

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

An Extraordinary Local Planning Panel meeting will be held via audio-visual means Wednesday, 9 November 2022 at 3:30pm.

Bryan Hynes
ACTING CHIEF EXECUTIVE OFFICER





**CITY OF
PARRAMATTA**

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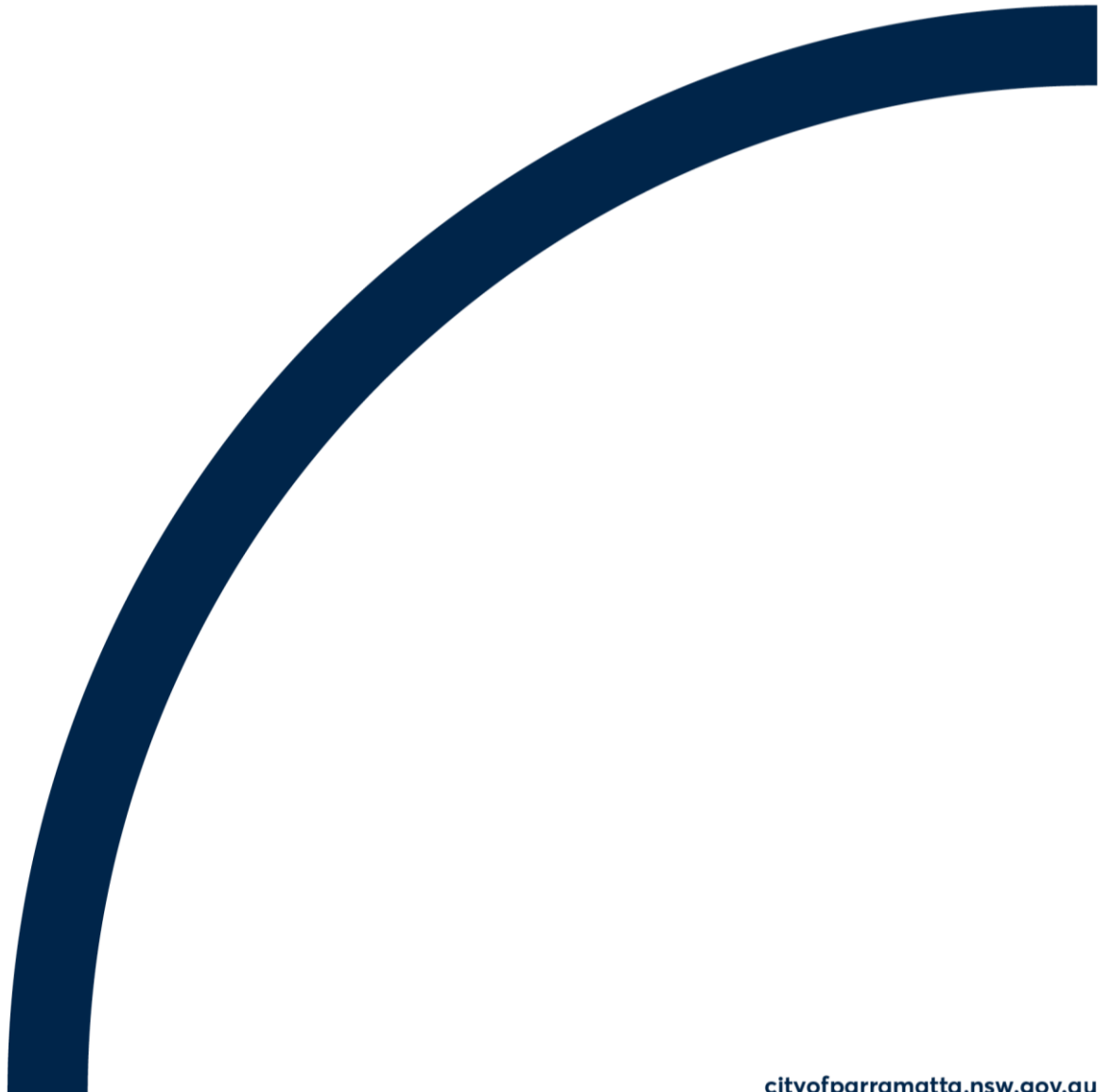


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	<i>The City of Parramatta Council acknowledges the Burramattagal people of The Darug Nation as the traditional owners of land in Parramatta and pays its respects to their ancient culture and to their elders, past, present and emerging.</i>	
2	WEBCASTING ANNOUNCEMENT	
	<i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i>	
	<i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
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PLANNING PROPOSAL

ITEM NUMBER	5.1
SUBJECT	Post-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)
REFERENCE	RZ/5/2018 -
APPLICANT/S	Jattca Pty Ltd
OWNERS	St John's Parramatta Endowment Fund
REPORT OF	Team Leader –Land Use Planning

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil

PURPOSE

The purpose of this report is to seek the Parramatta Local Planning Panel's advice to Council on a recommendation to support finalisation of a Planning Proposal, DCP and Planning Agreement for the St John's Anglican Church site in the Parramatta CBD.

RECOMMENDATION

The Parramatta Local Planning Panel consider the following Council Officer recommendation in its advice to Council:

- (a) **That** Council notes the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in **Attachment 4** for the St John's Anglican Church Site.
- (b) **That** Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at **Attachment 5** and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.
- (c) **That** Council approve the finalisation of the Planning Proposal (at **Attachment 1**) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
 - a. For the northern development site:
 - i. Rezone from B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core and part SP1 - Special Activities (Place of Public Worship);
 - ii. A maximum Height of Building Control of 211 RL; and

- iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a site-specific clause permitting a maximum FSR of 6:1 for office uses.
- b. For the southern development site:
 - i. Include on the Land Reservation Acquisition (LRA) map at 41-45 Hunter Street a 6m wide accessway along the boundary to the rail line;
 - ii. Application of the FSR sliding scale; and
 - iii. Allow car parking on small portion of SP1-zoned land.
- c. The following amendments:
 - i. For the northern development site:
 - 1. Amendments to include site specific local provisions that address:
 - a. Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1;
 - b. Limiting the height to 211 RL inclusive of a design excellence bonus; and
 - c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.
 - ii. For the southern development site:
 - 1. Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:
 - a. A maximum Height of Building Control of 211 RL; and
 - b. A maximum FSR of 10:1.
 - iii. For both development sites:
 - 1. Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:
 - a. Parramatta Square solar access,
 - b. Aerospace investigations, and
 - c. Car parking.

2. Amendments to address the following two minor Gateway compliance issues discussed in this report:
 - a. Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and
 - b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.
 3. Noting the following unresolved matters raised by State Agencies:
 - a. Transport for NSW: objects to the number of car parking spaces on the site;
 - b. Department of Planning and Environment – Environment and Heritage Group: raises concern about the inconsistency of the Planning Proposal with Ministerial Direction 4.3 Flood Prone Land
 - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.
- (d) **That** Council forwards the amended Planning Proposal at **Attachment 1** including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.
- (e) **That** Council approves the DCP controls at **Attachment 2** including the amendments summarised at Table 10 in this report.
- (f) **That** Council enters into the Planning Agreement at **Attachment 3** and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) **That** in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.

EXECUTIVE SUMMARY

1. Council publicly exhibited from 29 March 2022 to 13 May 2022 the St Johns Planning Scheme. The Planning Scheme is made up of a Planning Proposal, site specific Development Control Plan and a Planning Agreement. The

Planning Agreement is activated should the Parish Hall be approved for demolition at Development Application stage.

2. In response to the exhibition 406 submissions were received, from eight (8) Public Authorities and Service Providers; five (5) Developers, Major Landowners, and Planning Consultants; three (3) Peak Body Organisations; and 390 submissions from Residents, Individuals and Community Groups with the breakdown of these submissions being 40% in support, 59% not in support and 1% neutral.
3. The purpose of this report is to detail the outcomes of the public exhibition of the St John's Planning Scheme and to respond to the Department of Planning and Environment's (DPE) preliminary findings and recommendations from their investigation of additional floor space for commercial uses; with the recommendation to Council from Council officers being to support the Planning Scheme subject to amendments and forward the Planning Proposal to the DPE for finalisation.
4. The St John's Planning Proposal seeks to re-zone some parts of the site and amend the height and floor space controls to enable significant development uplift on specific areas of the site for a commercial tower (on the northern site) and a separate mixed-use development (on the southern site), along with works to the adjacent open space and the provision of a basement car park. The supporting draft Development Controls Plan contains controls for two scenarios for the commercial building on the northern site depending on whether a Development Application grants consent to demolish the Parish Hall.
5. During the exhibition of the Planning Scheme, the DPE finalised the Parramatta CBD Planning Proposal (CBD PP) on 6 May 2022 as Amendment No. 56 to Parramatta LEP 2011. A key change to the Council endorsed CBD PP controls included the removal of the Unlimited Commercial Floor Space (UCFS) provision for certain B3 Commercial Core and B4 Mixed use land. This is relevant to St John's Planning Scheme as the Planning Proposal sought to apply similar unlimited commercial floor space provisions on this site.
6. The UCFS provision was subsequently reinstated for some B3 zoned by the DPE via a State Environmental Planning Policy (SEPP) with the change effective from 14 October 2022, being the same date Amendment No. 56 became effective. Council requested the reintroduction of additional commercial floor space for other B4 and B3 land be investigated with the DPE agreeing to undertake a study and any amendments to the controls being finalised via another SEPP by December 2022.
7. To enable Council to assess the suitability of the UCFS provision proposed in the subject Planning Proposal and meet the Gateway condition for finalisation by 30 November 2022, the DPE prioritised the investigation of additional commercial floor space for part of the study area adjacent to the St John's Planning Scheme, outlining key principles and preliminary findings in a letter to Council dated 17 October 2022 and included in **Attachment 5**.
8. Council officers have considered the DPE's recommendation not to support additional floor space for commercial uses in the area north of the St John's site, and have also considered the issues raised in the submissions to the

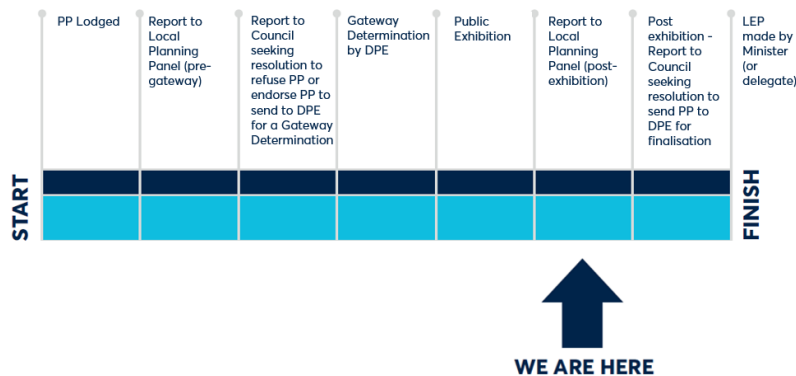
exhibition and other post exhibition planning matters, and are recommending support for the St John's Planning Scheme that includes some additional commercial floor space (but not unlimited floor space) for the following key reasons:

- a. The proposal for the site is consistent with the Council endorsed strategic position for the Parramatta CBD.
- b. The employment-generating uses within the future office building are a core policy aim for Council and this site is well-positioned adjacent to the commercial core and major public transport and cultural facilities.
- c. The site specific DCP controls are recommended to be amended in response to the DPE's analysis to require a well-proportioned, tall and slender commercial tower, with no development above the podium able to encroach the Parramatta Square Solar Access Plane (PSQ SAP) angle to reduce the mass and presence on Centenary Square and the civic spaces and open up views across the podium to the surrounding streets and sky. A tall, slender tower on the northern site and an appropriate street wall consistent with the site-specific DCP is considered by Council officers to be consistent with the principles outlined in the DPE's letter dated 17 October 2022 for assessing additional floor space. This recommendation also responds, in part, to the submissions objecting to the proposal as a slender tower is considered to lessen the impact on St John's Cathedral and Centenary Square.
- d. The site specific DCP controls provides for:
 - i. The height and design of the street wall/ podium at the base of both the commercial building (northern development site) and mixed use building (southern development site) to respond to the varying interface conditions (street, squares, heritage, and open space).
 - ii. The massing of the mixed use building to respond to the constrained site conditions and adjacent heritage while opening up rear vehicle access for a future laneway to Marsden Street.
 - iii. Approval by Council of a design brief and public domain design that provides publicly accessible open spaces complementary to the existing Parramatta Square and Centenary Square.
- e. The Planning Agreement, if activated, provides for the following key benefits: licence in perpetuity for public access to the open space surrounding the Cathedral, dedication of land to enable a laneway to Marsden Street, embellishment of land to create a civic space to be maintained by the Church in perpetuity and monetary contribution to the value of \$5 million.
- f. Additional height in the area outside the Highly Sensitive Park Edge Area (west of Marsden Street) is not inconsistent with the tripartite agreement for the Old Government House and Domain UNESCO heritage protection area, and no objections to height were received from the Commonwealth

Department of Infrastructure, Transport, Regional Development and Communication (DIRD) and Heritage NSW.

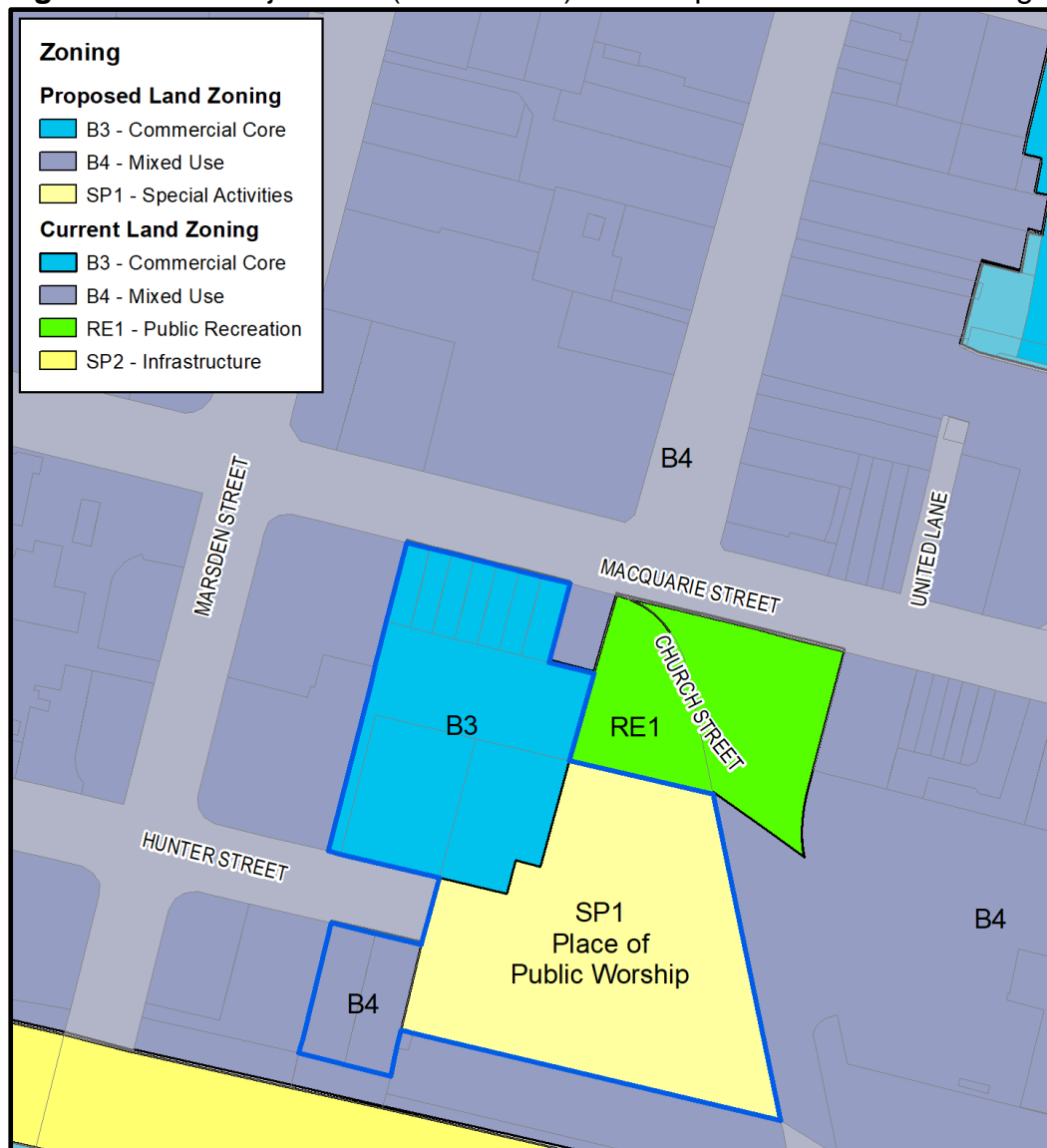
9. In summary, Council officers support the finalisation of the planning controls as described in the recommendation.

PLANNING PROPOSAL TIMELINE



BACKGROUND

10. At the Council Meeting on 21 March 2022 Council resolved (in summary) to exhibit a Planning Scheme consisting of a Planning Proposal, site-specific Development Control Plan (DCP) amendment (amending Parramatta DCP 2011) and Planning Agreement for the subject site. The purpose of this report is to advise the Local Planning Panel of the outcome of the exhibition, and to make a recommendation regarding the Panel's advice to Council.
11. The subject site contains 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta. These properties comprise 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 (blue outline) and Proposed Land Use Zoning

12. The 'northern site' (also referred to as the 'northern development site') refers to the land between Macquarie Street and Hunter Street proposed to be zoned B3 Commercial Core, and the 'southern site' (also referred to as the 'southern development site') refers to land between Hunter Street and the Railway zoned B4 Mixed Use. 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: https://businesspapers.parracity.nsw.gov.au/Open/2022/02/OC_21022022_AG_N_720_AT.PDF

PLANNING SCHEME DESCRIPTION

13. The Planning Scheme consists of a Planning Proposal, draft DCP and draft Planning Agreement. The Draft DCP provides for two options for the northern site depending on whether a Development Application consent is issued for the demolition of the Parish Hall:
- Option A:** the Hall is demolished, and the Planning Agreement is **triggered** (Applicant-preferred).

- b. **Option B:** the Hall is partially retained (i.e. the original fabric is retained, with certain built elements dating from after the second World War removed), and the Planning Agreement is **not triggered**.
14. Council's original Planning Proposal supported de-listing of the Hall, however, the DPE's Gateway Determination required that this aspect of the Planning Proposal be removed from the Planning Proposal and suggested any proposal to remove the item should be assessed as part of a future DA. This is the reason for the structure of the Planning Scheme as discussed above.
15. More specifically, the exhibited Planning Scheme is summarised as follows:

TABLE 1: Summary of exhibited Planning Scheme

Planning Proposal (Attachment 1)	
Changes planning controls as follows:	
i.	Rezoning the land from part B4 (Mixed Use) and part 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) (refer Figure 1)
ii.	Amending FSR controls to allow a mapped FSR of 10:1 on both the northern development site (B3 land shown in Figure 1) and southern development site (B4 land shown in Figure 1) sites.
iii.	Allowing unlimited commercial development on the northern tower site
iv.	Applying relevant FSR sliding-scale provisions which would limit the effective FSR on the southern development site
v.	Amending Height controls to allow a mapped height of part 211m (northern and southern tower sites), 12m (along Centenary Square frontage of northern tower site), and no building height (portion containing Cathedral)
vi.	Applying relevant Airspace Operations controls
vii.	Identifying land at 41, 43 and 45 Hunter St in the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway which will provide future vehicle access to these sites and 181 Church Street.
viii.	Allowing car parking as a permissible use on a small portion of the land zoned SP1
ix.	Applying solar access requirements consistent with Parramatta Square, as endorsed by Council as part of the Parramatta CBD Planning Proposal on 12 June 2021
x.	Applying maximum car parking rates consistent with Council's policy position of 12 June 2021
xi.	Applying an additional site-specific clause requiring a DCP to be prepared that provides for the critical matters to be satisfied including the outcome for the Parish Hall
Development Control Plan (Attachment 2)	
Outlines the preferred planning pathway (Stage 1 Concept DA followed by Design Competition and detailed DA) a staged Development Application and sets development controls for:	
i.	Heritage conservation (including options to cover scenarios in which the Parish Hall is and is not retained),
ii.	The form of the buildings and public domain,
iii.	Vehicle access, parking and servicing,

- iv. Management of flood and rainwater risks; and
- v. Environmental sustainability.

Planning Agreement (Attachment 3)

Contains the following public benefits which would only be triggered if the Hall was to be approved for demolition at the Development Application stage:

- 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. Agreement to allow 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 (subject to the agreement of 181 Church Street).
- 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.
- vi. 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.

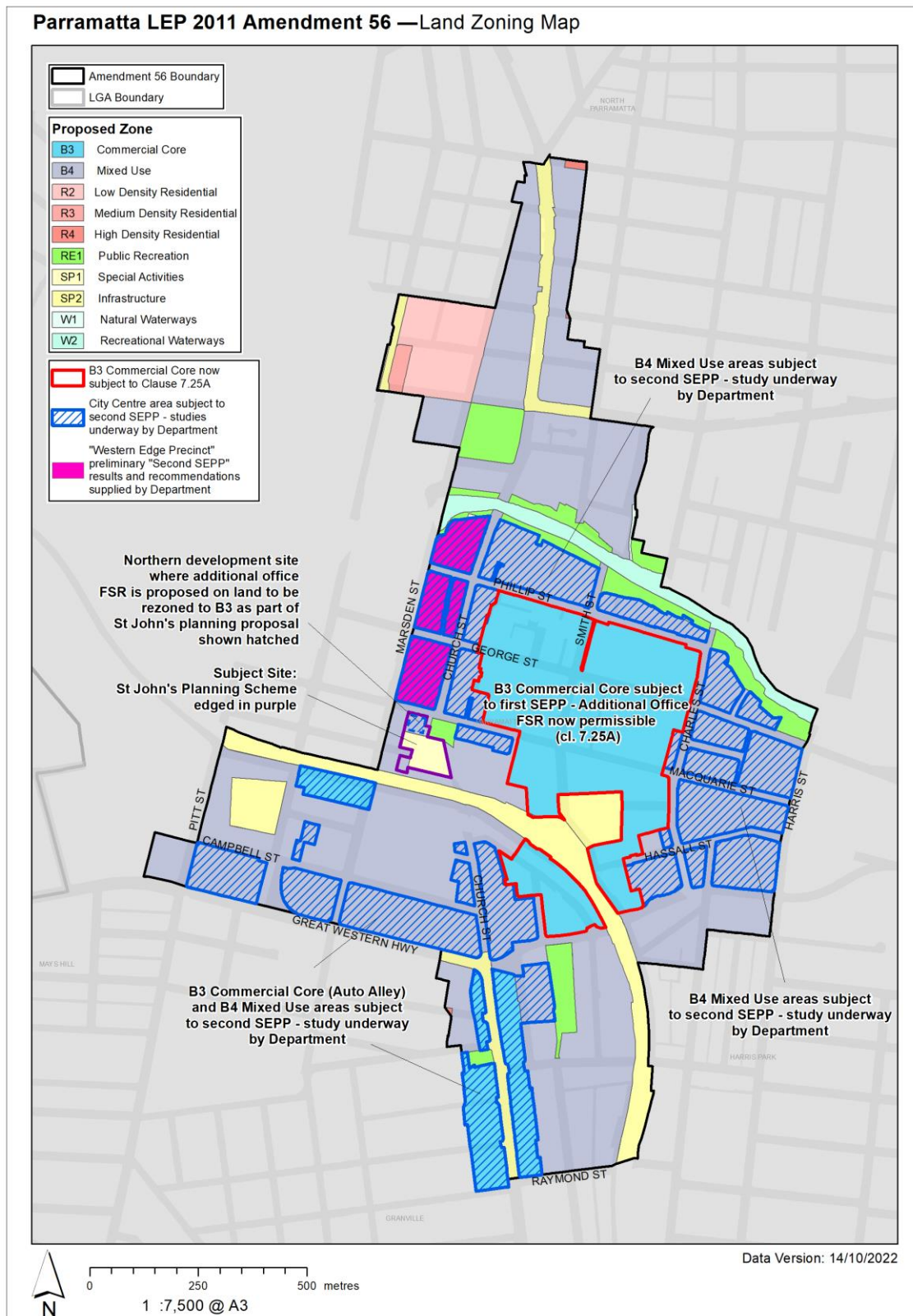
COMPARISON WITH RELEVANT CONTROLS

16. It is critical to note that the relevant LEP controls for this site have shifted during the public exhibition. This is because DPE finalised the Parramatta CBD Planning Proposal (CBD PP) on 6 May 2022 during the public exhibition of this Planning Scheme. The CBD PP amendment was Amendment No. 56 to Parramatta LEP 2011 (PLEP 2011), and is referred to this way throughout this report. The controls in Amendment No. 56 became active on 14 October 2022 following publication on the NSW legislation website.
17. The finalised version of the CBD PP saw the DPE remove provisions Council was seeking to put in place which permitted unlimited commercial floor space on certain sites zoned B3 Commercial Core. The exhibited St John's Planning Scheme also sought to apply similar unlimited commercial floor space controls to this site. However, between the 6 May 2022 and the 14 October 2022 the DPE reconsidered their position and has (via a State Environmental Planning Policy referred to in this report as the 'First CBD SEPP',) reinstated unlimited commercial floor space provisions for B3 Commercial Core zoned sites located northeast of the subject site (Refer to **Figure 2** below). The first CBD SEPP amendments also became active on 14 October 2022.
18. The DPE has also made a commitment to consider allowing additional commercial floor area in certain B3 Commercial Core and B4 Mixed Use sites also referred to in **Figure 2** and, if appropriate, to enable this additional commercial floor space via a second SEPP process (referred to in this report as

the 'Second CBD SEPP'). The timetable provided by the DPE is that this second CBD SEPP process should be completed by December 2022.

19. While both these SEPP Amendments do not apply to the land subject to the St John's Planning Scheme as shown in **Figure 2**, they are relevant for context and assessment of the additional commercial floor space sought via this SSPP. These issues are discussed in detail later in this report, as it arose during and immediately after exhibition and needs to be considered as a post-exhibition matter.
20. The DPE provided Council with advice in a letter dated 17 October 2022 (as at **Attachment 5**) regarding the progress of a second CBD SEPP analysis to assist Council with the assessment of the SSPP for St John's site. The letter stated work is still ongoing however the DPE prioritised an area identified as the "Western Edge Precinct" of the CBD and provided preliminary findings and recommendations. The land subject to the SEPPs is shown in **Figure 2**, and the implications of this work discussed in further detail below.

Figure 2: The Subject Site (blue outline) and the land subject to the first and second CBD SEPPs



Southern Development Site (45 Hunter St)

21. The FSR and Height controls in the Planning Scheme for the southern development site (i.e. 45 Hunter St) are consistent with Amendment No. 56. As these planning controls have already been brought into effect through the CBD PP, they are no longer a technical requirement of this site-specific Planning Proposal. The recommendation of this report reflects this.
22. However, the Land Reservation Acquisition [LRA] notation at 41-45 Hunter St to create a 6m wide accessway along the boundary to the rail line was not included in Amendment No. 56, and is still relevant for finalisation as part of this site-specific Planning Proposal. The recommendation of this report reflects this. The application of the FSR sliding scale provision to the 'southern development site' is also still relevant to ensure a proportional building on the 864sqm site and that amalgamation with adjoining SP1 zoned land cannot be used to circumvent the sliding scale for this site to achieve a greater FSR than that applied to the B4 zoned portion of the site. The recommendation of the report that the sliding scale will be applied reflects the desire to ensure that nothing in the controls enables the sliding scale provisions to be circumvented.

Northern Development and Cathedral Site

23. The Planning Scheme represents significant development uplift on the northern development site compared with Amendment No. 56. A comparison of key planning controls for the northern tower site is outlined below. It is important to note that the St John's Planning Proposal essentially brings the northern tower site in line with controls finalised through Amendment No. 56 for other B3 sites in the CBD and the First CBD SEPP (blue column in the below table).

Table 2: Northern Tower – Comparison of Key Planning Controls

	EXISTING CONTROLS:	PROPOSED CONTROLS:	COMPARISON OF CONTROLS:
	Parramatta LEP 2011 (as modified by the finalised CBD PP) <i>*These clauses came into effect on 14 October 2022 via Amendment No. 56 to PLEP 2011</i>	Site-specific Planning Proposal (as exhibited) for the Northern development site	Controls in Parramatta LEP 2011 that apply to other B3 sites in the CBD as a result of the CBD PP & the First CBD SEPP <i>*These clauses came into effect on 14 October 2022 via Amendment No. 56 to PLEP 2011 and SEPP Amendment (Parramatta CBD) 2022.</i>
Zoning	Part B4 (Mixed Use) Part SP1 Place of Public Worship	Part B3 (Commercial Core)	B3 (Commercial Core)

		Part SP1 Place of Public Worship	
Height	For the B4 land, part 12m, part 18m, part 24m, For the SP1 land, no building height	For the B3 land, 211m (northern tower site) and 12m (along Centenary Square frontage of the northern tower site) For the SP1 land, no building height (portion containing the Cathedral)	Generally 211m, with some nuances based on site-specific considerations
FSR	For the B4 land, 3:1 For the SP1 land, no FSR control	For the B3 land, 10:1 FSR (plus 15% Design Excellence bonus) For the SP1 land, no FSR control	10:1 FSR (plus 15% Design Excellence bonus)
Heritage status of Parish Church Hall	Listed	Listed	Listed
Additional clauses related to CBD PP	<ul style="list-style-type: none"> • Parking Rates • Solar Access Provisions relating to Parramatta Square • Airspace operations • FSR sliding-scale 	<ul style="list-style-type: none"> • Parking Rates • Solar Access Provisions relating to Parramatta Square • Airspace operations • FSR sliding-scale • Unlimited Commercial Floor Space (see further discussion) 	<ul style="list-style-type: none"> • Parking Rates • Solar Access Provisions relating to Parramatta Square • Airspace operations • FSR sliding-scale • Unlimited Commercial Floor Space (see further discussion)
Additional site-specific clauses	n/a	<ul style="list-style-type: none"> • LRA notation at rear of 41-45 Hunter St • Allow car parking on small portion of SP1-zoned land • Preparation of a DCP prior to development consent being granted to address matters related to the heritage listed St John's Hall 	n/a

24. As shown in the green column in the above table, the CBD PP originally envisioned no development uplift for the northern tower site; this was due to

high level heritage considerations. However, through site-specific and detailed consideration, Council formed the view that the development uplift envisioned in this Planning Scheme is appropriate for the northern tower site.

25. Council commissioned an independent heritage report which raised no issue with increase in FSR and height from a heritage perspective provided that the church yard has its historic integrity (meaning retention of the Hall and the amount of space in front of the Cathedral's western towers), recognising that towers and small heritage buildings nearby are regular for Parramatta CBD.
26. Whilst the independent heritage report was not supportive of de-listing the Hall and the expansion of civic space in front of the Cathedral's western towers, Council ultimately concluded that the public benefits associated with the new expanded civic space over Hunter Street and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable. (Noting that DPE's Gateway determination subsequently rejected de-listing of the Hall, as discussed elsewhere in this report). In other words, Council concluded that – provided that adequate public benefits were delivered to offset the loss of the Hall - this site could otherwise benefit from planning controls commensurate with other B3 sites in the (then-current) draft CBD PP.

PLAN-MAKING AUTHORITY

27. In its Gateway determination, DPE did not grant Council delegation to finalise this amendment. Therefore, DPE will be the plan-making authority for the Planning Proposal. In other words, DPE will have the 'final say' on the planning controls for this site.

PRE-EXHIBITION AMENDMENTS

28. On 21 March 2022, Council resolved to amend the Planning Proposal to remove all references to the de-listing of the Hall as an item of local Heritage significance (as required by DPE's Gateway determination), and relevant amendments were made for the exhibited version of the Planning Scheme.
29. Council also resolved on 21 March 2022 to request that DPE endorse amendments to the Planning Proposal to include a new site-specific clause 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*. (This matter is described in detail in the Council report of 21 February 2022.) This is the method by which the demolition of the Church Hall will be assessed in a future Development Application process (rather than directly de-listing the Hall as originally supported by Council). DPE approved this request, and relevant amendments were made for the exhibited version of the Planning Scheme.

SUMMARY OF EXHIBITION AND SUBMISSIONS RECEIVED

30. Council exhibited the Planning Proposal and DCP from 29 March 2022 – 13 May 2022 and the Planning Agreement from 12 April 2022 – 13 May 2022.
31. Exhibition consisted of:
- Participate Parramatta* webpage including link from Council's website
 - Hard copies placed in CBD library and Customer Service Centre
 - Mail notification to neighbouring and nearby properties
 - Electronic notification to relevant agencies
 - Newspaper advertisement
 - Phone-a-Planner sessions
 - Social media announcement
32. Council received 406 submissions in response to the exhibition. The below table enumerates the submissions received. The submissions are summarised in the following sections of this report and also addressed in detail in **Attachment 4**.

TABLE 3: Submissions Received

State Agencies & Service providers	8
Peak Body Organisations	3
Adjacent Landowners	5
Residents, Individuals and Community Groups	390
- <i>Support</i>	- 156
- <i>Did not support</i>	- 230
- <i>Other views</i>	- 4
TOTAL	406

33. The quantity and complexity of submissions received was unprecedented for a site-specific Planning Proposal in the Parramatta CBD, and made the strict timeframe set by DPE for finalisation of the Planning Proposal (30 June 2022) unachievable. Therefore, DPE granted Council officers' request for an extension so that submissions could be adequately considered and set a new finalisation date of 30 August 2022. To allow for this Planning Proposal assessment to consider analysis the DPE was undertaking for the second CBD SEPP, DPE then extended the finalisation date further to 30 November 2022.

State Agency Submissions

34. Eight (8) submissions from State Agencies were received. The Agencies generally did not object. However, they did raise a number of issues with the Planning Scheme. The below table contains key issues and a response from Council officers. These submissions are summarised and responded to in greater detail in Appendix D at **Attachment 4**.

TABLE 4: Key Issues Raised in State Agency Submissions and Council Officer Response

High-level summary of submission	Summary of response
Endeavour Energy, Civil Aviation Safety Authority (CASA), Department of Infrastructure, Transport, Regional	Noted. The submissions have been forwarded to the Applicant for their

<p>Development and Communication (DIRD), and Sydney Water</p> <p>These four (4) agencies did not object to the Planning Proposal and offered commentary mainly relating to later stages of the development process.</p>	<p>information and assistance in progressing the project.</p>
<p>Department of Planning and Environment – Environment and Heritage Group (EHG)</p> <p>Did not object to the Planning Proposal but did raise various issues mainly relating to requesting minor amendments to DCP controls.</p>	<p>For reasons outlined in detail in in Appendix D at Attachment 4, Council officers consider that the majority of the issues raised do not require any amendments to the Planning Scheme, as they are adequately addressed by the proposed controls and/or process laid out for the site.</p> <p>The EHG's view that the Planning Proposal is inconsistent with Ministerial Direction 4.3 Flood Prone Land with the Direction for Flood Prone Land is not supported. DPE did not raise this issue when issuing a Gateway determination and Council's Flood Engineers have also not raised this as an issue. Council officers have included in the recommendation of this report that DPE consider this issue in the plan-making stage.</p> <p>Council officers note that there are some issues where EHG and Council officers have taken a different view, and therefore have included in the recommendation of this report that DPE consider these issues in their plan-making.</p> <p>One minor change to the DCP is recommended in response to this submission; the intent of this minor change is to ensure that the issue of size of new trees is balanced with heritage view lines.</p> <p><u>Original control:</u> <i>"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</i></p>

	<p><i>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."</i></p> <p><u>Proposed amended control:</u> <i>"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. <u>The size of trees shall be maximized, within the considerations otherwise outlined in this control.</u>"</i></p>
<p>State Emergency Service NSW [SESNSW]</p> <p>Did not clearly object to or support the Planning Proposal, but some comments could be interpreted as objecting to the proposal.</p> <p>In summary, SESNSW continues to have various concerns about the approach to flood planning and management taken in the CBD and has applied those concerns to this site.</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers do not consider that the issues raised by SES require any changes to the planning controls or proposed process.</p> <p>It should be noted that the concerns raised relate to the flood planning and management policy framework that applies to the entire CBD and are not particular to this site. DPE in finalising the CBD PP (Amendment 56) supported and implemented Council's policy framework despite the SES concerns.</p> <p>The remaining part of this policy framework which needs to be implemented are broader DCP controls for the City Centre related to flooding and evacuation policy which at the time of preparing this report are under consideration by Council for finalisation.</p> <p>Council officers consider that Council's policy framework generally address the issues raised in SESNSW's submission; and their requirement for the site-specific controls to be consistent with the</p>

	<p>broader DCP controls for the City Centre.</p> <p>However, Council officers also note that there are some issues where SESNSW and Council officers have taken a different view, and therefore have included in the recommendation of this report that DPE consider these issues in their plan-making.</p>
<p>Transport for NSW (TfNSW)</p> <p>Did not clearly object to or support the Planning Proposal, but some comments could be interpreted as objecting to the proposal (specifically, TfNSW does not support the car parking spaces stated in the traffic impact assessment, due to good public transport opportunities in close proximity).</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers consider that the majority of issues raised by TfNSW do not require any changes to the planning controls or proposed process.</p> <p>Council officers particularly note TfNSW's comments not supporting the car parking spaces. The Planning Proposal applies rates consistent with the Parramatta CBD Planning Proposal recently finalised by the DPE on 14 October 2022 via PLEP Amendment 56. Council officers and TfNSW have taken a different view on this issue, and therefore Council officers have included in the recommendation of this report that DPE consider this issue in their plan-making.</p> <p>One minor change to the DCP is proposed in response to this submission. An additional objective and control is proposed, with the intention of clarifying and strengthening the position around the location of servicing/loading activities:</p> <p><i>“Oxx. Minimise the impact of vehicular servicing and loading activities on the surrounding street network.”</i></p> <p><i>“Cxx. All vehicular servicing and loading activities shall be accommodated on-site.”</i></p>

<p>Heritage NSW</p> <p>Did not object to the proposal, and offers commentary mainly relating to the DCP and future development assessment matters that Heritage NSW would like to see addressed including an archaeological report.</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers consider that the majority of issues raised by Heritage NSW do not require any changes to the planning controls or proposed process, with most of the issues raised therein will be assessed in the staged DA process that the Planning Scheme sets out.</p> <p>Two minor changes to the DCP are proposed in response to this submission as follows:</p> <p>Firstly, in the steps outlined for the staged DA process under the heading 'Options for Development and Planning Pathway', a new report is required in the first step being an Archaeological report, based on archaeological testing.</p> <p>Secondly, an additional objective and control is proposed in 'Part B Understanding the Place' of the Heritage Controls for both Option A and Option B to align with the requirement for an archaeology report to be submitted with the Stage 1 DA.</p> <p><i>"O.3. Ensure the archaeological resources of the place determined through early archaeological test excavations and incorporated into the Archaeological report inform the detailed design for the site. of the excavations are incorporated into the detailed design".</i></p> <p><i>"C.2. The recommendations of the Archaeological report (that includes the results of the test excavations) are to be incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological</i></p>
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	<i>research design and excavation methodology is to occur”.</i>
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35. As noted in the above table, there were some submissions that raised unresolved issues with Council's approach in the Planning Scheme. While not formal objections, Council officers consider it prudent that the recommendation of this report note these issues so that they are drawn to the attention of DPE during the plan making stage.

