Build-to-rent housing

This section of the DCP should be read in conjunction with,

- Part 3 Built Form in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011, and
- Draft Clause 7.2 Floor space ratio, Clause 7.4 Sun access protection, Clause 7.6E End of journey facilities and Clause 7.6F Active frontages in Parramatta LEP 2011.

Objectives

- O.1. Ensure built form outcomes respond to the heritage significant of the site.
- O.2. Ensure built form outcomes that respond to the human scale around St John's Anglican Cathedral, the associated public domain, other heritage items, existing buildings and any proposed street walls.
- O.3. Ensure that street walls of new buildings frame the public domain through appropriate design, scale, and materiality to reflect the primacy of St John's Anglican Cathedral within the overall site..
- O.4. Respond to view corridors including those towards St John's Anglican Cathedral along Church Street, Parramatta Square and Hunter Street.
- O.5. Provide appropriate solar access to the public domain compliant with the Parramatta LEP 2011.
- O.6. The built form is to provide for flexible and efficient commercial floorplates, whilst satisfying the heritage objectives of the DCP.
- O.7. Provide appropriate building separation to neighbouring sites.
- O.8. Provide weather and wind protection to the open spaces.
- O.9. Ensure architectural responses make a high-quality contribution to the setting and urban design of the area consistent with design excellence policies of the City of Parramatta.

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- O.10. Ensure built form outcomes respond to any adjacent buildings or likely future envelopes on neighbouring sites to enable informed consideration of suitable setbacks, built form, access and public domain outcomes as well as amenity impacts.

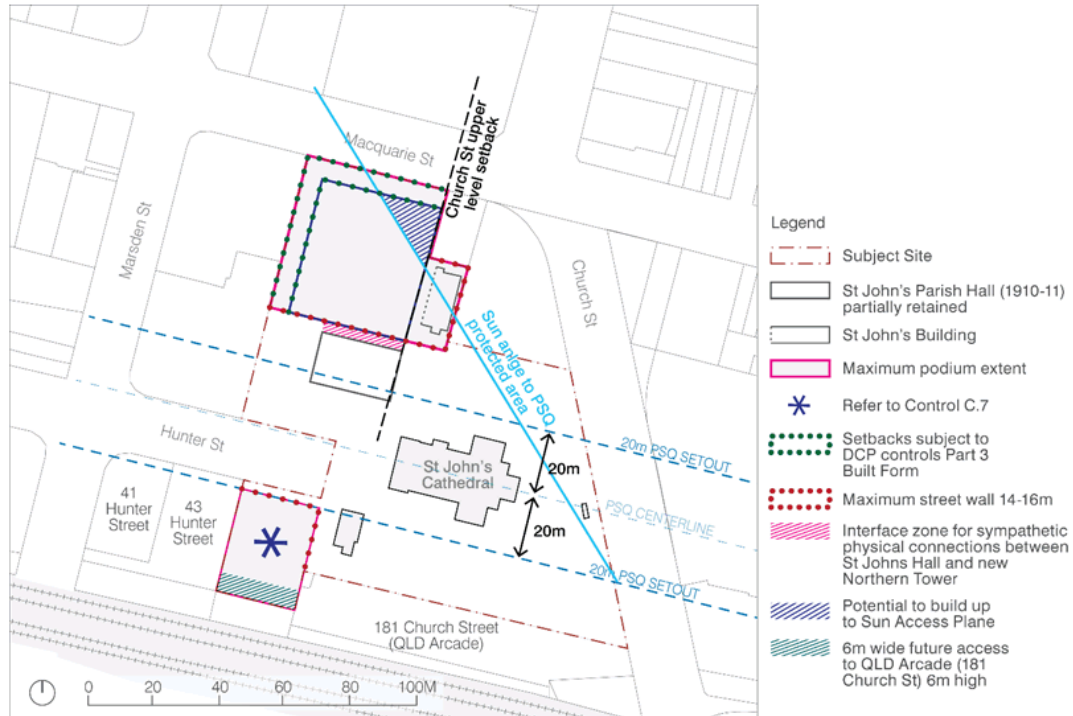


Figure 4.3.3.7 XX Built Form setout plan for Option B

Controls

- C.1. Development Applications for new buildings within the St John's Anglican Cathedral complex site must comply with the DCP controls in Section 3 Built Form unless adjusted by the controls below.
- C.2. Street wall or podium interfaces of new development must comply with the following:
- d) Street wall heights to the public domain areas in front of St John's Anglican Cathedral should be in the range of 14-16m in height. The exact height of street walls is to be underpinned by detailed heritage, urban design, and architectural analysis.
 - e) DCP controls in Section 3 Built Form must be applied to determine the outcomes for the Macquarie Street and the western boundary interface of the podium at the Northern development site, including analysis requirements found in Section 3.4 The Street Wall.
 - f) Resolution of the eastern podium interface at the Northern development site is subject to the Heritage section of this Site Specific DCP.
- C.3. The southern setback of the Northern development site tower must be a minimum of 6m.
- C.4. The eastern setback of the Northern development site tower must not encroach the Church Street upper level setback line in Parramatta LEP 2011.
- C.5. The eastern setback of the Northern development site tower must ensure compliance with the solar access requirement for Parramatta Square set out in Clause 7.4 Sun access protection in Parramatta LEP 2011.

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

- C.6. The design of basement entry and exit points including any ramps to access lower levels must be contained within the building envelope where possible. No dive structures are permitted within Council owned land and within the open space areas around the Cathedral.
- C.7. If site amalgamation of 41, 43 and 45 Hunter Street can not be achieved, additional massing up to one (1) storey above the specified street wall may be considered for the Southern development site where amenity and heritage impacts can be satisfied and the additional storey is setback a minimum 6 metres from Hunter Street, and the eastern, southern and western setbacks are established through detailed urban design and architectural analysis taking into consideration potential development at 41-43 Hunter St and the surrounding heritage context.

Any upper level addition above the specified street wall should apply construction methods and materiality which reinforce a lightweight and recessive appearance to the architecture above the street wall.

DRAFT

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

Vehicle access, parking, and servicing

This section of the DCP should be read in conjunction with,

- Part 9 in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011,
- Part 3 and 4.3.3 of the Parramatta City Centre in Parramatta DCP 2011,
- Draft Clause 7.3 Car parking in Parramatta LEP 2011

Where there is an inconsistency between the vehicular access, parking and servicing controls and objectives in this section of the DCP and other parts of the DCP, this section prevails.

Before lodging a Development Application early consultation with Transport for NSW and Council is encouraged to formulate an agreed access point for ingress and egress to the subject site

Objectives

- O.1. Minimise the impact of basement facilities on heritage structures and minimise the size and quantity of vehicular access points and driveway crossovers on streetscape amenity, pedestrian safety and the quality of the public domain to be delivered on site.
- O.2. Ensure vehicular access points, driveway crossovers and drive points to basements do not detract the heritage value of the St John's Anglican Cathedral complex.
- O.3. Minimise the vehicle and service crossings to reinforce a high quality public domain along Macquarie Street, Hunter Street, and the broader St John's Anglican Cathedral complex.

Controls

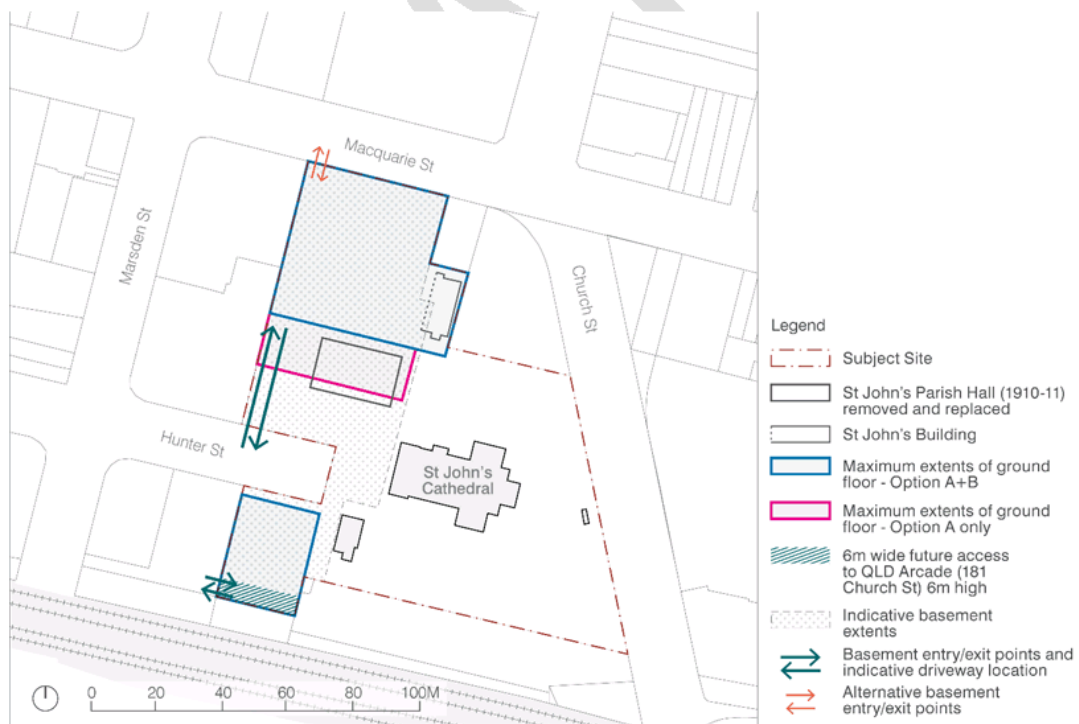


Figure 4.3.3.7 xx Vehicular access

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

- C.1. The preferred parking/service access for the St John's Anglican Cathedral complex is to be designed in consultation with Transport for NSW to ensure the safe and efficient operation of the Parramatta Light Rail. Interface between new development and the Parramatta Light Rail Corridor is to be designed in consultation with Council and Transport for NSW to ensure safety for pedestrians, accessibility and visual amenity.
- C.2. Where a vehicular driveway to the site is permitted from Macquarie Street, the driveway should be located nearest to the Western site boundary. The vehicular driveway should not interfere with traffic signals and high pedestrian activity occurring nearby in Church Street and Centenary Square. The vehicular driveway should be a minimum of 10 metres from the perpendicular of any intersection of any two streets.
- C.3. In the case that a connected basement can not be accommodated on the site, access for servicing, waste and loading vehicles for the Southern development is to be provided from the new Southern laneway to the rear of the properties. Vehicle access for residents is to be provided from Hunter Street.
- C.4. A 6 metre wide access shall be provided along the southern site boundary of the 45 Hunter Street property, with the intent of providing future alternative vehicular access to the Queensland Arcade site via Marsden Street.
- C.5. The access to be delivered along the southern site boundary can be clear to sky or within a building overhang / tunnel. The access should allow for a minimum height of 6 metres to ensure access for servicing, waste and loading vehicles.
- C.6. In the case that vehicular access is required from Hunter Street to access either the northern or southern buildings, it should be located on that part of the site furthest from St John's Anglican Cathedral and should not interfere with this heritage item.
- C.7. Vehicular driveways located hard against the property boundary are acceptable, provided pedestrian sightlines are consistent with the relevant Australian Standard.
- C.8. For any development with a residential component, ramping to a basement will need to comply with the 4.5 metre clearance height to accommodate for waste vehicles. Ramping to a basement that is solely used for residential vehicles (no waste vehicles) will need to comply with the minimum 2.1 metre clearance height.
- C.9. Ramping to a basement will be subject to flooding requirements.
- C.10. Basement vehicular parking is to be provided on site to minimise the visual impact of car parking as viewed from the public domain and enhance pedestrian safety at ground level.
- C.11. Vehicular parking should not be provided at ground level. If on grade vehicular access and temporary parking is required for weddings and funerals, it should only be for access to the Cathedral entrances and should have minimal visual impact.
- C.12. In the case where the eastern end of Hunter Street is incorporated in the development site, the road width and cul-de-sac at the end of Hunter Street is to be designed to accommodate the largest vehicle that is expected to access this street (e.g. garbage truck or loading vehicle) and this is to be demonstrated using swept path plans and templates from Austroads Guidelines. Standard road surfaces and kerb and gutter is to be provided in accordance with Council's standards and specifications.
- C.13. Car parking rates provided on site must comply with the rates outlined in the Parramatta Local Environment Plan 2011.

Flood Risk and Rainwater Management

This section of the DCP should be read in conjunction with (but not limited to):

- Draft Clause 7.6L Floodplain risk management in Parramatta LEP 2011
- Section 2.4.2.1 'Flooding' in Parramatta DCP 2011, and Section 3.5.2 'Flood Affected Sites' and Part 7 'Flood Risk Management' in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

Where there is an inconsistency between the flooding and rainwater management objectives and the controls in this section of the DCP and other parts of the DCP, this section prevails.

Proponents are also encouraged to refer to Council's Floodplain Risk Management Policy and Plan which have been created as required by the NSW Flood Policy and NSW Floodplain Development Manual.

Note: A word or expression used in this Section of the DCP has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in Parramatta DCP 2011.

Objectives

- O.1. Appropriately address the level of flood affectation on the site and manage flood risks and stormwater flows on the site and immediate surrounds.
- O.2. Achieve sustainable environmental management of rainwater
- O.3. Integrate flood planning and risk management with urban design and active street frontages to minimise impacts associated with flood inundation.
- O.4. Deep soil and permeability of surfaces is to be provided to minimise rainwater runoff.

Controls

- C.1. The interaction between flooding and built form for redevelopment on the St John's Anglican Cathedral complex site should be modelled, planned and designed consistent with draft Clause 7.6L Floodplain risk management in Parramatta LEP 2011 and draft DCP controls in Section 7 Flood Risk Management in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.
- C.2. Future redevelopment of the St John's Anglican Cathedral complex site as a whole and for the individual buildings should be designed to respond to the flooding environment both from Parramatta River and from local overland flow.
- C.3. The Flood Planning Level is currently defined as the higher of the 1% Annual Exceedance Probability (AEP) riverine flood level plus 0.5m freeboard or the 1% AEP overland flow flood level plus 0.5m freeboard. Council reserves the right to increase the Flood Planning Level to account for Climate Change. Flood Planning Levels may vary around the precinct according to adjacent flood levels.
- C.4. Parramatta River (riverine) flooding which must be addressed includes 5% AEP, 1% AEP, a Climate Change scenario (1% AEP+ 20% increased rainfall intensity) and the Probable Maximum Flood (PMF). These levels and flood extents may be obtained from Council.
- C.5. Local overland flow flooding which must be addressed includes 5% AEP, 1% AEP and a Climate Change scenario (1% AEP+ 20% increased rainfall intensity) (PMF is not required.) These levels extents and flood properties are to be obtained from the overland flow flood study in consultation with Council.
- C.6. A 2D overland flow study is to be submitted with all future development applications and must be consistent with:
 - Council requirements including modelling local overland flow flooding assuming no benefit from the network of piped drainage (100% blockage).
 - the 'Overland Flow Flood Study' prepared for Parramatta Square by BG&E Consultants on behalf of Council and Walker Corporation; and when it becomes available, reference Council's amended Flood Study now in preparation. (Note: Council officers will assist in reconciling these studies if necessary).
- C.7. Local stormwater must be managed by providing underground piped reticulation of stormwater to Council and Australian Standards for 5% AEP design storms designed in accordance with Australian Rainfall and Runoff 2019.

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

- C.8. Built form and public domain designs need to allow for overland flow paths between and around buildings

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

- C.9. On site detention is required to:
- be provided and operated for all private land in accordance with the Upper Parramatta River Catchment Trust Handbook Edition 4. Land that is to be public land is exempt from this unless Council advises otherwise.
 - include rainfall on all horizontal surfaces, including roofing and at ground, and also significant vertical surfaces subject to wind-driven rain.
- C.10. Rainwater must be captured to the maximum extent possible and used on-site as a substitute water supply to reduce the demand for drinking water, particularly for landscape irrigation. This may be integrated with, or be an alternative to, the OSD system.
- C.11. Deep soil and permeability of surfaces must be maximised to minimise rainwater runoff.
- C.12. Where horizontal evacuation is not feasible, Shelter In Place or vertical evacuation must be provided for all building occupants (residents, workers and visitors) consistent with:
- Draft Clause 7.6L Floodplain risk management in Parramatta LEP 2011, and
 - Section 7.4 Flood Warning and Emergency Response Planning in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.
- C.13. Building Management Systems and Plans for the development are required and 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 Flood Emergency Response Plans (FERPs).
- C.14. Tanked (waterproof) basement construction is required, and groundwater must not be extracted, drained or pumped from the basement surrounds and underfloor into Council's drainage system at any time.
- C.15. Built form and public domain designs need to allow for overland flow paths between and around buildings
- C.16. Water Sensitive Urban Design (WSUD) must be integrated into the overall precinct and individual building designs, particularly as part of the landscape design. Water management and quality treatment must primarily be achieved in the landscape and 'end of pipe' proprietary treatment devices must not be the primary means of achieving water quality targets. WSUD systems must be conceptualised as treatment trains and networks and assessed using MUSIC software modelling (or equivalent). Water quality targets must be in accordance with DCP 2011 unless otherwise advised by Council.
- C.17. Commercial and retail development within a basement below the Flood Planning Level is, in general, not permitted within a building that occupies land subject to flooding in a PMF event.

Environmental Sustainability

This section of the DCP should be read in conjunction with (but not limited to):

- Draft Clause 7.6A High performing buildings and draft Clause 7.6B Dual water systems in Parramatta LEP 2011.
- Part 8 'Environmental Sustainability' in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.

The new controls respond to increasing demands on energy, water and sewerage infrastructure as well as in response to improve sustainable building technologies, and aim to deliver high performing buildings in the City Centre and limit environmental impacts from increased growth and the additional density sought on the St John's Anglican Cathedral complex in the site specific Planning Proposal.

Where there is an inconsistency between the environmental sustainability objectives and the controls in this section of the DCP and other parts of the DCP, this section prevails.

Objectives

- O.1. Incorporate building services that reduces the demand for energy and water resources.

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 1 March 2022

- O.2. Minimise the use of natural resources through resource recovery and waste avoidance measures.
- O.3. Ensure that buildings are designed to inhibit wind funnelling and that the major public spaces are screened from winter winds and open to cooling summer breezes.
- O.4. Ensure built form provides a comfortable pedestrian environment and public domain
- O.5. Residential flat buildings are to minimise reliance on mechanical ventilation and reliance on artificial lighting by implementing passive design measures.
- O.6. Use landscape design to modify summer and winter climatic conditions and improve amenity for people using the open space.
- O.7. Maximise energy efficiency in building design, orientation, and siting.

Controls

- C.1. Development Applications for new buildings within the St John's Anglican Cathedral complex site must comply with:
 - Draft Clause 7.6A High performing buildings and draft Clause 7.6B Dual water systems in Parramatta LEP 2011, and
 - Section 8 'Environmental Sustainability' in the draft amendments to Section 4.3.3 Parramatta City Centre in Parramatta DCP 2011.

... end ...



PLANNING PROPOSAL

St John's Cathedral

195 Church Street, 38 and 41-45 Hunter Street,
and 65-79 Macquarie Street

March 2022

NOTE: This attachment provides Council with the site-specific Planning Proposal document for the St John's Anglican Church site. This document will be updated if required following the resolution by Council on 21 March 2022 in relation to the Council Report on this matter.

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PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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
2.	City of Parramatta Council	Jan 2020 - Amendments following Council's resolution of 16 December 2019 and forwarding to DPIE for Gateway determination
3.	City of Parramatta Council	February 2022 – Report to Council
4.	City of Parramatta Council	March 2022 – Report to Council

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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 3.31 of the *Environmental Planning and Assessment Act 1979* (the EPA Act), the *Standard Instrument – Principal Local Environmental Plan* (Standard Instrument) and guidelines published by the Department of Planning, Industry and Environment, including A guide to preparing planning proposals and A guide to preparing local environmental plans.

Background and Context

On 29 May 2018, Council received a planning proposal and supporting documents from Jattca Property Solutions (the Applicant) on behalf of the landowner (the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and 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 metres, 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.

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

Adjoining the western boundary of the subject site is a site-specific planning proposal at 57 Macquarie Street, currently under assessment by Council officers. A State Significant Development process is also underway for land at 41-43 Hunter Street, Parramatta (corner of Marden Street and Hunter Street) and adjoining the Church site to the west (see Figure 2). Council provided comments on the Secretary's Environmental Assessment Requirements (SEARs) in February 2021 and a Design Excellence Competition administered by the NSW Government Architect was held in December 2021. At the time of writing this report, an Environmental Impact Statement had yet to be lodged with the Department to assess the State Significant application for a private hospital.

The subject 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	Lot J, DP 15108	Interwar period two-storey commercial building	N/A	St John's Parramatta Endowment Fund
79 Macquarie Street	Lot K, DP 15108			
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;

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

- 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.

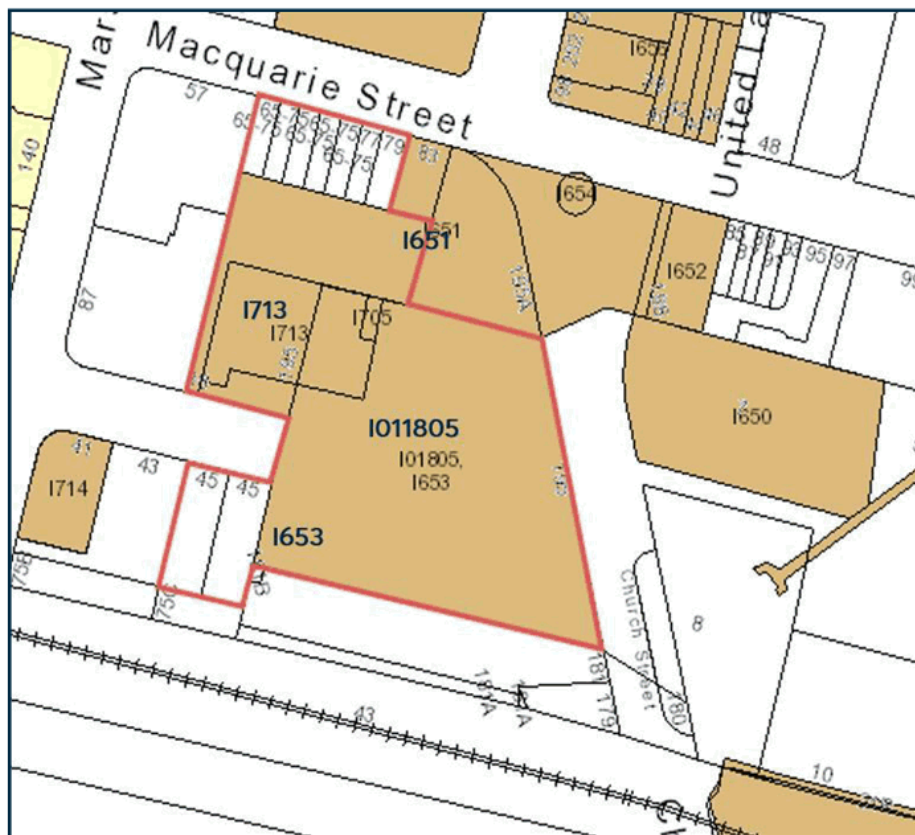
Heritage context and site surrounds

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



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41 and 43 Hunter Street

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 are included as part of the Planning Proposal.

The proposed changes to the Parramatta LEP 2011 that will apply to these two sites are discussed in further detail in this report.

A two storey strata subdivided commercial building containing four units is located on 43 Hunter Street. A heritage cottage (1714 on Figure 2) is located on 41 Hunter Street.

Additional background to this Planning Proposal is within the attached Council Reports and Resolutions dated 16 December 2019, 21 February 2022 and 21 March 2022.

On 8 September 2020, the Department of Planning, Industry and Environment (the Department) issued a Gateway determination which allowed the Planning Proposal to proceed to public exhibition. Gateway determination Condition 1(b) requires all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed, as the LEP requires consideration of heritage issues as part of any development application process.

Another critical condition of the Gateway determination is condition 1(a) which requires protection of a compensatory area of solar access at the eastern end of Parramatta Square at the Spring and Autumn equinox. The Parramatta CBD Planning Proposal as endorsed by Council in June 2021 for submission to the Department for finalisation now includes a clause to address this issue with the specific sites affected shown on the associated map, including the St Anglican Church site.

Further advice has also been received from Transport for NSW dated in July 2021 confirming that access from Macquarie Street is not encouraged and vehicle access should be provided from Hunter Street as the preferred alternative.