Peak Body Organisations

36. Council received three (3) submissions from peak body organisations, namely the National Trust (separate submissions from Parramatta Branch and NSW Branch) and the Australian Institute of Landscape Architects (AILA). All three submissions objected to the Planning Scheme. The following table contains key issues arising in these submissions and a response from Council officers. These submissions are summarised and responded to in greater detail in Appendix B at **Attachment 4**.

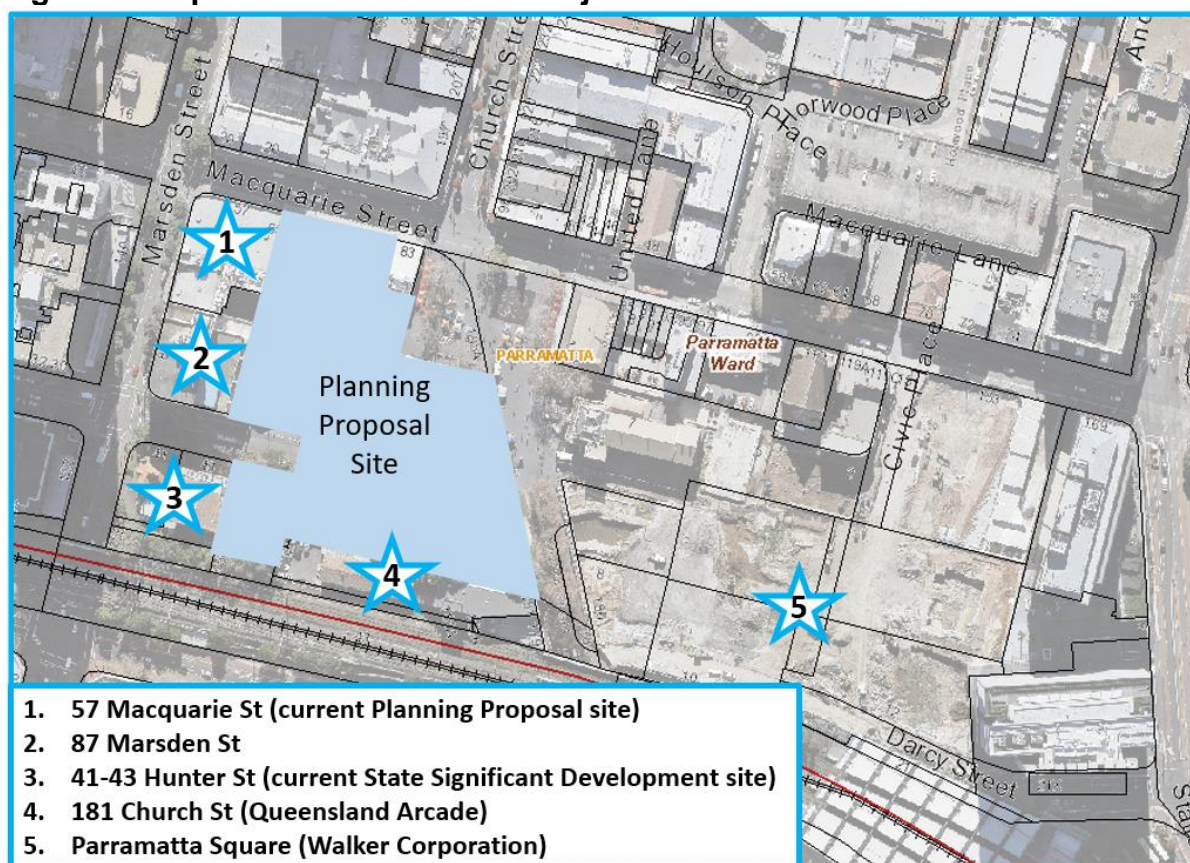
TABLE 5: Key Issues Raised in Organisation Submissions and Council Officer Response

High-level summary of submission	Summary of response
National Trust (NSW Branch) Objects to Option A and expresses strong concern with Option B. The submission objects on a variety of heritage-related issues, including site-specific and cumulative impacts, and other issues.	The Planning Scheme sets up a staged process by which heritage (amongst other) impacts can be considered in a Development Application process. No changes are recommended in response. Please refer to more detail at Appendix B at Attachment 4 .
National Trust (Parramatta Branch) The submission considers that the Planning Proposal has not met site-specific or strategic merit tests required of Planning Proposals. It also raises objections to the relationship to the Planning Agreement, as well as other issues.	Council ultimately came to the view through the assessment process that the public benefits associated with the new civic space and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable. No changes are recommended in response. Please refer to more detail Appendix B at Attachment 4 .
Australian Institute of Landscape Architects (AILA) Raises a number of issues relating to the theme that landscape architecture has not been adequately considered; the proposal will adversely impact on the adjacent historic areas; and the height and form of the tower is inappropriate.	Council officers through site specific assessment have come to a different view in relation to the height of the tower and are recommending amendments to the DCP to support a slenderer tower. Council officers are also recommending minor changes to a DCP objective and control to ensure landscape architecture is considered in the DA process. Please

	<p>refer to more detail at Appendix B at Attachment 4.</p> <p>In 'Part B Understanding the Place' of the Heritage Controls for both Option A and Option B the following amendments are proposed. Note: Additions/subtractions shown as <u>bold and underlined</u></p> <p><u>Proposed amended objective</u> <i>O.2 Ensure the important relationships between St John's Anglican Cathedral complex and Parramatta City Centre, including heritage listed places, <u>and</u> the historic street pattern <u>and broader historic landscape context</u>, are well understood to inform any future redevelopment.</i></p> <p><u>Proposed amended control:</u> <i>"C.1 The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items, and broader city centre <u>and landscape context</u> 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, <u>and assessment of the historic landscape context</u>".</i></p>
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Adjacent Landowner Submissions

37. Council received five (5) submissions from adjacent landowners, as identified in **Figure 3** below. The following table contains key issues arising in these submissions and a response from Council officers. These submissions are summarised and responded to in greater detail at Appendix C in **Attachment 4**.

Figure 3: Map of submissions from adjacent landowners**TABLE 6: Key Issues Raised in Adjacent Landowner Submissions and Council Officer Response**

High-level summary of submission	Officer Response
57 Macquarie St No in principle objection. Concern about St John's development constraining their development and seeking confirmation of setbacks for their site, particularly the western tower setback.	<p>One change is recommended in response to an issue raised by the Submitter and in response to a post exhibition issue identified by council officers. The change is to clarify that the western tower setback is 6 metres (not 9 metres) from the podium edge. The reasons for this change are outlined in detail below.</p> <p>With regards to the other matters raised by the Submitter, the 57 Macquarie St Planning Proposal will be assessed on its own merits within the strategic context of the finalised CBD PP published as Parramatta LEP (Amendment No 56) on 14 October 2022. The St John's proposal does not change any planning controls for their site. The reference design for St John's does not set out setbacks for 57 Macquarie St; the relevant setbacks at 57 Macquarie St are those</p>

	which will be applied through Part 6 – Parramatta City Centre recently endorsed by Council on 31 October 2022. Refer to Appendix C in Attachment 4 for more detail.
<p>87 Marsden St</p> <p>Does not object, but is concerned about scale and impacts of St John's development, including overshadowing, setbacks, on heritage items and Parramatta Square, solar access, privacy, views, and on 87 Marsden St.</p> <p>Concern also raised with a reference in the Planning Proposal documentation to Council's support of removing the Hall.</p> <p>Questions the need for the proposal given other sites providing commercial development potential.</p>	<p>No changes recommended in response, however clarification provided that the western tower setback is proposed to be 6m not 9 metres. The reasons for this change are outlined in detail below.</p> <p>With regards to the other matters raised by the Submitter, any development at 87 Marsden St will be assessed on its own merits within the strategic context of Parramatta LEP (Amendment No 56). The St John's proposal does not change any planning controls for their site. The impacts raised in the submission can be adequately addressed, as per Council officers' more detailed response Appendix C in Attachment 4.</p> <p>Ideally this reference would have been removed as per DPE's direction in the Gateway to remove references to the Hall's removal. However, the remainder of the exhibited materials make it clear that the Planning Scheme presents options for the treatment of the Hall, based on a site specific LEP clause and staged DA process.</p> <p>Employment-generating uses are a core policy aim for Council.</p>
<p>41-43 Hunter St</p> <p>Generally supports the proposal. Seeks confirmation of setbacks for the southern building and their site.</p>	<p>No changes recommended in response.</p> <p>The setback that will be applied are specific in the draft site specific DCP which contains control C.7 which requires on the southern development site (No. 45) - where amalgamation of 41, 43 and 45 Hunter St does not occur – that any single level additional storey above the 14-16m street wall is to be setback 6m from Hunter St, and the setbacks to the east, south and</p>

	<p>west of this additional one storey to be established through detailed design taking into consideration potential development on 41-43 Hunter St. The FSR sliding scale provisions continue to apply to the southern development site.</p> <p>Refer to Appendix C in Attachment 4 for more detail and discussion in this report.</p>
<p>Queensland Arcade</p> <p>Does not agree to the access terms contained the draft Planning Agreement.</p> <p>Wishes to pursue a conversation for increased development potential at their site.</p>	<p>No changes recommended in response. Queensland Arcade's view on the access terms is noted; they are not compelled to agree to these terms.</p> <p>Council does not support uplift for this site, and this position was made clear in Council's resolution to not progress this matter as part of the CBD Planning Proposal post-exhibition process. The reasoning for this position is discussed in more detail Appendix C in Attachment 4.</p>
<p>Walker Corporation (Parramatta Square)</p> <p>Does not object to development of the St John's site but raises concerns relating to heritage and the Planning Agreement, and also solar access.</p> <p>Considers the heritage items on the site and nearby are a 'unique family' and that redevelopment for two towers is possible while also retaining the Hall; while the public domain surrounding the Cathedral should be improved in any development scenario to provide an improved connection congruent with the outdoor space with Parramatta Square.</p> <p>Considers the exhibited solar access clause in the Planning Proposal is not consistent with the CBD Planning Proposal.</p>	<p>No changes recommended in response. The Walker's Corporation's view on the terms of the Planning Agreement is noted. On balance, Council concluded that the public benefits offered were appropriate to offset the impacts from the loss of the Heritage item. The Applicant has made it clear in negotiations that if the Hall is not approved for demolition, they have no interest in providing the Planning Agreement benefits. It is acknowledged that a portion of the Applicant's land functions as "public domain", however this land is actually privately owned, and Council cannot compel the Applicant to take any particular actions with it (outside of those responsibilities already listed in an existing agreement between Council and the Church).</p> <p>The Gateway included two conditions related to solar access, specifically consistency with the CBD PP and inclusion of the compensatory area, and this was reflected in the exhibited clause. While a map of the compensatory area was not part of PP</p>

	<p>exhibited material, references to the CBD PP were included and available.</p> <p>Refer to Appendix C in Attachment 4 for more detail and discussion in this report.</p>
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Community Submissions

38. Council received 389 community submissions which expressed a range of views on the proposal. Appendices A-1, A2 and A-3 in **Attachment 4** contains a detailed summary of these submissions, and responses to the issues raised therein are detailed in the body of **Attachment 4**.
39. 156 of the community submissions expressed support for the Planning Scheme. After considering the submissions, Council officers have identified 10 key themes across these submissions. These themes are detailed in **Table 7**, with the number of submissions raising issues under these themes also enumerated. The issues raised under these themes and a response on each theme is included at **Attachment 4** of this report.

Table 7: Key Themes from Community Submissions Supporting the Planning Scheme

No.	Theme	Submissions raising issues under this theme	
		No.	% (rounded)
1	Will enhance the Church's use	79	23%
2	Public, community, cultural and economic benefits of proposal	67	20%
3	Positive urban/planning design outcomes	61	18%
4	Positive public domain	45	13%
5	Support for option A for Church Hall	44	13%
6	Positive heritage outcomes	22	6%
7	Positive impacts for pedestrian safety/parking/traffic/infrastructure	17	5%
8	Role and recognition of Church in preparing proposal	7	2%
9	Queries impact on Centenary Square from Parramatta Light Rail	1	0.3%
10	Support for Option A and B for Church Hall	1	0.3%

40. 229 of the community submissions objected to the Planning Scheme. After considering these submissions, Council officers have identified 15 key themes across these submissions. These themes are detailed in the **Table 8**, with the number of submissions raising issues under these themes also enumerated. The issues raised under these themes and a response on each theme is included at **Attachment 4** of this report.

Table 8: Key Themes from Community Submissions Objecting to Planning Scheme

No.	Theme	Submissions raising issues under this theme	
		No.	& (rounded)
1	Impacts on St John's Cathedral and grounds	147	28%
2	Concern that the Cathedral will be demolished	2	0.4%
3	Relationship to Parramatta's history and heritage	140	26%
4	Concerns relating to St John's Parish Hall	40	7%
5	Concerns relating to contributions & private benefit	7	1%
6	Impacts on public open space	75	14%
7	Impacts on Hunter Street	10	2%
8	Traffic and transport impacts	4	1%
9	Social/infrastructure impacts and community interest	16	3%
10	Need for the proposal	12	2%
11	Relationship to planning instruments and processes	57	10%
12	Environment and sustainability	6	1%
13	Concerns relating to overdevelopment	16	3%
14	Concerns relating to building design/ general impacts	11	2%
15	No reason for objection provided	7	1%

41. An additional four (4) community submissions expressed other views on the project, including: Support in part / qualified support; Neutral / offered commentary and Made enquiries. The issues raised and a response is included at **Attachment 4** of this report.

Phone-A-Planner Sessions / Phone Contact

42. No bookings were made for the phone-a-planner sessions offered. Council officers received one phone call with queries about the Planning Scheme during exhibition, and answered the questions raised therein.

Heritage Advisory Committee

43. Council's Heritage Advisory Committee (the Committee) is routinely briefed on strategic planning matters impacting heritage items and invited to comment during exhibitions.
44. The previous Heritage Advisory Committee was briefed on 15 August 2019 at the Gateway request stage for the St John's Planning Scheme. The Committee objected to the proposal, and this was reported to the Local Planning Panel meeting on 3 December 2019 [Agenda Link: [Agenda of Local Planning Panel - 3 December 2019 \(nsw.gov.au\)](#)] and Council meeting of 16 December 2019 [Agenda Link: [Agenda of Council - 16 December 2019 \(nsw.gov.au\)](#), refer Item 18.4].

45. Council officers provided a number of updates to the Committee on the progression of the planning proposal as part of briefings on planning matters, with the most recent briefing being on 19 August 2021.
46. There was no Committee in place during exhibition of this matter, as the previous Committee dissolved after its last meeting in November 2021 and in the post exhibition assessment phase of the St John's Planning Scheme, the first meeting of the new Committee in September 2022 dealt with induction matters.
47. Given the comments of the first Heritage Committee and that the proposal in the post exhibition phase is largely the same as when the previous Committee considered the Proposal, it was considered unnecessary to seek another comment.

Reference Design

48. The exhibition included supporting documentation including a reference design, provided by the applicant in support of their application. Elements of the reference design are inconsistent with the draft DCP controls that were exhibited. The key documents that were exhibited and which represent the policy framework for the subject site are the Planning Proposal, draft DCP and Planning Agreement. Where there are inconsistencies between the reference design and these policy documents, the policy documents prevail. Some of these inconsistencies were noted in some submissions.

POST-EXHIBITION ISSUE #1: CONSULTATION WITH QUEENSLAND ARCADE

49. In its resolution of 21 March 2022, Council resolved that the CEO facilitate discussions with the owners of 181 Church Street, Parramatta (Queensland Arcade building) 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.
50. Ultimately, rather than a "Deed of Agreement", the exhibited Planning Agreement included Temporary Access Terms (Schedule 7 of the Planning Agreement) as well as Temporary Access Proposed Routes (Annexure F of the Planning Agreement).
51. Council's Property and Place directorate met with Queensland Arcade representatives in May 2022. As noted previously in this report, Council also received a written submission from Queensland Arcade to the exhibition of the Planning Scheme.
52. Based on the meeting and submission, Council officers understand that Queensland Arcade does not wish to discuss license terms as part of the St John's Planning Agreement, nor alter access arrangements to their site at this time. Queensland Arcade wishes to discuss long-term redevelopment options available for their site and has indicated that it is as part of those discussions that they will consider closure of the Church Street Access.
53. Council officers do not recommend that Council enter into any discussions regarding extra density for this site; the reasoning for this is discussed in detail

in Council officers' response to Queensland Arcade's submission (refer **Attachment 4**).

54. Council officers will pursue a separate report to deal with the vehicle/pedestrian conflict safety issues associated with Queensland Arcade's current site access, if Queensland Arcade is ultimately unwilling to consider the alternate access arrangement Council has facilitated in the St John's Planning Agreement and in the event the Planning Agreement is not triggered. Should Queensland Arcade reconsider their position in future, the Church is still obliged under the Planning Agreement (if triggered) to allow access in accordance with the exhibited document.
55. In the longer-term, access via the new proposed access route across the rear of 41-45 Hunter Street offers a sustainable long-term solution to the vehicle/pedestrian conflict safety issues at Church and Darcy Streets.
56. In summary, no changes to the Planning Scheme are recommended as a result of consultation with Queensland Arcade.

POST-EXHIBITION ISSUE #2: FINALISATION OF PARRAMATTA CBD PLANNING PROPOSAL

57. As noted previously in this report, DPE finalised the CBD PP during exhibition of the St John's Planning Scheme (on 6 May 2022). Amendment No. 56 published on 14 October 2022 included significant changes to the Council's exhibited draft CBD PP. Most relevant to the St John's Planning Scheme was DPE's decision to reject Unlimited Commercial Floor Space (UCFS) provisions for the B3 and B4 zones.
58. Council's draft UCFS provisions aimed to maximise job creation in the Parramatta CBD by allowing the development of unlimited floor space beyond the floorspace otherwise specified in the CBD PP - provided that the additional floor space was a commercial use (B4) or office use (B3) and also met other relevant planning criteria.
59. The DPE's reasoning for rejecting the UCFS provisions in Council's CBD PP is summarised as follows:
 - a. *"...maximum building heights, inclusive of bonus (up to 243m) and unlimited FSR provisions could lead a proliferation of bulky buildings, homogenous built form outcomes, poor solar outcomes, walls of development fronting the Parramatta River, Church Street, George Street and Prince Alfred Park, all areas of key historical importance."*
 - b. *"Concerns were also raised about the loss of blue-sky, potential for wind tunnel effects and a lack of built form transition."*
 - c. *"The Department's Height and Floor Space Ratio Practice Note advises that height and FSR controls should be adopted for all strategic centres and in areas where urban growth is planned. The use of height and FSR controls establish a primary building envelope, to ensure the size of the building is appropriate to the land size and compatible with the surrounding area. The provision of an unlimited FSR combined with significant building heights is likely to result in large bulky buildings and risks undermining Council's objective for tall slender towers."*

- d. *“Further there are no development guidelines for commercial development such as the Apartment Design Guide for residential and Council is reliant on DCP controls to guide setbacks and tower separation.”*

Source: DPE’s Plan Finalisation Report on the CBD PP available at:
<https://www.planningportal.nsw.gov.au/ParramattaPP>

60. A reconsideration of the decision on UCFS/ additional commercial floor space provisions was sought by Council and the DPE has committed to reviewing their initial approach. The further work done by the DPE to review UFCS in the Parramatta CBD is discussed below together with the impact of this further work on the possible controls for this site.

POST-EXHIBITION ISSUE #3: RECONSIDERATION OF ADDITIONAL COMMERCIAL FLOOR SPACE PROVISIONS

61. Following the finalisation of PLEP 2011 (Amendment 56) on 6 May 2022, Council considered a report (Item 13.4) at the 25 July 2022 Council Meeting on the key policy changes made by the DPE to the CBD PP (as endorsed by Council on 15 June 2021). In relation to the DPE’s rejection of the UCFS provisions, Council resolved at this meeting to: write to the Minister for Planning to seek the reinstatement of the UCFS provision that allows for commercial uses consistent with Council’s resolution of 15 June 2021 via the preparation of two State Environmental Planning Policies (‘SEPP’) amendments that also addresses the concerns raised by the DPE in its ‘Plan Finalisation Report’.
62. It was noted in the same report that, *‘an understanding of the analysis/outcome of the SEPP(s)’* was required to progress the St John’s SSPP given that the UCFS was being sought, but the land was not identified on the map enabling access to the UCFS via the SEPP amendment.
63. In response to Council’s letter to the Minister, the DPE has:
- a. Reinstated the UCFS provision for certain B3 Commercial Core land in PLEP 2011 via a SEPP amendment that was published on 14 October 2022 (“Area B”).
 - b. Agreed to progress investigations to introduce additional floor space for commercial uses for certain B4 Mixed Use and B3 land (not mapped as “Area B”) via a second SEPP.
 - c. Provided Council with preliminary study findings and recommendations for the prioritised area adjacent to the St John’s site (identified as the ‘Western Edge Precinct’ in **Figure 2** above).
64. The DPE’s 17 October 2022 letter to Council at **Attachment 5** outlines the preliminary study findings and recommendations summarised here as follows:
- a. *“When assessing the suitability of sites to accommodate additional floor space ratio (FSR), the SEPP 2 study (study) seeks to balance the risk of impact to place values and the opportunities to encourage achievement of*

the strategic outcomes including to increase employment generation and attract investment”.

- b. In determining the place values, *“the study underway has identified a number of key principles centred on three key themes of amenity, character and resilience”.*
- c. *“In reference to the preliminary findings, the Department considers additional FSR for any SEPP2 site within the Western Edge Precinct would have a significant impact on the place values and notes other SEPP2 sites may be better aligned to achieve the strategic objective of potential additional employment floor space”.*
- d. *“No additional FSR for any SEPP2 site within the Western Edge Precinct is recommended”.*

Support for additional commercial floor space

65. Council officers have considered the DPE’s principles and findings and have come to the conclusion that the additional commercial floor space sought for the northern development site is not inconsistent with the DPE’s SEPP 2 study findings for the following reasons:

- a. The proposal for the site is consistent with the Council endorsed strategic position for the Parramatta CBD.
- b. The employment-generating uses within the future office building are a core policy aim for Council and are well-positioned adjacent to the commercial core and major public transport and cultural facilities.
- c. The site specific DCP controls are recommended to be amended in response to the DPE’s analysis to require a well-proportioned, tall and slender commercial tower that does not encroach the Parramatta Square Solar Access Plane (PSQ SAP) angle to reduce the mass and presence on Centenary Square and the civic spaces and open up views across the podium to the surrounding streets and sky. A tall, slender tower on the northern site and an appropriate street wall consistent with the site-specific DCP is considered by Council officers to be consistent with the principles outlined in the DPE’s letter dated 17 October 2022 for assessing additional floor space. This recommendation also responds, in part, to the submissions objecting to the proposal as a slender tower is considered to lessen the impact on St John’s Cathedral and Centenary Square.
- d. The site specific DCP controls provides for:
 - i. The height and design of the street wall/ podium at the base of both the commercial building (northern development site) and mixed use building (southern development site) to respond to the varying interface conditions (street, squares, heritage, and open space).
 - ii. The massing of the mixed use building on the southern development site to respond to the constrained site conditions and adjacent

heritage while opening up rear vehicle access for a future laneway to Marsden Street.

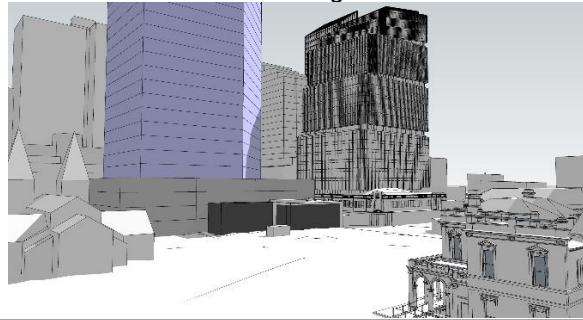
- iii. Approval by Council of a design brief and public domain design that provides publicly accessible open spaces complementary to the existing Parramatta Square and Centenary Square.
 - e. The Planning Agreement, if activated, provides for the following key benefits: licence in perpetuity for public access to the open space surrounding the Cathedral, dedication of land to enable a laneway to Marsden Street, embellishment of land to create a civic space to be maintained by the Church in perpetuity and monetary contribution to the value of \$5 million.
 - f. Additional height in the area outside the Highly Sensitive Park Edge Area (west of Marsden Street) is not inconsistent with the tripartite agreement for the Old Government House and Domain UNESCO heritage protection area, and no objections to height were received from the Commonwealth Department of Infrastructure, Transport, Regional Development and Communication (DIRD) and Heritage NSW.
66. As noted at part (c) in the above paragraph, an amendment to the site specific DCP is recommended to respond to issues raised and ensure the proposed tower on the northern development site that includes additional floor space for commercial development is consistent with the DPE's principles for the SEPP2 area. This is discussed as a fourth post exhibition issue below.

POST-EXHIBITION ISSUE #4: AMENDMENT OF THE SITE SPECIFIC DCP

67. After considering the DPE's preliminary findings and principles for the SEPP2 work and desire to balance place values with strategic outcomes, Council officers consider that an FSR greater than the current FSR (3:1 for the northern development site) and in excess of the 10:1 applied to surrounding sites under CBD PP (Amendment 56) can only be supported if the design of the tower is controlled to minimise the impacts on Centenary Square/ Parramatta Square and Church Street.
68. Consequently, to ensure that future design is controlled in this manner, Council officers are recommending amendments to the site specific DCP controls.
69. It is proposed to amend the DCP Figure "Built Form setout plan for Option A/B" and include a new objective and control that makes clear that the tower cannot include floor area under the Solar Access Plane. The objective of the amendment is to create a slenderer tower by prohibiting any encroachment above the podium of the PSQ SAP angle on the Macquarie Street/ Centenary Square corner of the tower to reduce the mass and presence on the civic spaces and open up views across the podium to the surrounding streets and sky. This is demonstrated in the comparison images in **Figure 3** below.

Figure 3: the Northern development site with and without encroachment of the tower above the podium in the Parramatta Square Solar Access Plane (PSQ SAP) under the two options (Option A Parish Hall removed, and Option B parish hall partly retained)

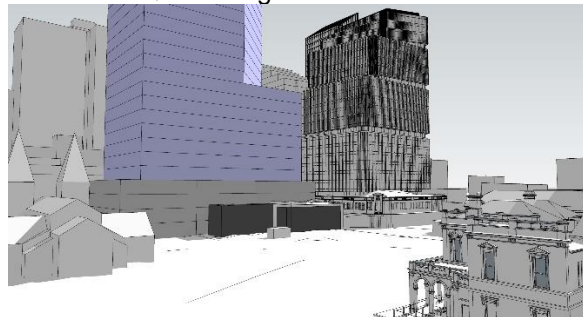
Northern development site – Option A (Parish Hall removed) – **with no** encroachment of the tower into the PSQ SAP angle



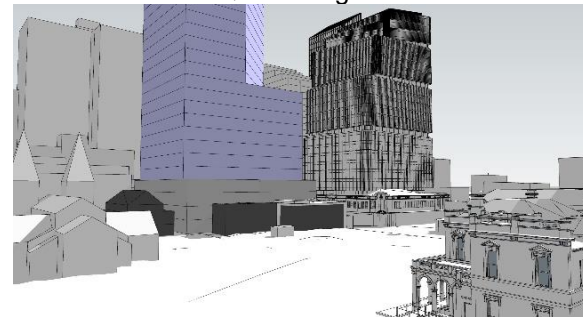
Northern development site – Option B (Parish Hall partly retained) – **with no** encroachment of the tower into the PSQ SAP angle



Northern development site – Option A (Parish Hall removed) – **with** encroachment of the tower into the PSQ SAP angle



Northern development site – Option B (Parish Hall partly retained) – **with** encroachment of the tower into the PSQ SAP angle



70. It is acknowledged that this will have an impact on the floorplate of the proposed building at these levels; however, it has become apparent that to increase amenity for the adjacent public spaces, the tower needs to be more slender. With no encroachment above the podium into the PSQ SAP angle, Option A tower delivers a maximum achievable floorplate of 1732sqm (GBA) or 1472sqm (GFA) being greater than the typical 1300-1500sqm Grade A tower floor plates*. Further, the GFA under the solar access plane is equivalent to 1,877sqm approximately, or 1.2 storeys, and given this, can be accommodated under the height limit for the site.

**As per the Urbis Study, "Economic Review – Achieving A Grade office development" commissioned by Council when preparing the PCBD PP in October 2015 and updated in September 2019.*

71. It should also be noted that this still allows for a contribution of 3,230 jobs across the entire St John's site. The provision of jobs capacity is a key part of Council's strategy for the Parramatta CBD.
72. As a consequence of the amendment described above and the amendments details in **Table 10** of this report, the exhibited Reference Design is no longer consistent with some of the finalised controls in the Planning Proposal and DCP. Therefore, it is important to note that any inconsistencies between the exhibited Reference Design and any finalised controls in the Planning Proposal and DCP will not be justification for a future variation of any of these controls.

COUNCIL OFFICER ASSESSMENT

73. Council officers acknowledge the significant response to this Planning Scheme, which overall was larger than the response to any other site-specific Planning Proposal in the CBD in recent years. A wide range of expert and community stakeholders engaged with the exhibition, and a wide variety of views were expressed in response.
74. Whilst acknowledging the objections and concerns raised, Council officers do not consider that the issues raised in the exhibition response should not prevent the Planning Proposal, DCP and Planning Agreement from proceeding towards finalisation subject to amendments described elsewhere in this report. The recommended change to the DCP for the northern part of the site will result in a more slender tower form than that permitted by the exhibited controls and this responds to both:
- a. the assessment provided by the DPE; and
 - b. in part to the submissions concerned about the impact of the development on the cathedral and Centenary Square.
75. Some DCP amendments are recommended following the post-exhibition consideration as discussed elsewhere in this report, and are summarised below in **Table 10**.
76. While the exhibition response has not prompted any major recommended changes to the Planning Scheme, the policy decisions made by DPE through introducing Amendment No. 56 during exhibition of the Planning Scheme and the preliminary findings for the Western Edge precinct for the SEPP2 work investigating the appropriateness of sites to accommodate additional FSR do have major implications for the Council officer-recommended next steps, specifically:
- a. **Elements of the Planning Scheme which are consistent with Amendment No. 56:**

Council officers consider that those aspects of the Planning Proposal which are consistent with Amendment No. 56 can be removed from this Planning Proposal, as they have already been brought into effect by Amendment No 56 which became active on 14 October 2022. The report recommendation reflects this position. These provisions are:

 - For the southern development site, removal of the 211 RL Height of Building Control provision; and removal of the FSR 10:1 provision.
 - For the northern development site, removal of the provision for the FSR sliding-scale (however, not for the southern development site).
 - For both development sites, removal of the provisions for Parramatta Square solar access, Aerospace investigations, and Car parking.
 - b. **Key element of the Planning Scheme which is not consistent with Amendment No 56 (UCFS provisions):**

DPE's removal of the UCFS provisions in Amendment No. 56 was a critical issue for Council in when the Planning Proposal was finalised, as this decision essentially made the St John's Planning Scheme retrospectively inconsistent with the relevant strategic planning framework on this key matter. Council does not have plan-making authority in this instance, so while Council must form its position on this Planning Proposal, DPE will need to make the final plan-making decision against the backdrop of the strategic framework instituted through DPE's introduction of Amendment No. 56 and the preliminary study results for the second SEPP. DPE's decision on this Planning Proposal then will have flow-on effects for the DCP and Planning Agreement. The following sections of this report outline the Council officer-recommended next steps in light of this issue.

77. In the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement, the DCP should be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only. This is because Council and the Applicant could not reach agreement on what public benefits would be delivered in the case of the Hall being approved for removal, and therefore only a development scenario in which the Hall was retained should be pursued. The Stage 1 DA would no longer be relevant in this instance, as the requirement of the LEP to provide a site-specific DCP (or alternatively a Stage 1 DA) could simply be satisfied by the DCP relating to "Option B" only, as it would be the only option.
78. Council officers recommend that Council not support a renegotiation of the Planning Agreement under this scenario, due to the following:
 - a. Usually, a Planning Agreement is negotiated to mitigate the impacts of increased development potential for a site.
 - b. However, in this instance, the development potential being sought at this site is consistent with a broader strategic framework (i.e. other B3 sites in the CBD PP), which also includes appropriate infrastructure funding mechanisms (i.e. the new CBD contributions plan) related to the increased development potential.
 - c. At this site, the reason for the Planning Agreement is the proposed removal of the Hall, as the Planning Agreement is only applicable if 'Option A' is assessed as acceptable. In other words, Council has formed the position that the Planning Agreement benefits offered would be satisfactory to mitigate the impacts of removing the Hall – *not* to mitigate the impacts of increased development potential at the site. (Noting that Option B also contemplates significant uplift compared with current controls without any triggering of the Planning Agreement).

Recommended minor changes to DCP

79. As noted above, the exhibition has prompted Council officers to recommend minor changes to the DCP as outlined below. These amendments are considered minor and would not require re-exhibition of the DCP. **Table 10** below summarises the changes discussed throughout this report.

Table 10: Summary of the recommended Changes to the DCP (post-exhibition)

Change	Reasoning
Amend the DCP as detailed in this report in TABLE 4: Key Issues Raised in State Agency Submissions and Council Officer Response	In response to issues raised by DPE's Environment and Heritage Group; TfNSW; and Heritage NSW.
Amend the DCP as detailed in this report in TABLE 5: Key Issues Raised in Organisation Submissions and Council Officer Response.	In response to an issue raised by AILA
Include a new objective O.11 and a new control (C.8) under the heading 'Built Form' in both Option A and Option B, and amend the associated figure to require no development above the podium to encroach the PSQ SAP angle for the north-east corner of the Northern development site to reduce the mass and presence on the civic spaces and open up views across the podium to the street and sky.	In response to an issue raised by DPE in the study results for the Second CBD SEPP.
Update the DCP to correct consequential changes and housekeeping amendments as a result of Amendment 56 coming into force and other administrative changes to the CBD DCP as part of its finalisation.	In response to issues identified by Council officers.
Amend diagrams in the DCP to reflect the intent of the exhibited DCP controls where inconsistencies have been identified. This includes for Option A and B the Public domain setout plan, and the Built Form setout plan.	In response to issues identified by Council officers.
Amend the figures for option A and Option B in the section titled 'Options for Development and Planning Pathway' to amend the label to say 'Building Sites' instead of 'Maximum extent of new buildings' to align with the other figures.	In response to issues identified by Council officers.
Amend explanatory text in the DCP under the heading 'Options for Development and Planning Pathway' to require an 'Updated Reference Design' to be submitted with the Stage 1 DA.	In response to an issue identified by Council officers.
Amend explanatory text in the DCP under the heading 'Options for Development and Planning Pathway' to correct an error. <i>"Where a Stage 1 Development Application determined that the St Johns Parish Hall should be removed and replaced 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</i>	In response to an issue identified by Council officers.

<i>St Johns Parish Hall should be <u>partially retained removed and replaced</u>, 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”.</i>	
Amend control C.3 under the heading ‘Built Form’ in both Option A and Option B to clarify the western tower setback for the northern development site is 6 metres (not 9 metres) from the podium edge..	In response to an issue identified by Council officers.
Amend control C.1 under the heading Heritage in ‘G. Development to Benefit a Heritage Item’ in both Option A and Option B to include the ‘St John’s Anglican Cathedral’ as one of the identified heritage items to be subject to conservation. <i>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 <u>St John’s Anglican Cathedral</u>, St John’s Building, Warden’s Cottage and memorial gateway.</i>	In response to an issue raised by Council officers and in a submission from a Resident/ Individual.
Amend the text under the heading ‘Desired Future Character’ to clarify that the land around the Cathedral is open space as opposed to public space.	In response to an issue identified by Council officers.

GATEWAY ISSUES

80. Two minor compliance issues with Gateway conditions have been identified post-exhibition, as outlined in the below table. Council officers note that these are minor technical errors that are unlikely to change the planning outcomes, as detailed in the third column.

Table 12: Minor Gateway Compliance Issues

Requirement	Issue	Council Officer Consideration
Gateway requirement 1(e): Prior to public exhibition, Council is to amend the planning proposal and supporting documentation as follows...updated to address the direction regarding Remediation of Contaminated Land. NB: Direction 4.4, issued by the Minister of Planning under Section 9.1(2) of the EP&A Act 1979 and the Remediation of Land State Environmental Planning	The Planning Proposal and supporting documentation was not amended to address this Direction.	There are no aspects of the natural or built environment that require a preliminary site investigation report to be submitted because of consideration of this Planning Proposal. The potential variations to development standards that may arise because of this planning proposal will, through the proposed regime of design excellence, as well as the general provisions of the assessment process,

<p>Policy (SEPP), requires Council to consider contamination issues when rezoning land</p>		<p>ensure that environmental effects of development are appropriately managed and mitigated.</p> <p>Further, the planning proposal does not contain provisions that contradict or would hinder the application of SEPP No 55 Remediation of Land.</p> <p><u>Steps to address:</u></p> <ol style="list-style-type: none"> 1. Amend the PP to address the matter prior to sending to the DPE for finalisation consistent with any resolution of Council. 2. Advise the DPE to consider this matter in their plan-making.
<p>Gateway requirement 3 (in part): <i>Council should raise the possibility of State infrastructure needs generated by the proposal when consulting State Agencies and forward their comments to the Department upon receipt.</i></p>	<p>State infrastructure needs were not specifically raised in the consultation letter to State Agencies.</p>	<p>State Agencies were consulted on the Planning Scheme at the start of the exhibition, with links to documentation included. The submissions received from State Agencies were forwarded to DPE for their consideration as the plan-making authority for the Planning Proposal.</p> <p>It should also be noted that this has been superseded by a clause which has been inserted in the Parramatta LEP via CBD PP Amendment 56) which requires a contribution to State government infrastructure which renders this consultation unnecessary.</p> <p><u>Steps to address:</u></p> <ol style="list-style-type: none"> 1. Advise the DPE to consider this matter in their plan-making.