Consequently, the associated site specific Development Control Plan contains controls for alternatives for vehicle access and two options in relation to the St John's Parish Hall.

On 10 November 2021, the Department issued an Alteration to the Gateway Determination (copy provided at Attachment 5) which requires the Planning Proposal to commence public exhibition by 28 February 2022; and for the LEP amendment to be finalised by 30 June 2022.

Council resolved in relation to the 21 February 2022 Council report to continue negotiations with the Applicant on the planning agreement as well as seek an amendment to the required commencement date of the exhibition in the Gateway determination; and then report back to Council at another meeting. The Department on 22 February 2022 issued an amended gateway requiring exhibition to commence by 28 March 2022.

Council again considered the matter on 21 March 2022 and resolved as follows:

[to be inserted]

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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.

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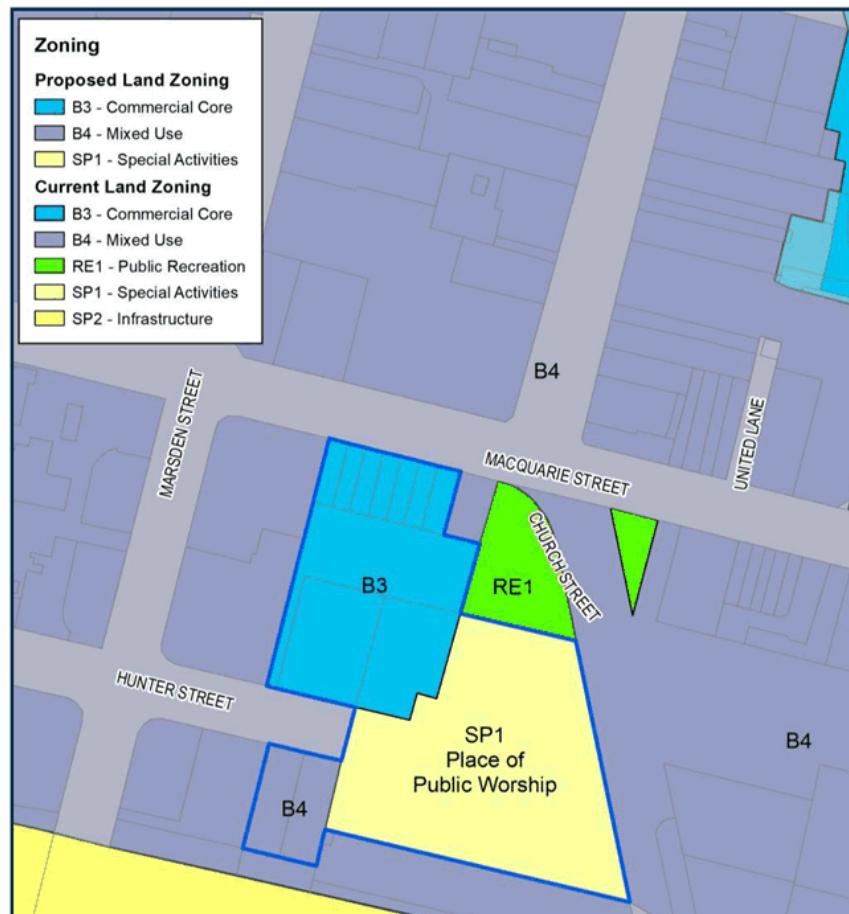
PART 2 – EXPLANATION OF PROVISIONS

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.

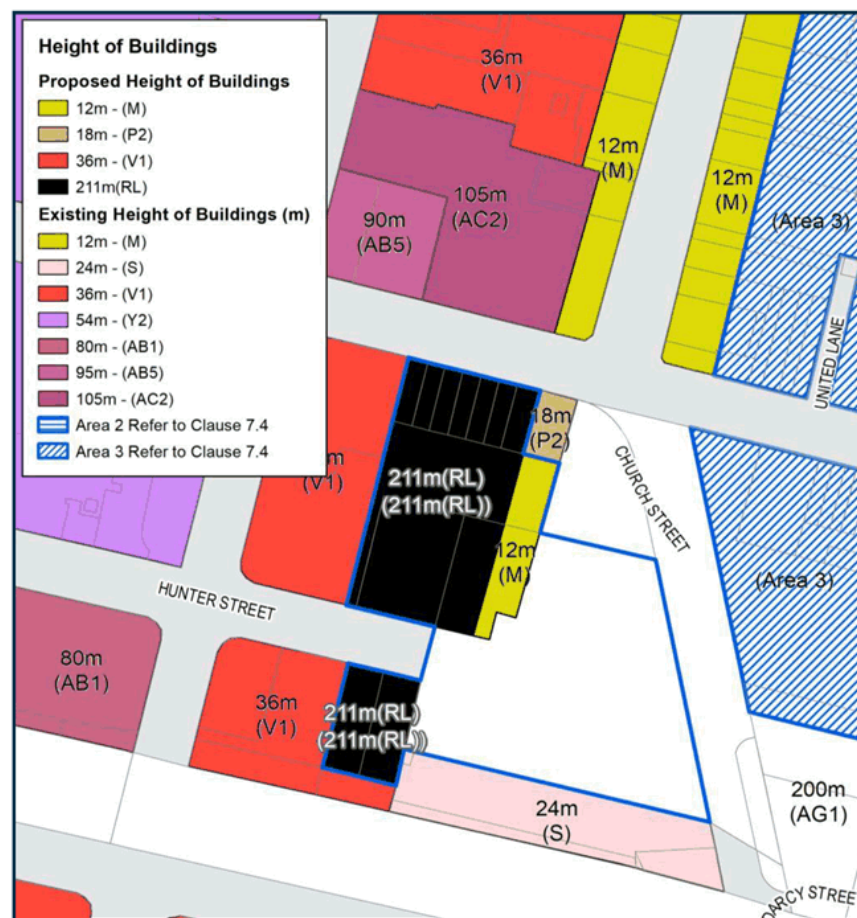
- i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown Figure 6.

Figure 6 – Proposed Land Use Zoning



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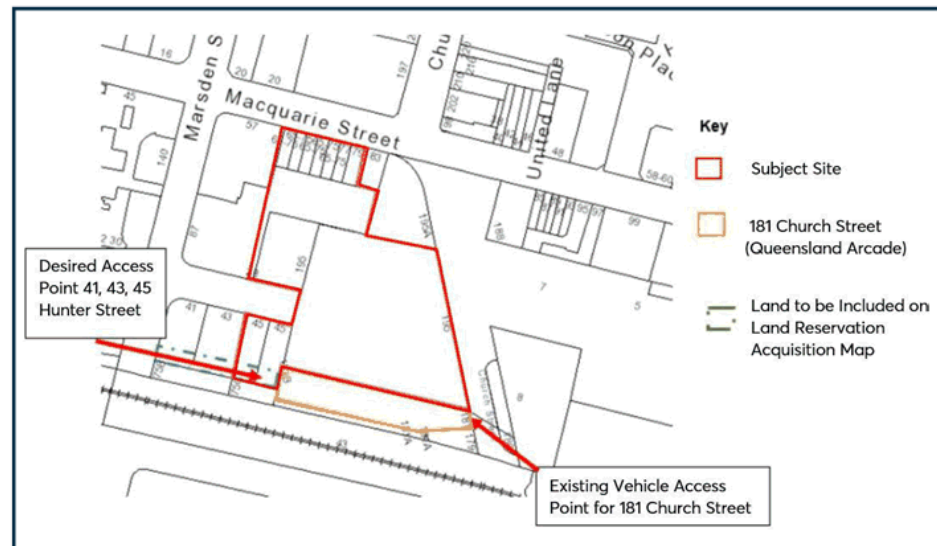
Figure 8 – Proposed Height of Building



- vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.
- vii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 9, 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.

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Figure 9 Land Reservation Acquisition Plan



- viii. 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 10 Additional Permitted Use for Parking in SP1 Special Activities Zone



PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

- ix. An additional site specific clause be inserted to address Condition 1(a) of the Gateway determination to require consistency with the solar access requirements for Parramatta Square, including requirement for compensatory area. This clause was endorsed by Council on 12 June 2021 as part of the Parramatta CBD Planning Proposal.
- x. Maximum parking rates be adopted as an additional local provision, consistent with Council's policy position (endorsed 12 June 2021).
- xi. An additional site specific clause be inserted to require a DCP to be prepared that provides for the critical matters to be satisfied including the outcome for St John's Parish Hall.

NOTE: In relation to the above amendment (part xi) to the Parramatta LEP 2011 to achieve the intended outcome of the proposed plan is subject to the outcomes of the council resolution to seek an alteration to the Gateway determination and also the Department issuing an alteration to the Gateway determination that reflects the proposed amendment. The Planning Proposal will be updated following the Council resolution on the report for the Meeting on 21 March 2022.

Other relevant matters

2.1.1 Draft DCP

NOTE: This section to be further updated if Council resolves to prepare a site-specific DCP at the Meeting on 21 March 2022, it will be exhibited with the Planning Proposal. Notes added in this section will be consistent with Council's resolution.

2.1.2 Planning Agreement

NOTE: This section to be further updated if Council resolves to continue negotiations for a Planning Agreement at the Meeting on 21 March 2022, it will be exhibited with the Planning Proposal. Notes added in this section will be consistent with Council's resolution.

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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 (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

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PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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 GOP area in line with the vision of the Regional Plan.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	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.
	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.

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		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	<p>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.</p> <p>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.</p>
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 retail 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	<p>The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development.</p> <p>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.</p>

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	<p>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.</p> <p>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 proximity 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.</p>
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The proposed development provides for commercial floor space, and retail space, however the controls will allow for unlimited FSR for the proposed commercial. The number of jobs created by this proposed

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		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.
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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 8 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

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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 <ul style="list-style-type: none"> A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially 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 	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. 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.

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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 <ul style="list-style-type: none"> A16: Prepare local or district housing strategies that address housing targets 	<p>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.</p> <p>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.</p>
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 <ul style="list-style-type: none"> 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 	<p>The Planning Proposal used a place-based approach by recognising the underutilised space in front of the St John's Cathedral. The Planning Proposal envisages a people-friendly public open space in the centre of its site and the incorporation of modern Church facilities/lobby in the podium of the proposed building.</p> <p>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.</p> <p>The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development.</p> <p>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.</p>

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 <ul style="list-style-type: none"> A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] A27: Manage car parking and identify smart traffic management strategies 	<p>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 competitiveness economy in the city centre by</p>

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		<p>activating the area in different times of the day.</p> <p>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.</p>
<p>Jobs and skills for the city</p> <p>O14: The plan integrates land use and transport creates walkable and 30 minute cities</p>	<p>PP C9: Delivering integrated land use and transport planning and a 30-minute city</p> <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city 	<p>The proposed development for commercial floor space, and retail space.</p> <p>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.</p>
<p>O24: Economic sectors are targeted for success</p>	<p>PP C12: Supporting growth of targeted industry sectors</p> <ul style="list-style-type: none"> • A57: Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions 	<p>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.</p>

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
<p>O30: Urban tree canopy cover is increased</p>	<p>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</p> <ul style="list-style-type: none"> • A68: Expand urban tree canopy in the public realm 	<p>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 8 new trees in their place.</p>
<p>A city in its landscape</p> <p>O31: Public open space is accessible, protected and enhanced</p>	<p>PP C17: Delivering high quality open space</p> <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	<p>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.</p> <p>Furthermore, the site is subject to existing provisions within Parramatta LEP 2011 (clause</p>

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		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

A copy of the Community Infrastructure Strategy can be accessed via:

<https://www.cityofparramatta.nsw.gov.au/cis>.

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.
1. 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.

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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. **Following the Department's authorisation, the Planning Proposal was exhibited for a six week period commencing on Monday 21 September 2020 and concluding on Monday 2 November 2020.**

On 15 June 2021, Council resolved to approve the Parramatta CBD Planning Proposal with some minor changes and forward it to the Department for finalisation. The Parramatta CBD Planning Proposal, and supported documents were submitted to the DPIE for finalisation purposes on 1 July 2021.