81. The Gateway Determination also contains a condition for finalisation by 30 November 2022. It is for this reason that an extraordinary Local Planning Panel (LPP) Meeting was arranged. The LPP extraordinary meeting will allow Council

to consider the matter on 14 Nov 2022 and allow sufficient time for the matter to be forwarded to DPE by this deadline.

LEGAL & FINANCIAL IMPLICATIONS FOR COUNCIL






82. The legal and financial implications for Council centre on the Planning Agreement, which has been previously summarised in this report at Table 1 under the heading 'Planning Scheme Description' and is also included at **Attachment 3**. As outlined in this report, the Planning Agreement would only be triggered if the developer obtains a Construction Certificate for demolition of the Hall. The Planning Agreement at **Attachment 3** is in a form that can be executed.
83. The previous reports to Council on 21 February 2022 and 22 March 2022 have detailed the financial implications for Council in relation to the new vehicle laneway from Marsden Street to the rear parking area of the 181 Church Street, Parramatta through the development of 41, 43 and 45 Hunter Street. Specifically, the reports flagged that if Council is unable to secure the dedication of required land for the vehicle laneway, Council may need to acquire the land.
84. The landowners of 41-43 Hunter Street in previous discussions with Council for redevelopment of the site as a private hospital, have designed an access lane consistent with the lane proposed by Council. They have also verbally advised Council officers they are willing to discuss how legal access to the lane can be secured by Council. However, their proposal will be assessed as a State Significant Development and Council will need to request the DPE enable legal access to Council to the laneway land.
85. The exhibited Planning Scheme included in the Planning Agreement an offer to dedicate via stratum the lane on the 45 Hunter Street site (St John's site). In the situation where the dedication of the land does not eventuate via the Planning Agreement (because approval of the demolition the Hall is not granted and the Agreement is not enacted), Council could seek to acquire the land at the development application stage when redevelopment of 45 Hunter Street occurs at some time in the future.

Janelle Scully
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ATTACHMENTS:

1	 COUNCIL REPORT 14 Nov 2022 - Attachment 1 - PLANNING ~ St John's Planning Scheme RZ 5 2018 v2	88 Pages
2	 COUNCIL REPORT 14 Nov 2022 - Attachment 2 - Site Specific DCP CONTROLS - post exhibition amendments (261022, Final) St John's Planning Scheme RZ/5/2018	33 Pages
3	 COUNCIL REPORT 14 Nov 2022 – Attachment 3 – Planning Agreement – St John's Planning Scheme RZ/5/2018	74 Pages
4	 COUNCIL REPORT 14 Nov 2022 - Attachment 4 - Community Engagement Plan (271022, Final) - St John's Planning Scheme RZ/5/2018	145 Pages
5	 COUNCIL REPORT 14 Nov 2022 - Attachment 5 - Letter from DPE 17 October 2022 - Parramatta CBD Planning Proposal (Amendment 56) & SEPP 2 Preliminary study results	2 Pages

REFERENCE MATERIAL



PLANNING PROPOSAL

St John's Cathedral

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

October 2022

cityofparramatta.nsw.gov.au

Planning Proposal – St John's Anglican Church site RZ/5/2018

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Planning Proposal – St John's Anglican Church site 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 – Amendments following Council's resolution of 21 March 2022 for public exhibition
5.	City of Parramatta Council	November 2022 – Report to Council

Planning Proposal – St John's Anglican Church site 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.

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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.

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Under *Parramatta Local Environmental Plan 2011 (Amendment No. 56 published on 14 October 2022)**, the subject site:

- is zoned SP1 Place of Public Worship and B4 Mixed use;
- has a maximum building height of 36 metres, 24 metres, 18 metres and 211RL**;
- has a maximum floor space ratio (FSR) of 3:1 and 10:1** 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.

** The relevant LEP controls for this site changed during the public exhibition. This is because the Department of Planning and Environment (the Department) finalised the Parramatta CBD Planning Proposal (CBD PP) on 6 May 2022 during the public exhibition of this Planning Proposal. The CBD PP amendment was Amendment No. 56 to Parramatta LEP 2011 (PLEP 2011), and became active on 14 October 2022 following publication on the NSW legislation website.*

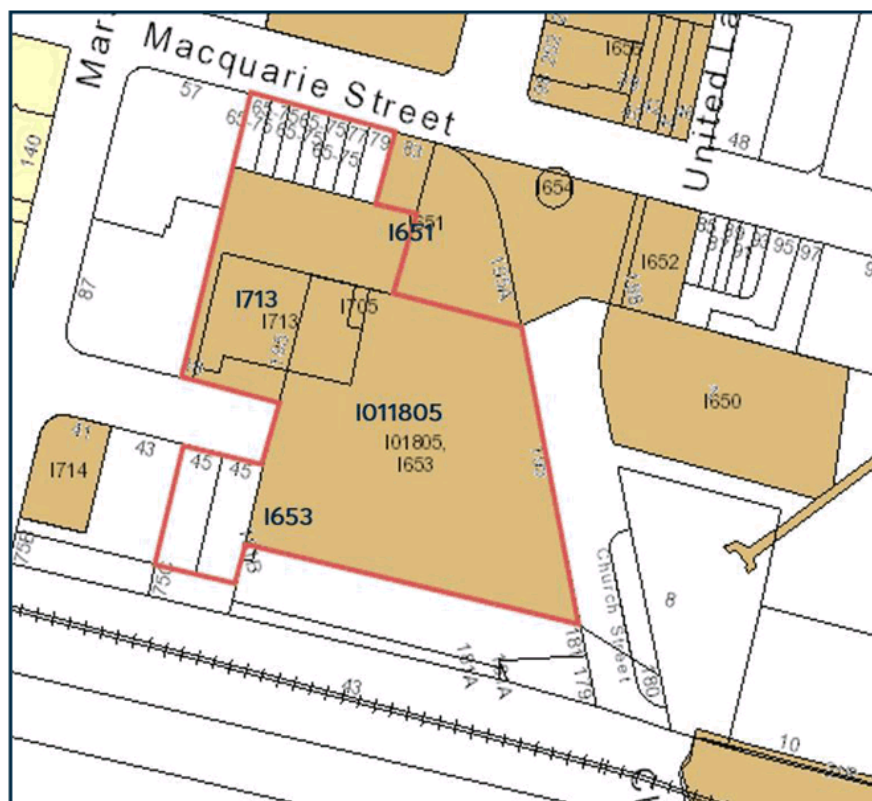
*** The FSR and Height controls in the Planning Scheme for the southern development site (i.e. 45 Hunter St) are consistent with Amendment No. 56. As these planning controls have already been brought into effect through the CBD PP, they are no longer a technical requirement of this site-specific Planning Proposal. The other draft site-specific controls for this site remain part of the Planning Proposal. This is discussed further in Part 2 Explanation of Provisions.*

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.



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.

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.

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

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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:

(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*

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- 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 21 February 2022) 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.*

On 27 March 2022, the Department issued an Alteration to the Gateway Determination to include an additional site specific clause 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.

Consistent with 21 March 2022 Council resolution the Planning Proposal was exhibited from 29 March 2022 to 13 May 2022.

On 23 May 2022, the Department issued an Alteration to the Gateway Determination which requires the Planning Proposal to be finalised by 30 November 2022.

[NOTE: The Planning Proposal is being reported to the Council Meeting on 15 November 2022. The resolution from this meeting will be included here following the meeting and prior to forwarding to the Department for finalisation].

Planning Proposal – St John's Anglican Church site RZ/5/2018

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

This Planning Proposal seeks to changes to Parramatta Local Environmental Plan (LEP) 2011 to change the zoning of some of land, amend the permissible density controls on the site (height of buildings and floor space ratio) and identify a portion of land on the Land Reservation Acquisition Map together with some other amendments. The amendment to controls are sought to enable redevelopment of the site including two buildings – a commercial tower and mixed-use building with associated works including enhanced open space around the St John's Anglican Cathedral building.

Planning Proposal – St John's Anglican Church site RZ/5/2018

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (Amendment No. 56)* in relation to the zoning, height and floor space ratio controls **and some other amendments**.

The provisions of the Planning Proposal relating to 45 Hunter Street that are consistent with the finalised Parramatta CBD Planning Proposal through the publication of PLEP 2011 (Amendment 56) are no longer part of the Planning Proposal. These provisions are the 211 RL Height of Building control (formerly 36 metres) and the 10:1 Floor Space Ratio control (formerly 3:1).

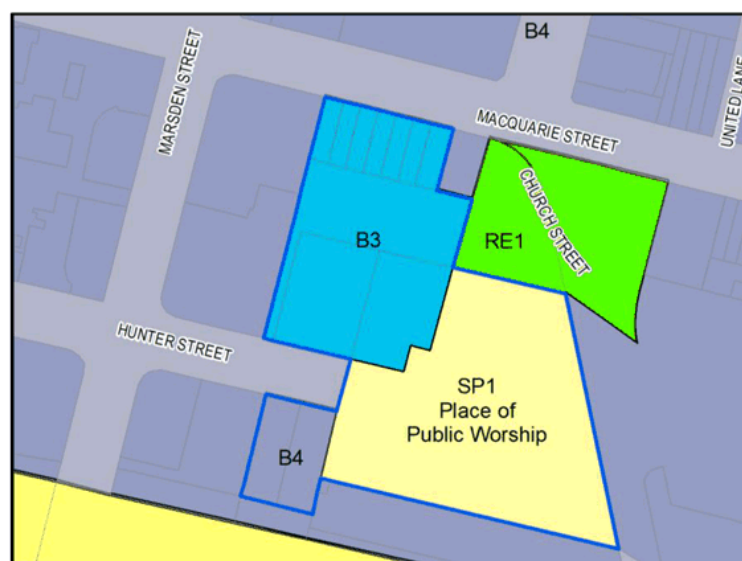
Therefore, in order to achieve the desired objectives, Council officers recommended the following amendments be made to the Parramatta LEP 2011 to achieve the intended outcome of the proposed plan.

- 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.

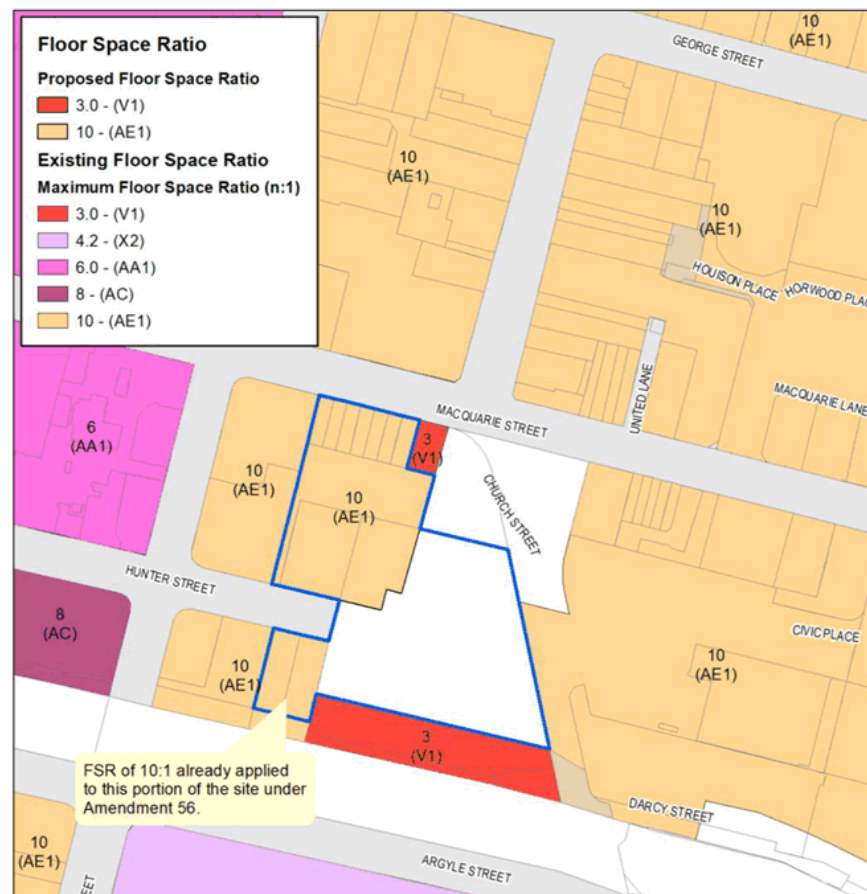
Figure 6 – Proposed Land Use Zoning

- ii. The Floor Space Ratio (FSR) map be amended to apply a maximum FSR of 10:1 only to the area shown on the proposed Land Zoning map to be zoned B3 Commercial Core. The area shown as SP1 Special Activities on the proposed Land Zoning map will continue to have no FSR control applied, consistent with the existing FSR controls applying to the site. This arrangement is illustrated in Figure 7, below. It is to be noted that the FSR of 10:1 on the southern portion of site at 45 Hunter Street has already been applied consistent with the commencement of Amendment 56 to Parramatta LEP 2011 on 14 October 2022. The FSR for 45 Hunter Street is to be unchanged with this planning proposal.

Figure 7 – Proposed Floor Space Ratio



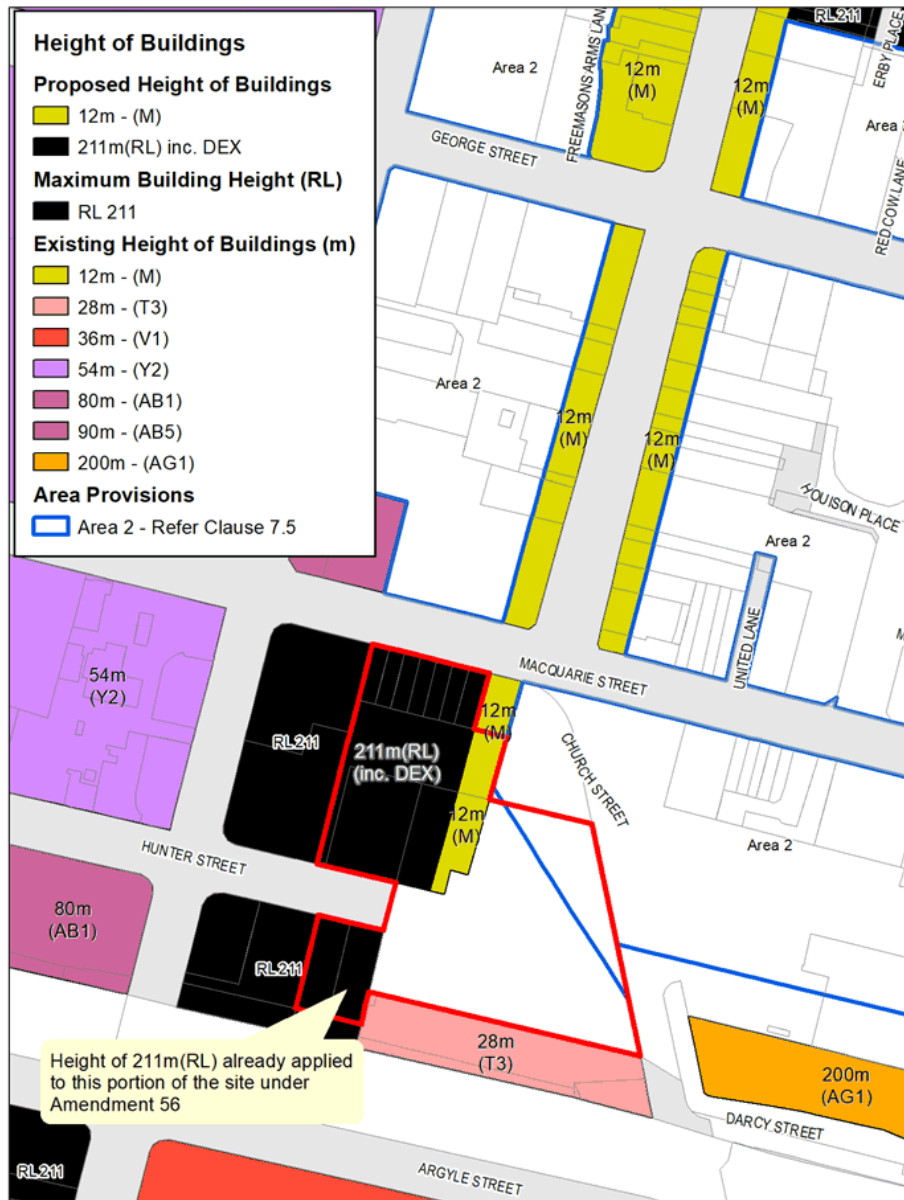
Planning Proposal – St John's Anglican Church site RZ/5/2018



- iii. An additional site-specific local provision be included, which allows further **additional bonus commercial floor space** for commercial development on the portion of the site identified as "Area 21A" on the Special Provisions Areas Map – see figure 10 – and equates to the extent of the land to be zoned B3 Commercial Core. The additional bonus commercial floor space permitted will be not greater than 6:1 calculated based on that the portion of the site labelled "Area 21A" on Figure 10, which is approximately 4,295sqm in area. For the sake of clarity, the applicant will still be permitted to access the design excellence bonus provisions but the bonus will apply only to the mapped FSR of 10:1. No design excellence bonus will be available to the 6:1 commercial floor space bonus.
- iv. An additional site-specific local provision be included, which limits the height of a building to a maximum of 211m Reduced Level (inclusive of Design Excellence). This also applies to the land identified as "Area 21A" on the Special Provisions Areas Map.
- v. The sliding-scale provisions contained within Parramatta LEP 2011 (Amendment No. 56) **remain applied to the subject-site apply to the B4 Mixed Use site.**
- vi. The Height of Building Map be amended to apply maximum building height controls of 211 metres Reduced Level and 12 metres in the locations **outlined in red** in Figure 8 (Recommended - Building Height) of this report with no building height being applied to the portion **zoned SP1 Special Activities (Place of Public Worship)** containing the Cathedral. The HOB for 45 Hunter Street is to be unchanged with this planning proposal.

Planning Proposal – St John's Anglican Church site RZ/5/2018

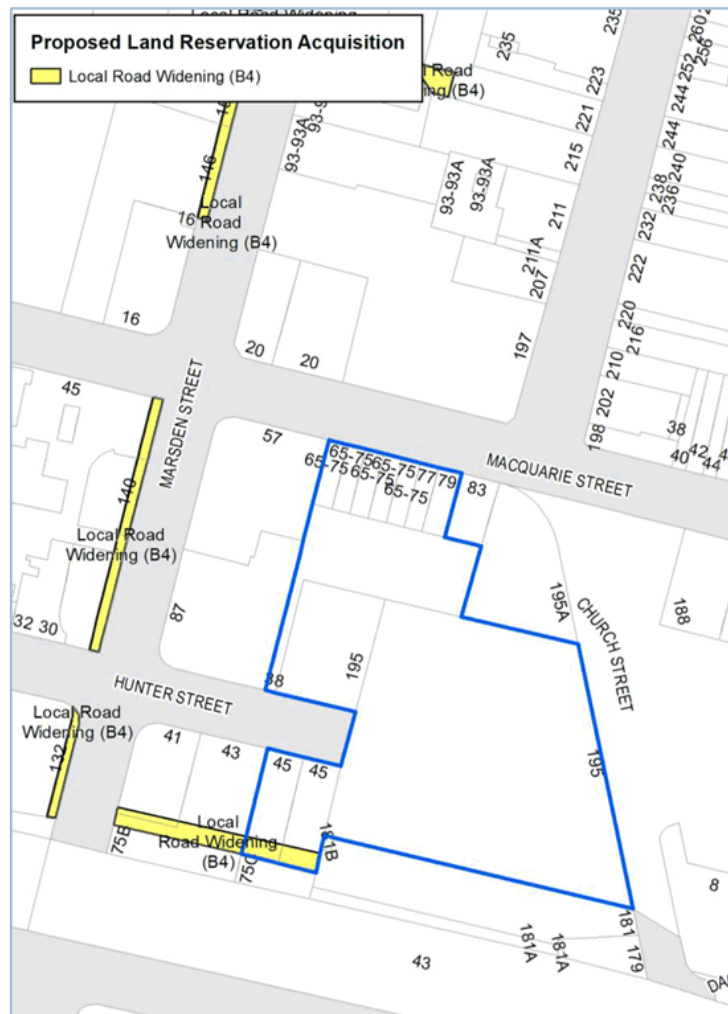
Figure 8 – Proposed Height of Building



- 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 with Council as the relevant acquisition authority for land reservation to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6m wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.

Figure 9 Land Reservation Acquisition Plan

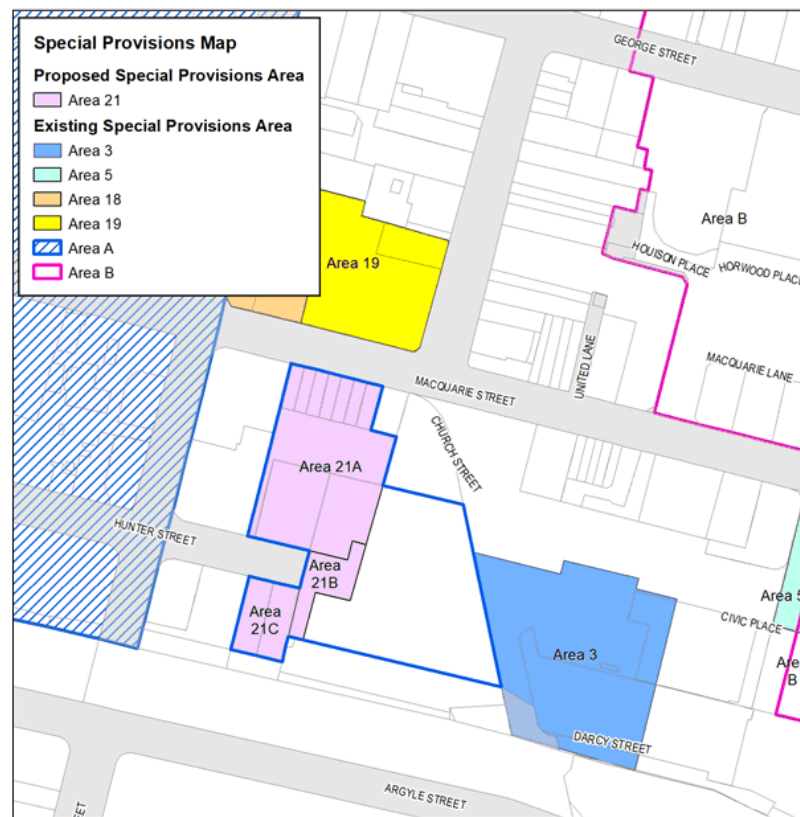
Planning Proposal – St John's Anglican Church site RZ/5/2018



- viii. An additional site-specific provision be inserted to allow car-parking as a permissible use on the land identified as "Area 21B" on the Special Provisions Areas Map. "Area 21B" is consistent with a portion of the land zoned SP1 – Special Activities (Place of Public Worship) where shared basement car parking is intended to be provided in conjunction with any redevelopment of the St John's Church site. This is shown in Figure 10 of this report

Figure 10 Additional Permitted Use for Parking in SP1 Special Activities Zone

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Planning Proposal – St John's Anglican Church site RZ/5/2018

- ix. An additional site specific clause be inserted to require for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta to a development control plan has been prepared and considered for the St John's Anglican Church development site that provides for the matters - 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.

See also Appendix 20 – Draft Potential LEP clauses

Other relevant matters

2.1.1 Draft DCP

Council endorsed on 21 March 2022 for public exhibition an associated draft site specific DCP. The draft site-specific DCP proposes guidelines on heritage, public domain, built form, vehicle access and car parking, flood management, and environmental sustainability for the re-development, including two options in relation to St John's Parish Church Hall (a local heritage item). The controls for Option A relate to removal and replacement of the Church Hall, and the controls for Option B relate to partial retention of the original c1910 Church Hall structure.

The site-specific DCP **was** exhibited with the Planning Proposal.

[Note: This section to be updated following the Council meeting on 15 November 2022]

2.1.2 Planning Agreement

Council endorsed on 21 March 2022 for public exhibition as associated draft Planning Agreement. The draft Planning Agreement details the public benefits the Church will be required to provide if they are able to secure approval to demolish the Church Hall. The public benefits include public access to the Church grounds which the Church has also agreed to upgrade, and provision of vehicle and pedestrian access arrangements that will make moving around this part of the City easier and safer.

Specifically, the Applicant is proposing the following public benefits:

- (a) 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.
- (b) Stratum dedication of land to enable laneway between 181 Church Street site and Marsden Street
- (c) 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.
- (d) Embellishment of the following land to create a civic space:
 - (i) Church land between the Cathedral building and Hunter Street
 - (ii) Portion of road in front of 45 Hunter Street to be closed and included in the civic space but remain in Council ownership
- (e) Church to bear the maintenance and liability for the civic space site (including the Council owned portion) in perpetuity.

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- (f) 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.
- (g) 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.

The Planning Agreement **was** be exhibited with the Planning Proposal.

[Note: Text to be updated following the Council meeting on 15 November 2022]

Planning Proposal – St John's Anglican Church site RZ/5/2018

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

Note: When this Planning Proposal was placed on exhibition the CBD Planning Proposal referred to in this Section of the document had been exhibited but had not yet been finalised.

The CBD PP was finalised as Amendment 56 of Parramatta LEP 2011 on 6 May 2022. The controls in Amendment 56 came into force on 14 October 2022. Any reference in this part of this document to the CBD Planning Proposal should be read as a reference to the controls that were made in Amendment 56 after the exhibition of this site specific 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 CBD Planning Proposal 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 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.

Planning Proposal – St John's Anglican Church site RZ/5/2018

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Greater Sydney Region Plan - A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036. The adoption of the Greater Sydney Region Plan will supersede A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions which are each contains Potential Indicator and, generally, a suite of objective/s with each objective supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 2, below.

Table 2 – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The Planning Proposal will facilitate an increase in A-Grade office space and therefore jobs within the commercial core of Parramatta CBD on a site and within the GPOP area in line with the vision of the Regional Plan.
	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

Planning Proposal – St John's Anglican Church site RZ/5/2018

Liveability Direction	Relevant Objective	Comment
A city for people	O7: Communities are healthy, resilient and socially connected	The Planning Proposal enables employment generating floor space in the commercial core of the Parramatta CBD adjacent to public transport interchange providing people from all age easy access to services, work and education.
		The proposed publicly 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 the 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 Southern development site 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
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Planning Proposal – St John's Anglican Church site RZ/5/2018

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	<p>The proposed development provides for commercial floor space, and retail space, with a control to allow additional commercial FSR (up to 6:1) for the B3 zoned land.</p> <p>The number of jobs created by this proposed development (potential for up to 3230 jobs) 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.</p>

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

Planning Proposal – St John's Anglican Church site RZ/5/2018

a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities which are each supported by various Actions. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 6, below.

Table 6 – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure <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 publicly 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.

Planning Proposal – St John's Anglican Church site RZ/5/2018

<p>O7: Communities are healthy, resilient and socially connected with diverse neighbourhoods</p>	<p>PP C4: Working through collaboration</p> <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 	<p>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.</p> <p>The proposed publicly 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.</p>
<p>Housing the city</p> <p>O10: Greater housing supply</p> <p>O11: Housing is more diverse and affordable</p>	<p>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <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>
<p>A city of great places</p> <p>O12: Great places that bring people together</p> <p>O13: Environmental heritage is identified, conserved and enhanced</p>	<p>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <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.

Planning Proposal – St John's Anglican Church site RZ/5/2018

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 competitive economy in the city centre by</p>
		<p>activating the area at different times of the day.</p> <p>Furthermore, any development on the site will be subject to the car parking rates in Parramatta LEP 2011 (Amendment 56) 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>
Jobs and skills for the city O14: The plan integrates land use and transport creates walkable and 30 minute cities	PP C9: Delivering integrated land use and transport planning and a 30-minute city <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>
O24: Economic sectors are targeted for success	PP C12: Supporting growth of targeted industry sectors <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 Centenary Square and Parramatta Park to the east and west 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
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Planning Proposal – St John's Anglican Church site RZ/5/2018

O30: Urban tree canopy cover is increased	PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections • A68: Expand urban tree canopy in the public realm	The concept plan for the public domain of the site proposed the removal of two of the existing 20 trees on the site and to replace with 8 new trees in their place.
A city in its landscape O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	The Planning Proposal proposes to expand the existing underutilised open space and create a new 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. Furthermore, the site is subject to existing provisions within Parramatta LEP 2011 (clause- 7.4) ensuring proper sun access protection in place for Parramatta Square to the east of the site.
An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	PP C19: Reducing carbon emissions and managing energy, water and waste efficiently • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050	The Proposal seeks to construct an A-grade commercial building on the site which usually means more high-specification renovation and amenities with naturally-lit space. The proposed plan also adopts the maximum car parking rates in line with the Parramatta CBD Strategic Transport Study with an aim to reduce private car usage and encourage public transport patronage and sustainable ways of travelling. This will effectively reduce the carbon emissions and contribute to create a low-carbon city in Parramatta LGA.

3.2.2 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including:

- Allowing for the concentration of employment particularly A-grade commercial floor space around transport nodes which was identified as being critical for the growth of the Parramatta City Centre
- Contributing towards dwelling target for Parramatta CBD
- Increasing the attractiveness of the City Centre for investment and visitation

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:

Planning Proposal – St John's Anglican Church site RZ/5/2018

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.

The CBD Planning Strategy vision has evolved via the preparation of the CBD Planning Proposal. The actions in the strategy have been pursued to allow the CBD Planning Proposal to be prepared and the policies recommended in the strategy have evolved as the more detailed planning proposal has been drafted.

Parramatta CBD Planning Proposal

The draft CBD Planning Proposal was initially endorsed by Council on 11 April 2016 and forwarded to the Department of Planning Industry and Environment to seek a gateway determination be issued. A gateway determination was received on 13 December 2018 requiring Council to meet a series of conditions prior to the CBD Planning Proposal being exhibited.

A series of studies and further analysis was prepared to respond to the conditions of the Gateway Determination with this work culminating in the Council endorsing an amended Planning Proposal on 25 November 2019 for re-submission to the Department of Planning Industry and Environment. Council has requested the Department provide authorisation for the plan to be placed on public exhibition. 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.

As indicated in the note at the beginning of this section the Department finalised the Parramatta CBD Planning Proposal on 6 May 2022 as Amendment No. 56 to Parramatta LEP 2011 and the amendments became active on 14 October 2022.

A key change to the Council endorsed CBD PP controls included the removal of the Unlimited Commercial Floor Space (UCFS) provision for certain B3 Commercial Core and B4 Mixed use land. This is relevant to St John's Planning Scheme as the exhibited Planning Proposal sought to apply similar unlimited commercial floor space provisions on this site. This Council endorsed version of this Site Specific Planning Proposal does not seek to apply Unlimited commercial floor space clauses to this site.

This site specific Planning Proposal seeks to make amendments to the Parramatta LEP 2011 (as amended by Amendment No. 56) that are inconsistent with the provisions of this finalised plan.

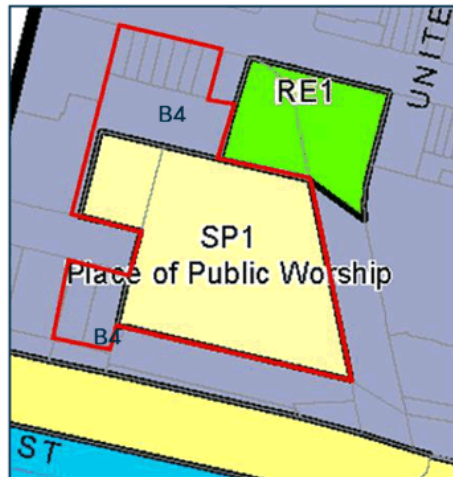
Parramatta CBD Planning Proposal that will come into effect once formally endorsed by the Department of Planning Industry and Environment.

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.

Planning Proposal – St John's Anglican Church site RZ/5/2018

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

Existing Land Use Zoning



Site-Specific Planning Proposal

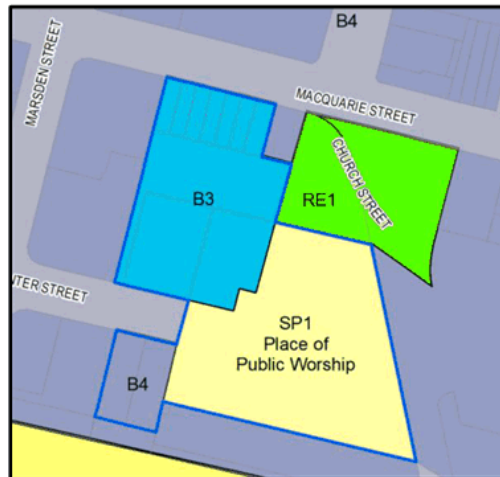


Figure 9 shows this Planning Proposal seeks to introduce a B3 Commercial Core zoning in an area the draft CBD Planning Proposal shows zoned part B4 Mixed Use and Part SP1 Special Activities (Place of Public Worship).

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

26

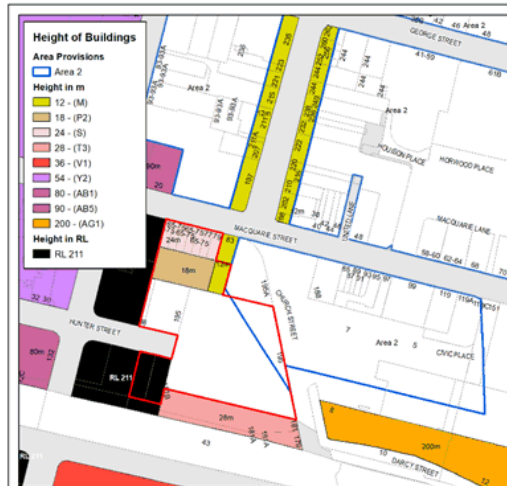
A-grade commercial office building on this portion of the site. It is noted that the B4 Mixed Use allows for commercial office buildings to be constructed. The impact of this change is that commercial office buildings and other permitted commercial uses will be still be permitted on the site but residential 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.

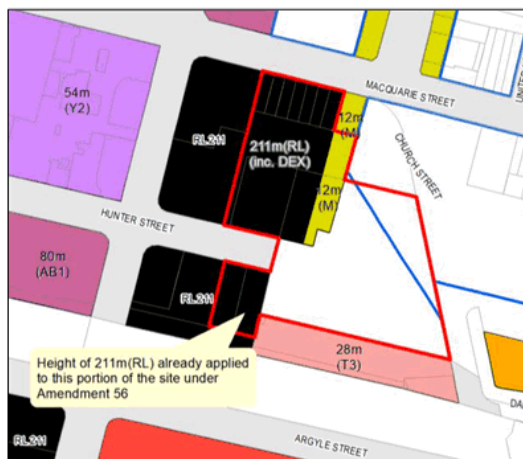
Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 10: Height control under CBD Planning Proposal (top) and proposed height of building in this Planning Proposal (bottom)

Proposed 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.

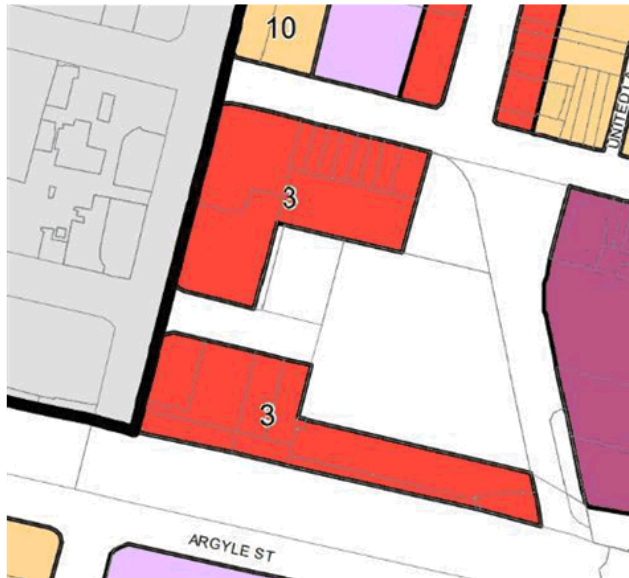
Council engaged Hector Abraham Architects to provide an independent review of the controls and the conclusion reached was that a tall building could be accommodated on this site but that the St Johns Church Hall should be retained (refer to attached documents).

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

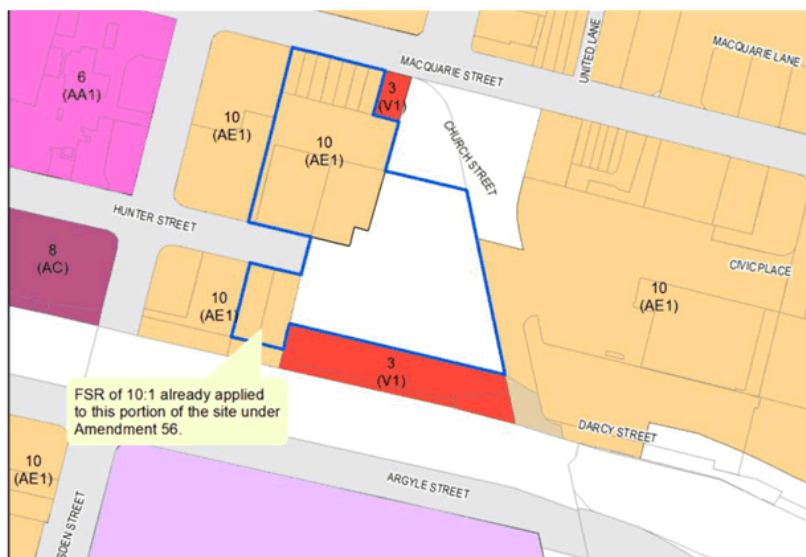
Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 11: FSR control under CBD Planning Proposal (top) and proposed FSR in this Planning Proposal (bottom)

Proposed FSR (top) under CBD PP



Proposed Site specific 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 of 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:-

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1. 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.
2. Introduce a site specific clause that allows for a **maximum floor space on the subject site of 6:1 for commercial floor space**. The draft CBD Planning Proposal proposed to allow unlimited FSR for office premises on sites zoned B3 Commercial Core where they have a minimum site area of 1800 square metres **but this was not supported by the Department when Amendment 56 was made.**

The finalised provisions in Parramatta LEP 2011 (Amendment No. 56) as published on 14 October 2022 for Solar access provisions to protect the public domain of Parramatta Square and an aeronautical operations clause and new maximum car parking rates will apply to this site.

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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).

Note: Since the issuing of a Gateway Determination for this Planning Proposal the State Government has consolidated all SEPPs into 8 SEPPs. Each of the SEPPs below has been consolidated with other SEPP into one of the 8 new SEPPs but the policies within the SEPP have remained unchanged and therefore the assessment of the SEPPs below remains a valid assessment of the SEPPs in place at this point in time.

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.

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SEPP 64 – Advertising and Signage	N/A	The SEPP is not relevant to the Planning Proposal.
SEPP No 65 Design Quality of Residential Flat Development	✓	<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 41-43 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.

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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	<p>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.</p> <p>The Planning Proposal provides for approx. 77,500 sq of GFA and based on an average of 24 sqm/job could deliver up to 3230 jobs.</p>	Yes
2. Environment and Heritage		

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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 principles that underpin the CBD PP consistent with the desired future context of the site.</p>	No
Direction 2.6 Remediation of Contaminated Land	<p>While this Direction was not addressed in the exhibited Planning Proposal document the Direction requires Council to consider the need for any remediation of land as part of any rezoning. This issue was considered as part off the response to SEPP 55 in Table 10 above. Therefore the key issue of contamination of land was considered by Council despite the omission of any reference to this Direction</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>Further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stages 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>	Refer to SEPP 55 in Table 10 above.
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 access to public transport justify a relatively small reduction on residential capacity in the Parramatta CBD. 	Yes

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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

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	<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>	
Direction 4.4 Remediation of Contamination Land	<p>The land is not within an investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.</p> <p>While this Direction was not addressed in the exhibited Planning Proposal document the Direction require Council to consider the need for any remediation of land as part of any rezoning. This issue was considered as part of the response to SEPP 55 in Table 10 above. Therefore, the key issue of contamination of land was considered by Council despite the omission of any reference to this Direction</p>	Yes Refer to SEPP 55 in Table 10 above.
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

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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"> • A maximum 6:1 FSR for commercial uses on the portion of the B3 Commercial Core zoned site (Northern development site) • Additional permitted use for basement parking in a portion of the SP1 Special Activities (Place of Public Worship zone) • Limiting the height of a building to a maximum of 211 Reduced Level (inclusive of Design Excellence) B3 Commercial Core zoned site (Northern development site) • A requirement that a DCP be prepared that provides for the critical matters to be satisfied including the outcome for St John's Parish Hall. <p>It does not impose any unnecessarily restrictive site-specific controls. The provisions above are either:</p> <ul style="list-style-type: none"> - seeking to apply policies proposed in Council's CBD Planning Proposal - in the case of the basement parking, facilitating a reasonable development opportunity for the site, - respond to a Gateway condition (No. 8) in the case of the requirement for a site specific DCP. 	Yes
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 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

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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

NOTE: Following public exhibition of the Site Specific Planning Proposal additional urban design analysis has been undertaken by DPE for the land adjoining the subject site and by Council officer to address the DPE issue and issues raised in submissions. It is this further assessment that resulted in Council amending the controls and moving away from unlimited FSR on part of the subject site

The further assessment is provided in the Council report of 14 Nov 2022 which is included as an Appendix to this document. The text below is retained as the position presented during the exhibition of the SSPP.

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 protected 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.

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Figure 12 – Design Concept Submitted by Applicant

The portion of the site at the southern end of the site zoned B4 Mixed Use proposed to be redeveloped for an office tower is a relatively small site with an area of 864m². If this site is developed by itself side setbacks would need to be minimised to allow for a feasible floor plate as indicated in Figure 13.

However if the site is amalgamated with the adjoining site at 44 Hunter Street a better urban design outcome can be achieved as demonstrated in Figure 14.

Figure 13 Redevelopment 45 Hunter Street

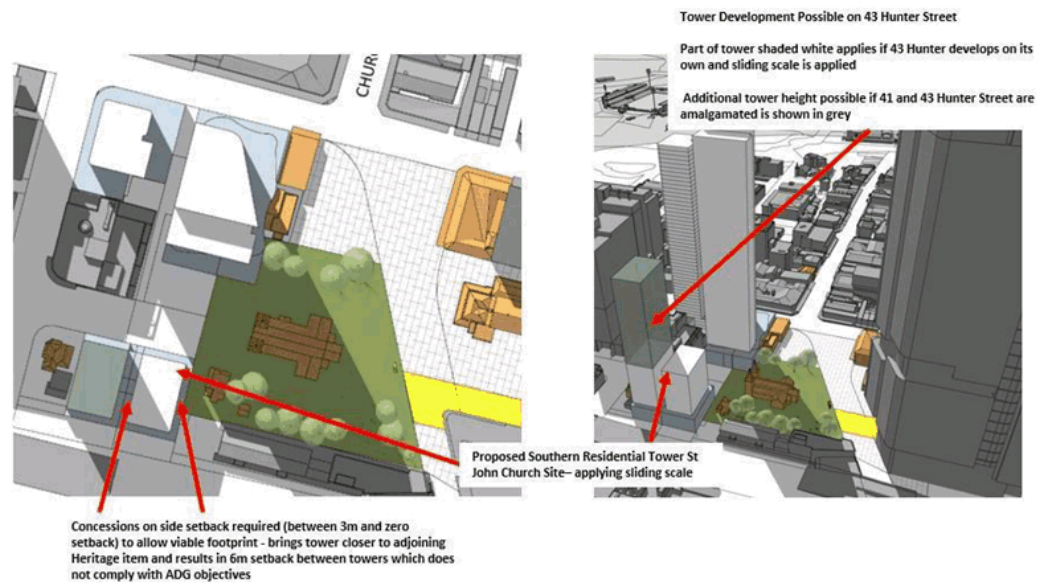
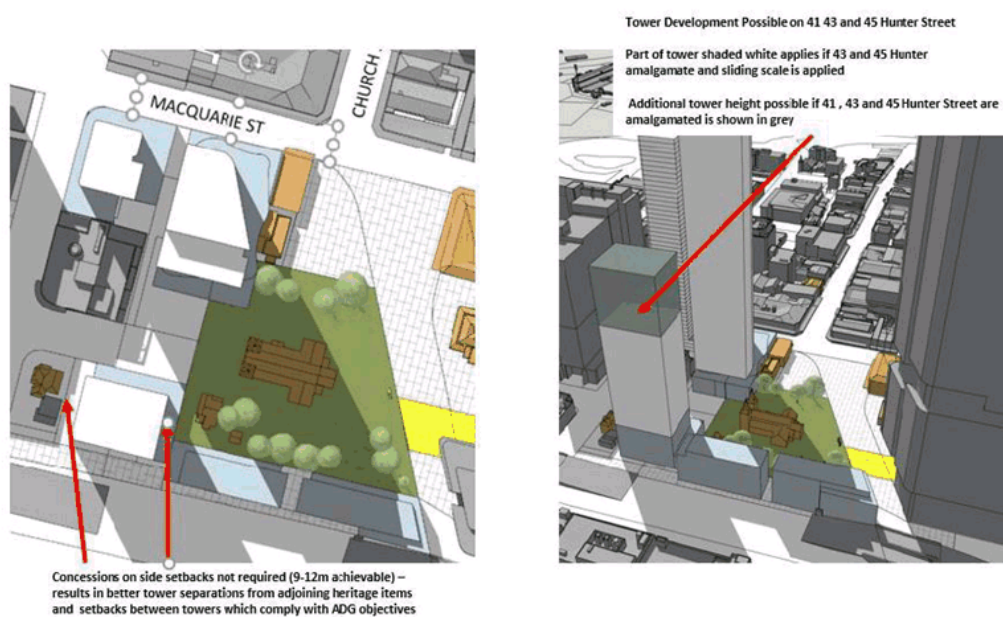


Figure 14 Redevelopment of 41 and 45 Hunter Street as amalgamated site

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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 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.

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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 applicant updated the Traffic Report to reflect this.

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

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

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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 3230 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

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 PLEP 2011 Amendment No 56 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?

A summary of the feedback received from State and Commonwealth public authorities is provided in the table below. A more detailed summary and assessment of these agency submissions is also available in Council Report of 14 Nov 2022

Condition 3 of the Gateway Determination states: Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to

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comply with the requirements of relevant section 9.1 Directions:

- NSW State Emergency Services,
- DPIE – Environment, Energy and Science,
- NSW Heritage;
- Transport for NSW;
- Civil Aviation Safety Authority;
- Commonwealth Department of Infrastructure and Regional Development; and
- Utility providers.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal. Council should raise the possibility of State infrastructure needs generated by the proposal when consulting State Agencies and forward their comments to the Department upon receipt.

In addition to the listed authorities and service providers, Council officers also notified additional authorities, institutions and interest groups considered relevant and/or had requested to be notified of the exhibition process.

High-level summary of submission	Summary of response
<p>Endeavour Energy, Civil Aviation Safety Authority (CASA), Department of Infrastructure, Transport, Regional Development and Communication (DIRD), and Sydney Water</p> <p>These four (4) agencies did not object to the Planning Proposal and offered commentary mainly relating to later stages of the development process.</p>	<p>Noted. The submissions have been forwarded to the Applicant for their information and assistance in progressing the project.</p>
<p>Department of Planning and Environment – Environment and Heritage Group (EHG)</p> <p>Did not object to the Planning Proposal but did raise various issues mainly relating to requesting minor amendments to DCP controls.</p>	<p>For reasons outlined in detail in in Appendix D at Attachment 4, Council officers consider that the majority of the issues raised do not require any amendments to the Planning Scheme, as they are adequately addressed by the proposed controls and/or process laid out for the site.</p> <p>The EHG's view that the Planning Proposal is inconsistent with Ministerial Direction 4.3 Flood Prone Land with the Direction for Flood Prone Land is not supported. DPE did not raise this issue when issuing a Gateway determination and Council's Flood Engineers have also not raised this as an issue. Council officers have included in the recommendation of this report that DPE consider this issue in the plan-making stage.</p> <p>Council officers note that there are some issues where EHG and Council</p>

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	<p>officers have taken a different view, and therefore have included in the recommendation of this report that DPE consider these issues in their plan-making.</p> <p>One minor change to the DCP is recommended in response to this submission; the intent of this minor change is to ensure that the issue of size of new trees is balanced with heritage view lines.</p> <p><u>Original control:</u> <i>"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."</i></p> <p><u>Proposed amended control:</u> <i>"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. The size of trees shall be maximized, within the considerations otherwise outlined in this control."</i></p>
<p>State Emergency Service NSW [SESNSW]</p> <p>Did not clearly object to or support the Planning Proposal, but some comments could be interpreted as objecting to the proposal.</p> <p>In summary, SESNSW continues to have various concerns about the approach to flood planning and management taken in the CBD and has applied those concerns to this site.</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers do not consider that the issues raised by SES require any changes to the planning controls or proposed process.</p> <p>It should be noted that the concerns raised relate to the flood planning and management policy framework that applies to the entire CBD and are not particular to this site. DPE in finalising the CBD PP (Amendment 56) supported and implemented Council's policy framework despite the SES concerns.</p> <p>The remaining part of this policy framework which needs to be implemented are broader DCP</p>

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	<p>controls for the City Centre related to flooding and evacuation policy which at the time of preparing this report are under consideration by Council for finalisation.</p> <p>Council officers consider that Council's policy framework generally address the issues raised in SESNSW's submission; and their requirement for the site-specific controls to be consistent with the broader DCP controls for the City Centre.</p> <p>However, Council officers also note that there are some issues where SESNSW and Council officers have taken a different view, and therefore have included in the recommendation of this report that DPE consider these issues in their plan-making.</p>
<p>Transport for NSW (TfNSW)</p> <p>Did not clearly object to or support the Planning Proposal, but some comments could be interpreted as objecting to the proposal (specifically, TfNSW does not support the car parking spaces stated in the traffic impact assessment, due to good public transport opportunities in close proximity).</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers consider that the majority of issues raised by TfNSW do not require any changes to the planning controls or proposed process.</p> <p>Council officers particularly note TfNSW's comments not supporting the car parking spaces. The Planning Proposal applies rates consistent with the Parramatta CBD Planning Proposal recently finalised by the DPE on 14 October 2022 via PLEP Amendment 56. Council officers and TfNSW have taken a different view on this issue, and therefore Council officers have included in the recommendation of this report that DPE consider this issue in their plan-making.</p> <p>One minor change to the DCP is proposed in response to this submission. An additional objective and control is proposed, with the intention of clarifying and strengthening the position around the location of servicing/loading activities:</p> <p><i>"Oxx. Minimise the impact of vehicular servicing and loading activities on the surrounding street network."</i></p>

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	<i>"Cxx. All vehicular servicing and loading activities shall be accommodated on-site."</i>
<p>Heritage NSW</p> <p>Did not object to the proposal, and offers commentary mainly relating to the DCP and future development assessment matters that Heritage NSW would like to see addressed including an archaeological report.</p>	<p>For reasons outlined in detail at Appendix D at Attachment 4, Council officers consider that the majority of issues raised by Heritage NSW do not require any changes to the planning controls or proposed process, with most of the issues raised therein will be assessed in the staged DA process that the Planning Scheme sets out.</p> <p>Two minor changes to the DCP are proposed in response to this submission as follows:</p> <p>Firstly, in the steps outlined for the staged DA process under the heading 'Options for Development and Planning Pathway', a new report is required in the first step being an Archaeological report, based on archaeological testing.</p> <p>Secondly, an additional objective and control is proposed in 'Part B Understanding the Place' of the Heritage Controls for both Option A and Option B to align with the requirement for an archaeology report to be submitted with the Stage 1 DA.</p> <p><i>"O.3. Ensure the archaeological resources of the place determined through early archaeological test excavations and incorporated into the Archaeological report inform the detailed design for the site. of the excavations are incorporated into the detailed design".</i></p> <p><i>"C.2. The recommendations of the Archaeological report (that includes the results of the test excavations) are to be incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological research design and excavation methodology is to occur".</i></p>

Planning Proposal – St John's Anglican Church site RZ/5/2018

PART 4 – MAPPING

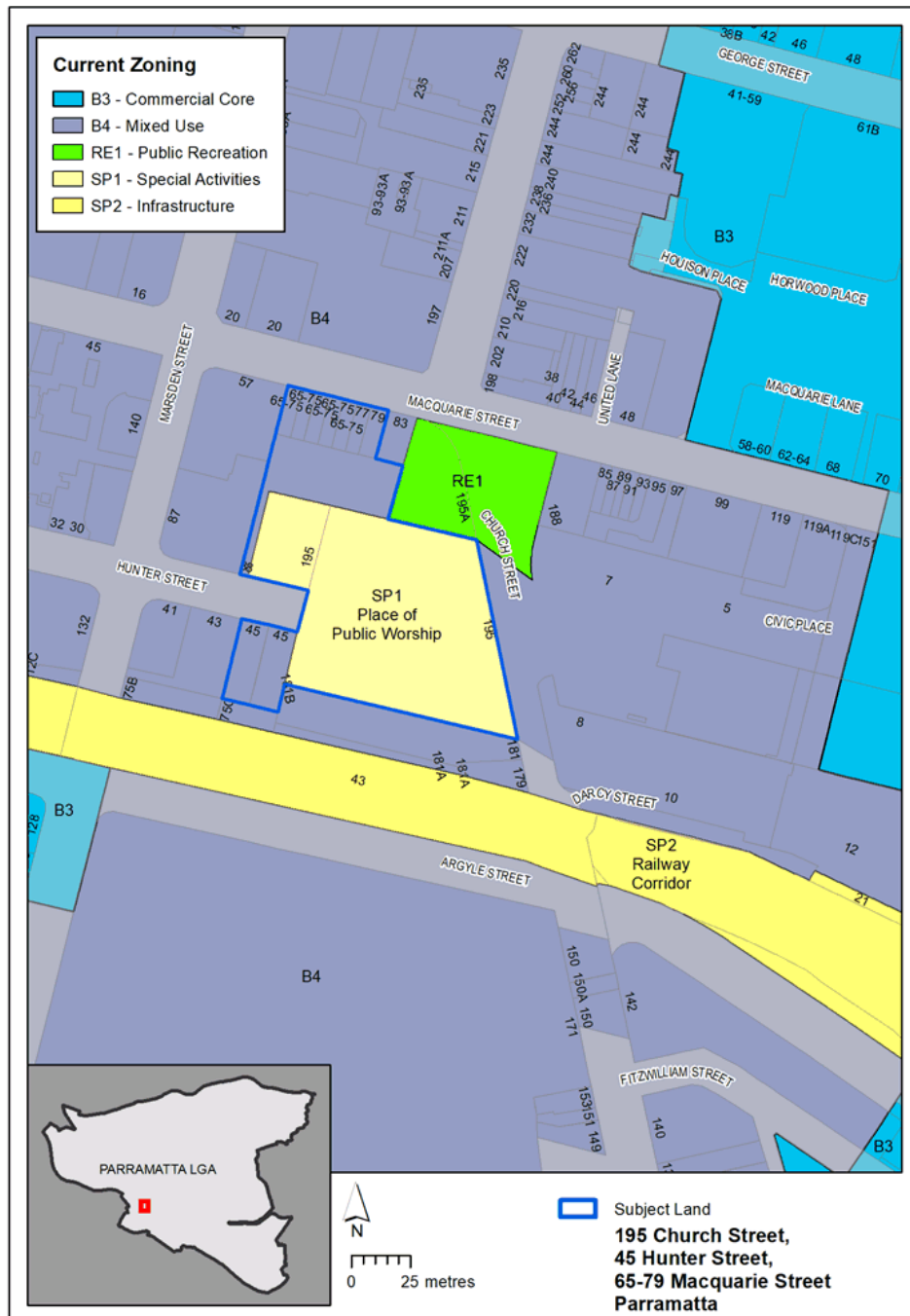
4.1 Existing provision

This section illustrates the current *PLEP 2011* as per *Amendment 56* controls published on 14 October 2022 which apply to the site.

Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 15 illustrates the existing zoning of the subject site being part SP1 Place of Public Worship and B4 Mixed Use.

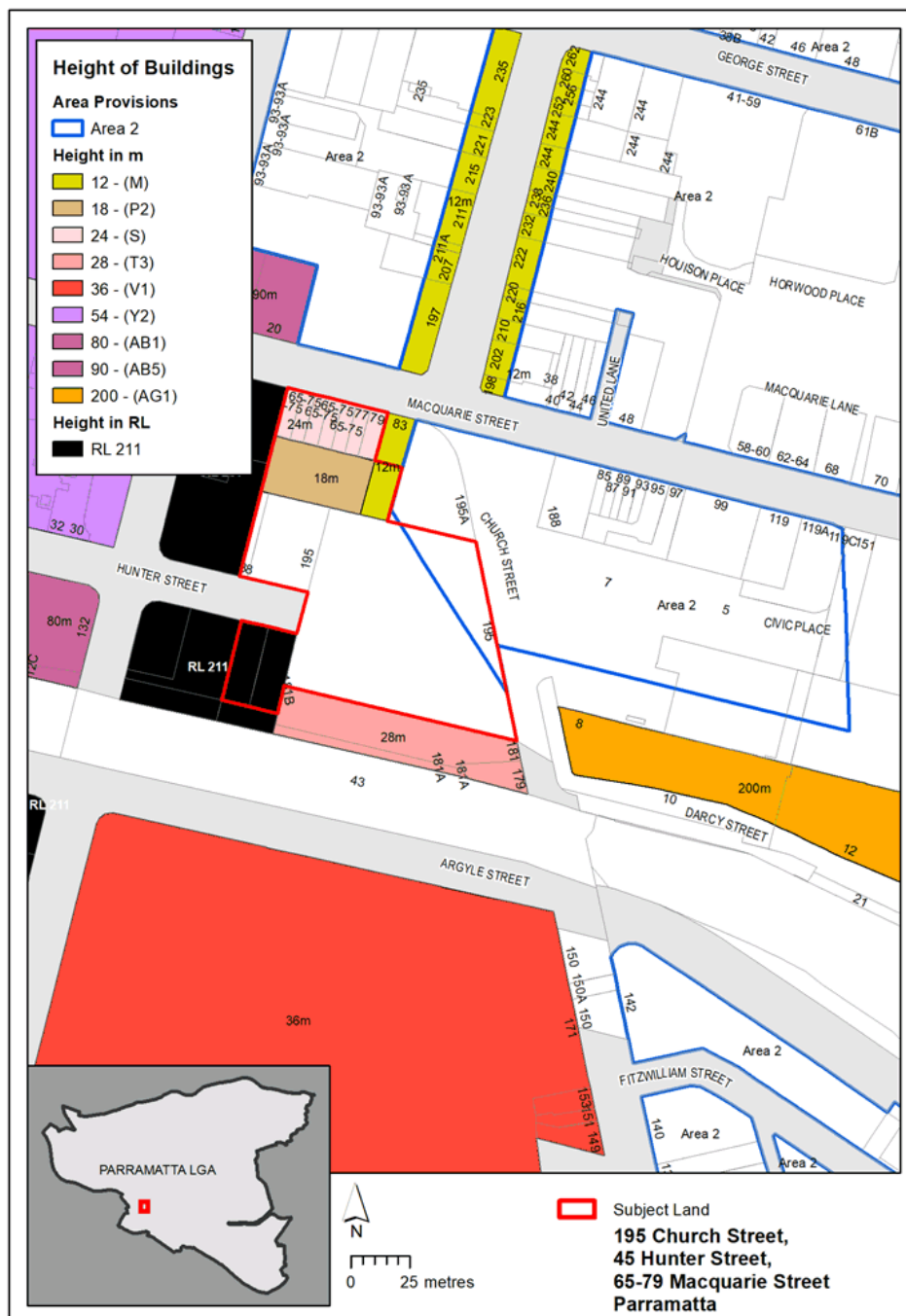
**Figure 15 – Existing zoning extracted from extract from PLEP 2011
(Amendment 56)**



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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.

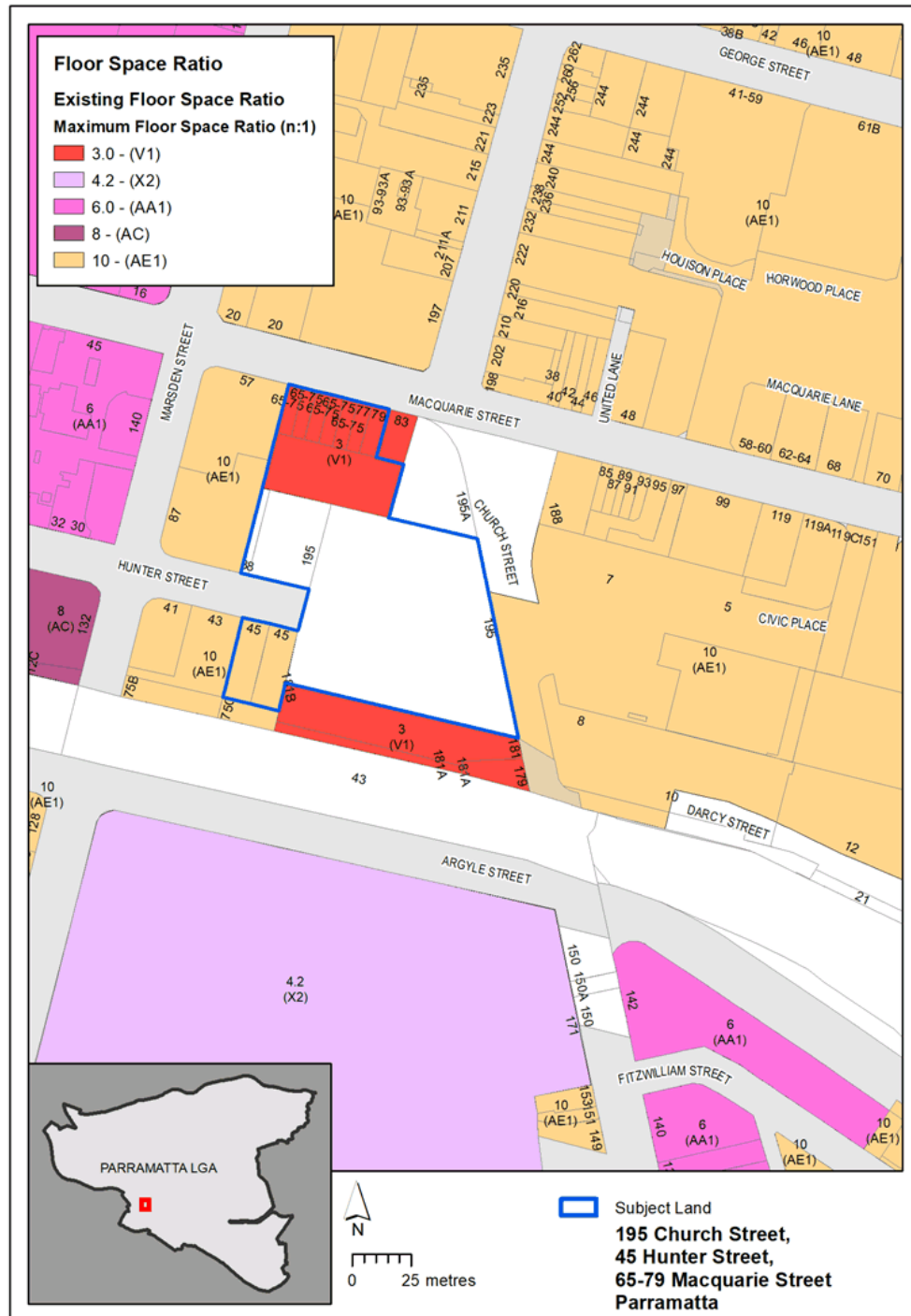
Figure 16. Existing building heights extracted from extract from PLEP 2011 (Amendment 56)



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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 extract from PLEP 2011
(Amendment 56)**



Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 18. Existing heritage items extracted from the Parramatta LEP 2011 Heritage Map

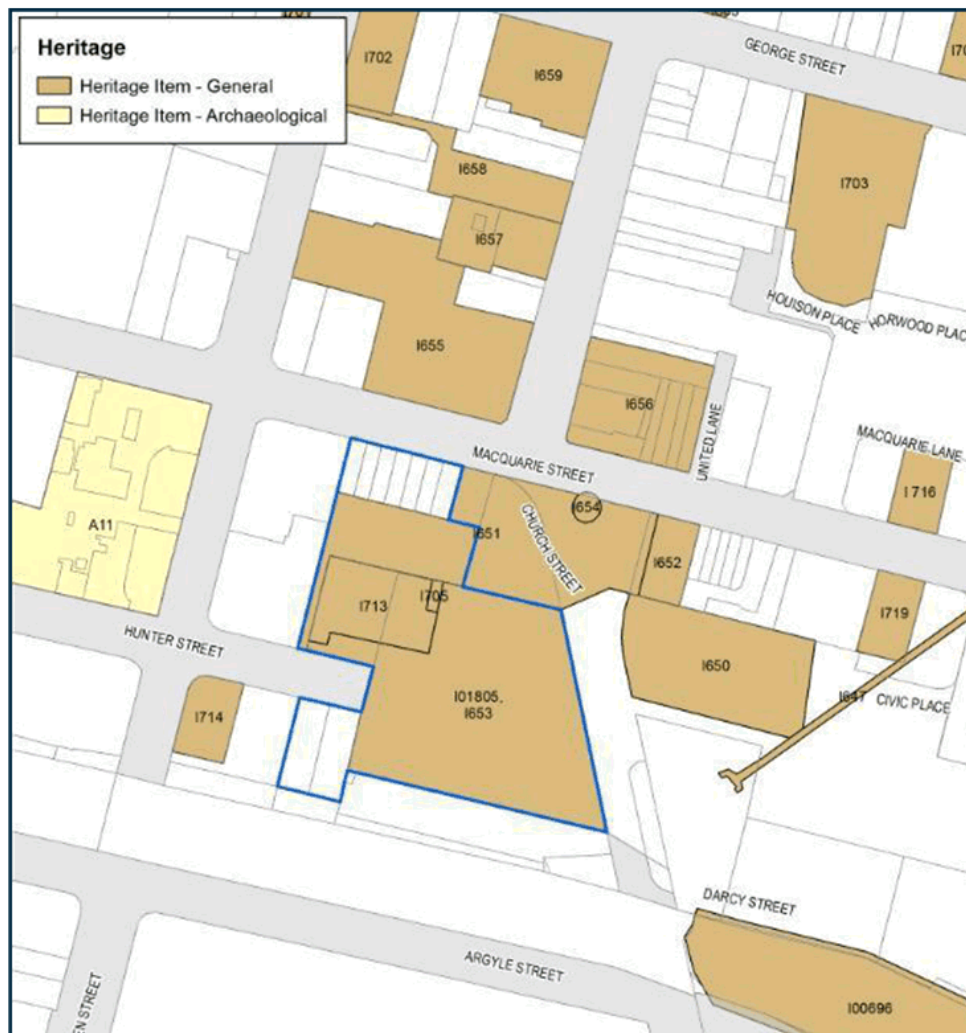
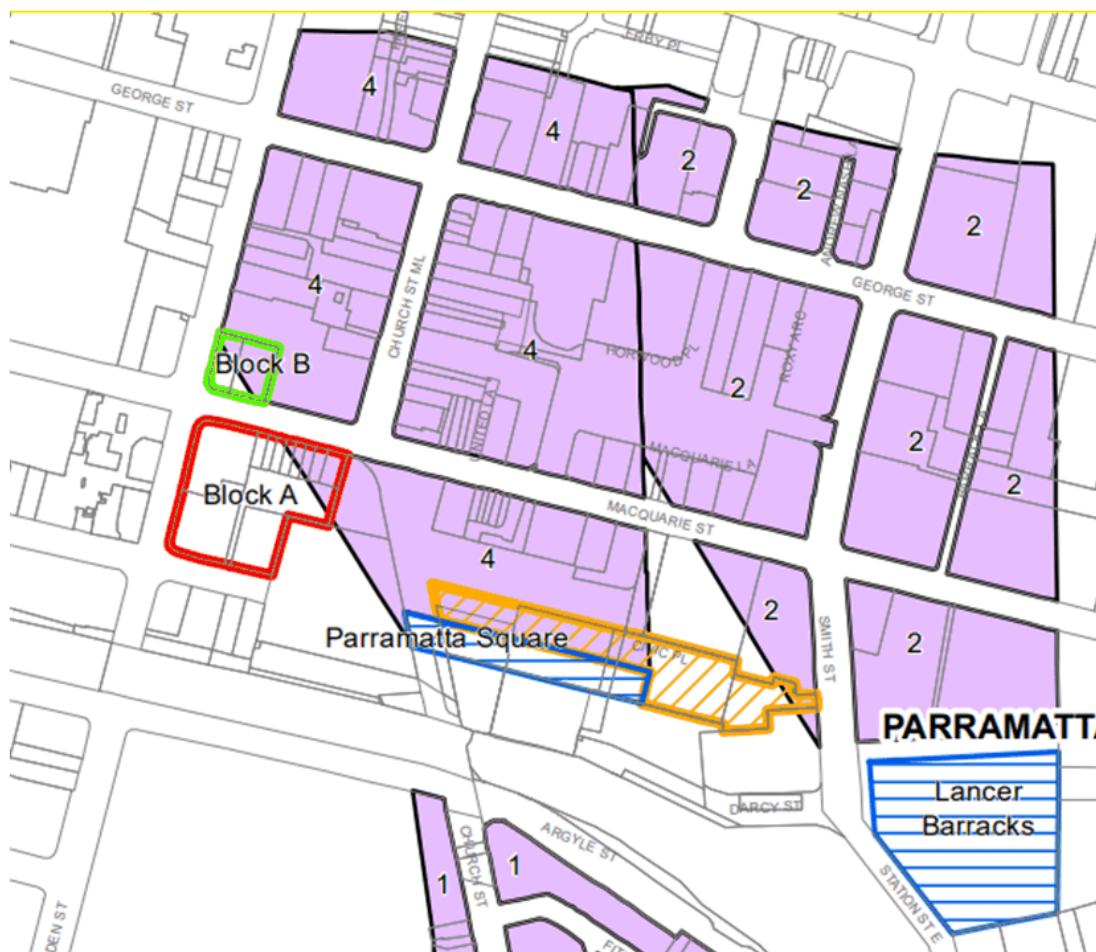


Figure 18 illustrates the existing heritage items on the site including the State heritage listed St John's Anglican Cathedral and a number of local heritage listed items being St John's Parish Hall, St John's Building (façade), and Warden's Cottage

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Solar Access

Figure 19 illustrates the sun access protection controls in the vicinity of the site noting that no part of the site is subject to any special provisions under this map.



Sun Access Protection Map -
Sheet SAP_010

Land Affected by Sun Access Protection Surfaces

- 1 Jubilee Park
- 2 Lancer Barracks
- 3 Experiment Farm
- 4 Parramatta Square

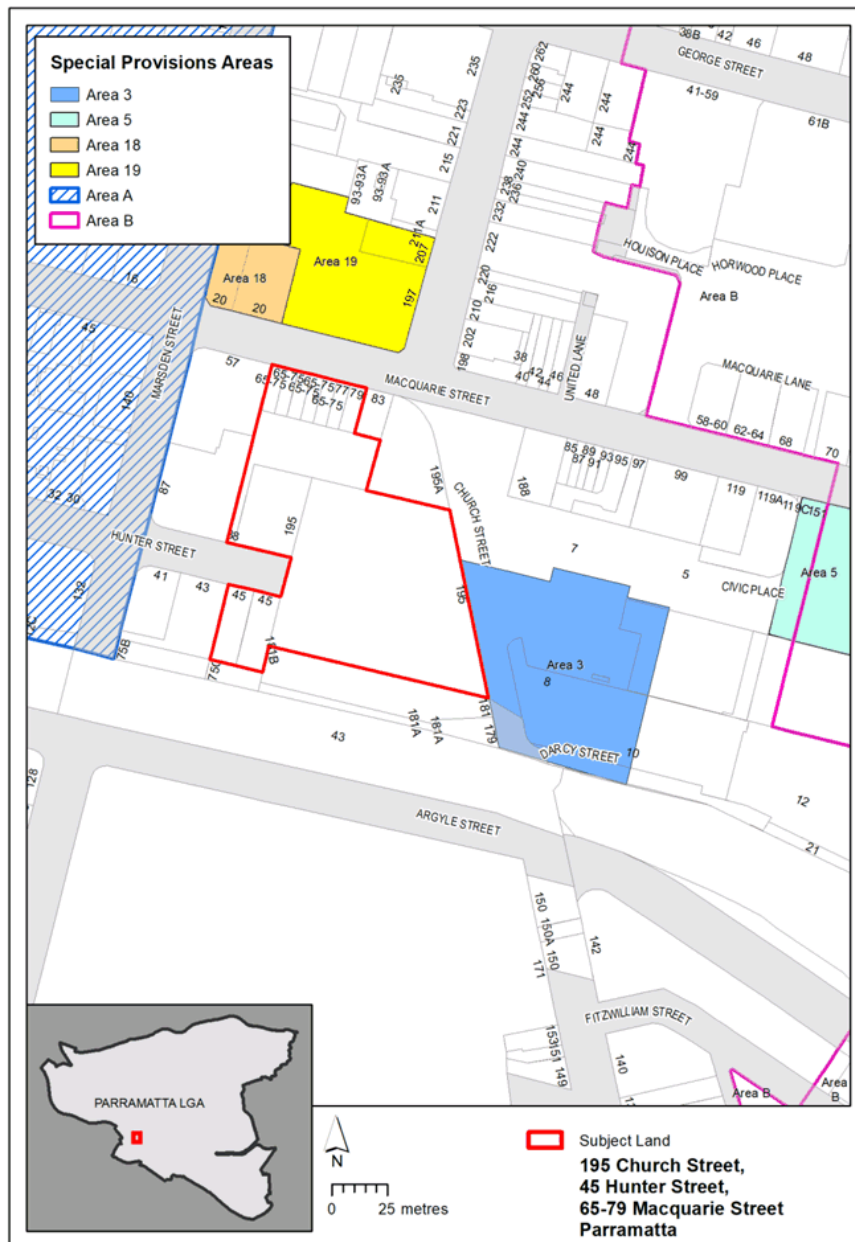
Protected Areas

- No Additional Overshadowing

Additional Sun Access Protection - Parramatta Square (Refer to Clause 7.5(4))

- Block A
- Block B
- Refer to Clause 7.5(4)(a)

Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 19. Existing Special Provisions Areas extract from PLEP 2011 (Amendment 56)

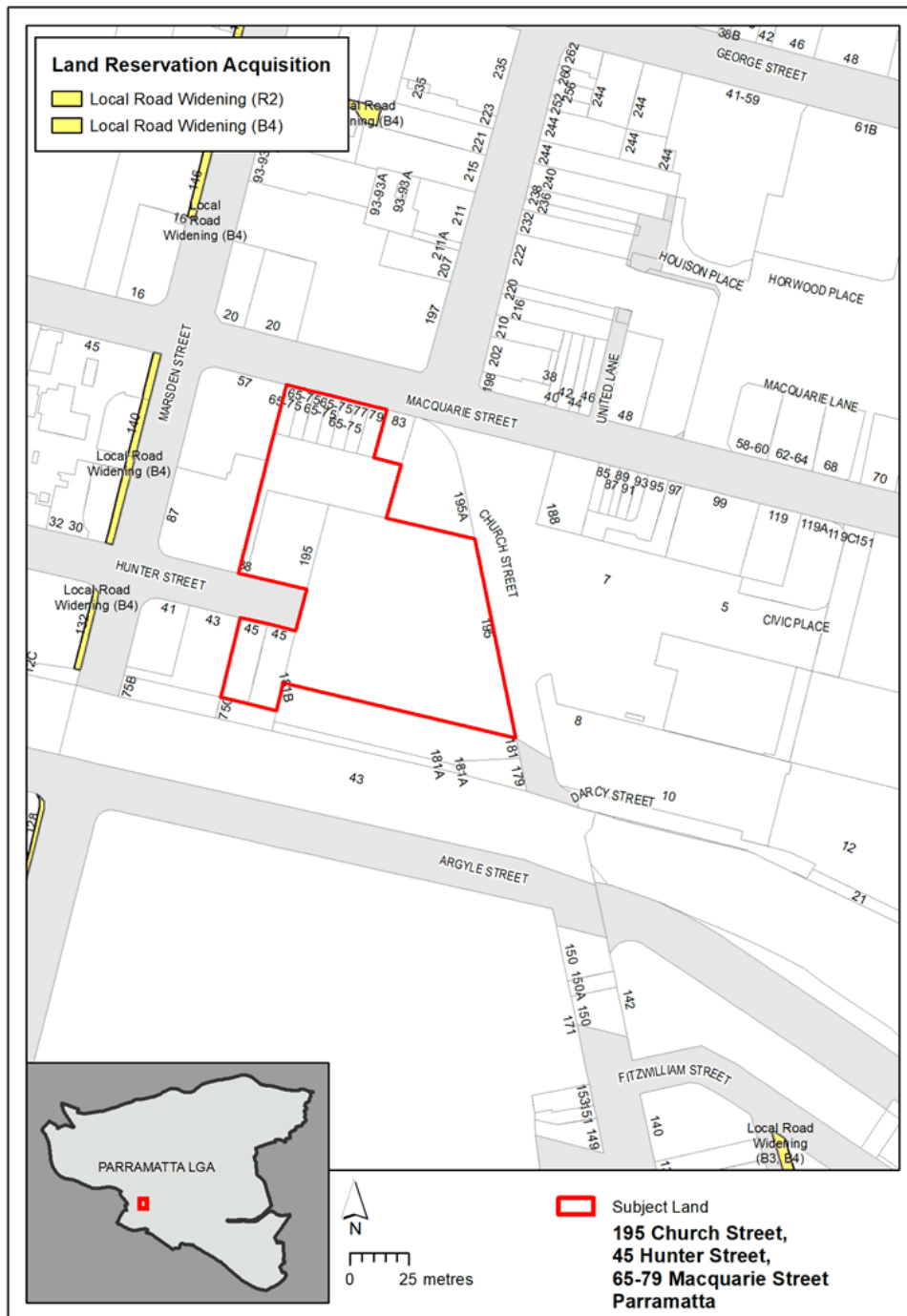
Planning Proposal – St John's Anglican Church site RZ/5/2018

Local Land Reservation

Figure 20 illustrates the local land reservations in the vicinity of the site.