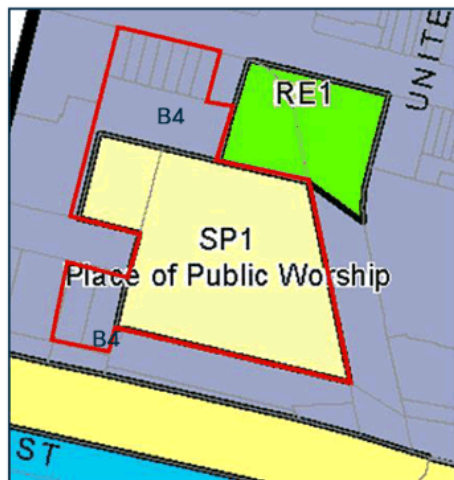
This Planning Proposal seeks to make amendments to the existing Parramatta LEP 2011 that are inconsistent with the provisions of the Parramatta CBD Planning Proposal that will come into effect once formally endorsed by the Department of Planning Industry and Environment.

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 endorsed by Council on 15 June 2021.

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Figure 9: Zoning control under CBD Planning Proposal (left) and proposed Zoning in this Planning Proposal (right)

Proposed Land Use Zoning



Site-Specific Planning Proposal

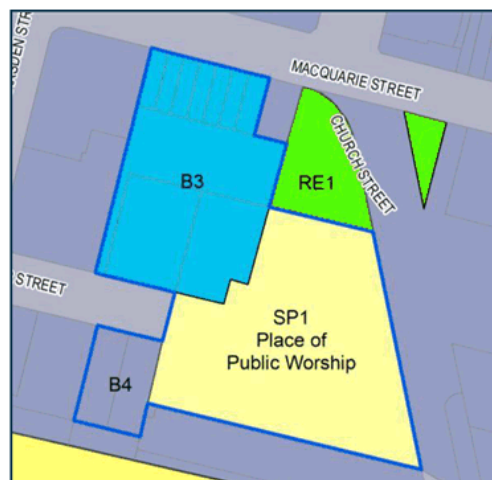
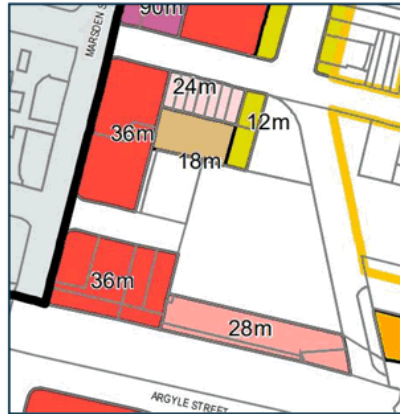
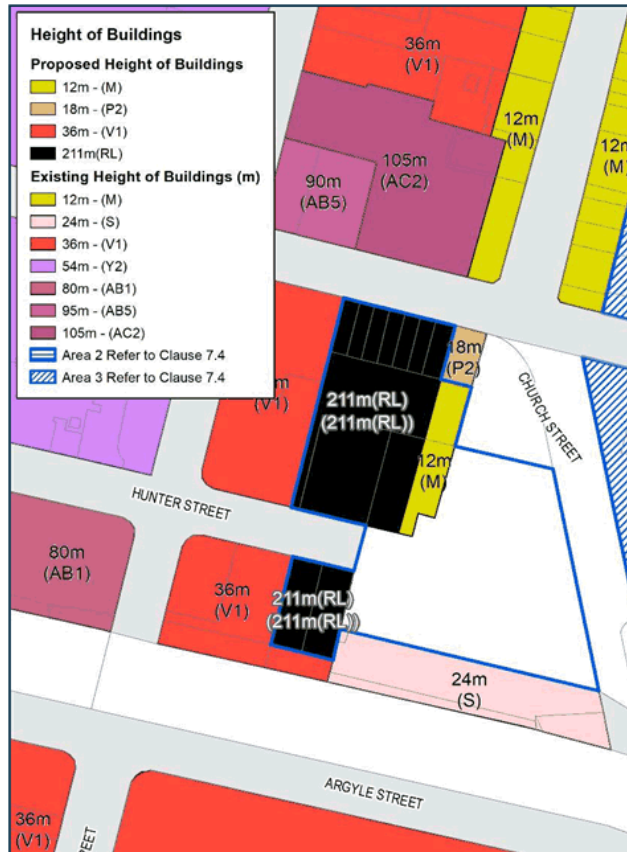


Figure 9 shows this Planning Proposal seeks to introduce a B3 Commercial Core zoning in an area the draft CBD Planning Proposal shows zoned part B4 Mixed Use and Part SP1 Special Activities (Place of Public Worship).

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. .

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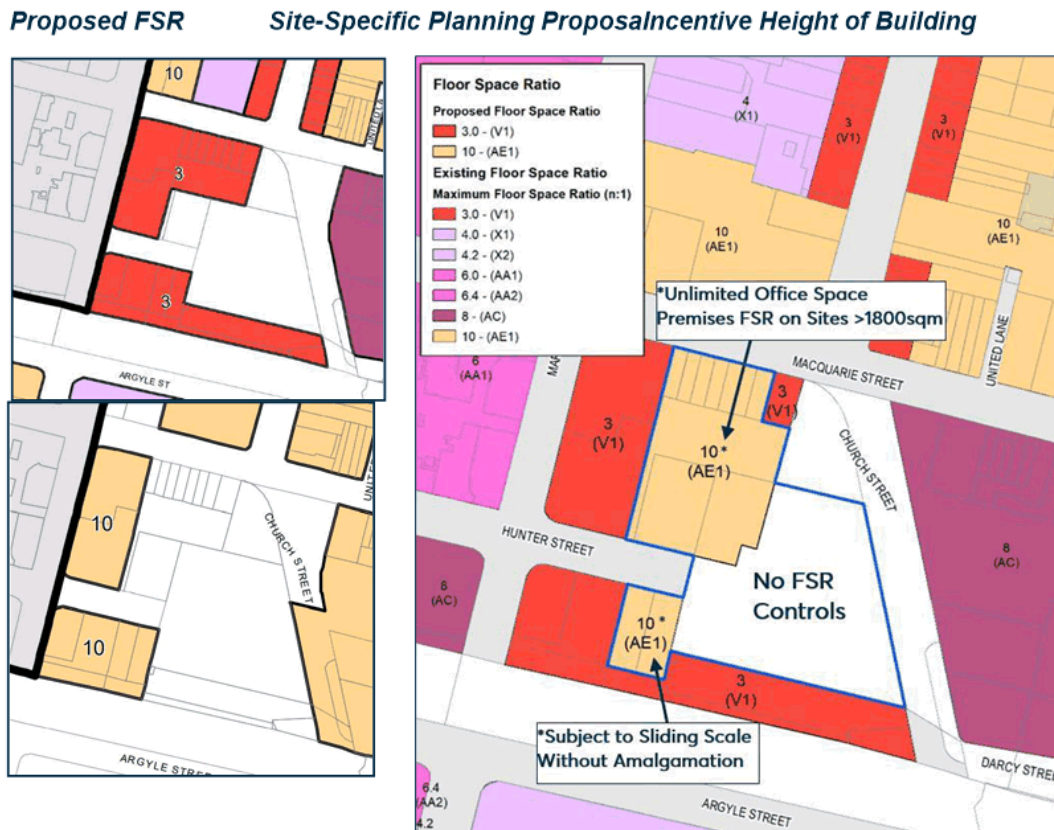
Figure 10: Height control under CBD Planning Proposal (left) and proposed height of building in this Planning Proposal**Proposed Height of Building****Incentive Height of Building****Site-Specific Planning Proposal**

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).

Otherwise the heights proposed in this Planning Proposal are consistent with those proposed in the draft CBD Planning Proposal

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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. 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.

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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 <i>Parramatta LEP 2011</i> .
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.

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SEPP No 65 Design Quality of Residential Flat Development	✓	<p>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.</p> <p>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, and a proportional building envelope if the sites do not amalgamate. For these reasons the sliding scale provision in the current Parramatta LEP 2011 will continue to apply to the subject site.</p> <p>Future development proposals will be assessed for compliance with SEPP 65 objectives at development application stage.</p>
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	✓	<p>The Planning Proposal does not inhibit any operations of this SEPP.</p> <p>Any future development application for residential uses at the site would be accompanied by a BASIX certificate.</p>
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.

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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 provides for commercial floor space, and retail space. NOTE: GFA and number of jobs dependent on the final resolved position and the Planning proposal will be updated accordingly.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	<p>The subject site contains a number of heritage items listed in Schedule 5 of the Parramatta LEP 2011, including,</p> <p>State heritage</p> <ul style="list-style-type: none"> • I01805 - St John's Anglican Cathedral <p>Local heritage</p> <ul style="list-style-type: none"> • I713 - St John's Parish Hall • I653 - Warden's cottage (verger's cottage) • I651 - Bicentennial Square and adjoining buildings <p>This proposal originally sought to de-list the St John's Parish Hall as part of a proposal to demolish the Hall. Condition 1(b) of the Gateway determination required all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed, as the LEP requires consideration of heritage issues as part of any development application process</p> <p>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 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.</p>	No

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	<p>The Planning Proposal will be accompanied by a site specific development control plan that ensures an appropriate relationship with adjacent existing and planned development.</p> <p>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.</p> <p>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.</p>	
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> 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	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> 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	<p>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.</p> <p>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 will be addressed further at the development application stage.</p>	Yes
Direction 4.3 - Flood Prone Land	<p>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</p>	Yes

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

	<p>potential for damage to property, and to demonstrate consistency with this direction, required as part of the assessment of planning proposals.</p> <p>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.</p> <p>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.</p> <p>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. 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.</p>	
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	<p>The Planning Proposal seeks to introduce site specific provisions relating to:-</p> <ul style="list-style-type: none"> • 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) <p>It does not impose any unnecessarily restrictive site-specific controls. The provision above are either seeking to apply policies proposed in Council's CBD Planning Proposal or in the case of the basement parking to facilitate a reasonable development opportunity for the site.</p> <p>Condition 1(b) of the Gateway determination requiring all references regarding the removal of St John's Parish Church Hall as an item of local heritage significance to be removed, and the matter to be determined through the DA process necessitates a staged planning pathway. The critical matter is understanding the heritage significance of the St John's Parish Church Hall prior to undertaking a Design Competition to provide certainty regarding the proposed form of</p>	Yes

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	<p>development to occur on the site and address over key determining matters.</p> <p>The new clause would require a DCP (or a Stage 1 DA) to be prepared that addresses matters specified in the clause, thereby supporting the preferred planning pathway outlined in the site specific DCP controls. The requirement of the new clause for a DCP to be prepared before any particular kind of development is carried out on any land, can be satisfied by the making and approval of a 'concept development application' (also known as a Stage 1 DA) as described in Section 4.23 of the <i>Environmental Planning and Assessment Act 1979</i>. To achieve this principle, a new site specific clause is proposed that will require the following matters to be address by a Stage 1 DA:</p> <ul style="list-style-type: none"> • design principles drawn from an analysis of the site and its context, • heritage conservation and interpretation including a Conservation Management Plan. • the suitability of the land for the development, • impact on, and improvements to open spaces, • vehicle access, basement design and pedestrian safety, • the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers on neighbouring sites in terms of separation, setbacks, amenity and urban form. <p>An alteration to the Gateway determination is required so that the above site specific clause can be included in this site specific Planning Proposal.</p> <p>Council resolved in relation to the 21 February 2022 and 21 March 2022 Council report and specifically the recommendation to seek an alteration to the Gateway determination as follows:</p> <p>[To be inserted]</p> <p>NOTE: TO BE FURTHER REVIEWED AND UPDATED FOLLOWING THE RESOLUTION BY COUNCIL ON 21 MARCH 2022 IN RELATION TO THE COUNCIL REPORT ON THIS MATTER</p>	
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	<p>The proposal is consistent with the actions in the interim Land Use and Infrastructure Plan in that the proposal:</p> <ul style="list-style-type: none"> • 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

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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**)

The Gateway determination issued by the Department on 8 September 2020 allowed the Planning Proposal to proceed to public exhibition subject to Condition 1(b) of the Gateway which requires all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed, as the LEP requires consideration of heritage issues as part of any development application process.

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 designs provided by the applicant that this site can adequately address the

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

key urban design issues, with the outcome for the Hall subject to the determination of a DA.

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.

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

Figure 13 Redevelopment 45 Hunter Street

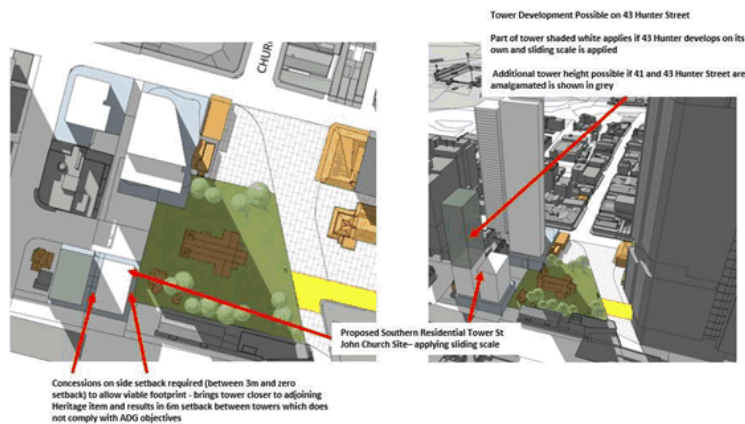
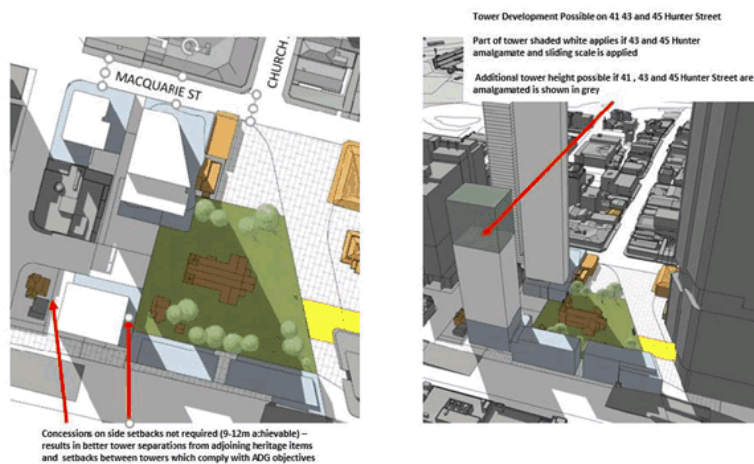


Figure 14 Redevelopment of 41 and 45 Hunter Street as amalgamated site



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.

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

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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 should be provided located below existing ground level. These concerns are 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

As part of the assessment of the Planning proposal, further advice has also been received from Transport for NSW dated in July 2021 confirming that access from Macquarie Street is not encouraged and vehicle access should be provided from Hunter Street as the preferred alternative.

The pedestrian laneway originally proposed by the Applicant between Macquarie Street and Hunter Street is removed from the Applicant's scheme because vehicle access to the site, now required by TfNSW to be from Hunter Street, would result in a pedestrian-vehicle conflict point decreasing the value of the laneway. Consequently, the size of the civic area that the applicant could make available to the public is also effectively reduced by the driveway through part of the civic area linking to Hunter Street. The area used for the driveway cannot be considered to provide public benefit for the purpose of this assessment.

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 all buildings on the site

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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 from 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 by 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 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.

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.

3.3.4 Section D – State and Commonwealth Interests

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

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.

PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

PART 4 – MAPPING

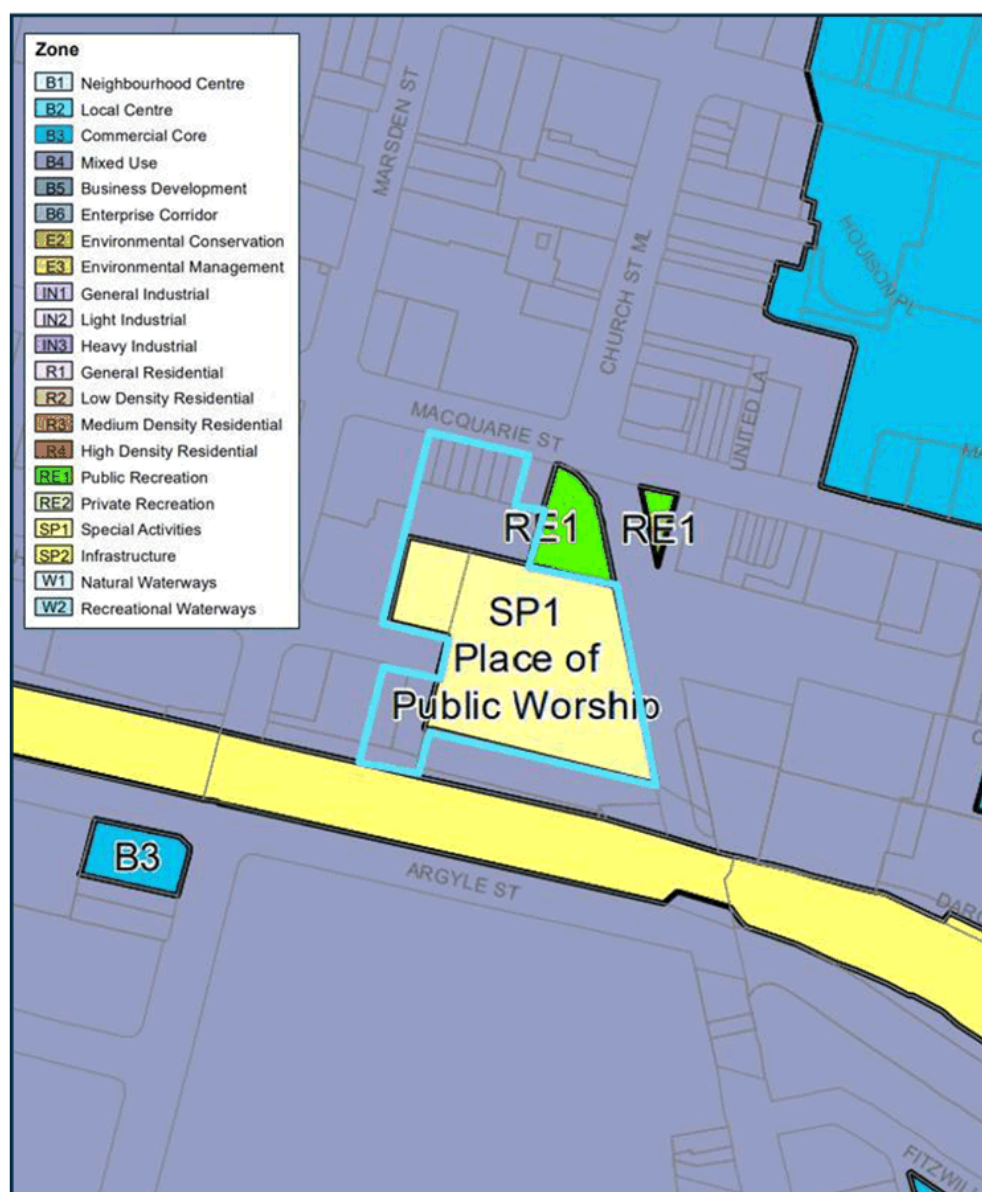
No amendments to the mapping in the Parramatta LEP 2011 is required regarding this Planning Proposal.

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



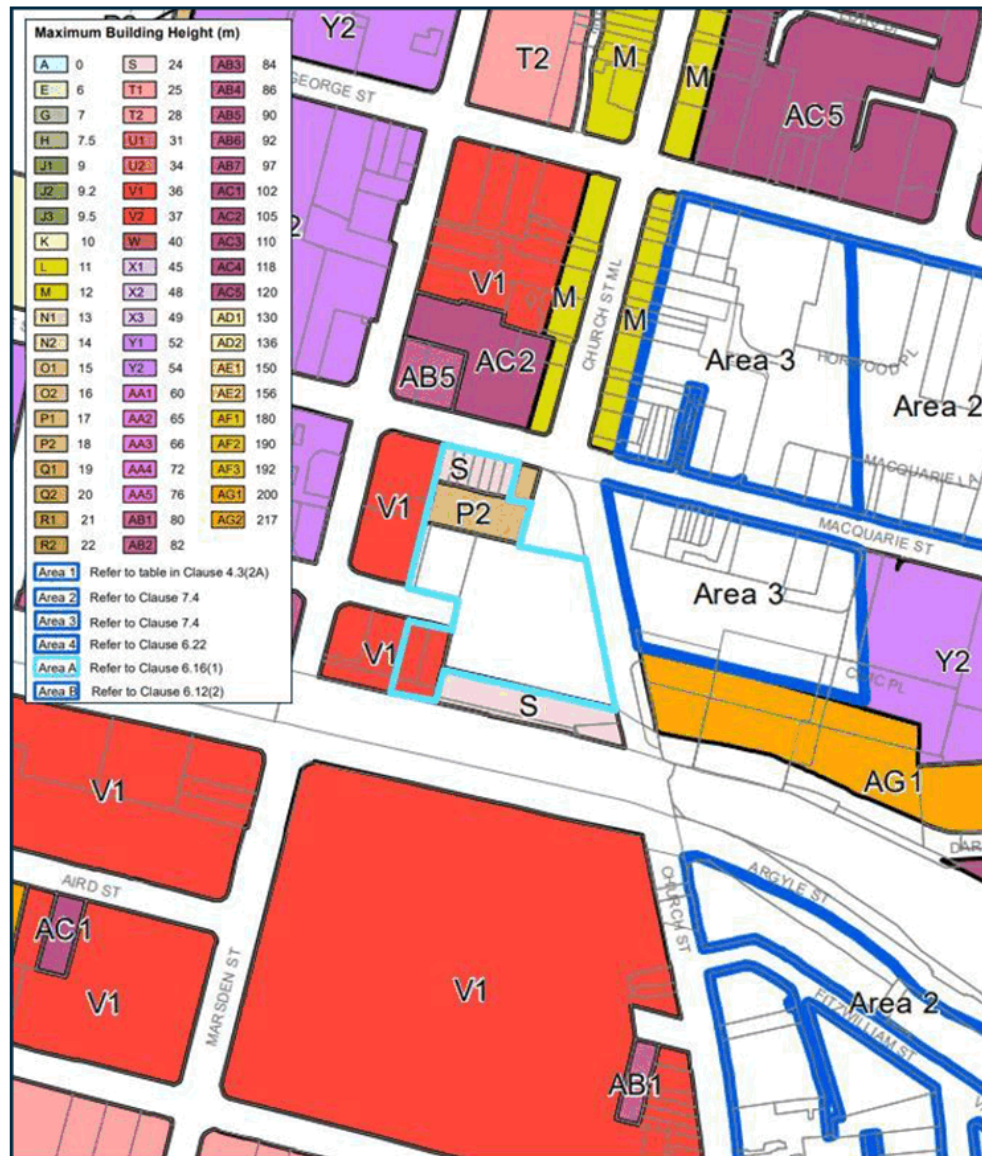
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Figure 16 illustrates that parts of the site are subject to maximum building heights of 36 metres, 24 metres and 18 metres. There is no current maximum height prescribed for land zoned SP1 Place of Public Worship.