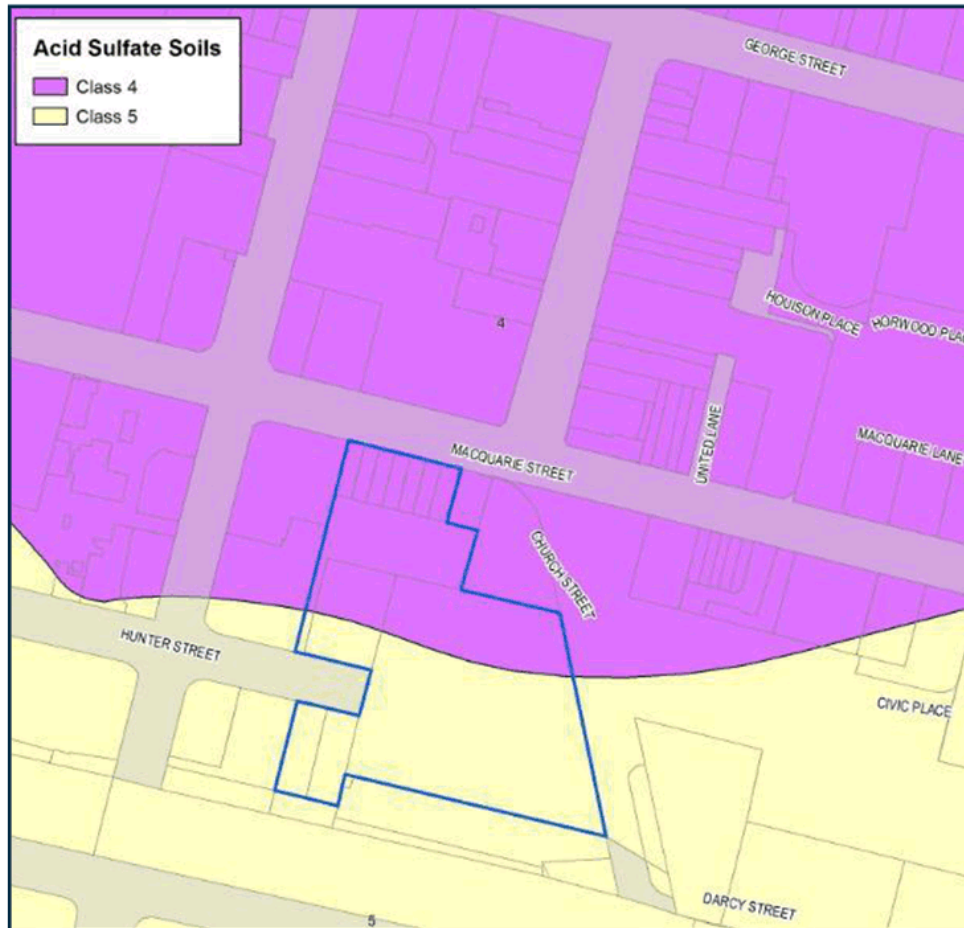
Figure 20. Existing Local Land Reservation extract from PLEP 2011 (Amendment 56)

Planning Proposal – St John's Anglican Church site RZ/5/2018



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

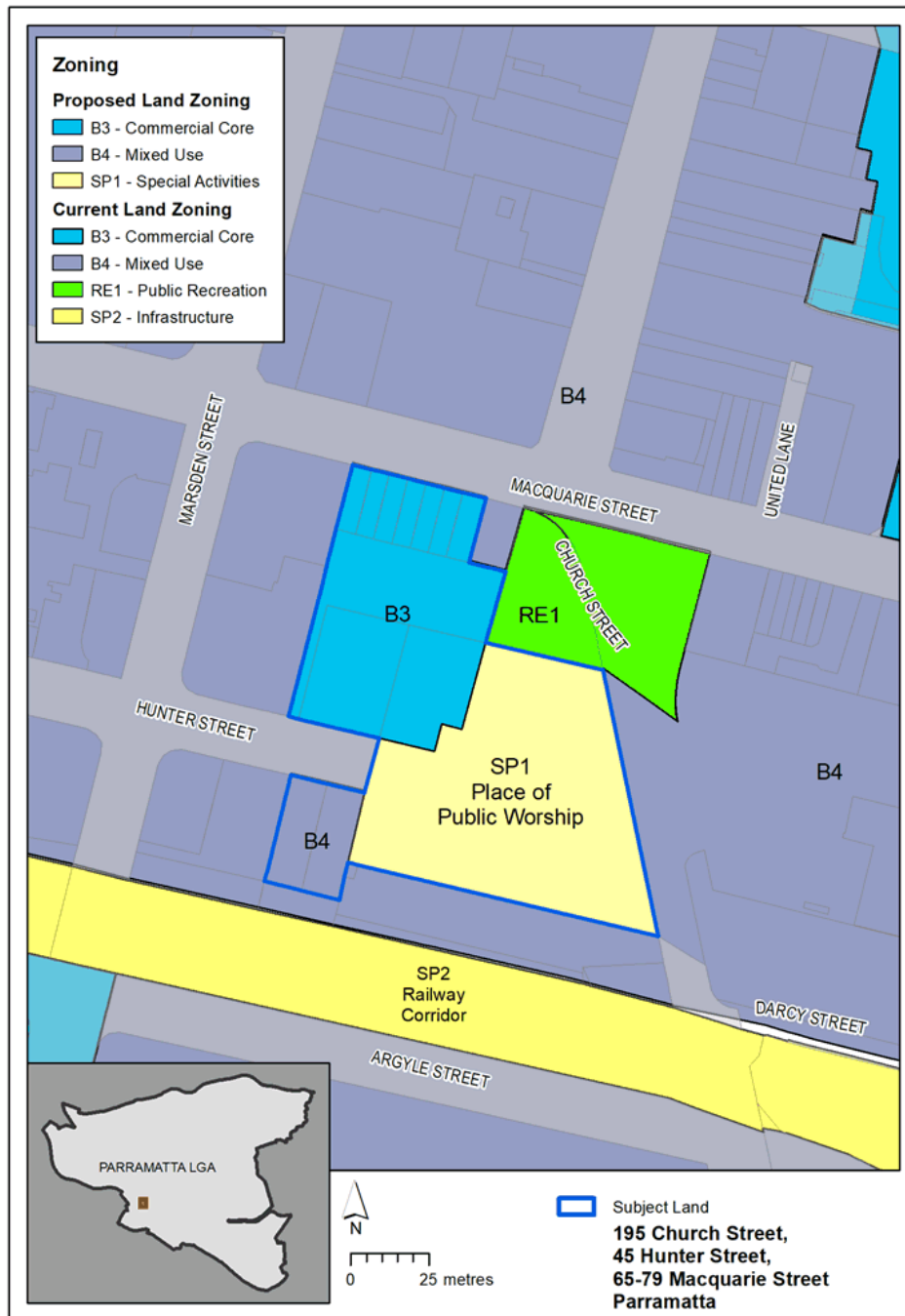


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4.2 Proposed Provision

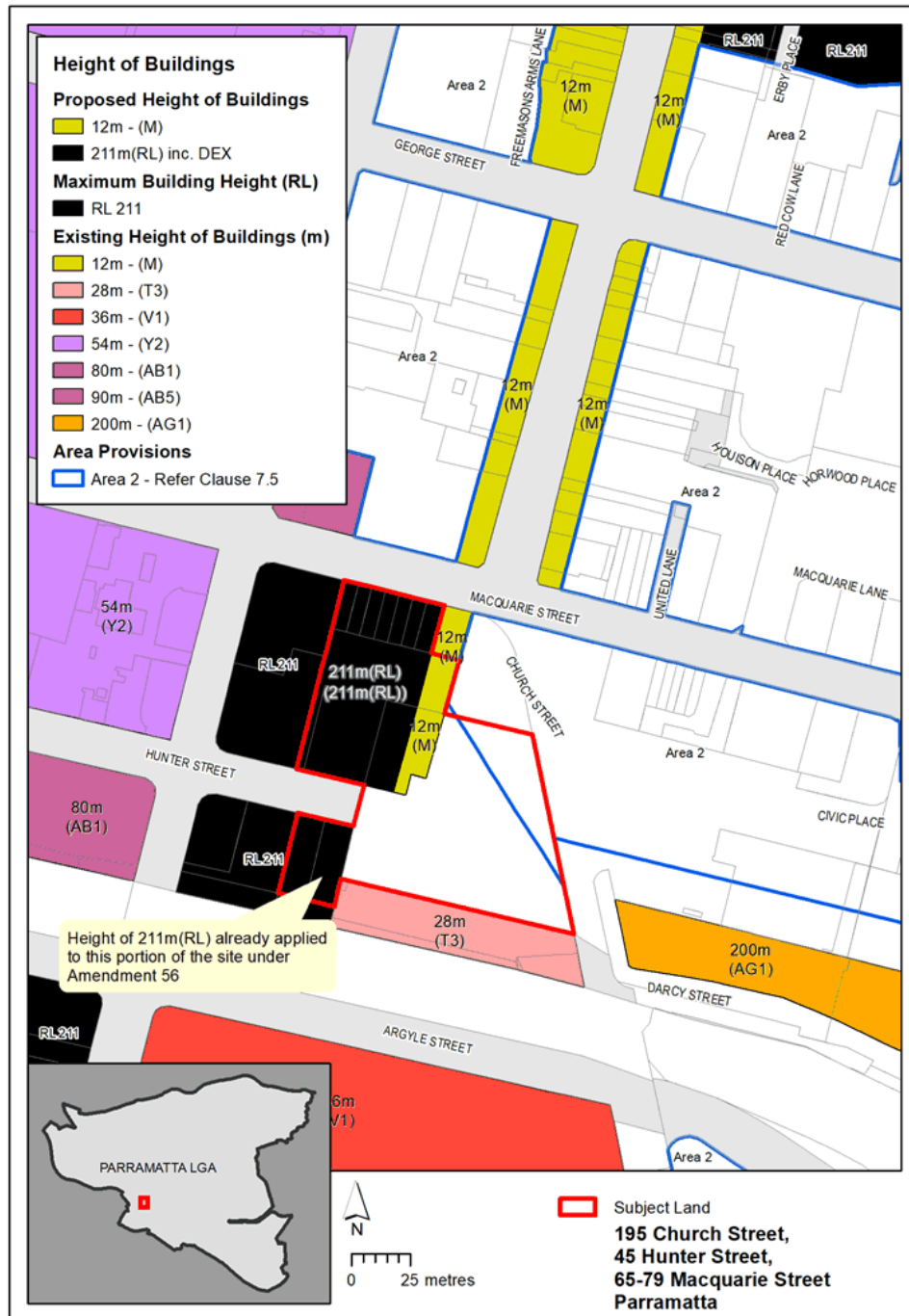
To achieve the objectives and intended outcomes of this Planning Proposal, the Land Use Zoning Map is proposed to be amended. To facilitate the Height and FSR controls sought, the applicant put forward the following preferred option.

Figure 21. Proposed land use zoning map



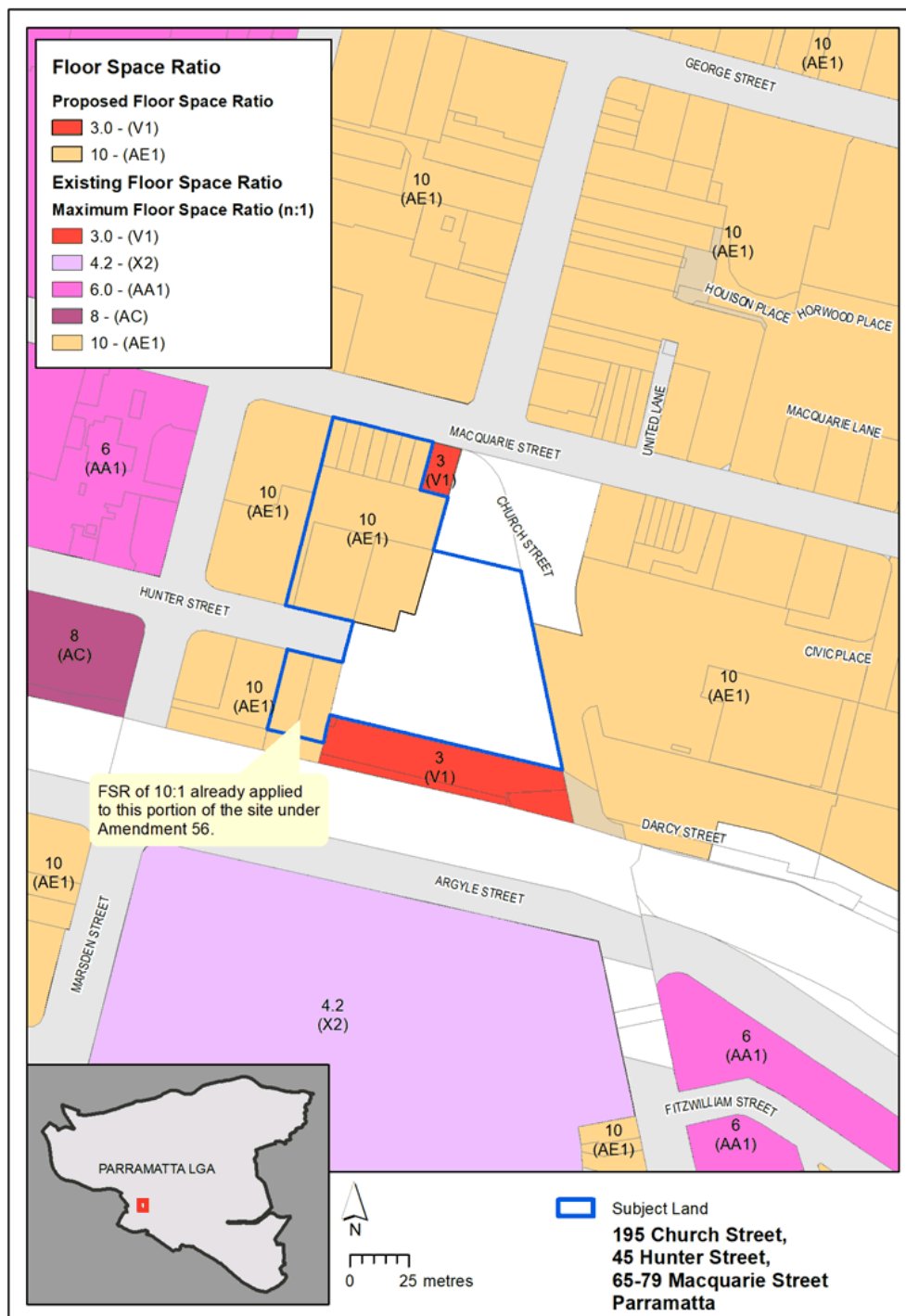
Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 22. Proposed height of buildings map



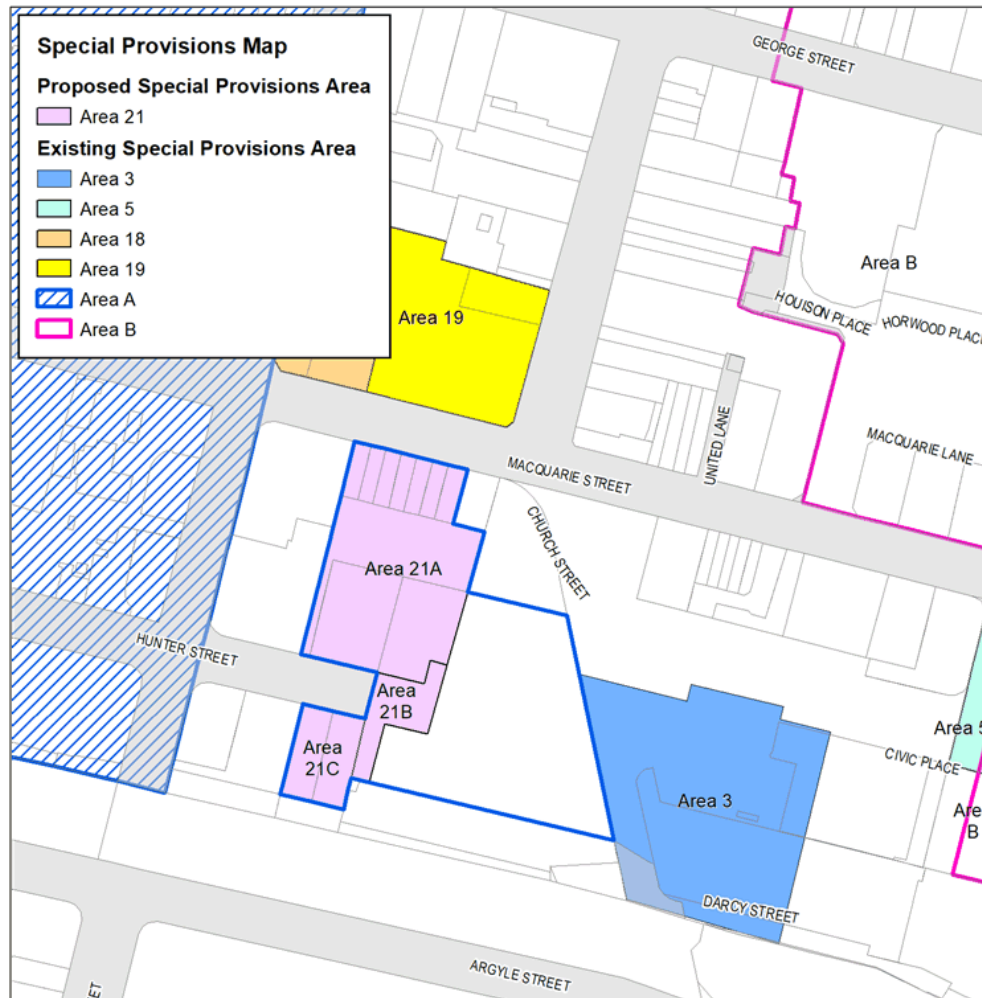
Planning Proposal – St John's Anglican Church site RZ/5/2018

Figure 23. Proposed floor space ratio map



Planning Proposal – St John's Anglican Church site RZ/5/2018

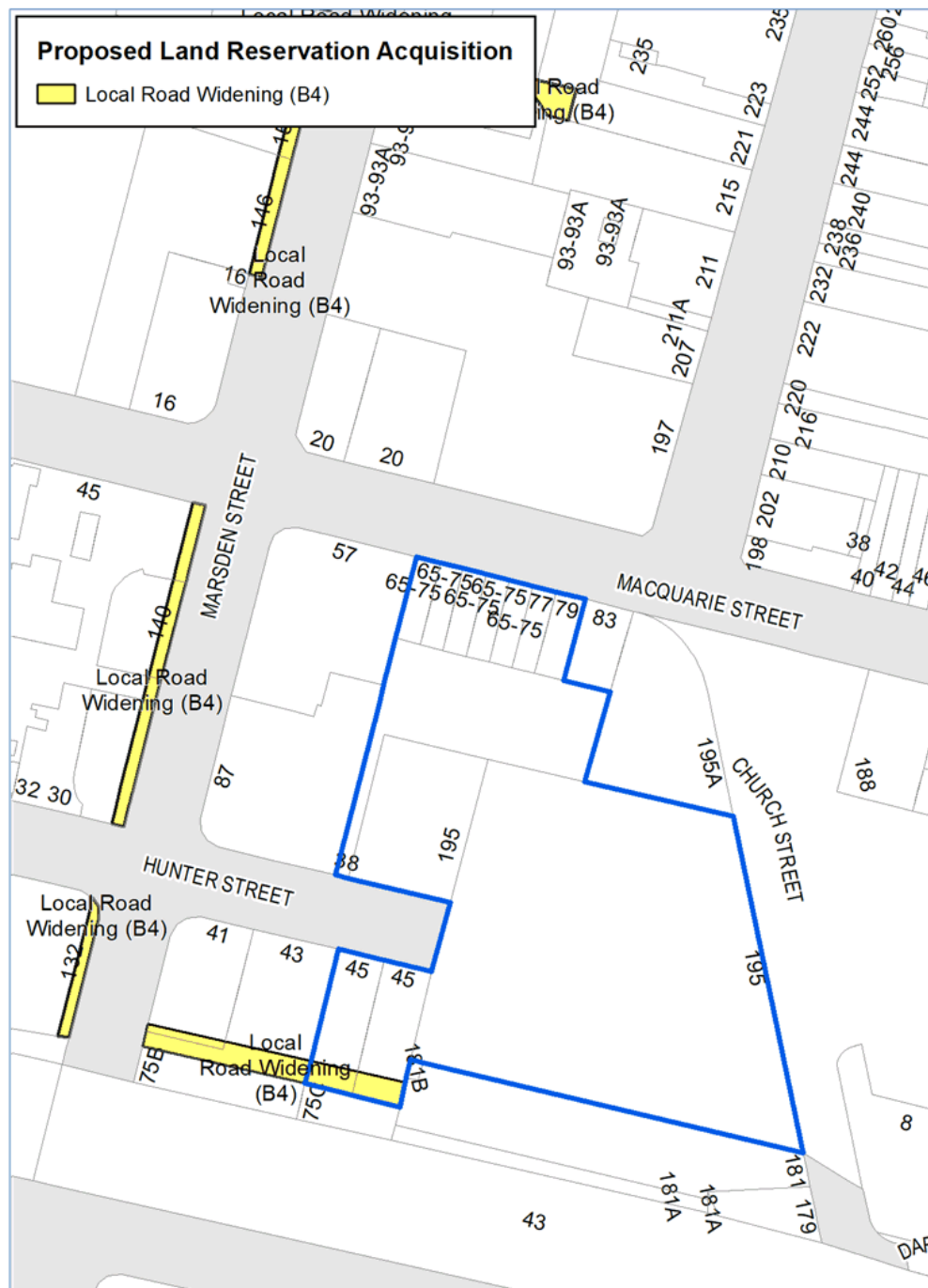
Figure 24. Proposed special provisions map



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Figure 25. Proposed Land Reservation Acquisition (LRA) Map

As discussed previously in this report, a change to the Land Reservation Acquisition (LRA) Map is 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, 43 and 45 Hunter Street, Parramatta; no other changes will be made to the planning controls that apply to these sites.



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PART 5 – COMMUNITY CONSULTATION

Consistent with sections 3.34(4) and 3.34(8) of the EP&A Act 1979, Council exhibited the Planning Proposal and DCP from 29 March 2022 – 13 May 2022 and the Planning Agreement from 12 April 2022 – 13 May 2022.

Exhibition consisted of:

- Participate Parramatta webpage including link from Council's website
- Hard copies placed in CBD library and Customer Service Centre
- Mail notification to neighbouring and nearby properties
- Electronic notification to relevant agencies
- Newspaper advertisement
- Phone-a-Planner sessions
- Social media announcement

Community Engagement Report

A Community Engagement Report (CER) summarises the process and feedback from the exhibition period of the Planning Proposal, DCP and the Planning Agreement. A total of 401 submissions were received from:

- State Agencies & Service providers - 8 submissions
- Peak Body Organisations – 3 submissions
- Adjacent Landowners – 5 submissions
- Residents, Individuals and Community Groups – 389 submissions

Changes to the Planning Proposal

Feedback received during the exhibition period has resulted in changes to this Planning Proposal as well as the draft LEP Instrument and the Draft LEP Maps (Appendix 2b). These changes are detailed in the Council report of 14 Nov 2022 (which is attached as an appendix to this document) and changes have been made to preceding sections of this report to reflect the changes recommended in that Council report. Additional changes are contained in the Council Report for the 14 November 2022 Council Meeting. NOTE: This section will be updated to reflect any changes arising from the resolution from this meeting.

Planning Proposal – St John's Anglican Church site RZ/5/2018

PART 6 – PROJECT TIMELINE

The Department of Planning and Environment issued an amended gateway which requires finalisation of the Planning Proposal by 30 November 2022.

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
Commencement and completion dates for public exhibition period	29 March 2022 – 29 April 2022
Commencement and completion dates for government agency notification*	29 March 2022 – 29 April 2022
Consideration of submissions	May – September 2022
Consideration of planning proposal post exhibition and reporting to Local Planning Panel and to Council	9 November 2022 & 15 November 2022
Submission to the Department to finalise the LEP	By 30 November 2022
Notification of instrument	TBD

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDICES

Supporting documents (as at November 2022) will be forwarded to DPE with the Planning Proposal if Council resolves this way.

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
14. Correspondence from Transport for NSW to Council
15. Applicant heritage addendum
16. Applicant Reference Design
17. Applicant Traffic Study (updated)
18. City commissioned consultant heritage clarification
19. Community Engagement Report
20. Relevant council reports

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\) Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 1 - Applicant urban design report 2018

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 2 - Applicant traffic assessment 2018

(Note: now superseded by the Applicant updated Traffic report dated March 2022 at Appendix 17)

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\) Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 3 - Applicant heritage impact statement 2018

(Note: Refer also to Appendix 15 - Applicant heritage addendum dated March 2022)

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\) Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 4 - Applicant draft conservation management plan 2018

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 5 - Applicant archaeological report 2018

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 6 - Applicant concept landscape master plan 2018

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 7 - Applicant submission – solar access to Parramatta Square – December 2018

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 8 - City commissioned heritage assessment

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 9 - Applicant heritage report responding to independent heritage assessment – January 2019

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 10 - Applicant landscape report responding to independent heritage assessment – January 2019

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 11 – City commissioned office building concept assessment – July 2019

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 12 - Applicant ground plane study responding to independent office building assessment – January 2019

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 13 - Applicant further heritage assessment responding to independent office building assessment – August 2019

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 14 - Correspondence from Transport for NSW to Council July 2021

Refer to separate attachment

This document is available at:

[St John's Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 15 - Applicant heritage addendum March 2022

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 16 - Applicant Reference Design March 2022

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 17 - Applicant Traffic Study (updated) March 2022

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 18 - City commissioned consultant heritage clarification March 2022

Note: includes original City commissioned heritage reports at Appendix 8)

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 19 – Gateway determinations and Alterations to Gateway determinations

8 September 2020

- Department Gateway Determination Report
- Gateway Determination - Letter to Council
- Gateway Determination

15 December 2020

- Alteration of Gateway Determination – Letter to Council
- Alteration of Gateway Determination

12 November 2021

- Alteration of Gateway Determination – Letter to Council
- Alteration of Gateway Determination

22 February 2022

- Alteration of Gateway Determination – Letter to Council
- Alteration of Gateway Determination

27 March 2022

- Alteration of Gateway Determination – Letter to Council
- Alteration of Gateway Determination

12 July 2022

- Alteration of Gateway Determination – Letter to Council
- Alteration of Gateway Determination

The above documents are available at NSW Government Planning Portal

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\) Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 20 – Draft site specific clauses

Note: These potential draft LEP provisions have been prepared by Council as a guide only to demonstrate the intent of the clauses as described in the Planning Proposal at 'Part 2 Explanation of Provisions'. These potential draft clauses may be amended post-exhibition as part of the legal drafting process and prior to this amendment coming into force.

It is also noted that condition number 5 of the Gateway determination requires that "Prior to finalisation, the planning proposal is to be consistent with the Parramatta CBD Planning Proposal's position in relation to solar access to Parramatta Square".

Clause 7.# Development on land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (known as the St John's Anglican Church site); and 41-43 Hunter Street Parramatta

- (1) *This clause applies to land at:*
 - (a) Nos. 195 Church Street, 38 and 45 Hunter Street, and 65-79 Macquarie Street Parramatta (known as the St John's Anglican Church site), and identified as "Area 21A, Area 21B and Area 21C" on the Special Provisions Area map.
 - (b) Nos. 41-43 Hunter Street Parramatta (Lot 1 DP27310 and SP 53196) for the purpose of a land reservation only as shown on the Land Reservation Acquisition Map.
- (2) *Development consent must not be granted to development identified as "Area 21A" or "Area 21B" on the Special Provisions Areas Map unless a development control plan has been prepared and considered for the St John's Anglican Church development site that provides for the matters - 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.*

Note. Section 4.23 of the Environmental Planning and Assessment Act 1979 provides that if an environmental planning instrument requires the preparation of a development control plan before any particular or kind of development is carried out on any land, that obligation may be satisfied by the making and approval of a concept development application in respect of that land.
- (3) *This subclause applies to land identified as "Area 21A" on the Special Provisions Areas Map.*
 - (a) *A building on land to which this subclause applies may exceed the maximum permissible FSR by no more than 6:1 if the consent authority is satisfied that the additional GFA will only be used for the purposes of commercial premises, and*
 - (b) *Clause 7.13(2)(a) does not apply to development on this land, and*
 - (c) *Clause 7.13(2)(b) applies only to the maximum permissible FSR on this land.*

Planning Proposal – St John's Anglican Church site RZ/5/2018

- (4) *Development on land identified as "Area 21B" on the Special Provisions Areas Map for the purposes of car-parking in conjunction with any redevelopment of the St John's Church Site is permitted with development consent.*
- (5) *Any development on land identified as "Area 21C" on the Special Provisions Areas Map will be subject to Clause 7.3 Floor Space Ratio.*

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 21 – Draft site-specific Development Control Plan

Refer to separate attachment

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\)
Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and
Environment \(nsw.gov.au\)](#)

Planning Proposal – St John's Anglican Church site RZ/5/2018

APPENDIX 22 – Draft Planning Agreement

The draft Planning Agreement will detail the public benefits the Church will be required to provide if they are able to secure approval to demolish the Church Hall.

This document is available at:

[St Johns Cathedral Site \(195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street\) Parramatta \(168 dwellings, 4825 jobs\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

The public benefits include public access to the Church grounds which the Church has also agreed to upgrade, and provision of vehicle and pedestrian access arrangements that will make moving around this part of the City easier and safer. The specific public benefits to be described in the Planning Agreement are detailed in the 'Terms Sheet of Public Benefits' dated 11 March 2022 endorsed by Council at the Council Meeting on 21 March 2022. A copy is provided with the Exhibition Material.

Planning Proposal – St John's Anglican Church site RZ/5/2018

- End -

St John's Cathedral DCP controls – draft, dated 8 December 2021, updated 18 January 2022, updated 2 March 2022 and updated 26 October 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

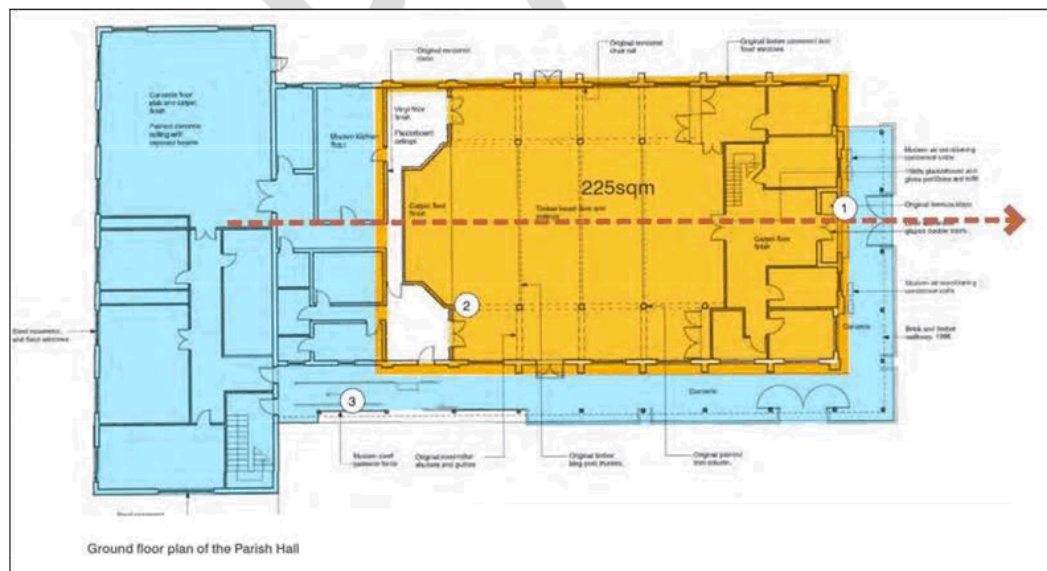
On 16 December 2019 the City of Parramatta Council resolved to endorse the St John's Planning Proposal for the purpose of forwarding it to the Department of Planning, Industry and Environment (DPIE) for a Gateway determination; and to prepare a site-specific Development Control Plan, progress a Planning 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.



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The following DCP controls are designed to fit in **Part 6** Parramatta City Centre Development Control Plan Section **6.10 Site Specific Controls as 6.10.19 4.3.3.7(X) or similar.**

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 **6.10.19.1 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 City Centre**.

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 31 October 2022**.

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 6.10.19.1 4.3.3.7.xx Land covered by this section

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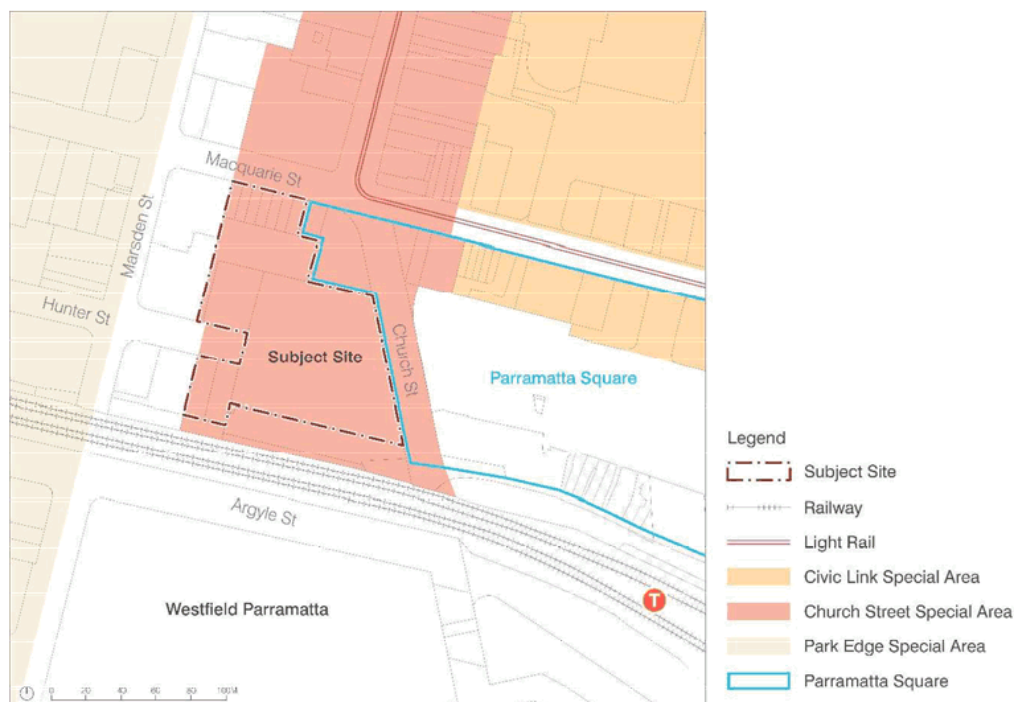


Figure 6.10.19.2 4.3.3.x The subject site and immediate surrounds.

Relationship to other parts of this DCP

This Development Control Plan (DCP) is to be read in conjunction with the ~~Draft Part 6 - 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 Part 6 - Parramatta City Centre DCP 2021, and the Parramatta DCP 2011, the Draft Part 6 - Parramatta City Centre DCP 2021 will prevail, and where there are inconsistencies between the Draft Part 6 - 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 City Centre, 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 and~~ **Part 6 - Parramatta City Centre DCP 2021**, 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

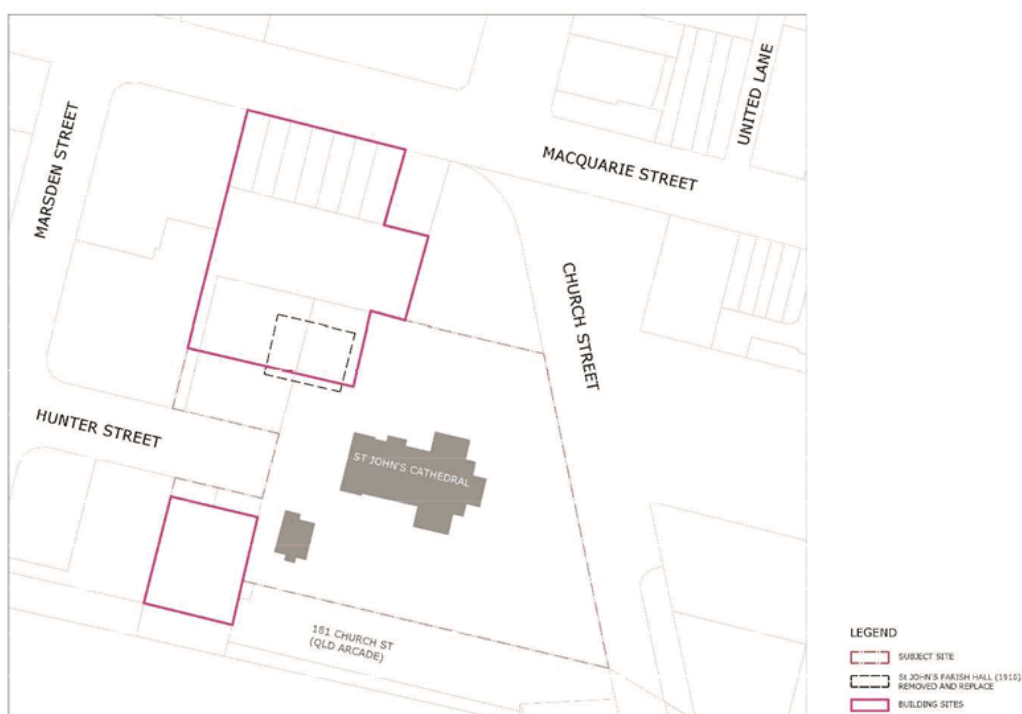
The structure of these DCP controls reflects the two re-development options for the land owned by the Anglican Church Diocese of Sydney Property Trust and referred to as the St John's Church site or St John's Anglican Cathedral complex site. The options include:

- **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 John's Parish Hall building as shown in **Figure 4.3.3.x 6.10.19.3**, and replacement with new Parish facilities in the podium of the new commercial building and hereafter referred to as **"Option A - St John's Parish Hall removed and replaced"**.

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- **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 6.10.19.4~~, 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.



~~Figure 4.3.3.x 6.10.19.3~~ St John's Parish Hall under Option A

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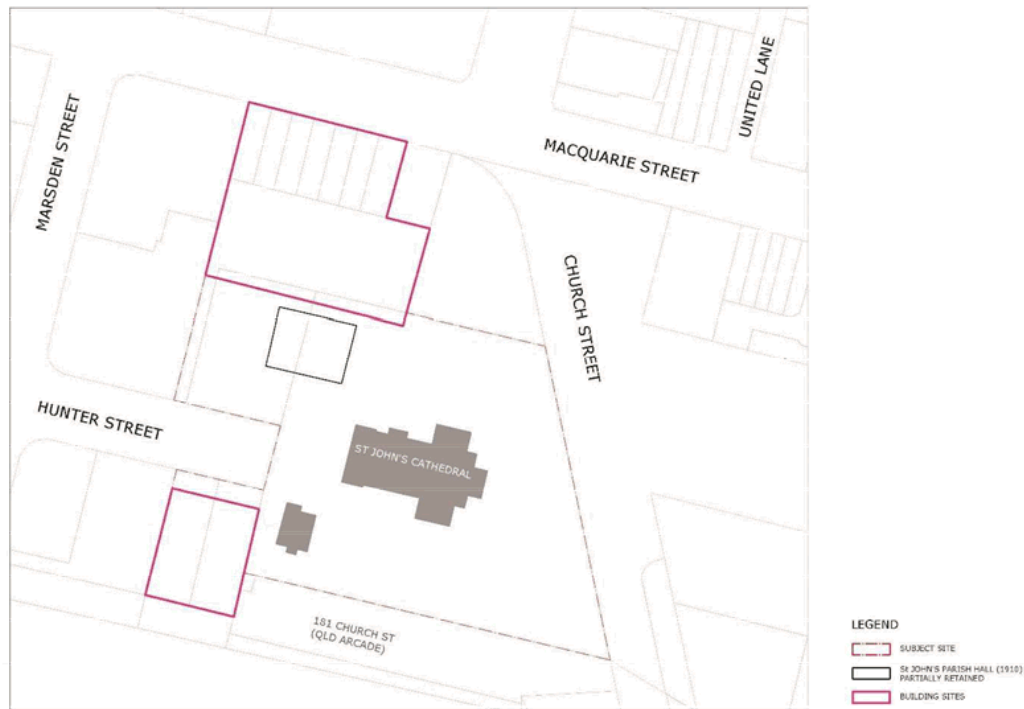


Figure 4.3.3.x 6.10.19.4 St John's Parish Hall under Option B

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:

STEP 1: 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. Updated Reference Design
- b. Conservation Management Plan
- c. Structural Report (assessing impacts of underground car parking on heritage items).
- d. Acoustic Report (assessing noise and vibration impacts from underground car parking on heritage items).
- e. Interpretation Strategy (finalised Interpretation Plan will be lodged at Stage 2).
- f. Concept Landscape Plan.
- g. Arborist Report
- h. Heritage Impact Statement.
- i. Archaeological Test Excavation Report

STEP 2: Design Excellence Competition for a single design scenario based on approval of the Stage 1 DA.

STEP 3: 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 removed and replaced partially retained, the DCP controls for "Option A - St Johns Parish Hall removed and replaced" and the

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controls for "OPTION A and B – St Johns Parish Hall partially retained or removed and replaced" would be used to **inform a Design Brief for the Design Competition and to** assess a Stage 2 Development Application.

Conversely, where a Stage 1 Development Application determined that St Johns Parish Hall should be **partially retained 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 **inform a Design Brief for the Design Competition and 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.

~~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 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 7.20 ~~7.6K~~ Managing heritage impacts in Parramatta LEP 2011.
- Part 6.6 'Heritage' in ~~the draft amendments to~~ Section 4.3.3 Part 6 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 increased growth anticipated in **Parramatta LEP 2011 (Amendment 56) published on 14 October 2022 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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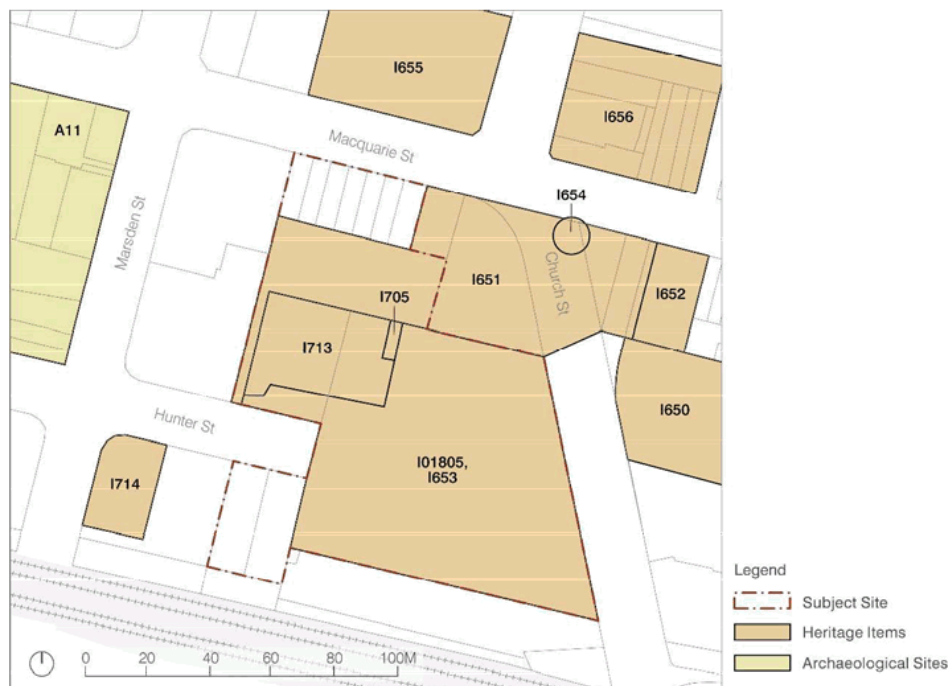


Figure 4.3.3.x 6.10.19.5 State and local heritage items in the vicinity of St John's Anglican Cathedral, Parramatta

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.

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- 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 **and broader historic landscape context**, are well understood to inform any future redevelopment.
- O.3. **Ensure the archaeological resources of the place determined through early archaeological test excavations and incorporated into the Archaeological report inform the detailed design for the site. of the excavations are incorporated into the detailed design**

Controls

- C.1. The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items, **and** broader city centre **and landscape context** 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, **and assessment of the historic landscape context.**
- C.2. **The recommendations of the Archaeological report (that includes the results of the test excavations) are to be incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological research design and excavation methodology is to occur.**

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.
- 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.

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- 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 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

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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 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 Anglican Cathedral**, 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

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- 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 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 6.4 Public Domain in the ~~draft amendments to Section 4.3.3 Part 6 - Parramatta City Centre~~ in Parramatta DCP 2011.

The ~~draft~~ controls in Part 6.4 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 John's Cathedral Square, St John's Cathedral Square (public land) as indicated in Figure ~~4.3.3.x 6.10.19.6~~. 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.

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- 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.

Controls



Figure 4.3.3.x 6.10.19.4 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.x 6.10.19.4. 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.~~

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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. ~~The size of trees shall be maximized, within the considerations otherwise outlined in this control.~~
- C.5. A minimum soil depth of 1metre (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.
- 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.

Built form

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

- Part 6.3 Built Form in ~~the draft amendments to Section 4.3.3 Part 6 - Parramatta City Centre in~~ Parramatta DCP 2011, and
- ~~Draft~~ Clause 7.2 Floor space ratio, Clause 7.4 Sun access ~~protection~~, Clause ~~7.6E~~ 7.21- End of journey facilities and Clause ~~7.6E~~ 7.8 Active frontages in Parramatta LEP 2011.

The built form controls in this DCP support the objectives and vision of the Parramatta ~~CBD City Centre~~ Parramatta LEP 2011 (Amendment 56) published on 14 October 2022 ~~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.

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- 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.
- O.11. Provide a tall, slender tower on the Northern development site by requiring a splayed edge on the north-eastern Macquarie Street/ Centenary Square corner of the tower to reduce the mass and presence of the tower on the civic spaces and open up views across the podium to the street and sky.

Controls

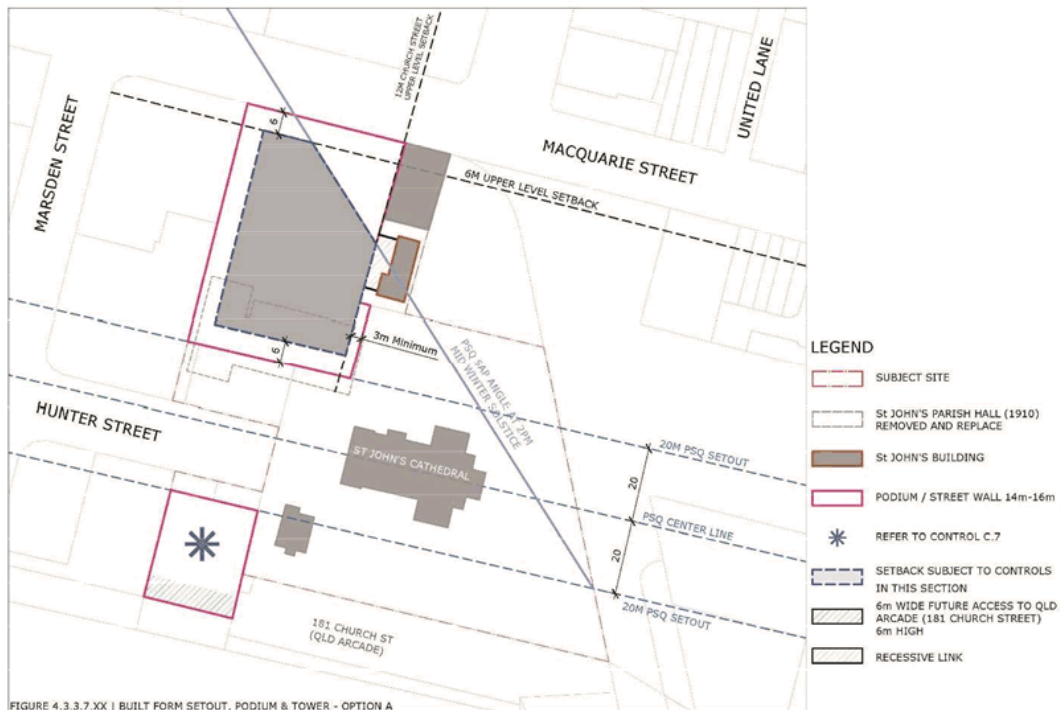


Figure 4.3.3.x 6.10.19.7 Built Form setout plan for Option A

- C.1. Development Applications for new buildings within the St John's Anglican Cathedral complex site must comply with the DCP controls in Section 6.3 Built Form unless adjusted by the controls below.

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- 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 6.3 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 3.6.4.4 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 ~~and western~~ setback of the Northern development site tower must be a minimum of 6 metres from the podium edge.
- 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 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.
- C.8. The height and design of the street wall/ podium at the base of both the northern and southern development sites must respond to the varying interface conditions (street, squares, heritage, and open space). For the Northern development site, development above the podium shall not encroach the PSQ SAP Angle at 2pm mid-winter solstice line shown in Fig 6.10.19.7 to ensure a well-proportioned commercial tower that is tall and slender allowing views across the podium to the surrounding streets and sky from Centenary Square.

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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 open** 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.

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 requirements in the Planning Agreement.~~

- 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 ~~7.20~~ ~~7.6K~~ Managing heritage impacts in Parramatta LEP 2011.
- Part 6 'Heritage' in ~~the draft amendments to Section 4.3.3~~ Part 6 - 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 [Parramatta LEP 2011 \(Amendment 56\) published on 14 October 2022](#) ~~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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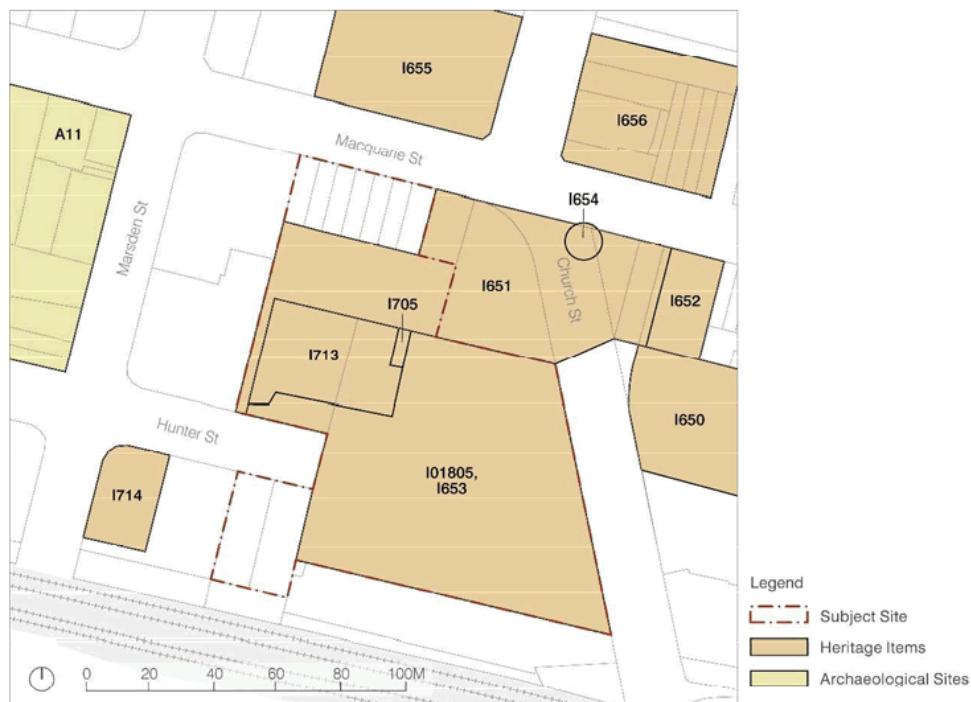


Figure 4.3.3.x 6.10.19.8 State and local heritage items in the vicinity of St John's Anglican Cathedral, Parramatta

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 Building and the existing grounds are well understood to inform any future redevelopment.

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- 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 **and broader historic landscape context**, are well understood to inform any future redevelopment.
- O.3. **Ensure the archaeological resources of the place determined through early archaeological test excavations and incorporated into the Archaeological report inform the detailed design for the site. of the excavations are incorporated into the detailed design**

Controls

- C.1. The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items, **and** broader city centre **and landscape context** 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, **and assessment of the historic landscape context.**
- C.2. **The recommendations of the Archaeological report (that includes the results of the test excavations) are to be incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological research design and excavation methodology is to occur.**

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.
- 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 the 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 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.

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- 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:
 - a. The podium must have a regular form, a regular pattern of openings and limited decorative details.
 - b. The parapet of the podium should have a horizontal top without any stepping.
 - c. The eastern façade of the podium must not have an active frontage.
 - d. Materials and colours should be limited in range, and carefully selected to help ensure a restrained (quiet) design of the facade.
 - e. 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.
- 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.

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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 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.

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 Anglican Cathedral**, 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.

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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.

Public Domain

This section of the DCP should be read in conjunction with the Parramatta Public Domain Guidelines 2017 and Part 6.4 Public Domain in the ~~draft amendments to Section 4.3.3 Part 6~~ - Parramatta City Centre in Parramatta DCP 2011.

The ~~draft~~ controls in Part 6.4 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 as shown on the Public Domain set out plan in Figure 6.10.19.6.

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.

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- 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.

Controls



Figure 4.3.3 x 6.10.19.9 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 x 6.10.19.9. 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~~

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~~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. **The size of trees shall be maximized, within the considerations otherwise outlined in this control.**
- C.5. A minimum soil depth of 1metre (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.
- 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.

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 Part 6 - City Centre** in Parramatta DCP 2011, and
- **Draft** Clause 7.2 Floor space ratio, Clause 7.4 Sun access **protection**, Clause **7.6E 7.21-** End of journey facilities and Clause **7.6F 7.8** Active frontages in Parramatta LEP 2011.

The built form controls in this DCP support the objectives and vision of **Parramatta LEP 2011 (Amendment 56) published on 14 October 2022 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.

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- 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.
- O.11. Provide a tall, slender tower on the Northern development site by requiring a splayed edge on the north-eastern Macquarie Street/ Centenary Square corner of the tower to reduce the mass and presence of the tower on the civic spaces and open up views across the podium to the street and sky.

Controls

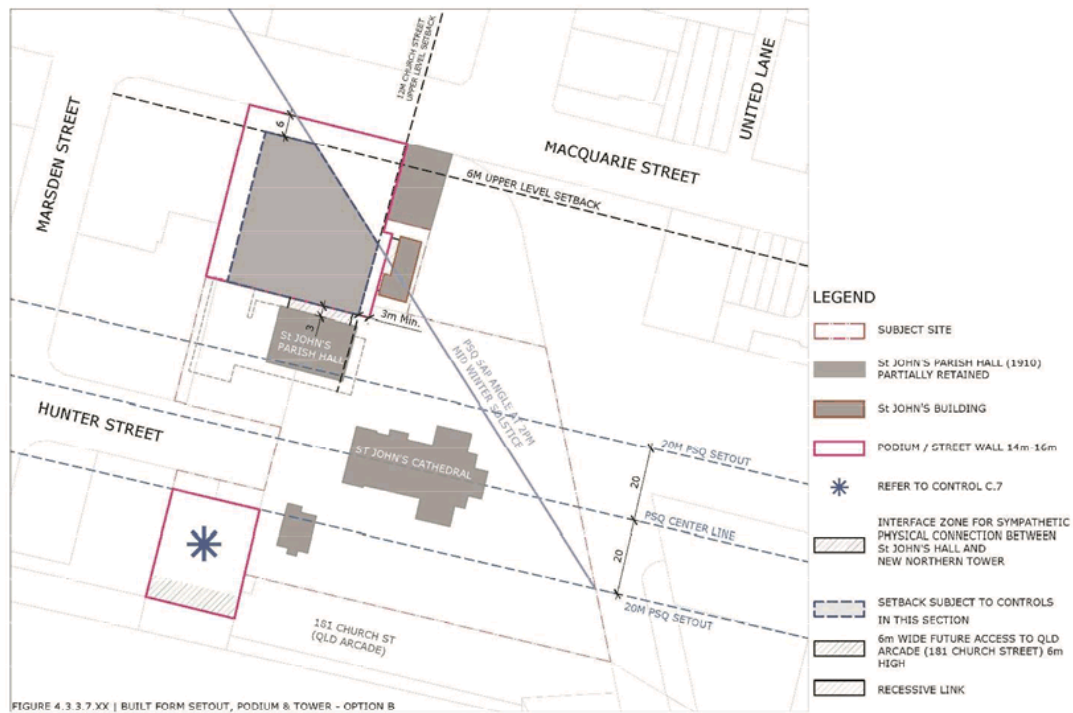


Figure 4.3.3.7-XX 6.10.19.10 Built Form setout plan for Option B

- C.1. Development Applications for new buildings within the St John's Anglican Cathedral complex site must comply with the DCP controls in Section 6.3 Built Form unless adjusted by the controls below.

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- 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 14-16 metres 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 6.3.4 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 interface of the Northern development site tower and its relationship to the podium is to be established through detailed analysis to mitigate wind, public domain and amenity impacts; and the western setback of the Northern development site tower must be a minimum of 6 metre from the podium.
- 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 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.
- C.8. The height and design of the street wall/ podium at the base of both the northern and southern development sites must respond to the varying interface conditions (street, squares, heritage, and open space). For the Northern development site, development above the podium shall not encroach the PSQ SAP Angle at 2pm mid-winter solstice line shown in Fig 6.10.19.7 to ensure a well-proportioned commercial tower that is tall and slender allowing views across the podium to the surrounding streets and sky from Centenary Square.

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CONTROLS THAT APPLY TO OPTION A AND OPTION B

Vehicle access, parking, and servicing

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

- Part 6.9 in ~~the draft amendments to Section 4.3.3~~ Part 6 - Parramatta City Centre in Parramatta DCP2011,
- Part 3 and 6.4.3.3 of the Parramatta City Centre in Parramatta DCP 2011,
- ~~Draft~~ Clause ~~7.3.7.15~~ 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 dive 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.
- O.4 ~~Minimise the impact of vehicular servicing and loading activities on the surrounding street network.~~

Controls

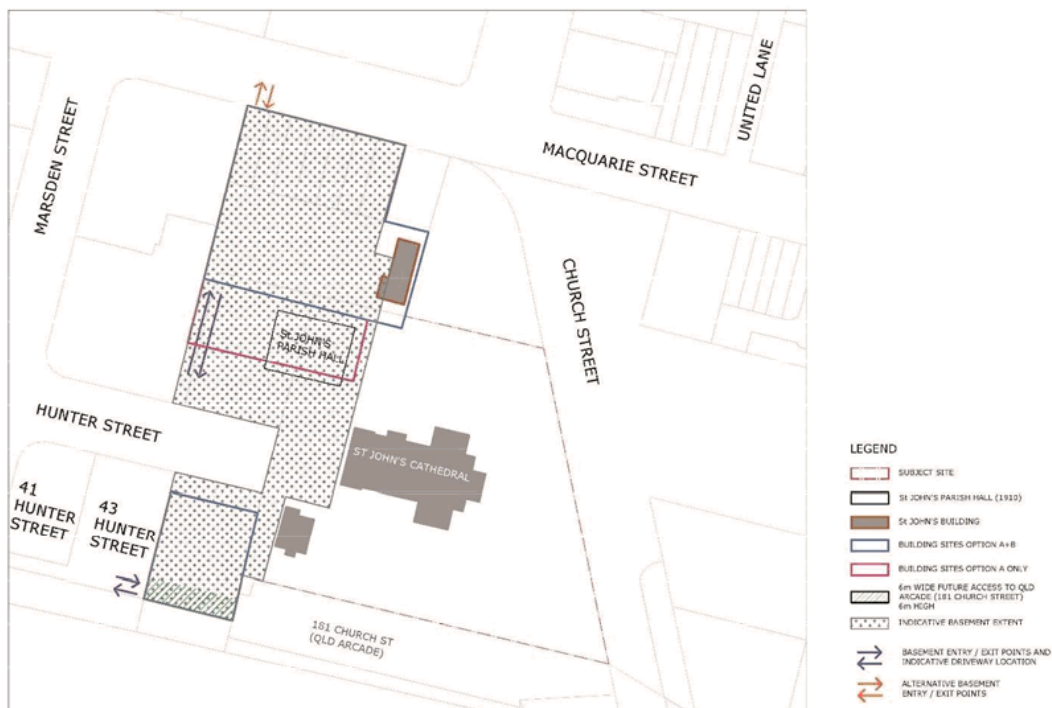


Figure ~~4.3.3.x~~ 6.10.19.11 Vehicular access

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- 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.
- C.14. All vehicular servicing and loading activities shall be accommodated on-site.

Flood Risk and Rainwater Management

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

- **Draft-Clause 7.6L 7.9** 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 6.7 'Flood Risk Management' in **the draft amendments to Section 4.3.3 Part 6 - Parramatta CityCentre** in Parramatta DCP 2011.

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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~~ 7.9 Floodplain risk management in Parramatta LEP 2011 and ~~draft~~ DCP controls in Section 6.7 Flood Risk Management in ~~the draft amendments to Section 4.3.3 Part 6 - 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.
- C.8. Built form and public domain designs need to allow for overland flow paths between and around buildings
- 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

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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~~ 7.9 Floodplain risk management in Parramatta LEP 2011, and
 - Section 6.7.4 Flood Warning and Emergency Response Planning in ~~the draft amendments to Section 4.3.3 Part 6~~ - 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~~ 7.23 High performing buildings and ~~draft~~ Clause ~~7.6B~~ 7.22 Dual water systems in Parramatta LEP 2011, and
- Section 6.8 'Environmental Sustainability' in ~~the draft amendments to Section 4.3.3 Part 6~~ - 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.
- 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

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- 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~~ 7.23 High performing buildings and ~~draft~~ Clause ~~7.6B~~ 7.22 Dual water systems in Parramatta LEP 2011, and
 - Section 6.8 'Environmental Sustainability' in the ~~draft amendments to Section 4.3.3 Part 6 - Parramatta City Centre~~ in Parramatta DCP 2011.

... end ...

Draft for Exhibition Date: 8 April 2022

Planning Agreement

Reference: PAR970/169

—

City of Parramatta Council ABN 49 907 174 773
(**Council**)

Anglican Church Property Trust Diocese of Sydney
ABN 95 960 399 815 (**Developer**)

—

ME_197165634_1

ME_197165634_1

Planning Agreement

Reference: PAR970/169

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Details

Date

Parties

Name	City of Parramatta Council
ABN	49 907 174 773
Short form name	Council
Notice details	PO Box 32 Parramatta NSW 2124 Email: council@cityofparramatta.nsw.gov.au Attention: Manager, Land Use Planning

Name	Anglican Church Property Trust Diocese of Sydney
ABN	95 960 399 815
Short form name	Developer
Notice details	PO Box Q190, QVB Post Office, Sydney NSW 1230 Email: gxe@sydney.anglican.asn.au Attention: The Secretary

Background

- A On 29 May 2018, the Developer submitted a planning proposal to Council seeking the Instrument Change.
- B Council endorsed the Planning Proposal (in an amended form) on 16 December 2019.
- C Gateway Determination was issued for the Planning Proposal (in an amended form) on 8 September 2020.
- D Once the Instrument Change becomes effective, the Developer will be entitled to lodge Development Applications to the Council for Development Consents to carry out the Development on the Land.
- E Once the Developer elects to act on a Development Consent for the Demolition Works, the Developer will be required to deliver the Public Benefits in accordance with this agreement.

Agreed terms

1. Defined terms & interpretation

1.1 Defined terms

In this document:

Act means the *Environmental Planning and Assessment Act 1979* (NSW);

Address means a party's address set out in the Notices clause of this agreement;

Approval means any certificate, licence, consent, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this agreement, including any determination to proceed with an activity under Part 5 of the Act;

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person, agency or entity and includes a certifier accredited under the *Building and Development Certifiers Act 2018* (NSW);

Bank Guarantee means an irrevocable and unconditional undertaking by one of the following trading banks:

- (a) Australia and New Zealand Banking Group Limited;
- (b) Commonwealth Bank of Australia;
- (c) Macquarie Bank;
- (d) National Australia Bank;
- (e) St George Bank Limited;
- (f) Westpac Banking Corporation; or
- (g) Other financial institution approved by the Council,

to pay an amount or amounts of money to the Council on demand and containing terms and conditions reasonably acceptable to the Council;

Bond means an insurance bond provided by an insurer licensed by the Australian Prudential Regulatory Authority (APRA) to operate in Australia or has an investment grade rating from an industry recognised rating agency such as Moody's, Standard & Poors or Bests;

Building 1 (North Tower) means the building shown as North Tower in the plans in the Civic Space Concept;

Building 2 (South Tower) means the building shown as South Tower in the plans in the Civic Space Concept;

Business Day means a day on which banks are open for general banking business in Sydney NSW, excluding Saturdays and Sundays;

Certificate of Practical Completion means the written certificate confirming the Civic Space Works, or part of the Civic Space Works, have been completed to the Council's satisfaction issued under clause 10.1 of the Construction Terms;

Civic Space Concept means the design intent and preliminary concept for the open space area on the Civic Space Land, shown in **Error! Reference source not found.D**;

Civic Space Land means that part of the Land and the Hunter Street Land, required for the Cathedral Square open space area, shown in Annexure D;

Civic Space Works means the Public Benefit works as required by clause 6.1 and described in Schedule 3;

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this agreement;

Compliance Certificate means a compliance certificate as defined under section 6.4 of the Act;

Construction Certificate means a construction certificate as defined under section 6.4 of the Act;

Construction Terms means the terms set out in Schedule 4;

Contributions Plan has the same meaning as under the Act;

CPI means the All Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics;

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties;

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land;

Demolition Works means the demolition of the St John's Parish Church Hall;

Desired Access Point means that part of the Land (the rear of Lots 1 & 2 DP 575473 45 Hunter Street) marked 'desired access point' as shown on the plan at Annexure C;

Development means development of the Land for various purposes including commercial office spaces, residential apartments, mixed use buildings consisting of residential apartments and ground floor commercial spaces with active street frontage, and special purposes (public place of worship and ancillary purposes);

Development Application has the same meaning as in the Act, and includes a concept development application;

Development Consent has the same meaning as in the Act;

Development Contributions means development contributions payable under section 7.11 or section 7.12 of the Act;

Easement Terms means the terms of the easement in gross to be granted over the Desired Access Point as set out in Schedule 5.

Force Majeure Event means an event beyond the reasonable control of the parties, which by the exercise of due diligence the parties are not reasonably able to prevent or overcome, including but not limited to:

- (a) earthquake;
- (b) war, invasion, terrorism, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power, martial law or confiscation by order of any authority;
- (c) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel;
- (d) a flood which might at the date of deed be expected to occur less frequently than once in every 100 years (based on the 1:100 year average recurrence interval flood event), but only after the first two days of delay;
- (e) fire or explosion, but not the effects of smoke; and
- (f) after the date of deed, the Australian Commonwealth or a State Government has exercised its rights under a Law in respect of an epidemic or pandemic,

and in respect of each of the events or circumstances in paragraphs (a) to (f), which hinders or prevents construction of Building 1 (North Tower) but does not include labour or industrial disputes.

FSR means floor space ratio;

Gateway Determination means the gateway determination issued for the Planning Proposal on 8 September 2020 by the Minister's delegate extracted at Annexure A, including any alterations or amendments;

GST has the same meaning as in the GST Law;

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition of or administration of the GST;

Hunter Street Land means the portion of Hunter Street that is a public road and/or owned by the Council that is required for the Civic Space Work, an indicative location of which is shown on the plan at Annexure D;

Insolvent means, in relation to a party:

- (a) that party makes an arrangement, compromise or composition with, or assignment for, the benefit of its creditors or a class of them, other than for the purposes of a restructure;
- (b) a receiver, receiver and manager, administrator, provisional liquidator, trustee, controller, inspector or analogous person is appointed in relation to, or over, all or any part of that party's business, assets or securities;
- (c) a presumption of insolvency has arisen under legislation because of the party's failure to comply with a statutory demand or analogous process;
- (d) an application for the winding up of, or for the appointment of a receiver to, that party, other than winding up for the purpose of solvent reconstruction or re amalgamation, is presented and not withdrawn or dismissed within 21 days (or such longer period agreed to by the parties), or an order is made or an effective resolution is passed for the winding up of, or for the appointment of a receiver to, that party, or any analogous application is made or proceedings initiated;
- (e) any shareholder or director of that party convenes a meeting for the purpose of considering or passing any resolution for the winding up or administration of that party;
- (f) that is an individual, a creditor's petition or a debtor's petition is presented to the Official Receiver or analogous authority in relation to that party;
- (g) an execution or analogous process is levied or enforced against the property of that party;
- (h) that party ceases or suspends, or threatens to cease or suspend, the conduct of all or a substantial part of its business;
- (i) that party disposes of, or threatens to dispose of, a substantial part of its assets;
- (j) that party stops or suspends, or threatens to stop or suspend, payment of all or a class of its debts; or
- (k) that party is unable to pay the party's debts as and when they become due and payable.

Instrument Change means an amendment to the LEP in response to the Planning Proposal, as amended in accordance with the Gateway Determination;

Land means the land described in Schedule 1;

Law means:

- (a) any law applicable including legislation, ordinances, regulations, by-laws and other subordinate legislation,
- (b) any Approval, including any condition or requirement under it, and
- (c) any fees and charges payable in connection with the things referred to in paragraphs (a) and (b);

LEP means the *Parramatta Local Environmental Plan 2011*;

Modification Application means any application to modify a Development Consent under section 4.55 of the Act;

Monetary Contribution means the Public Benefit monetary contributions listed in Table 1 of Schedule 2, as required by clause 6.5 of this agreement;

Occupation Certificate means an occupation certificate as defined under section 6.4 of the Act, and includes an Occupation Certificate for part of a building;

Planning Proposal means proposal no. PP_2020_COPAR_001_00 to amend provisions of the LEP as described at Annexure A;

Public Access & Restriction on Use Licence means a Public Benefit licence in perpetuity to be agreed in respect of the Civic Space Land on substantially the same terms, in all material respects, to the Public Access & Restriction on Use Terms as required by clause 6.3;

Public Access & Restriction on Use Terms means the terms of the Public Access & Restriction on Use Licence as set out in Schedule 6;

Public Benefits means each public benefit granted, delivered or provided by the Developer under this agreement as detailed and described in clause 6;

Queensland Arcade means the arcade located at 181 Church Street Parramatta known as Strata Plan No. 16446;

Queensland Arcade Owners means the registered proprietors of the Queensland Arcade, *The Owners - Strata Plan No. 16446*;

Register means the Torrens title register maintained under the *Real Property Act 1900* (NSW);

Related Body Corporate has the meaning given to that term in section 9 of the *Corporations Act 2001* (Cth);

Road Works means works to construct a permanent vehicle accessway on the Desired Access Point;

St John's Parish Church Hall means the St John's Parish church hall which is listed as heritage item I713 under the LEP, and for the purposes of this agreement means only the c.1910-11 portion of the St John's Parish church hall;

Temporary Access Licence means a Public Benefit temporary passenger and service vehicle access licence on substantially the same terms, in all material respects, to the Temporary Access Terms generally in accordance with one of the proposed routes shown in the plans at AnnexureF;

Temporary Access Terms means the terms of the Temporary Access Licence as set out in Schedule 7.

2. Interpretation

In this agreement, unless the context indicates a contrary intention:

- (a) **(documents)** a reference to this agreement or another document includes any document which varies, supplements, replaces, assigns or novates this agreement or that other document;
- (b) **(references)** a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this agreement;
- (c) **(headings)** clause headings and the table of contents are inserted for convenience only and do not affect interpretation of this agreement;
- (d) **(person)** a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity and their personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns;
- (e) **(party)** a reference to a party to a document includes that party's personal representatives, executors, administrators, successors, substitutes (including persons taking by novation) and permitted assigns;
- (f) **(president, CEO or managing director)** the president, CEO or managing director of a body or Authority means any person acting in that capacity;
- (g) **(requirements)** a requirement to do any thing includes a requirement to cause that thing to be done, and a requirement not to do any thing includes a requirement to prevent that thing being done;

- (h) **(including)** including and includes are not words of limitation, and a list of examples is not limited to those items or to items of a similar kind;
- (i) **(corresponding meanings)** a word that is derived from a defined word has a corresponding meaning;
- (j) **(singular)** the singular includes the plural and vice-versa;
- (k) **(gender)** words importing one gender include all other genders;
- (l) **(parts)** a reference to one or more things includes each part and all parts of that thing or group of things but nothing in this clause implies that part performance of an obligation constitutes performance of that obligation;
- (m) **(rules of construction)** neither this agreement nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting;
- (n) **(legislation)** a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;
- (o) **(time and date)** a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time and date in the city or the State, Australia, even if the obligation is to be performed elsewhere;
- (p) **(joint and several)** an agreement, representation, covenant, right or obligation: (i) in favour of two or more persons is for the benefit of them jointly and severally, and (ii) on the part of two or more persons binds them jointly and severally;
- (q) **(writing)** a reference to a notice, consent, request, approval or other communication under this agreement or an agreement between the parties means a written notice, request, consent, approval or agreement;
- (r) **(replacement bodies)** a reference to a body (including an institute, association or Authority) which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions;
- (s) **(Australian currency)** a reference to dollars or \$ is to Australian currency;
- (t) **(month)** a reference to a month is a reference to a calendar month; and
- (u) **(year)** a reference to a year is a reference to twelve consecutive calendar months.

3. Planning Agreement under the Act

- (a) The parties agree that this agreement is a planning agreement within the meaning of section 7.4 of the Act.
- (b) Schedule 8 of this agreement summarises the requirements for planning agreements under section 7.4 of the Act and the way this agreement addresses those requirements.

4. Application of this agreement

This agreement applies to:

- (a) the Instrument Change;
- (b) the Development;
- (c) the Land; and
- (d) the Hunter Street Land.