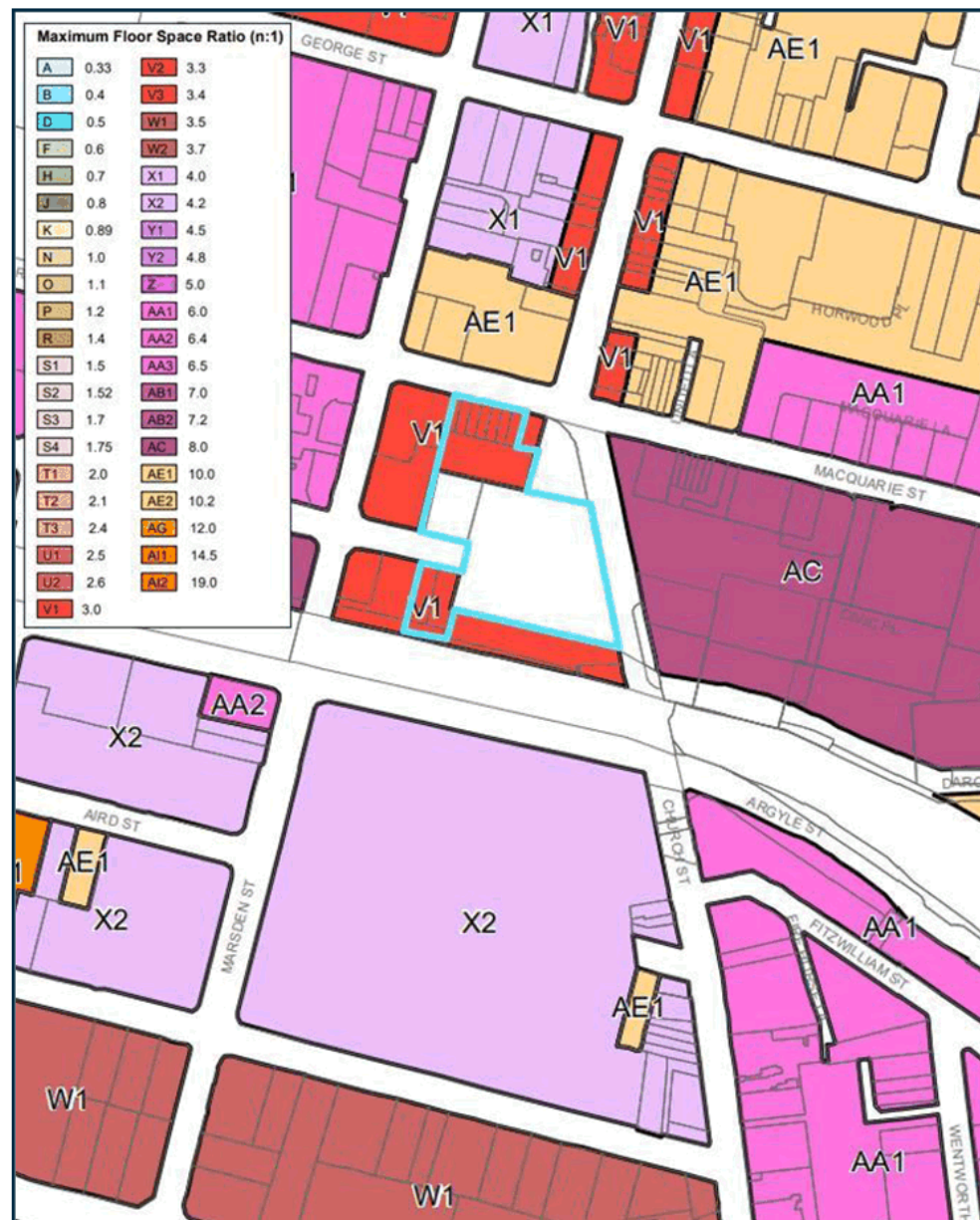
Figure 16. Existing building heights extracted from the Parramatta LEP 2011 Height of Buildings Map



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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.

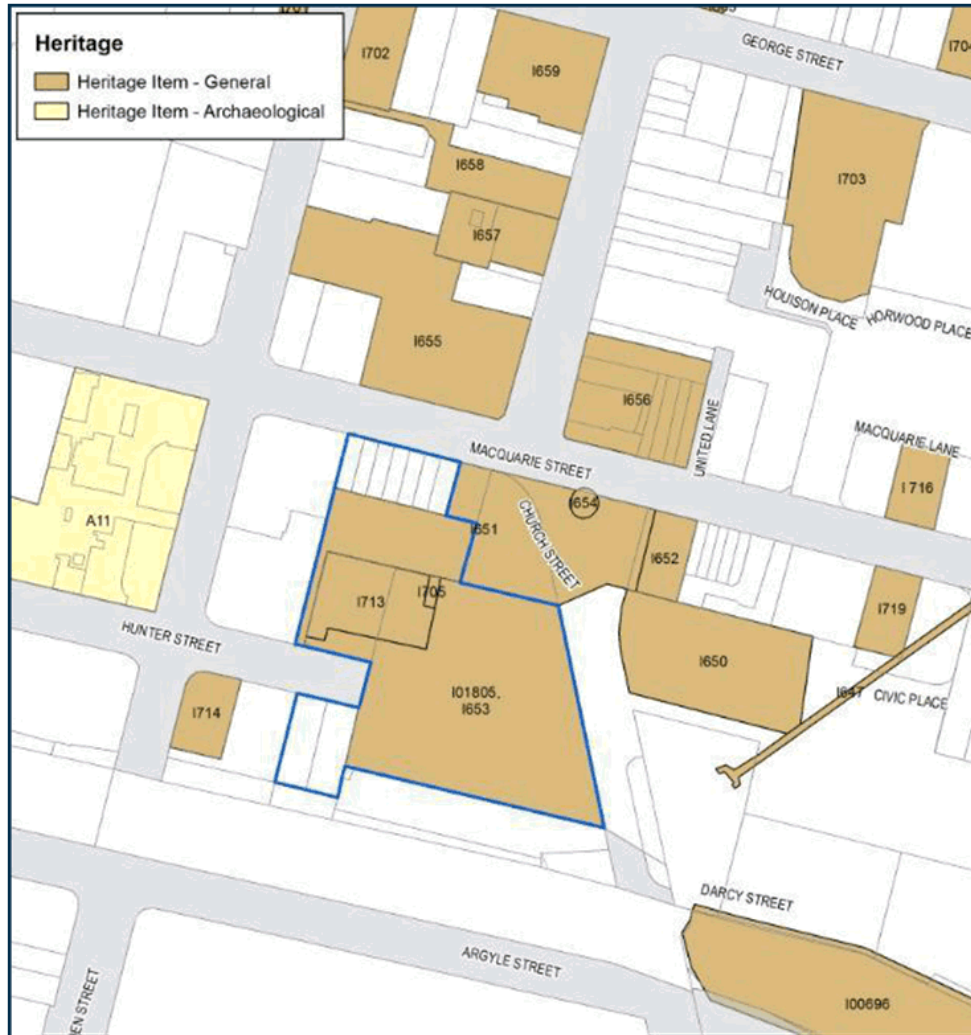
Figure 17. Existing floor space ratio extracted from the Parramatta LEP 2011 Floor Space Ratio Map



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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



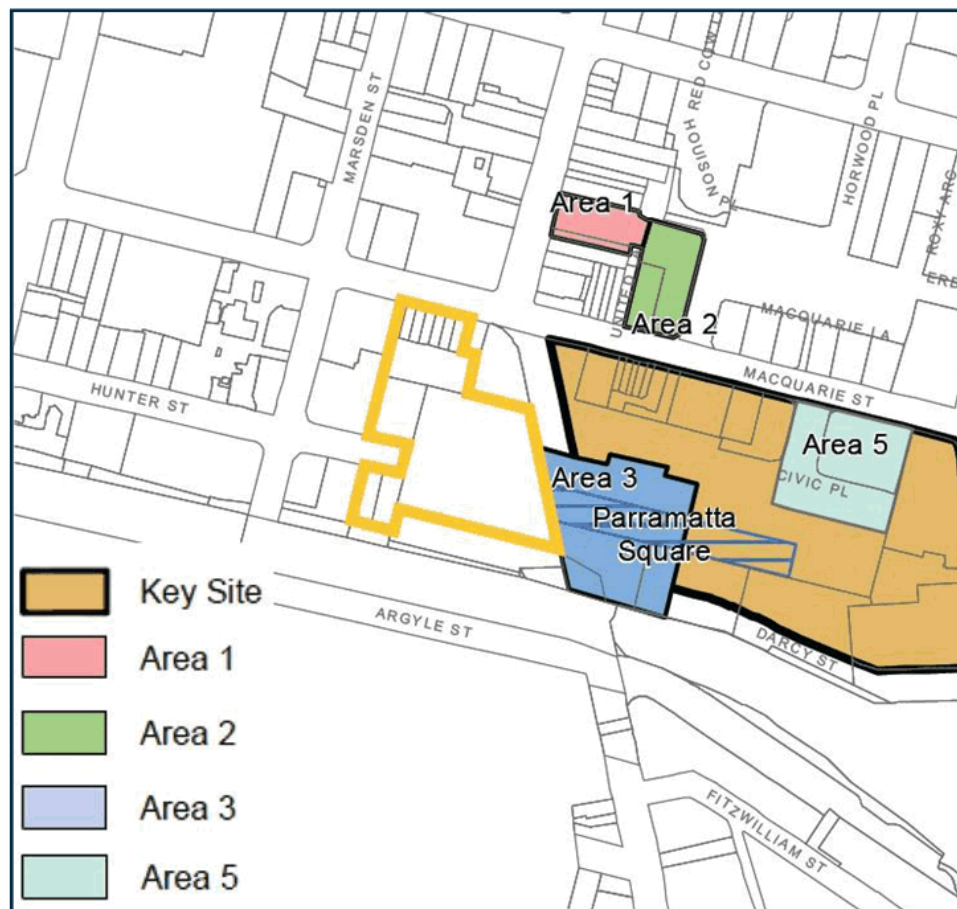
PLANNING PROPOSAL – St John's Cathedral 195 Church Street Parramatta RZ/5/2018

Solar Access

Figure 19 illustrates the Key Sites, Special Provisions and Sun Access Protection areas in the vicinity of the site.

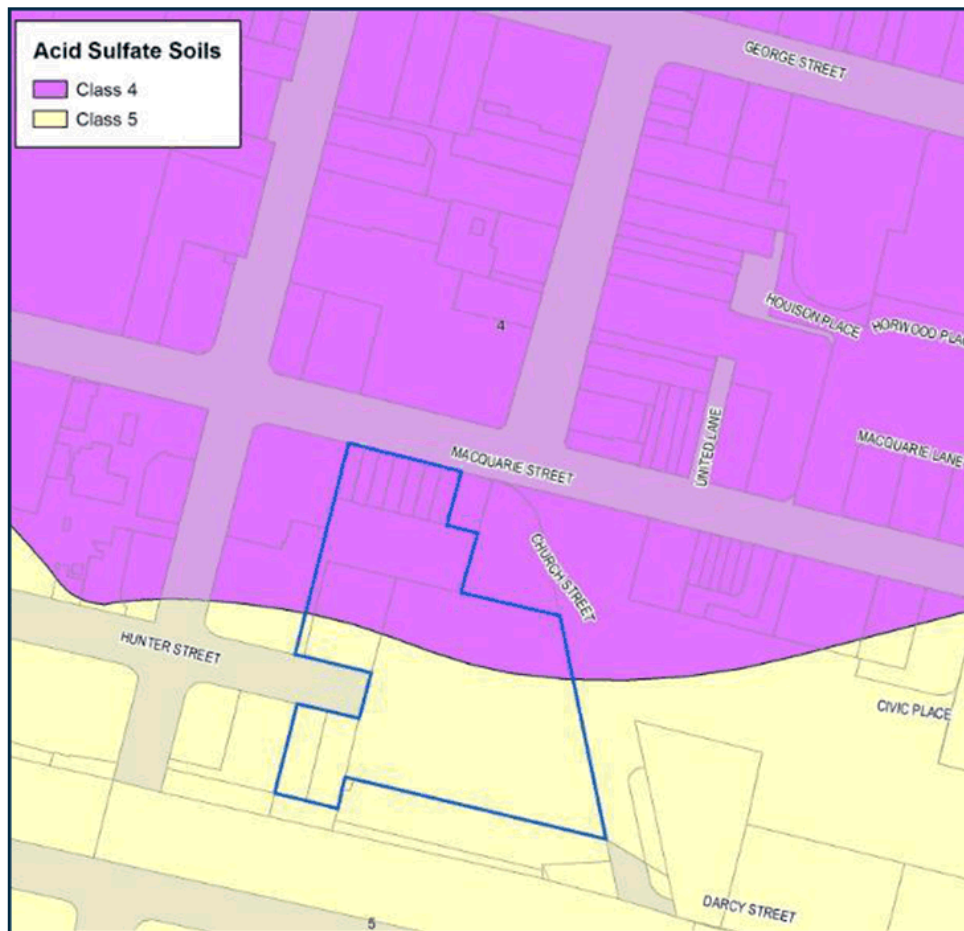
While no part of the site is subject to any special provisions under this map, the adjacent Parramatta Square area of protected sun access is illustrated above. This is relevant to this Planning Proposal as the Master Plan has been designed to not overshadow this area.