5. Operation of this agreement

- (a) This agreement commences on and from the date it is executed by all parties.

- (b) The parties acknowledge that the proposed development of Building 1 (North Tower) and the Civic Space Works under this agreement require the carrying out of the Demolition Works and accordingly, the obligations to deliver the Public Benefits under this agreement, other than the obligation to provide a temporary accessway and grant a Temporary Access Licence under clause 6.4, do not arise until:
 - (i) Development Consent is granted for the Demolition Works; and
 - (ii) the Developer has obtained a Construction Certificate for the Demolition Works or, if a Construction Certificate is not required, otherwise commences the Demolition Works.
- (c) For the avoidance of doubt, the obligation to provide a temporary accessway and grant a Temporary Access Licence under clause 6.4 will arise on the grant of a Development Consent for the Demolition Works.

6. Public Benefits to be delivered under this agreement

6.1 Civic Space Works

Scope

- (a) The Developer will carry out the Civic Space Works in accordance with this agreement, including the Construction Terms and any Development Consent or Approval granted for the Civic Space Works.
- (b) The Civic Space Works or any part of those Works required under this agreement will be taken to have been completed, and in the case of Hunter Street Land, delivered to Council when a Certificate of Practical Completion has been issued for those Works.

Timing

- (c) The Civic Space Works or any part of those Works required under this agreement are to be completed, and in the case of Hunter Street Land, delivered to Council prior to the issue of an Occupation Certificate for any part of Building 1 (North Tower).

Public Purpose

- (d) The parties acknowledge and agree that the Civic Space Works, together with the Public Access & Restriction on Use Licence will provide for improved open areas for use by the public and will improve pedestrian amenity in the area of the Development.

6.2 Easement in Gross and Road Works

Scope

- (a) The Developer will, at no cost to Council, register against the title to the Land an easement in gross burdening that part of the Land comprising the Desired Access Point, being a portion of the land that is 6m wide and 6m in height, to facilitate a Public Benefit permanent vehicle accessway from Marsden Street to the rear parking area of Queensland Arcade.
- (b) The easement in gross required under clause 6.2(a) must be generally in accordance with the Easement Terms.
- (c) The Developer agrees that the indicative design and location of the Desired Access Point, together with the Road Works, will be included in any Development Application for Building 2 (South Tower).
- (d) The Developer agrees and acknowledges that the obligations under this clause 6.2 are relevant considerations for the Council or any other consent authority when determining a Development Application or Modification Application relating to the Land and that a failure to comply with those obligations or any inconsistency with the requirements in this clause 6.2 may constitute a reason for refusal of such a Development Application or Modification Application.

- (e) The Developer must carry out the Road Works on that part of the Land comprising the Desired Access Point in accordance with engineering standards required by Council (acting reasonably), any applicable Australian Standard and any Development Consent granted for the works.

Timing

- (f) The Developer will:
 - (i) register the easement in gross required under clause 6.2(a) and in accordance with clause 6.2(b) on the title of the relevant portion of the Land comprising the Desired Access Point); and
 - (ii) complete the Road Works,
prior to the issue of an Occupation Certificate for any part of Building 2 (South Tower).
- (g) The obligation to complete the Road Works will be taken to have been satisfied when Council issues a Compliance Certificate for the Road Works.
- (h) The requirement to register an easement against the title to the Land will be satisfied when the Developer provides to the Council a copy of the relevant title search showing the registration of the instrument.

Public Purpose

- (i) The parties acknowledge and agree that the registration of the easement required under clause 6.2(a) and the completion of the Road Works are intended for use as a permanent vehicle accessway to the rear of Building 2 (South Tower) and to the rear parking area of Queensland Arcade and serves the public purpose of improving traffic flows and pedestrian amenity on Church Street, Parramatta.

6.3 Public Access & Restriction on Use Licence

Scope

- (a) The parties will enter into the Public Access & Restriction on Use Licence.

Timing

- (b) The parties agree to negotiate the final terms of the Public Access & Restriction on Use Licence so that a formal document, has been agreed in principle between the parties as at the date of this agreement and has been made available for consideration by Council prior to execution of this agreement.
- (c) The Public Access & Restriction on Use Licence must be entered into, on the terms agreed under clause 6.3(b) and the formal document agreed under that clause must be executed by the parties, upon the issue of a Construction Certificate for the Demolition Works or, if a Construction Certificate is not required, prior to the commencement of the Demolition Works, but the terms of the Public Access & Restriction on Use Licence are not required to commence until the Civic Space Works are complete.

Public Purpose

- (d) The parties acknowledge and agree that the Public Access & Restriction on Use Licence together with the Civic Space Works will provide for improved open areas for use by the public and will improve pedestrian amenity in the area of the Development

6.4 Temporary Access Licence

Scope

- (a) The Developer will grant to the Queensland Arcade Owner the Temporary Access Licence.
- (b) The Developer agrees that the final detailed design and location within the Land of the temporary accessway, that will be the subject of the Temporary Access Licence, will be included in any Development Application for Building 1 (North Tower).

- (c) Only after the Queensland Arcade Owner enters into the Licence will the Developer, at no cost to Council or any other entity, construct the temporary accessway that will be the subject of the Temporary Access Licence.
- (d) Council agrees to use its best endeavours to facilitate the discussions and negotiations between the Developer and the Queensland Arcade Owner.
- (e) Council may, acting reasonably, agree to waive the requirements under clauses 6.4(a) to (c) if:
 - (i) the Queensland Arcade Owner does not consent to the Temporary Access Licence; and
 - (ii) the Queensland Arcade Owner elects not to be a party to the Temporary Access Licence.

Timing

- (f) On the condition that the Queensland Arcade Owner enters into the Licence, the construction of the temporary accessway and the grant of the Temporary Access Licence in accordance with this clause 6.4, will be completed within 6 months of any Development Consent being granted for the Demolition Works, or at a later date as agreed by Council, acting reasonably.

Public Purpose

- (g) The parties acknowledge and agree that the Temporary Access Licence is intended for use as a temporary vehicular accessway for passenger and service vehicles to the rear of Queensland Arcade until the earlier of:
 - (i) 10 years after the date of the Temporary Access Licence; or
 - (ii) the date on which permanent vehicular access to the Licensee's property is made available at the rear of land at 41, 43 and 45 Hunter Street, Parramatta, and serves the public purpose of improving traffic flows and pedestrian amenity in the locality.

6.5 Monetary Contribution

- (a) The Developer agrees that it will make the Monetary Contribution to Council:
 - (i) for the public purpose specified in clause 2 in Schedule 2;
 - (ii) in the amount referred to in column 1 of Table 1 in Schedule 2; and
 - (iii) at the times referred to in column 2 of Table 1 in Schedule 2.
- (b) The amount of the Monetary Contribution is to be indexed from the date of this agreement in accordance with the following formula:

$$(\text{Monetary Contribution amount} \times \text{CPI}) / \text{LCPI}$$
 where:

Monetary Contribution amount = the amount referred to in column 1 of Table 1 in Schedule 2; and

CPI = the last CPI published before the due date for payment of that Monetary Contribution; and

LCPI = the last CPI published before the date of this agreement,

provided that CPI is greater than LCPI.
- (c) A Monetary Contribution is made for the purposes of this agreement when the Council receives the full amount of the contribution payable under this agreement in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council.

7. Application of sections 7.11, 7.12 and 7.24 of the Act to the Development

- (a) This agreement does not exclude the application of:
 - (i) section 7.11 of the Act to the Development; or
 - (ii) section 7.12 of the Act to the Development; or
 - (iii) section 7.24 of the Act to the Development.
- (b) The Public Benefits are not to be taken into consideration in determining a Development Contribution.

8. Registration of this agreement

8.1 Developer Interest

The Developer represents and warrants to the Council that on the date of this agreement it is the registered proprietor of the Land.

8.2 Registration of this agreement

- (a) The Developer agrees to procure the registration of this agreement under the *Real Property Act 1900* (NSW) in the relevant folios of the Register of the Land in accordance with section 7.6 of the Act.
- (b) The Developer, at its own expense, must:
 - (i) procure the lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement is executed by all parties, but in any event, no later than 20 Business Days after that date; and
 - (ii) procure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration; and
 - (iii) provide documentary evidence that the registration of this agreement has been completed to Council within 5 Business Days of receiving confirmation that the registration has occurred.
- (c) The Developer at its own expense will, promptly after the execution of this agreement, take all practical steps, and otherwise do anything that the Council reasonably requires to procure:
 - (i) the consent of each person who:
 - (A) has an estate or interest in the Land registered under the *Real Property Act 1900* (NSW); or
 - (B) is seized or possessed of an estate or interest in the Land,
 - (ii) the execution of any documents;
 - (iii) the production of the relevant duplicate certificates of title; or
 - (iv) the production of any other document required;to enable the registration of this agreement in accordance with this clause 8.2.

8.3 Removal from Register

The Council will provide a release and discharge of this agreement so that it may be removed from the folios of the Register for the Land (or any part of it) provided the Council is satisfied the Developer has duly fulfilled its obligations under this agreement, and is not otherwise in default of any of the obligations under this agreement.

8.4 Caveat

- (a) This clause 8.4 is only applicable if the Developer fails to register this agreement under clause 8.2.

- (b) The Developer acknowledges and agrees that:
 - (i) when this agreement is executed, the Council is deemed to have acquired and the Developer is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Council will have a sufficient interest in the Land in respect of which to lodge a caveat over the Land notifying that interest; and
 - (ii) it will not object to the Council lodging a caveat in the relevant folios of the Register for the Land nor will it seek to remove any caveat lodged by the Council provided the caveat does not prevent registration of any dealing or plan other than a transfer.
- (c) The Council must register a withdrawal of any caveat in respect of the Land within 5 Business Days after the Developer complies with clause 8.2 and must not lodge any other caveats on the titles to any of the Land.
- (d) The Council represents and warrants that it will as the caveator, promptly provide consent to the registration of any dealing or plan on the Land if that dealing or plan does not have any detrimental impact upon the intent of the caveat registered under this clause.

9. Review of this agreement

- (a) This agreement may be reviewed or modified by agreement between the parties using their best endeavours and acting in good faith.
- (b) No modification or review of this agreement will be of any force or effect unless it is in writing and signed by the parties to this agreement.
- (c) A party is not in breach of this agreement if it does not agree to an amendment to this agreement requested by a party in, or as a consequence of, a review.

10. Dispute Resolution

10.1 Reference to Dispute

If a dispute arises between the parties in relation to this agreement, the parties must not commence any court proceedings relating to the dispute unless the parties have complied with this clause 10, except where a party seeks urgent interlocutory relief.

10.2 Notice of Dispute

The party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other parties of:

- (a) the nature of the dispute;
- (b) the alleged basis of the dispute; and
- (c) the position which the party issuing the Notice of Dispute believes is correct.

10.3 Representatives of Parties to Meet

- (a) The representatives of the parties must promptly (and in any event within 20 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.
- (b) The parties may, without limitation:
 - (i) resolve the dispute during the course of that meeting;
 - (ii) agree that further material or expert determination in accordance with clause 10.6 about a particular issue or consideration is needed to effectively resolve the dispute (in which event the parties will, in good faith, agree to a timetable for resolution); or
 - (iii) agree that the parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination,

arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

10.4 Further Notice if Not Settled

If the dispute is not resolved within 10 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (**Determination Notice**) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 Mediation

If a party gives a Determination Notice calling for the dispute to be mediated:

- (a) the parties must agree to the terms of reference of the mediation within 15 Business Days of the receipt of the Determination Notice, the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply;
- (b) the mediator will be agreed between the parties, or failing agreement within 15 Business Days of receipt of the Determination Notice, either party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- (c) the mediator appointed pursuant to this clause 10.5 must:
 - (i) have reasonable qualifications and practical experience in the area of the dispute; and
 - (ii) have no interest or duty which conflicts or may conflict with his or her function as a mediator he or she being required to fully disclose any such interest or duty before his or her appointment;
- (d) the mediator shall be required to undertake to keep confidential all matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties;
- (e) the parties must within 15 Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within 5 Business Days of the resolution);
- (f) the parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and
- (g) in relation to costs and expenses:
 - (i) each party will bear its own professional and expert costs incurred in connection with the mediation; and
 - (ii) the costs of the mediator will be shared equally by the parties unless the mediator determines that a party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that party.

10.6 Expert determination

If the dispute is not resolved under clause 10.3 or clause 10.5, or the parties otherwise agree that the dispute may be resolved by expert determination, the parties may refer the dispute to an expert, in which event:

- (a) the dispute must be determined by an independent expert in the relevant field:
 - (i) agreed upon and appointed jointly by the parties; and
 - (ii) in the event that no agreement is reached or no appointment is made within 20 Business Days of the agreement to refer the dispute to an expert, appointed on application of a party by the then President of the Law Society of NSW;

- (b) the expert must be appointed in writing and the terms of the appointment must not be inconsistent with this clause 10.6;
- (c) the determination of the dispute by such an expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;
- (d) the expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;
- (e) each party will bear its own costs in connection with the process and the determination by the expert and will share equally the expert's fees and costs; and
- (f) any determination made by an expert pursuant to this clause 10.6 is final and binding upon the parties except unless:
 - (i) within 20 Business Days of receiving the determination, a party gives written notice to the other party that it does not agree with the determination and commences litigation; or
 - (ii) the determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal.

10.7 Litigation

If the dispute is not finally resolved in accordance with this clause 10, then either party is at liberty to litigate the dispute.

10.8 No suspension of contractual obligations

Subject to any interlocutory order obtained under clause 10.1, the referral to or undertaking of a dispute resolution process under this clause 10 does not suspend the parties' obligations under this agreement.

11. Enforcement

11.1 Default

- (a) In the event a party considers another party has failed to perform and fulfil an obligation under this agreement, it may give notice in writing to the other party (**Default Notice**) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 15 Business Days.
- (b) In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes a public nuisance or raises other circumstances of urgency or emergency.
- (c) If a party disputes the Default Notice it may refer the dispute to dispute resolution under clause 10 of this agreement.

11.2 Bank Guarantees

- (a) To secure the completion of the Civic Space Works the Developer must, prior to the issue of a Construction Certificate for the Demolition Works or if no Construction Certificate is required, prior to commencement of the Demolition Works, provide to the Council a Bank Guarantee or Bank Guarantees in an amount equivalent to the estimated costs of the Civic Space Works determined by a qualified Quantity Surveyor, having regard to the detailed design for those Works prepared and approved by Council in accordance with the Construction Terms and any Development Consent.
- (b) The Council may reject any Bank Guarantee that contains errors, or if it has received the Bank Guarantee require the Developer at any time to obtain a replacement Bank Guarantee that rectifies any such errors or otherwise obtain rectification of the errors. The

Developer must provide the replacement Bank Guarantee, or otherwise obtain rectification of the errors, within 5 Business Days of receiving the Council's request.

- (c) The Council may call on a Bank Guarantee provided under this clause if:
- (i) subject to clause 11.2(d), the Developer carries out the Demolition Works and has not commenced the construction of Building 1 (North Tower) within 6 months after demolishing any part of the St John's Parish Church Hall;
 - (ii) subject to clause 11.2(d), the Developer carries out the Demolition Works and has not completed the construction of Building 1 (North Tower) within 4 years after demolishing any part of the St John's Parish Church Hall;
 - (iii) the Developer is in material or substantial breach of this agreement and has failed to rectify the breach within a reasonable period of time after having been given reasonable notice (which must not be less than 15 Business Days) in writing to do so in accordance with clause 11.1 of this agreement; or
 - (iv) the Developer becomes Insolvent.
- (d) If a Force Majeure Event occurs after demolition of the St John's Parish Church Hall:
- (i) the Developer must give Council prompt notice of reasonable particulars of the Force Majeure Event and the probable extent of any delays to the construction of Building 1 (North Tower);
 - (ii) the parties must meet to discuss in good faith appropriate timeframes for commencement or completion of the construction of Building 1 (North Tower), having regard to the likely delays caused by the Force Majeure Event; and
 - (iii) the periods of time referred to in clause 11.2(c)(i) and (ii) will be extended in accordance with the discussions and agreement between the parties.
- (e) Subject to this clause and the provisions of this agreement, the Council may apply the proceeds of a Bank Guarantee in satisfaction of:
- (i) any obligation of the Developer under this agreement that is secured by the Bank Guarantee; and
 - (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement.
- (f) Within 20 Business Days of each anniversary of a Bank Guarantee provided under this clause 11.2, if requested by the Council, the Developer must provide Council with one or more replacement Bank Guarantees (**Replacement Bank Guarantee**) in an amount calculated in accordance with the following:
- $$A = \frac{(B \times D)}{C}$$
- Where:
- A is the amount of the Replacement Bank Guarantee,
 - B is the amount of the Bank Guarantee to be replaced,
 - C is the CPI for the quarter ending immediately before the date of the Bank Guarantee to be replaced, and
 - D is the CPI for the quarter ending immediately before the date of the replacement Bank Guarantee,
- provided A is greater than B.
- (g) At least 15 Business Days prior to the expiry of any Bank Guarantee provided under this clause 11.2, the Developer must provide Council with one or more replacement Bank Guarantees in the amount of the Bank Guarantee that is due to expire, plus any increase required under clause 11.2(f).
- (h) At any time following the provision of a Bank Guarantee under this clause 11.2, the Developer may provide the Council with one or more replacement Bank Guarantees

totalling the amount of all Bank Guarantees required to be provided under this clause 11.2 for the time being.

- (i) On receipt of a replacement Bank Guarantee under clause 11.2(f), (g) or (h), the Council must release and return to the Developer, as directed, the Bank Guarantee(s) which it holds that have been replaced within 20 Business Days.
- (j) The Council must within 10 Business Days return a Bank Guarantee provided to secure the Civic Space Works, when requested by the Developer, provided that a Certificate of Practical Completion has been issued for the Civic Space Works;
- (k) Nothing in this clause 11.2 prevents or restricts the Council from taking any enforcement action in relation to:
 - (i) any obligation of the Developer under this agreement; or
 - (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement,

that is not or cannot be satisfied by calling on a Bank Guarantee.

11.3 Compulsory Acquisition

- (a) If the Developer does not grant the easement in gross required under clause 6.2(a), the Council may compulsorily acquire that interest in the Land, in which case the Developer consents to the Council compulsorily acquiring that interest for compensation in the amount of \$1.00 without having to follow the pre-acquisition procedures in the *Land Acquisition (Just Terms Compensation) Act 1991*.
- (b) Clause 11.3(a) constitutes an agreement for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991*.
- (c) The Developer indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of an interest under clause 11.3(a).
- (d) The Developer must pay the Council, promptly on demand, an amount equivalent to all costs, including legal costs, incurred by the Council acquiring the whole or any part of the relevant land or interest under clause 11.3(a).
- (e) For the avoidance of doubt, this clause 11.3 entitles Council to acquire only the interest in the Land required to be provided under clause 6.2(a), being an easement in gross over that part of the Land comprising the Desired Access Point that is generally in accordance with the Easement Terms.

11.4 Restriction on the issue of Certificates

- (a) In accordance with section 6.8 of the Act and clause 21 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the requirement to provide a Bank Guarantee to secure the Civic Space Works under clause 11.2(a) must be complied with prior to the issue of a Construction Certificate for the Demolition Works or for any part of Building 1 (North Tower).
- (b) In accordance with section 6.10(2) of the Act and clause 48 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*:
 - (i) the requirement to Complete the Civic Space Works under clause 6.1 must be complied with prior to the issue of an Occupation Certificate for any part of Building 1 (North Tower); and
 - (ii) the requirements to complete the Road Works and grant the easement in gross over the Desired Access Point under clause 6.2 must be complied with prior to the issue of an Occupation Certificate for any part of Building 2 (South Tower); and
 - (iii) the requirement to pay the Public Benefit monetary contributions under clause 6.5 must be complied with prior to the issue of an Occupation Certificate for any part of Building 1 (North Tower).

11.5 General Enforcement

- (a) Without limiting any other remedies available to the parties, this agreement may be enforced by any party in any court of competent jurisdiction.
- (b) Nothing in this agreement prevents:
 - (i) a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and
 - (ii) the Council from exercising any function under the Act or any other Law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.

12. Assignment and Dealings**12.1 Assignment**

- (a) A party must not assign or deal with any right under this agreement without the prior written consent of the other parties.
- (b) Any change of ownership or control (as defined in section 50AA of the *Commonwealth Corporations Act 2001* (Cth)) of a party (excluding the Council) shall be deemed to be an assignment of this agreement for the purposes of this clause.
- (c) Any purported dealing in breach of this clause is of no effect.

12.2 Transfer of Land

A party (**Transferor**) may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Land (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:

- (a) the Transferor satisfies the Council that the proposed Transferee is financially capable of complying with the Transferor's obligations under this agreement;
- (b) the Transferor satisfies the Council that the rights of the Council will not be diminished or fettered in any way;
- (c) the Transferee delivers to the Council a novation deed signed by the Transferee in a form and of such substance as is acceptable to the Council containing provisions under which the Transferee agrees to comply with all the outstanding obligations or continuing obligations of the Transferor under this agreement;
- (d) the Transferee provides to Council any Bank Guarantees required to be provided under this agreement;
- (e) any default under any provisions of this agreement has been remedied or waived by the Council, on such conditions as the Council may determine, and
- (f) the Transferor and the Transferee pay the Council's reasonable costs in relation to the assignment.

13. Approvals and consents

Except as otherwise set out in this agreement, and subject to any statutory obligations, each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

14. No fetter**14.1 Discretion**

This agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council, including, but not limited to, any statutory power or discretion of

the Council relating to the Planning Proposal, the Instrument Change, or any application lodged by the Developer for Development Consent (all referred to in this agreement as a **Discretion**).

14.2 No fetter

No provision of this agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause 14, any provision of this agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:

- (a) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied;
- (b) in the event that (a) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this agreement has full force and effect; and
- (c) to endeavour to satisfy the common objectives of the parties in relation to the provision of this agreement which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

14.3 Planning Certificates

The Developer acknowledges that Council may, at its discretion, include advice on any planning certificate issued under section 10.7 of the Act that this agreement affects the Land.

14.4 Hunter Street Land

- (a) Nothing in this agreement constitutes any agreement by Council to the closure, sale, or transfer of any part of Hunter Street, Parramatta, or any part of the Hunter Street Land.
- (b) For the avoidance of doubt, if any part of Hunter Street, Parramatta, or any part of the Hunter Street Land is required for the Civic Space Works:
 - (i) the Developer must comply with all Laws and obtain all Development Consents or Approvals necessary for the redevelopment of that land;
 - (ii) the Developer must make an application to Council for closure of the relevant portion of Hunter Street or that part of the Hunter Street Land in accordance with the provisions of the *Roads Act 1993* (NSW);
 - (iii) Council must assess the application on its merits, in accordance with relevant Laws and policies;
 - (iv) Council may grant or refuse the application at its discretion, subject to its compliance with any applicable Law;
 - (v) the Developer must pay all relevant fees associated with the application for closure; and
 - (vi) the Developer must attend to any procedural requirements to progress the road closure application.

15. Notices

Any notice given under or in connection with this agreement (**Notice**):

- (a) must be in writing and signed by a person duly authorised by the sender;
- (b) must be addressed as follows and delivered to the intended recipient by hand, by prepaid post or by email at the address, or at the address last notified by the intended recipient to the sender after the date of this agreement:
 - (i) to the City of Parramatta Council:

PO Box 32, Parramatta, NSW 2124

Email: council@cityofparramatta.nsw.gov.au

Attention: Manager, Land Use Planning

- (ii) to the Secretary, Anglican Church Property Trust Diocese of Sydney:
PO Box Q190, QVB Post Office, Sydney NSW 1230
Email: gxe@sydney.anglican.asn.au
Attention: Greg Ellem
- (c) is taken to be given or made:
 - (i) in the case of hand delivery, when delivered;
 - (ii) in the case of delivery by post, 5 Business Days after the date of posting (if posted to an address in the same country) or 10 Business Days after the date of posting (if posted to an address in another country); and
 - (iii) in the case of an email when the sender receives an email acknowledgement from the recipient's information system showing the Notice has been delivered to the email address stated above; and
- (d) if under clause 15(c) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4.00 pm (local time), it is taken to have been given or made at the start of business on the next Business Day in that place.

16. General

16.1 Relationship between parties

- (a) Nothing in this agreement:
 - (i) constitutes a partnership between the parties; or
 - (ii) except as expressly provided, makes a party an agent of another party for any purpose.
- (b) A party cannot in any way or for any purpose:
 - (i) bind another party; or
 - (ii) contract in the name of another party.
- (c) If a party must fulfil an obligation and that party is dependent on another party, then that other party must do each thing reasonably within its power to assist the other in the performance of that obligation.

16.2 Time for doing acts

- (a) If the time for doing any act or thing required to be done or a notice period specified in this agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.
- (b) If any act or thing required to be done is done after 5.00 pm on the specified day, it is taken to have been done on the following Business Day.

16.3 Further assurances

Each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

16.4 Variation

A provision of this agreement can only be varied by a later written document executed by or on behalf of all parties and in accordance with the provisions of the Act.

16.5 No assignment

A party cannot assign or otherwise transfer its rights under this agreement without the prior written consent of the other party.

16.6 Counterparts

This agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

16.7 Legal expenses and stamp duty

- (a) The Developer must pay the Council's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution, carrying into effect, enforcement and release and discharge of this agreement, and any other agreement, deed or licence that is necessary to give effect to the arrangements recorded in this agreement, including the reasonable costs of obtaining any legal advice in connection with this agreement, to a maximum amount of \$55,000 for negotiation, preparation and execution of this agreement and any associated legal advice, and any other agreement, deed or licence that is necessary to give effect to the arrangements recorded in this agreement.
- (b) The Developer must pay the costs and disbursements as required under clause 16.7(a) no later than 10 Business Days after receiving a demand from the Council to pay such costs.
- (c) The Developer agrees to pay or reimburse the costs and expenses incurred by Council in connection with the advertising and exhibition of this agreement in accordance with the Act.
- (d) The Developer agrees to pay Council any administrative fees as required by Council, acting reasonably, in connection with the administration of this agreement.

16.8 Entire agreement

The contents of this agreement constitute the entire agreement between the parties and supersede any prior negotiations, representations, understandings or arrangements made between the parties regarding the subject matter of this agreement, whether orally or in writing.

16.9 Representations and warranties

The parties represent and warrant that they have the power and authority to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any Law.

16.10 Severability

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

16.11 Invalidity

- (a) A word or provision must be read down if:
 - (i) this agreement is void, voidable, or unenforceable if it is not read down;
 - (ii) this agreement will not be void, voidable or unenforceable if it is read down; and
 - (iii) the provision is capable of being read down.
- (b) A word or provision must be severed if:
 - (i) despite the operation of clause (a), the provision is void, voidable or unenforceable if it is not severed; and
 - (ii) this agreement will be void, voidable or unenforceable if it is not severed.
- (c) The remainder of this agreement has full effect even if clause 16.11(b) applies.

16.12 Waiver

- (a) A right or remedy created by this agreement cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right or remedy does not

constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

- (b) The fact that a party fails to do, or delays in doing, something the party is entitled to do under this agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another party. A waiver by a party is only effective if it is in writing. A written waiver by a party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

16.13 GST

- (a) Words and expressions which are not defined in this agreement but which have a defined meaning in GST Law have the same meaning as in the GST Law.
- (b) Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this agreement are exclusive of GST.
- (c) If GST is imposed on any supply made under or in accordance with this agreement, the Developer must pay the GST or pay to the Council an amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.
- (d) If the Council is obliged to pay any GST on any supply made under or in accordance with this agreement, the Developer indemnifies the Council for the amount of any such payment it is required to make.

16.14 Governing law and jurisdiction

- (a) The Laws applicable in New South Wales govern this agreement.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

Schedule 1 - Land

Lot Reference / Identifier	Address	Registered Proprietor as at the date of this Agreement
Lots 1 and 2 DP 1110057 (Auto Consol 6894-134)	195 Church Street, Parramatta	Anglican Church Property Trust Diocese of Sydney
Lots E through to I DP 15108 (Auto Consol 15461-22)	65-75 Macquarie Street, Parramatta	Anglican Church Property Trust Diocese of Sydney*
Lot J DP 15108 (Auto Consol 15461-22)	77 Macquarie Street, Parramatta	Anglican Church Property Trust Diocese of Sydney*
Lot K DP 15108 (Auto Consol 15461-22)	79 Macquarie Street, Parramatta	Anglican Church Property Trust Diocese of Sydney*
Lot M DP 15108 (Auto Consol 15461-22)	38 Hunter Street, Parramatta	Anglican Church Property Trust Diocese of Sydney*
Lots 1 and 2 DP 575473	45 Hunter Street, Parramatta	Anglican Church Property Trust Diocese of Sydney

* As at the date of exhibition of the agreement, part of the Land is owned by persons related to the Developer. Arrangements are being made to transfer that land to the Developer. If the land is not owned by the Developer at the time the agreement is executed, the owners of the land will be parties to this agreement and the following definitions will be inserted into clause 2 of the agreement.

Developer means the Anglican Church Property Trust Diocese of Sydney and the Landowners, jointly and severally.

Landowners means all registered proprietors of the Land as shown in the table to Schedule 1.

Schedule 2 - Monetary Contribution

1. Table 1

Monetary Contribution	Time for making the Monetary Contribution
\$1,100,000	Prior to the issue of an Occupation Certificate for any part of Building 1 (North Tower).
\$3,500,000	Prior to the issue of an Occupation Certificate for any part of Building 1 (North Tower).
\$4,600,000 IN TOTAL	

2. Public Purpose

- 2.1 The Monetary Contributions required under this agreement will be used towards improvement of public domain areas in the Parramatta CBD.
- 2.2 The parties acknowledge and agree that the Monetary Contributions may be used in addition to the Development Contributions Council expects to receive under a Contributions Plan applicable to the Parramatta CBD, to deliver works and items that will not be fully funded under the Contributions Plan.
- 2.3 Council agrees to use its best endeavours to apply the Monetary Contributions, in addition to Development Contributions it receives under a Contributions Plan, towards the items identified in Table 2.
- 2.4 The Developer agrees that it will not make any Claim from Council for refunds or offsets of or against the Monetary Contributions under this agreement or Development Contributions required in connection with the Development, on the basis that the Monetary Contributions and Development Contributions are to be provided for the same public purpose.

Table 2¹

Item/description	Location	Estimated Cost	Reason for inclusion
Table C3 – Public domain works²			
ITEM 3 - Macquarie Street public domain works – including paving, tree cells and multi-function poles Macquarie St between Pitt & Church St ³		\$9,815,040	■ Adjacent to site
ITEM 13 - Hunter Street public domain works – including paving and tree cells Hunter St between Pitt St & St John's Church ⁴		\$7,795,040	■ Adjacent to site

Schedule 3 - Civic Space Works

¹ Source: draft CBD Contributions Plan.

² Excluding any works along any frontage of the Land that would be required by standard conditions of any Development Consent.

³ This is the Developers second preference for which the public purpose Monetary Contributions should be put.

⁴ This is the Developers first preference for which the public purpose Monetary Contributions should be put.

1. Civic Space Works

- 1.1 The Civic Space Works are all works, including planning, engineering, design, survey, building, construction, landscaping, and installation of services and lighting required to construct and complete the open space area on the Civic Space Land, including an approved interface between the Development, the Civic Space Works and Hunter Street in accordance with:
- the Civic Space Concept and Performance Specifications in Annexures E and F;
 - the table at Part 2 of this Schedule 3;
 - the approved design for the Civic Space Works, developed and finalised in accordance with the Construction Terms;
 - the Construction Terms; and
 - any Development Consent or Approval for the Civic Space Works.

2. New Square

Public Purpose	Public Open Space / Active Recreation
Development area / staging rationale	Civic Space Works to be completed prior to the issue of an Occupation Certificate for Building 1 (North Tower)
Description of the Civic Space Works	The new square provides a new setting for the St John's Cathedral, an extension to Parramatta Square towards Marsden Street and enhanced public connections and open space circulation to Hunter and Marsden Streets, Centenary Square, Parramatta Square and Macquarie Street.
Core elements	<p>Civic Space Works to be delivered include:</p> <ul style="list-style-type: none"> ■ Soft and hard landscaping similar to Parramatta Square. ■ Lighting (P3 Lighting) (25 no.). ■ Large tree planting 2000 litre pots (10 no.). ■ Additional boundary, screen and specimen trees, 200-400L size (6-8 as required). ■ Bench seats under trees (12 no.). ■ Drinking fountain (2 no.). ■ Electrical services for popup events at two locations: 1x3 phase power + 2x20 Amp, 2x15 Amp and 2x10Amp power outlets at each location (locations TBC). ■ Automatic irrigation for all planting and trees and QCV connections (60m centres) for cleaning / maintenance purposes. ■ Access and bollards (at various locations including Hunter Street entry) (34 no.) allow for Hostile Vehicle Mitigation as required. ■ Garbage Bins (4 no.). ■ Signage (allowance). ■ Artwork and interpretation (allowance). ■ Indicative concept plans as shown in Annexure D. ■ Performance Specifications as shown in Annexure E. ■ Final plan as per Development Consent.
Area	1466 sqm (approximate), refer to Annexure D.

Schedule 4 - Construction Terms

1. Interpretation

For the purposes of this Schedule 4, the defined terms in clause 1 of this agreement and the Interpretation principles in clause 2 of this agreement will apply, unless context indicates a contrary intention:

Builder means any entity contracted under the Construction Contract to carry out the Works.

Construction Contract means the contract to carry out the Works (whether or not that is a contract for the Works only or forms part of a contract for the building of other components of the Development).

Defects Liability Period means in respect of each item of building works which together comprise the Works the period of 12 months from the date on which the Certificate of Practical Completion is issued for the Works.

Detailed Design means the final specifications and finishes for the Works prepared in accordance with clause 5 of this Schedule and will include the design of the Works, the location for the Works, installation specifications.

Services means all water, gas, electricity, television, drainage, sewerage, cable TV, data communications, telecommunications and other services which are required under a Development Consent or an Approval and which are necessary or desirable for the construction or operation of the Development or the Works.

Site Audit Report and **Site Auditor** have the same meaning as in the *Contaminated Land Management Act 1997* (NSW).

Superintendent means the Superintendent appointed under any Construction Contract.

Works includes any part of the Civic Space Works.

2. Requirements of Authorities and Approvals

2.1 These Construction Terms must be read and construed subject to:

- (a) any requirements or conditions of any Development Consent;
- (b) the requirements of and conditions imposed by all relevant Authorities and all Laws relating to the Development and the construction of the Development and the Works.

2.2 If the Developer requires any Approvals in order to carry out the obligations under this agreement, then the Developer will acquire all Approvals necessary to carry out the Works at their own cost.

2.3 The Developer must ensure that the Works carried out under this agreement are carried out:

- (a) in accordance with the relevant Development Consent for the Works and all Approvals and the requirements of all Laws, including without limitation, work health and safety legislation; and
- (b) in a good and workmanlike manner and so that they are diligently progressed until completion;

AND it is acknowledged that to the extent that there is any inconsistency between this agreement and any Development Consent or Approval the terms of the Development Consent or the Approval shall take precedence.

3. Costs of Works

All costs of the Works must be borne by the Developer.

4. Project Management and Contractor Engagement

- 4.1 The Developer will be responsible for managing the Works.
- 4.2 The Developer will ensure that any contractor engaged to carry out the Works agrees to:
- (a) carry out the obligations in these Construction Terms as part of any Construction Contract; and
 - (b) extend an invitation to a Council representative to be present at each on-site meeting attended by the Superintendent.

5. Design Development

- 5.1 The Detailed Design for the Civic Space Works must be prepared by the Developer in accordance with:
- (a) this agreement;
 - (b) the scope of the works set out in Schedule 3;
 - (c) the Civic Space Concept;
 - (d) the Performance Requirements in Annexure E; and
 - (e) any relevant Australian Standard.
- 5.2 Notwithstanding clause 5.1 of this Schedule, the Civic Space Works must be designed so that the Civic Space Land is compatible with the Parramatta Square open space and soft and hard landscaping is of a quality and standard equivalent to that used by Council in developing the Parramatta Square open space.
- 5.3 The Developer must engage a qualified landscape architectural organisation with a proven track-record in design and delivery of high-end CBD plaza settings.
- 5.4 Prior to submitting any Development Application or application for any other Approval for the Civic Space Works, the Developer must provide a draft Detailed Design to Council.
- 5.5 Council may request any amendments to the draft Detailed Design, provided the Council's suggested amendments are consistent with the requirements of clauses 5.1 and 5.2 of this Schedule and are made within 10 Business Days of receiving the draft Detailed Design.
- 5.6 The Developer agrees that it will make the Council's suggested amendments to the draft Detailed Design prior to lodging a Development Application for the Civic Space Works, provided the suggested amendments are consistent with the requirements of clauses 5.1 and 5.2 of this Schedule.
- 5.7 For the avoidance of doubt:
- (a) any acceptance by the Council of the Detailed Design for the Civic Space Works under this clause 5 is not to be taken as approval of or to any Development Application or application for Approval for those works; and
 - (b) any proposal to depart from the requirements in clauses 5.1 and 5.2 of this Schedule must be negotiated with Council prior to a Development Application being submitted and this agreement may need to be amended to address the variation to the concept design.

6. Construction Drawings

- 6.1 Prior to applying for a Construction Certificate for any Works, or if a Construction Certificate is not required, prior to commencement of the Works, the Developer must provide to Council for approval draft construction drawings for those Works prepared in accordance with the Detailed Design.
- 6.2 Within 10 Business Days of receiving the draft construction drawings, Council may, acting reasonably, require a variation to the construction drawings to comply with the Detailed Design, the Building Code of Australia, any relevant Australian Standard or any requirements in clauses 5.1 and 5.2 of this Schedule.
- 6.3 The Developer must amend the construction drawings in accordance with a requirement issued by Council under clause 6.2 of this Schedule.
- 6.4 For the avoidance of doubt, any approval of the construction drawings provided by the Council under this clause 6 is not to be taken as approval of or to any Construction Certificate for the Works.