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



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Figure 20. Acid Sulfate Soils areas identified on the site extracted from the Parramatta LEP 2011 Acid Sulfate Soil Map



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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

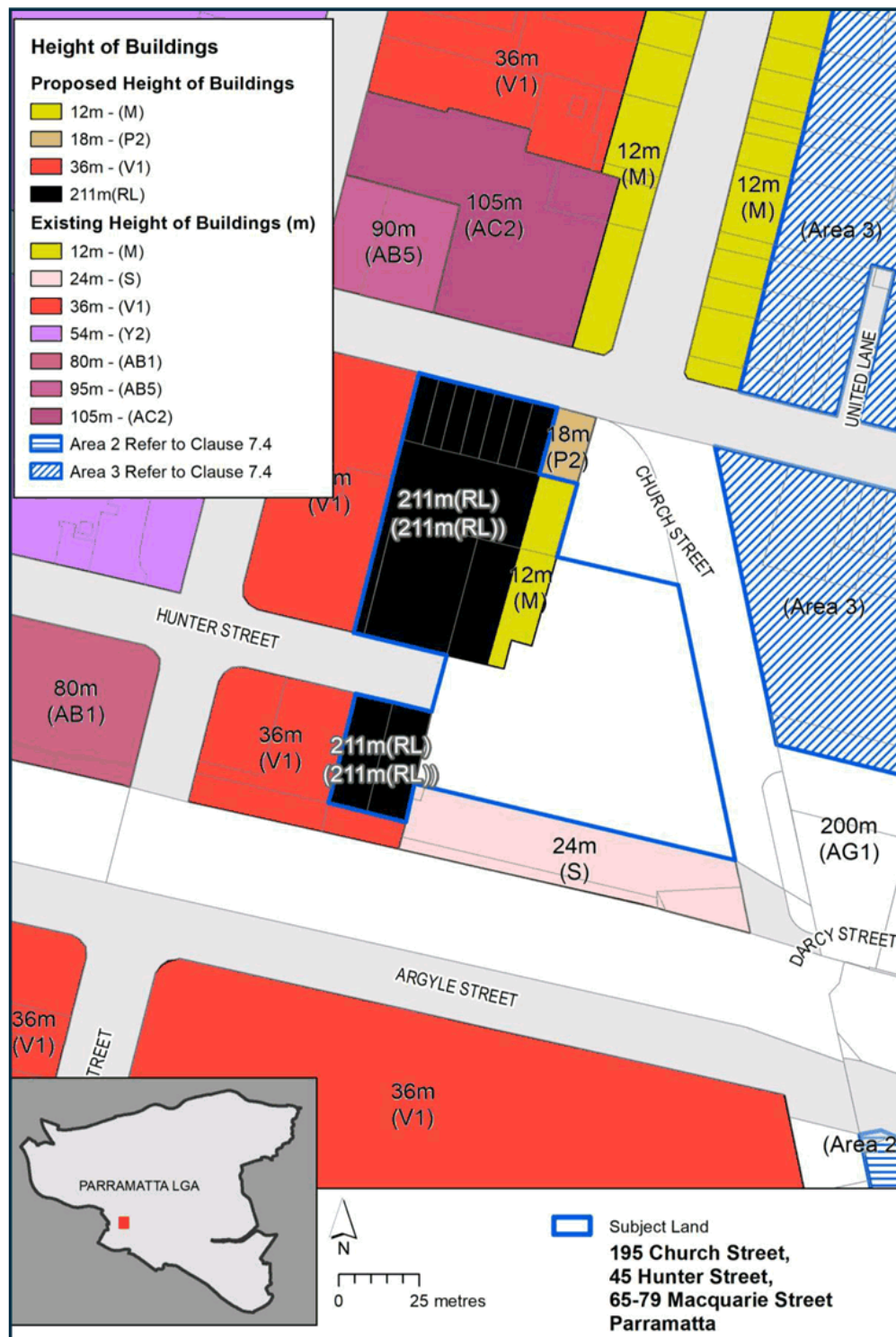


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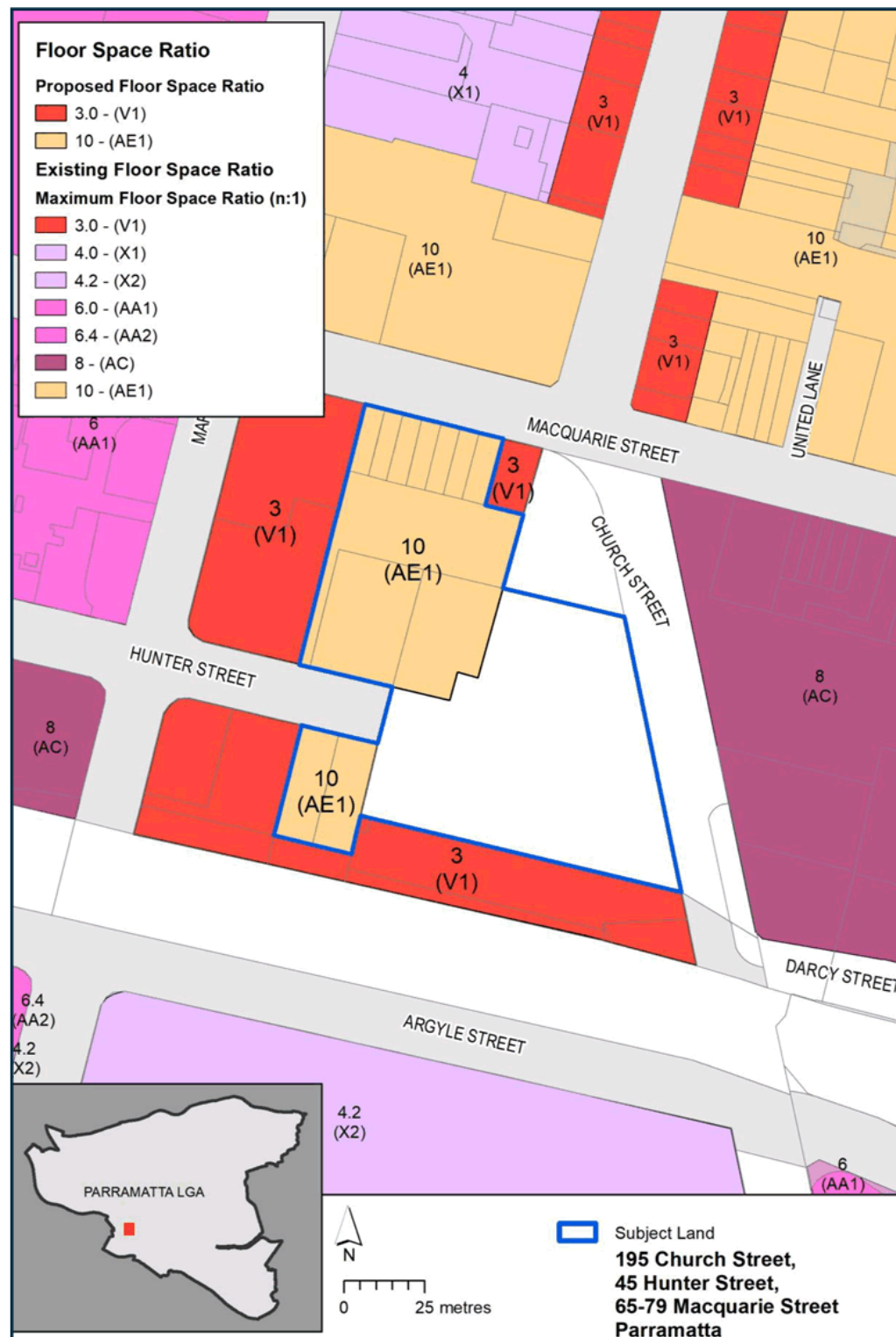
Figure 22. Proposed height of buildings map



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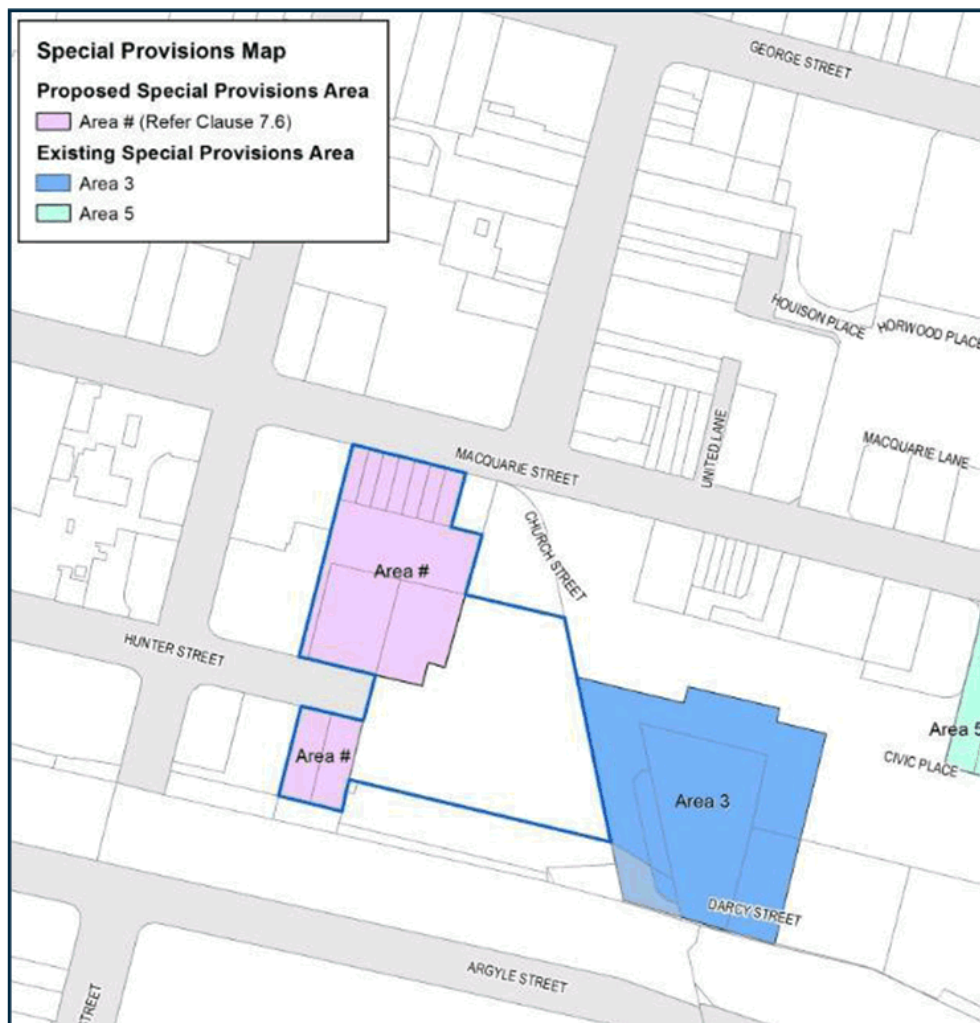
43

Figure 23. Proposed floor space ratio map



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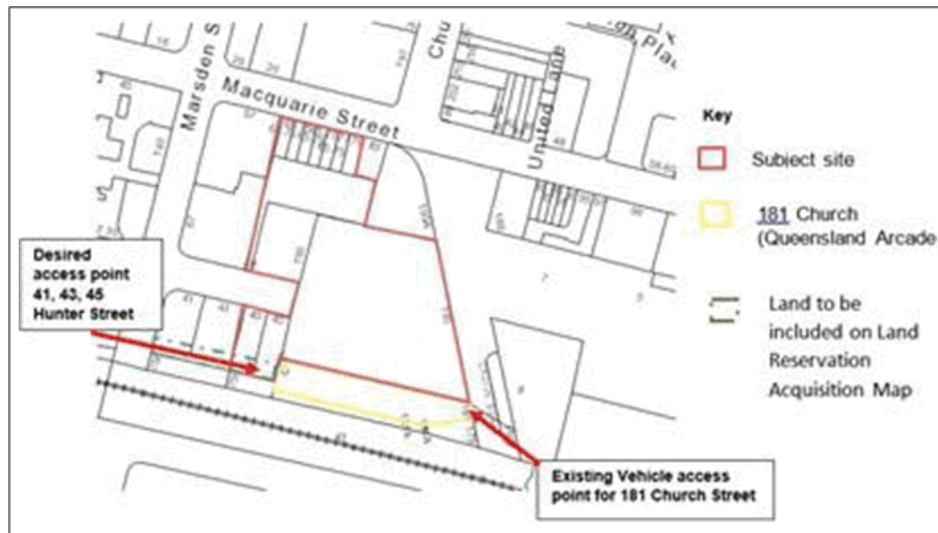
Figure 24. Proposed special provisions map



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Please note: As discussed previously in this report, a change to the Land Reservation Acquisition (LRA) Map is also proposed. This change will be to add a 6 metre strip parallel to the railway line to the LRA map for properties at 41, 43 and 45 Hunter Street. This change is illustrated in the diagram below. This is the only change to planning controls proposed for 41 and 43 Hunter Street, Parramatta; no other changes will be made the planning controls that apply to these two sites.

Figure 25. Diagram illustrating land to be added to LRA map (green hatching)



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PART 5 – COMMUNITY CONSULTATION

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.

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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 Council on the PP, DCP and Planning Agreement	21 March 2022
Referral to Minister for review of Gateway alteration	22 March 2022
Date of issue of the Gateway alteration	27 March 2020
Commencement and completion dates for public exhibition period	28 March 2022 – 29 April 2022
Commencement and completion dates for government agency notification	28 March 2022 – 29 April 2022
Consideration of submissions	May 2022
Consideration of planning proposal post exhibition and reporting to Local Planning Panel (if submissions received) and to Council	May 2022
Submission to the Department to finalise the LEP	June 2022
Notification of instrument	TBD

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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 (as at December 2019) have been forwarded to DPIE with the Planning Proposal submitted for Gateway **Determination**.

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

Anglican Church Social Covenants

The Synod, for the purposes of clause 3 of the *Church Trust Property (Declaration of Certain Purposes and Objects) Ordinance 1979 (as amended)*, declares the following to be proscribed purposes:

- (a) the practice of, or advocacy for, a religion or spirituality which is inconsistent with the doctrines, tenets and beliefs of the Anglican Church of Australia in the Diocese of Sydney;
- (b) the manufacture or sale of armaments or other weapons of war;
- (c) the provision of services in connection with, or advocacy for, gender re-assignment;
- (d) the manufacture or sale of abortifacients or abortion-like contraceptives;
- (e) the undertaking or referral of, or advocacy for, surgical elective abortions;
- (f) the undertaking of, or advocacy for, stem cell research involving the destruction of embryos;
- (g) the manufacture or sale of products or services in connection with, or advocacy for, euthanasia;
- (h) the production, sale or distribution of films, computer games, publications or digital media that are classified 'X' or 'R' by the Classification Board and the Classification Review Board established under the *Classification (Publications, Films and Computer Games) Act 1995*;
- (i) the commercialisation of sexual services;
- (j) the solemnisation or blessing of same-sex weddings or relationships;
- (k) the provision of a reception for same-sex weddings;
- (l) the production, promotion or sale by wholesale of tobacco;
- (m) the commercial manufacture, distribution or sale of liquor (other than the sale and consumption of liquor on premises where the liquor is intended to be consumed with food sold on those premises for consumption on those premises);
- (n) the manufacture, sale, distribution or provision of any drug of addiction (except as part of the normal trading practices of a registered medical practitioner, accredited residential aged care facility, pharmacist, chemist, dental or veterinary surgeon);
- (o) the provision of gambling or betting services or products (other than lucky-draws, rewards programs or similar).

NOTICE OF MOTION

ITEM NUMBER	13.1
SUBJECT	CBD Planning Proposal and DPE's GML Heritage Report Concerns
REFERENCE	F2022/00105 - D08443680
FROM	Councillor Phil Bradley

MOTION

That Council write urgently to the Department of Planning and Environment (DPE) requesting an immediate reconsideration of the CBD Planning Proposal previously referred to the DPE, given that insufficient consideration was previously given to the DPE's own independent peer review GML Heritage Studies 2018 Report, which recommended inter alia there should be:

- a. *"no additional overshadowing of Prince Alfred Square, of St Patrick's Cathedral and School, All Saints Church or the North Parramatta, South Parramatta and Sorrell Street heritage conservation areas at any time",*
and
- b. *"no additional height or incentive FSRs adjacent to heritage items and conservation areas".*

BACKGROUND

1. The Department of Planning and Environment's own independent peer review GML Heritage Studies 2018 Report was included in Council business papers in early 2019, as an Attachment to the CBD Planning Proposal report "DPE Gateway Determination, Gateway Assessment Report and DPE Heritage Studies prepared by GML".
2. The CBD Planning Proposal leaves the overwhelming majority of the CBD in shadows during winter and the few remaining parks in or near the CBD in increased shadow for at least part of the day during the year. The benchmark for an open space area is to achieve at least four hours of sunlight access to at least 50% of the open space area between 9 am and 3 pm on 21 June and for Heritage Conservation Areas not to be overshadowed for more than two hours (non-contiguous) between 9 am and 3 pm on 21 June. This is in stark contrast to the DPE's GML Heritage Report recommendations.

Phil Bradley
Councillor

EXECUTIVE DIRECTOR, CITY PLANNING & DESIGN RESPONSE

3. Council has undertaken extensive heritage studies and overshadowing analysis to support the controls proposed under the Parramatta CBD Planning Proposal. Whilst the Department of Planning and Environment (DPE) did commission their own separate heritage studies by GML Heritage, they never formally supported the study recommendations through their Gateway Determination conditions. Instead, Council has relied on its own heritage studies to support the Parramatta CBD Planning Proposal.

4. The Parramatta CBD Planning Proposal seeks to protect key public spaces and heritage items from overshadowing. The areas identified for protection are clearly mapped. This has been one of the key driving principles of the proposal since the commencement of the project.
5. The Parramatta CBD Planning Proposal has been finalised and approved by Council and issued to DPE for approval by the Minister.
6. It is strongly recommended that Council not support the proposed motion. This is because of the significant resources that have been invested by Council in the preparation of the Parramatta CBD Planning Proposal over many years and the fact that the issues raised in this motion have been adequately addressed. Further, it may put at risk the timely approval of the Parramatta CBD Planning Proposal by DPE and the Minister.

FINANCIAL AND RESOURCE IMPLICATIONS

7. The preparation of the letter requested in the motion is within current staffing resources and requires no additional budget.

Phil Bradley
Councillor

Jennifer Concato
Executive Director City Planning and Design

John Angilley
Chief Finance and Information Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	13.2
SUBJECT	CBD Planning Proposal Concerns Regarding Infrastructure Funding, Flooding and Design
REFERENCE	F2022/00105 - D08443717
FROM	Councillor Phil Bradley

MOTION

That Council write urgently to the Department of Planning and Environment requesting them to give careful consideration to the Parramatta CBD Planning Proposal in regard to:

1. Council's estimated best-case 40 year funding gap of \$1,373 million for related local infrastructure, even with Council's proposed development contributions plan being approved;
2. The Department's Environment, Energy and Science Group's submission that the endorsement by the State Emergency Services (SES) of the CBD flood evacuation plans "is considered essential";
3. Deferring finalisation of the CBD Planning Proposal until the more realistic Parramatta River flood modelling study project is available in 2022 with consideration of the extensive flooding of the Parramatta River catchment that has occurred over the last 20 years; and
4. Government policies promoting quality urban design and good place-making such as Better Placed 2007, NSW Public Places Charter, the evolving Design and Place SEPP 2022-23 improvements and Greater Sydney Commission Central City District Plan Priorities especially in regard to liveability and sustainability.

BACKGROUND

1. Council's \$1,373 million infrastructure funding gap was reported in the 7 February 2022 Council Item 13.8 staff report paragraph 18 and results from an accumulation in my view of insufficient developer contributions for site specific LEP variations (planning proposals) mostly if not always consistent with the Draft CBD Planning Proposal. In my view it is not acceptable that Council usually only received from 0% to 20% public value share of the CBD land value uplift for local infrastructure from higher FSR windfalls for land owners/developers. Our amended CBD infrastructure contribution plan (if approved by the Planning Minister) will provide an increase, but still leaves this big infrastructure funding deficit of \$1,373 million, while developers are estimated to profit by an Internal Rate of Return of at least 20%.
2. Submissions on the Parramatta CBD planning proposal raising flood issues included the following submission from the Environment Energy and Science (EES) Group (State Government Agency): "EES highlights that all matters regarding flood evacuation, community education and awareness, and sheltering in place are the primary responsibility of the NSW SES and its endorsement is considered essential." The group also states that "EES

recommends Council ensures its relevant Flood Studies and Floodplain Risk Management Studies and Plans incorporate the likely impact of climate change due to sea level rise and rainfall intensity". This is another reason why the 2022 updated Parramatta River Flood Modelling Study needs to be awaited and considered.

3. In the Parramatta CBD, it is likely in an extreme weather flood, that hundreds of people or more will need to shelter-in-place (SIP) sometimes for more than 8 hours and potentially for much longer.
4. With the City of Parramatta I understand described as 'the most flash flood affected major CBD in Australia' in correspondence to the then Chief Commissioner for the Greater Sydney Commission Lucy Turnbull, the SES highlights the inherent risks where SIPs are relied on. Similarly, the risks for the floodplains in Sydney's west and northwest are indicated in the SES A/Deputy Commissioner's letter to the GSC: <https://bit.ly/3huziOi>
5. This letter also states in reference to "a relatively frequent flood event" in 2017, that:

"There were times when emergency service personnel could not attend to the community needs due to the severity of the flood and inability to access the community. This is likely to be more significant with more severe flood events, and especially when demand is greater in areas such as the Greater Sydney Area, leading to potential large-scale loss of life."
6. Critically in the case of Parramatta, especially given recent climate change fuelled East Coast record floods, the completion of the City's 2022 Flood Study for the purpose of updating data (now about 15 years old), is still outstanding, despite the proposed Planning Proposal significantly upzoning its CBD building heights up to 67 storeys.
7. The draft Design and Place SEPP is subject to a draft Council submission in Item 13.7 of the 14 March 2022 Council. The SEPP when finally approved by the NSW government for operation in early 2023 introduces many significant changes, some of which could cause reconsideration of parts of the CBD Planning Proposal. It could be advisable to review the CBD PP in the context of the new SEPP.

Phil Bradley
Councillor

EXECUTIVE DIRECTOR, CITY PLANNING & DESIGN RESPONSE

8. Council no longer applies a 'value sharing' approach to infrastructure funding in the Parramatta CBD, due to the Planning Agreements Practice Note released by the Department of Planning and Environment (DPE) that generally restricts this practice by councils. Instead, in the CBD, Council has endorsed a section 7.12 contributions plan approach that proposes to increase Council's current levy of 3% for all development, to 4% for commercial development and 5% for residential development (**CBD Contributions Plan**).

9. If approved by the State Government, these would be among the highest section 7.12 levy rates in the state and would help to fund the infrastructure needed to support the growth of the Parramatta CBD.
10. When undertaking any assessment of the impact that higher contributions will have on the financial viability of development it is standard industry practice for developer profit to be acknowledged and benchmarked at an Internal Rate of Return of 20% in the assessment. If there is insufficient profit to cover risk development will not proceed.
11. It is usual for contributions plans to have a gap between the amount to be collected and total cost of community infrastructure works identified in the plan, as is the case with the CBD Contributions Plan. The gap will be managed by seeking external funding opportunities and by prioritising projects to ensure the highest priority/critical projects are funded and delivered as soon as possible.
12. Council has satisfied its statutory responsibilities with respect to considering flood risk management in the Parramatta CBD using available flood data. Whilst Council is preparing new flood data for the wider City of Parramatta LGA, not just the Parramatta CBD, this work is still ongoing and subject to a separate consultation process. This is likely to still take some time to complete. Notwithstanding this delay, strong development pressures continue to remain in the Parramatta CBD, and the new flood risk management framework proposed under the Parramatta CBD Planning Proposal will greatly improve development outcomes with respect to flooding. Whilst Council did not receive a formal submission from the SES in response to the Parramatta CBD Planning Proposal, Council Officers and representatives from DPE held two meetings with SES representatives (on 9 and 18 August 2021) in order to encourage SES commentary on the matter.
13. The Draft Design and Place SEPP will replace SEPP 65: Design Quality and SEPP BASIX with an updated Apartment Design Guideline (ADG) and updated BASIX respectively. It is noted that SEPP 65, BASIX and the ADG were all considered in the preparation of the Parramatta CBD Planning Proposal. In undertaking its final assessment of the Parramatta CBD Planning Proposal, DPE will determine whether any technical changes are needed to ensure consistency with the Draft Design and Place SEPP, given it is a state planning policy.
14. It is strongly recommended that Council not support the proposed motion. This is because of the significant resources that have been invested by Council in the preparation of the Parramatta CBD Planning Proposal over many years and the fact that the issues raised in this notice of motion have been adequately addressed. Further, it may put at risk the timely approval of the Parramatta CBD Planning Proposal by DPE and the Minister.

FINANCIAL AND RESOURCE IMPLICATIONS

15. The preparation of the letter requested in the motion is within current staffing resources and requires no additional budget.

Phil Bradley
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ATTACHMENTS:

There are no attachments for this report.