7. Review of Construction Documents

The Developer acknowledges and agrees that:

- (a) Council may, but is not obliged to critically analyse the draft Detailed Design and draft construction drawings for the Works in accordance with clauses 5 and 6 of this Schedule;
- (b) Council is not required to carry out any design work or contract any third party to carry out design work;
- (c) Council is not responsible for any errors, omissions or non-compliance with any Law or the requirement of any Authority by reason of approving the Detailed Design and construction drawings for the Works;
- (d) Council is not liable for any liability, loss or cost incurred by the Developer, or any Claim made against the Developer, because of any defect in the design or construction of any part of the Works that does not comply with the Building Code of Australia, any relevant Australian Standard or with Annexure E; and
- (e) no comment, review or information supplied to the Developer by Council alters or alleviates the obligation to construct and complete the Works in accordance with this agreement.

8. Carrying out of Works

8.1 Communication

The Developer must keep Council reasonably informed of progress of the Works and provide to Council such information about the Works as Council reasonably requests.

8.2 Standard of Works

- (a) The Developer must procure the execution and completion of the Works and must cause the Builder to, use suitable new materials and proper and tradesman like workmanship when carrying out the Works.
- (b) The Works must be diligently progressed to Practical Completion in accordance with:
 - (i) the Detailed Design and construction drawings approved by Council under this Schedule;
 - (ii) any Development Consent and Approvals applying to the Works;
 - (iii) the requirements of all Laws, including without limitation, workplace health and safety legislation; and
 - (iv) the obligations of this agreement.

- (c) The Developer must not commence construction of any Works until it has given the Council copies of all Approvals necessary for the construction of the Works.

9. Inspection

- 9.1 The Council may enter the Land or any part of the Land on which the Works are located to inspect the progress of the Works, subject to:
 - (a) the terms of the Construction Contract (save for any clause of the Construction Contract which prevents the Council from accessing the Land);
 - (b) giving reasonable notice to the Developer;
 - (c) complying with all reasonable directions of the Developer; and
 - (d) being accompanied by a representative of the Developer, or as otherwise agreed.
- 9.2 The Council may, acting reasonably, within 5 Business Days of carrying out an inspection notify the Developer of any defect or non-compliance of the Works with the Building Code of Australia, any relevant Australian Standard or with approved plans.
- 9.3 Following receipt of notification of any defect or non-compliance under clause 9.2 of this Schedule, the Developer agrees that it will at the request of Council (acting reasonably) take all reasonable steps to enforce defect remedies against the Builder.

10. Completion

10.1 Practical Completion

- (a) When the Developer considers that the Works, or any part of the Works, are complete, the Developer must send a Notice to the Council accompanied by complete works as executed plans, any relevant certificates or consents of any public utility authority and a request for written certification from the Council that the Works are complete.
- (b) Within 10 Business Days of receipt of the notice under clause 10.1(a) of this Schedule, the Council will carry out an inspection of the Works and will, acting reasonably, either:
 - (i) provide written certification to the Developer that the Works have been completed; or
 - (ii) notify the Developer of any additional information required or matters which must be addressed by the Developer in accordance with clause 10.1(a) of this Schedule prior to the certification being issued.
- (c) If the Developer is required to provide additional information or address any matters under clause 10.1(b)(ii) of this Schedule, the Developer will provide that information to Council or address those matters within 10 Business Days of receiving the notice or within a reasonable period of time and make a further request under clause 10.1(a) of this Schedule for written certification that the Works have been completed.
- (d) Practical completion will be achieved in relation to the Works or any part of the Works when a Certificate of Practical Completion has been issued for those Works.
- (e) Notwithstanding clause 10.1(d), if the Council has not responded to the Developer's request for written certification from the Council that the Works are complete under clause 10.1(a) within 10 Business Days of receipt of the notice, the Council agrees that for the purposes of this agreement, Practical Completion will be deemed to have occurred on that date and a deemed Certificate of Practical Completion will be issued for the Works.

11. Risk

The Developer undertakes the Works entirely at its own risk.

12. Insurance

- 12.1 Prior to the commencement of the construction of any of the Works, the Developer must ensure that the Builder effects and the Developer produces evidence to the Council of the following insurances issued by an insurer approved by the Council (acting reasonably) in a form approved by the Council (acting reasonably):
- (a) contract works insurance for the value of the Works;
 - (b) public liability insurance with a limit of indemnity of \$20 million per occurrence;
 - (c) statutory workers compensation insurance with a limit of indemnity determined by the relevant statutory scheme.
- 12.2 The Developer must provide evidence of certificates of currency of insurance evidencing the required insurances in clause 12.1 of this Schedule upon written request by the Council, acting reasonably, throughout the term of this agreement.

13. Indemnities

The Developer indemnifies the Council, its employees, officers, agents and contractors from and against all Claims in connection with the carrying out by the Developer of the Works except to the extent such Claim arises as a result of negligence, default, act or omission of the Council or its employee, officer, agent, or contractor.

14. Contamination and Remediation

- 14.1 The Developer acknowledges and agrees:
- (a) that it is responsible for the management and remediation of any contamination present upon or under the land on which the Civic Space Works are to be carried out; and
 - (b) to the fullest extent permitted by Law indemnify and release the Council from any Claim which might arise from any contamination with respect to that land.

Schedule 5 - Easement Terms

1. Easement Terms

An easement in gross to the benefit of the Council is to be granted in respect of the Desired Access Point on the following terms:

1.1 Interpretation

For the purposes of this Schedule 5, the defined terms in clause 1 of this agreement and the Interpretation principles in clause 2 of this agreement will apply, unless context indicates a contrary intention:

Easement Site means the Desired Access Point.

- 1.2 The authority benefited and any person authorised by the authority benefited and members of the public (**Authorised Users**) have full and free right to go, pass and repass, and exit and enter, over that part of the burdened lot (**Easement Site**) designated for vehicle use, with vehicles (**Permitted Use**), in accordance with these Easement Terms.
- 1.3 The Easement Site must remain open for use by the authority benefited and all Authorised Users for the Permitted Use 24 hours per day, 7 days per week, except:
- (a) in the case of an emergency; or
 - (b) for the safety of any person; or
 - (c) for the protection of any property,
- in which case the registered proprietor(s) of the burdened lot may temporarily close access to all or part of the Easement Site until it is safe to re-open access.
- 1.4 In exercising the rights granted by this easement, the authority benefited and all Authorised Users must:
- (a) cause as little inconvenience as is practicable to the registered proprietor(s) of the burdened lot and any occupier of the burdened lot;
 - (b) cause no damage to the Easement Site or the burdened lot and any improvements on it;
 - (c) subject to clauses 1.6 and 1.7 of these Easement Terms, make good any damage caused by the authority benefited or any Authorised User to the Easement Site; and
 - (d) obey any reasonable requirements and directions of the registered proprietor(s) of the burdened lot whilst on the Easement Site.
- 1.5 The authority benefited and all Authorised Users acknowledge that any use of the Easement Site by the authority benefited or an Authorised User that is not in accordance with clause 1.4 of this easement:
- (a) is subject to the prior written approval of the registered proprietor(s) of the burdened lot, which may be given or withheld in the registered proprietor's (s') absolute discretion; and
 - (b) the registered proprietor(s) of the burdened lot may, in the absence of any prior written approval to the relevant use, eject, move on or prohibit entry to those persons who are not using the Easement Site in accordance with clause 1.4 of this easement.
- 1.6 Notwithstanding anything in these Easement Terms, the registered proprietor(s) acknowledge that the authority benefited is not and cannot be responsible for all Authorised Users of the Easement Site and the registered proprietor(s) will not:
- (a) require the authority benefited to enforce these Easement Terms against an Authorised User, other than its employees, officers, agents and contractors acting for or on behalf of the authority benefited; or
 - (b) make any Claim against the authority benefited for actions on the Easement Site of members of the public in respect of whom the authority benefited exercises no authority or control.

For the avoidance of doubt, nothing in this clause 1.6 is intended to:

- (c) limit the responsibility of the authority benefited in respect of its employees, officers, agents and contractors who are carrying out actions on the Easement Site for or on behalf of the authority benefited; or
- (d) prohibit the registered proprietor and the authority benefited from entering into an agreement permitted by the *Local Government Act 1993 (NSW)* or any other Law whereby the registered proprietor and the authority benefited agree that the authority benefited may or will enforce the Easement Terms against an Authorised User.

- 1.7 The registered proprietor(s) must maintain and repair the Easement Site, including the repair of damage and wear, repair of vandalism, removal of graffiti, removal of rubbish and conducting reactive cleaning, except to the extent it has been necessitated by the wilful or negligent act or omission or default of the authority benefited or its employees, officers, agents and contractors acting for or on behalf of the authority benefited, or any activities carried out for or on behalf of the authority benefited by itself, its employees, officers, agents and contractors on the Easement Site.
- 1.8 The registered proprietor(s) release the authority benefited from, and indemnify the authority benefited in respect of, any liability, loss, Damage, cost or Claim arising in relation to the use of the Easement Site by the authority benefited or any Authorised Users, including any accident, damage, death, loss or personal injury, except to the extent arising due to the wilful or negligent act or omission or default of the authority benefited or its employees, officers, agents and contractors acting for or on behalf of the authority benefited. The authority benefited covenants and agrees in favour of the registered proprietor(s) that the authority benefited will not settle or compromise any Claim in respect of which this release and indemnity applies without the prior written consent of the registered proprietor(s).
- 1.9 Insurance:
 - (a) Both the registered proprietor(s) and the authority benefited are to maintain public liability insurance in respect of the Easement Site and the Permitted Use for the limit of liability of \$20 million per occurrence.
 - (b) The registered proprietor(s) and the authority benefited must deliver to each other sufficiently detailed certificates of currency of insurance on each renewal and otherwise on written request.
 - (c) The registered proprietor(s) is to effect and maintain appropriate property insurance for the Easement Site for the full reinstatement value or replacement value of the property insured.

Schedule 6 - Public Access & Restriction on Use Terms

1. Public Access & Restriction on Use Terms

A licence in perpetuity is to be granted in respect of the Civic Space Land on the following terms:

1.1 Interpretation

For the purposes of this Schedule 6, the defined terms in clause 1 of this agreement and the Interpretation principles in clause 2 of this agreement will apply, unless context indicates a contrary intention:

Licensed Site means the licensed site as indicated by the area marked 'Area of Public Access', excluding the Hunter Street Land area, as shown on the plan at Annexure A to this licence.

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this licence.

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties.

Passive Recreation means recreational activities that have minimal impact on the Licensed Site and do not intrude on the amenity of other persons in the locality (including the Licensor), including walking, nature observation, picnicking, reading, and resting or sitting.

Social Covenants means any variation, replacement, addition or revocation of the social covenants made by the Synod of the Anglican Church Diocese of Sydney from time to time under any relevant ordinance, including at the date of this licence those declared under the *Church Trust Property (Declaration of Certain Purposes and Objects) Ordinance 1979* (as amended) to be the following 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).
- 1.2 In accordance with the terms of this licence, the Licensor grants the Licensee and any person authorised by the Licensee, including members of the public (**Authorised Users**), a non-exclusive right to use the Licensed Site solely for the following purposes:
- (a) To go, pass and repass over those parts of the Licensed Site:
 - (i) on foot; and/or
 - (ii) with wheelchairs or other disabled access aids (including motorised scooters or similar used for mobility purposes); and/or
 - (iii) with or without domestic animals and animals for police purposes; and/or
 - (iv) with bicycles, tricycles, skateboards, rollerblades or other similar non-motorised machines (but only being walked and not ridden); and/or
 - (v) without vehicles,
 designated for pedestrian use in accordance with clause 1.4; and
 - (b) to use those parts of the Licensed Site designated for such use (or which are not designated for pedestrian use) for the purposes of Passive Recreation.
- (together, the **Permitted Uses**).
- 1.3 The Licensee acknowledges and agrees that nothing in this licence prevents or restricts the use of the Licensed Site by the parishioners of the Licensor or by the staff, employees and other invitees of the Licensor, and any one or more, or all, of them.
- 1.4 The Licensed Site must remain open for use by the Licensee and Authorised Users for the Permitted Uses 24 hours per day, 7 days per week, except:
- (a) in the case of an emergency; or
 - (b) for the safety of any person; or
 - (c) for the protection of any property; or
 - (d) for legitimate uses associated with the Licensor's activities at St John's Cathedral as set out in clause 1.23,
- in which case the Licensor may temporarily close access to all or part of the Licensed Site until it is safe to re-open access, subject to the Licensor providing 14 days prior written notice to Council (except in the case of an emergency, in which case Council must be notified as soon as possible after closure).
- 1.5 The Licensed Site must not be closed for use by the Licensee and Authorised Users for more than 90 days per calendar year, without the consent of Council, acting reasonably and in this clause 1.5:
- "closed for use"* means the Licensee and Authorised Users are excluded from using the Licensed Site for any of the Permitted Uses for a period of 5 hours or more in any 24 hour period; and
- "days"* does not include any day on which a Force Majeure Event is occurring.
- 1.6 If any Authorised Users congregate or otherwise use the Licensed Site, for a purpose which the Licensor, acting reasonably, considers to be a nuisance, safety risk or against their organisation beliefs,

the Licensor may either remove the Authorised Users, or arrange for their removal by an appropriate authority other than the Council.

- 1.7 Without limiting clause 1.6 of this licence, an Authorised User must not carry on any activity on the Licensed Site which predominantly involves any of the items or activities not to be undertaken, sold, manufactured, distributed, consumed or promoted under or in connection with the Social Covenants.
- 1.8 In exercising the rights granted by this licence, the Licensee and all Authorised Users must:
- (a) cause as little inconvenience as is practicable to the Licensor and any occupier of the Land;
 - (b) cause no damage to the Land and any improvements on it;
 - (c) subject to clauses 1.10 and 1.11, make good any damage caused by the Licensee or any Authorised User to the Land; and
 - (d) obey any reasonable requirements and directions of the Licensor whilst on the Licensed Site.
- 1.9 The Licensee acknowledges that any use of the Licensed Site by the Licensee or any Authorised Users that is not in accordance with clause 1.2 of this licence:
- (a) is subject to the prior written approval of the Licensor, which may be given or withheld in the Licensor's absolute discretion; and
 - (b) may result in the ejection or prohibition of entry to those persons who are not using the Licensed Site in accordance with clause 1.2 of this licence; unless
 - (c) the relevant use of the Licensed Site is authorised by a Development Consent or Approval.
- 1.10 Notwithstanding anything in this licence, the Licensor acknowledges that the Licensee is not and cannot be responsible for all Authorised Users of the Land and the Licensor will not:
- (a) require the Licensee to enforce the terms of the License against an Authorised User, other than the Licensee's employees, officers, agents and contractors acting for or on behalf of the Licensee; or
 - (b) make any Claim against the Licensee for actions of members of the public in respect of whom the Licensee exercises no authority or control.
- For the avoidance of doubt, nothing in this clause 1.10 is intended to:
- (c) limit the responsibility of the Licensee in respect of its employees, officers, agents and contractors who are carrying out actions on the Licensed Site for or on behalf of the authority benefited; or
 - (d) prohibit the Licensor and the Licensee from entering into an agreement permitted by the *Local Government Act 1993 (NSW)* or any other Law whereby the Licensor and the Licensee agree that the Licensee may or will enforce the terms of this licence against an Authorised User.
- 1.11 The Licensor must undertake the ongoing maintenance and repair of the Licensed Site and the Hunter Street Land, including;
- (a) keeping the Licensed Site and the Hunter Street Land in good repair and condition, including ensuring that damage is not caused to services in, on or under the Licensed Site and Hunter Street Land;
 - (b) maintaining and repairing the Licensed Site and the Hunter Street Land, to the same standard as Parramatta Square Public Domain;
 - (c) maintaining and repairing all improvements on the Licensed Site and those on the Hunter Street Land which form part of the Civic Space Works, to the same standard as Parramatta Square Public Domain;
 - (d) keeping the Licensed Site and the Hunter Street Land clean and free of rubbish;

- (e) rectifying any defects in structures, embellishment works, landscaping or other improvements on the Licensed Site and those on the Hunter Street Land which form part of the Civic Space Works,

except to the extent it has been necessitated by the wilful or negligent act or omission or default of the Licensee, or its employees, officers, agents and contractors acting for or on behalf of the authority benefited, or any activities carried out for or on behalf of the Licensee on the Licensed Site and the Hunter Street Land, by itself, its employees, officers, agents and contractors.

- 1.12 Nothing in clause 1.11 of this licence prevents the Licensor from agreeing with any particular user of the Licensed Site that that particular user will, in respect of any activity on the Licensed Site approved by the Licensor, be responsible for maintenance, repairing damage, cleaning etc arising from the carrying out of the particular activity.
- 1.13 If the Licensor does not perform any of its obligations under clause 1.11 of this licence, then the Licensee may, acting reasonably and at its sole discretion, undertake the required work and recover the costs of all such work from the Licensor as a liquidated debt. For the purposes of this clause, the Licensor by implication grants to the Licensee a licence to access, use and work on the Licensed Site.

1.14 Release and Indemnity

- (a) The Licensor releases the Licensee from, and indemnifies the Licensee in respect of, any liability, loss, Damage, cost or Claim arising in relation to the use of the Licensed Site by the Licensee, the Licensee's employees, officers, agents, or contractors, or any Authorised User, including any accident, damage, death, loss or personal injury, except to the extent arising due to the wilful or negligent act or omission or default of the Licensee or its employees, officers, agents and contractors acting for or on behalf of the Licensee.
- (b) The Licensor releases the Licensee from, and indemnifies the Licensee in respect of, any liability, loss, Damage, cost or Claim arising in relation to the use of the Hunter Street Land by the Licensor, the Licensee, the Licensee's employees, officers, agents, or contractors, or any Authorised User, including any accident, damage, death, loss or personal injury, to the extent covered by the Licensor's public liability insurance required under clause 1.15, except to the extent arising due to the wilful or negligent act or omission or default of the Licensee or its employees, officers, agents and contractors acting for or on behalf of the Licensee.
- (c) The Licensee covenants and agrees in favour of the Licensor that the Licensee will not settle or compromise any Claim in respect of which the releases and indemnities in this clause 1.14 apply without the prior written consent of the Licensor.

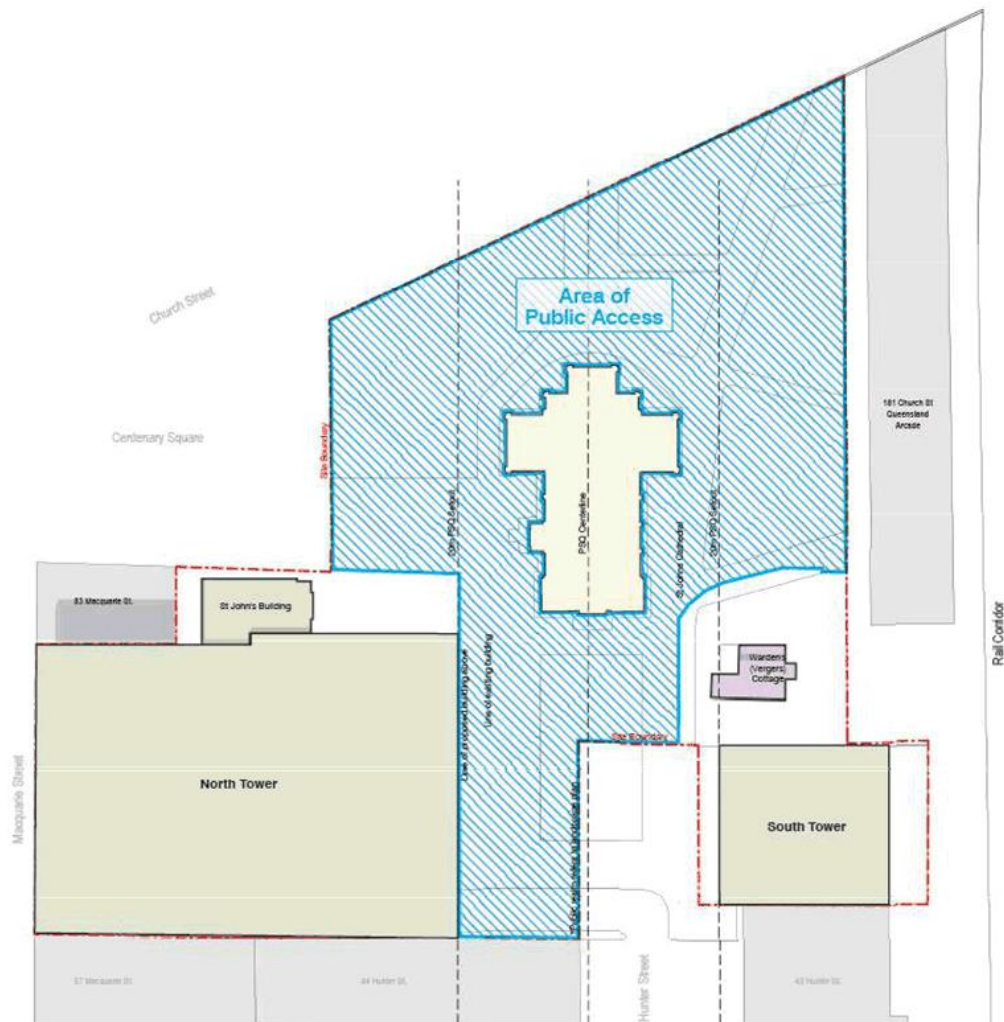
1.15 Insurance

- (a) Both the Licensee and the Licensor are to maintain appropriate public liability insurance in respect of the Licensed Site, the Hunter Street Land and the Permitted Uses for the limit of liability of \$20 million per occurrence.
 - (b) The Licensee and Licensor must provide to each other sufficiently detailed certificates of currency of insurance on each renewal and otherwise on written request.
 - (c) The Licensor is to effect and maintain appropriate property insurance for the Licensed Site for the full reinstatement value or replacement value of the property insured.
- 1.16 Despite any other provision of this licence, including clause 1.2, the Licensor may, subject to the Licensed Site remaining open to the public for other Permitted Uses, restrict or prohibit the Licensee and its Authorised Users from carrying out particular activities on the Licensed Site if:
 - (a) the Licensor's insurer or insurance broker indicates to the Licensor that it will no longer provide one or more of the policies of insurance referred to in clause 1.15 in relation to the Licensed Site if the particular activity is permitted to continue; or
 - (b) in the reasonable opinion of the Licensor, the costs of obtaining the insurances referred to in clause 1.15 will be unreasonably high if the particular activity is permitted to continue.

- 1.17 The Licensee and the Licensor acknowledge that any Development involving the Licensed Site or the Civic Space Land must take into consideration the terms of this licence.
- 1.18 A provision of this licence can only be varied by a later written document executed by or on behalf of the Licensee and the Licensor.
- 1.19 This licence is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Licensee, including, but not limited to, any statutory power or discretion of the Licensee relating to the Planning Proposal, the Instrument Change, or any application lodged by the Licensor for Development Consent.
- 1.20 **Entire agreement:**
- (a) The content of this licence constitutes the entire licence agreement between the parties and supersedes any prior licences, agreements, negotiations, representations, understandings or arrangements made between the Licensee and the Licensor regarding the subject matter of this licence, whether orally or in writing.
 - (b) The Licensee and the Licensor acknowledge and agree that all prior licences, agreements, negotiations, representations, understandings or arrangements made between the Licensee and the Licensor regarding the subject matter of this licence, whether orally or in writing, have come to an end at no cost, liability or Claim to either party.
- 1.21 **Assignment:**
- (a) The Licensor must not assign or deal with any right under the licence, except in accordance with clause 1.22 below.
 - (b) The Licensee must not assign or deal with any right under this licence without the prior written consent of the Licensee which will not be unreasonably withheld if the Licensee delivers to the Licensor a novation deed signed by the assignee substantially in the form attached to this licence.
 - (c) Any change of ownership or control (as defined in section 50AA of the *Corporations Act 2001* (Cth)) of a party (excluding the Council) shall be deemed to be an assignment of this licence for the purposes of this clause of the licence.
 - (d) Any purported dealing in breach of this clause is of no effect.
- 1.22 **Transfer of Licensed Site**
- (a) A party (**Transferor**) may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Licensed Site (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:
 - (i) the Transferor satisfies the Council (acting reasonably) that the proposed Transferee is financially capable of complying with the Transferor's obligations under this licence;
 - (ii) the Transferor satisfies the Council (acting reasonably) that the rights of the Council will not be diminished or fettered in any material respect;
 - (iii) the Transferee delivers to the Council a novation deed signed by the Transferee in substantially in the form attached to this licence;
 - (iv) any default under any provisions of this licence in respect of which the Transferor has been given prior notice has been remedied by the Transferor or waived by the Council, and
 - (v) the Transferor and the Transferee pay the Council's reasonable legal costs in relation to the assignment.

- 1.23 Subject to clause 1.5 and providing notice to Council at least 14 days prior to the proposed use, the Licensor retains the right to use parts of the Licensed Site to the exclusion of others at certain times and for certain purposes including:
- (a) for the installation of plant and equipment associated with the use of the Licensed Site by the Licensor, including security monitoring devices plant and equipment;
 - (b) for the installation of permanent and temporary signage associated with the use of the Licensed Site by the Licensor, including security signage;
 - (c) amenities, toilets and mothers' room directly adjoining, or as an extension to, the St John's Cathedral, on the southern side, subject to all Approvals for such structures being obtained;
 - (d) the erection of temporary structures related to activities undertaken by or on behalf of the Licensor or the Anglican Church diocese;
 - (e) for purposes incidental to the Licensor and the activities undertaken by or on behalf of the Licensor or the Anglican Church diocese, including the safe movement of passenger and service vehicles over the Licensed Site;
 - (f) for a specified number of days per year and also during particular periods (for example Easter and Christmas) for organised activities and events of the Licensor or the Anglican Church diocese, including the safe movement of passenger and service vehicles over the Licensed Site;
 - (g) for the erection of buildings or structures for the purpose of enhancing open space areas;
 - (h) for the erection of temporary structures for construction of the Development; or
 - (i) any other uses authorised by a Development Consent or Approval that are consistent with the public use of the Licensed Site.
- 1.24 If the Licensed Site is used in the manner set out in clause 1.23 of this licence, the Licensor will during the period of use ensure that there are reasonable pedestrian pathways, at least 3m wide, across the Licensed Site between Church Street and Hunter Street for use by Authorised Users.

Annexure A to Public Access & Restriction on Use Licence



Schedule 7 - Temporary Access Terms

1. Temporary Access Terms

A licence for a term that ends on the earlier of: 1) 10 years after the date of this licence agreement; and 2) the date on which permanent vehicular access to the Licensee's property is made available at the rear of land at 41, 43 and 45 Hunter Street, Parramatta, is to be granted in respect of the Temporary Access Site on the following terms:

1.1 Interpretation

For the purposes of this Schedule 7, the defined terms in clause 1 of this agreement and the Interpretation principles in clause 2 of this agreement will apply, unless context indicates a contrary intention:

Temporary Access Site means the temporary access route on the Land as agreed between the Licensee and the Licensor, providing passenger and service vehicle access from Hunter Street to the rear parking area of Queensland Arcade, which may be relocated from time to time on the Land in accordance with any agreement between the parties.

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this licence.

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties.

Licensor means the Developer.

Licensee means the Queensland Arcade Owner.

- 1.2 The Licensor grants the Licensee and any person authorised by the Licensee (**Authorised Users**) a non-exclusive right to have full and free right to go, pass and repass over that part of the Temporary Access Site designated for vehicle use, with passenger and service vehicles (**Permitted Use**), in accordance with the terms of this licence.

- 1.3 The Temporary Access Site must remain open for use by the Licensee and Authorised Users for the Permitted Uses 24 hours per day, 7 days per week, except:

- (a) in the case of an emergency; or
- (b) for the safety of any person; or
- (c) for the protection of any property,

in which case the Licensor may temporarily close access to all or part of the Temporary Access Site until it is safe to re-open access.

- 1.4 In exercising the rights granted by this licence, the Licensee and all Authorised Users must:

- (a) cause as little inconvenience as is practicable to the Licensor and any occupier of the Land;
- (b) cause no damage to the Land and any improvements on it;
- (c) make good any damage caused by the Licensee or any Authorised User to the Land; and
- (d) obey any reasonable requirements and directions of the Licensor whilst on the Temporary Access Site.

- 1.5 The Licensee acknowledges that any use of the Temporary Access Site by the Licensee or any Authorised Users that is not in accordance with clause 1.2 of this licence:

- (a) is subject to the prior written approval of the Licensor, which may be given or withheld in the Licensor's absolute discretion; and

- (b) gives the Licensor, in the absence of any prior written approval to the relevant use, the right to eject, move on or prohibit entry to those persons who are not using the Temporary Access Site in accordance with clause 1.2 of this licence.
- 1.6 The Licensor must maintain and repair the Temporary Access Site, including the repair of damage and wear, repair of vandalism, removal of graffiti, removal of rubbish and conducting reactive cleaning, except to the extent it has been necessitated by the wilful or negligent act or omission of the Licensee, or any activities carried out by the Licensee on the Temporary Access Site.
- 1.7 If the Licensor negotiates with the Licensee to relocate and provide an alternative area for the parking of the 8 vehicles associated with the Queensland Arcade, so that this licence is no longer required, the parties acknowledge and agree that they will bring this licence to an end at no cost, liability or Claim to any party.

Schedule 8 - Summary of Requirements (Section 7.4 of the Act)

Subject and subsection of the Act	Planning Agreement
Planning instrument and/or Development Application – Section 7.4(1)	
The Developer has:	
(a) Sought a change to an environmental planning instrument	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(b) Made, or propose to make a Development Application	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(c) Entered into an agreement with, or are otherwise associated with, a person to whom paragraph (a) or (b) applies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Description of the land to which the Planning Agreement applies – Section 7.4(3)(a)	The land subject to the planning agreement is described in Schedule 1.
Description of the application – Section 7.4(3)(b)	See the description of Planning Proposal and Gateway Determination at Annexure A, and the definitions of Development and Instrument Change in clause 1.
The scope, timing and manner of delivery of contribution required by the Planning Agreement – Section 7.4(3)(c)	See clause 6.
Applicability of section 7.11 of the Act – Section 7.4(3)(d)	Not excluded. See clause 7. Contributions under this agreement are not to be taken into account when determining any section 7.11 contribution.
Applicability of section 7.12 of the Act – Section 7.4(3)(d)	Not excluded. See clause 7.
Applicability of section 7.24 of the Act – Section 7.4(3)(d)	Not excluded. See clause 7.
Mechanism for dispute resolution – Section 7.4(3)(f)	See clause 10.
Enforcement of the Planning Agreement – Section 7.4(3)(g)	See clause 11.
Registration of the Planning Agreement – Section 7.4(3)(g)	See clause 8.
No obligation to grant consent or exercise functions – Section 7.4(9)	See clause 14.

Signing page

EXECUTED as an agreement.

Signed, sealed and delivered by **City of Parramatta Council** ABN 49 907 174 773 by its authorised delegate in the presence of

Signature of witness

Signature of delegate

Name of witness (print)

Name of delegate (print)

Address of witness (print)

Position of delegate (print)

Signed, sealed and delivered by **Anglican Church Property Trust Diocese of Sydney** ABN 95 960 399 815 in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

Signature of director

Signature of director/company secretary
(Please delete as applicable)

Name of director (print)

Name of director/company secretary (print)

Annexure A – Planning Proposal and Gateway Determination

Annexure to Planning Agreement

Reference: PAR970/169

Planning Proposal

The site-specific Planning Proposal (PP_2020_COPAR_001_00) seeks to amend the Parramatta Local Environmental Plan 2011 relating to the Land by:

- Amending the land zoning map 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).
- Amending the floor space ratio (FSR) mapped controls as follows:
 - o Increase the FSR on the parts of the site proposed to be zoned B3 Commercial Core and B4 – Mixed Use from 3:1 to 10:1 (11.5:1 including the existing 15% design excellence bonus),
 - o Apply a no FSR control on land zoned SP1 Place of Worship.
- Retaining the FSR sliding scale provisions within Parramatta LEP 2011 to the site.
- Amending the building height mapped controls (HOB) as follows:
 - o Increase the HOB control for a portion of the proposed B3 – Commercial Core land from 18 and 24 metres, to 211m (RL) (243m (RL) including the existing 15% design excellence bonus);
 - o Decrease the HOB control for a portion of the proposed B3 – Commercial Core land from 18 to 12 metres;
 - o Increase the HOB control for the B4 – Mixed Use land from 36 metres to 211m (RL) (243m (RL) including the existing 15% design excellence bonus);
 - o Apply a no building height control on land zoned SP1 Place of Worship.
- Amending the Special Provisions map to permit the application of Clause 7.6 Airspace operations.
- Amending the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to 41, 43 and 45 Hunter Street 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.
- Including an additional site specific clause to require consistency with the solar access requirements for Parramatta Square, including the requirement for compensatory area.
- Including an additional site specific clause 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.

Gateway Determination

The Gateway Determination and modifications to it are extracted below.



Planning,
Industry &
Environment

Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_001_00): to amend to the zoning and development standards, inclusion of site specific provisions relating maximum car parking rates, unlimited commercial floor space, carparking as an additional use and overshadowing of Parramatta Square, and identification of land to be reserved.

I, the Executive Director, Central River City & West Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to enable redevelopment of 65-79 Macquarie Street 38 and 41-45 Hunter Street) Parramatta should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal and supporting documentation as follows:
 - (a) amend to ensure protection of compensatory area of solar access at the eastern end of Parramatta Square at the Spring and Autumn equinox;
 - (b) all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed;
 - (c) update the explanation of provisions to identify the site is to be included in the areas specified in Clause 7.6 Airspace Operations;
 - (d) identify the relevant acquisition authority for land reservations where appropriate; and
 - (e) updated to address Direction 2.6 Remediation of Contaminated Land.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW State Emergency Services,
 - DPIE – Environment, Energy and Science,

- NSW Heritage;
- Transport for NSW;
- Civil Aviation Safety Authority;
- Commonwealth Department of Infrastructure and Regional Development;
and
- Utility providers.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

Council should raise the possibility of State infrastructure needs generated by the proposal when consulting State Agencies and forward their comments to the Department upon receipt.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to finalisation, the planning proposal is to be consistent with the Parramatta CBD Planning Proposal's position in relation to solar access to Parramatta Square.
6. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated 8th day of September 2020.



Catherine Van Laeren
Executive Director, Central River City
and Western Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_COPAR_001_00 (IRF20/3660)



Planning,
Industry &
Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_001_00)

I, the Group Deputy Secretary, Planning Delivery and Local Government, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, 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 6"

Replace with a new condition 6: "The LEP shall be completed by 30 June 2022."

2. Insert "condition 7":

"The planning proposal must commence public exhibition by 28 February 2022."

Dated 10 day of November 2021.

A handwritten signature in blue ink, appearing to read "Brett Whitworth".

Brett Whitworth
Group Deputy Secretary
Planning Delivery and Local
Government
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_COPAR_001_00 (IRF21/4548)



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

PP-2020-2179 (IRF22/503)



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. Insert "condition 8":
"Prior to public exhibition, the planning proposal must be amended to include a requirement to prepare and consider a site-specific development control plan prior to development consent being granted on the site."

Dated 28 day of March 2022.

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

Jazmin van Veen
Acting Director, Central (GPOP)
Metro Central and North
Department of Planning and Environment

Delegate of the Minister for Planning

PP-2020-2179 (IRF22/926)

Annexure B – Plan showing proposed key planning controls

Annexure to Planning Agreement

Reference: PAR970/169

Item 12.3 - Attachment 4

ATTACHMENT 4 - Planning Proposal

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

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

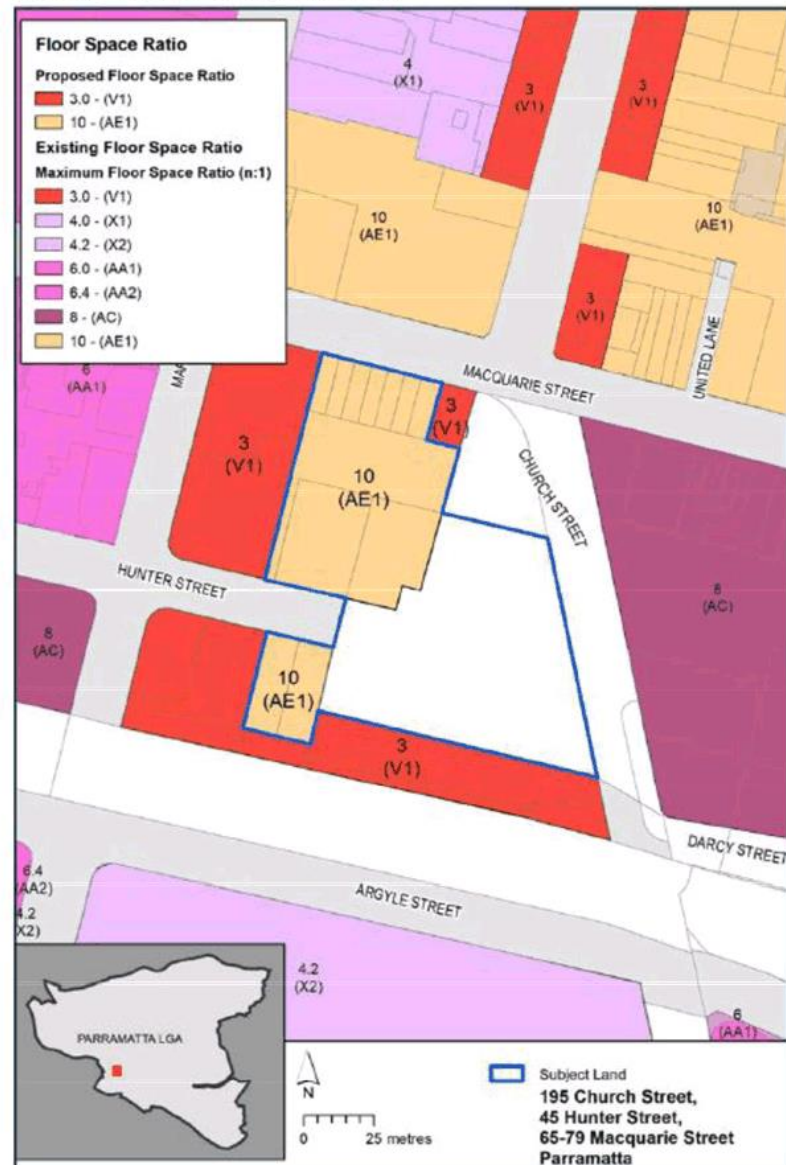


D07205262 (RZ/5/2018)

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

Figure 23. Proposed floor space ratio map



D07205262 (RZ/5/2018)

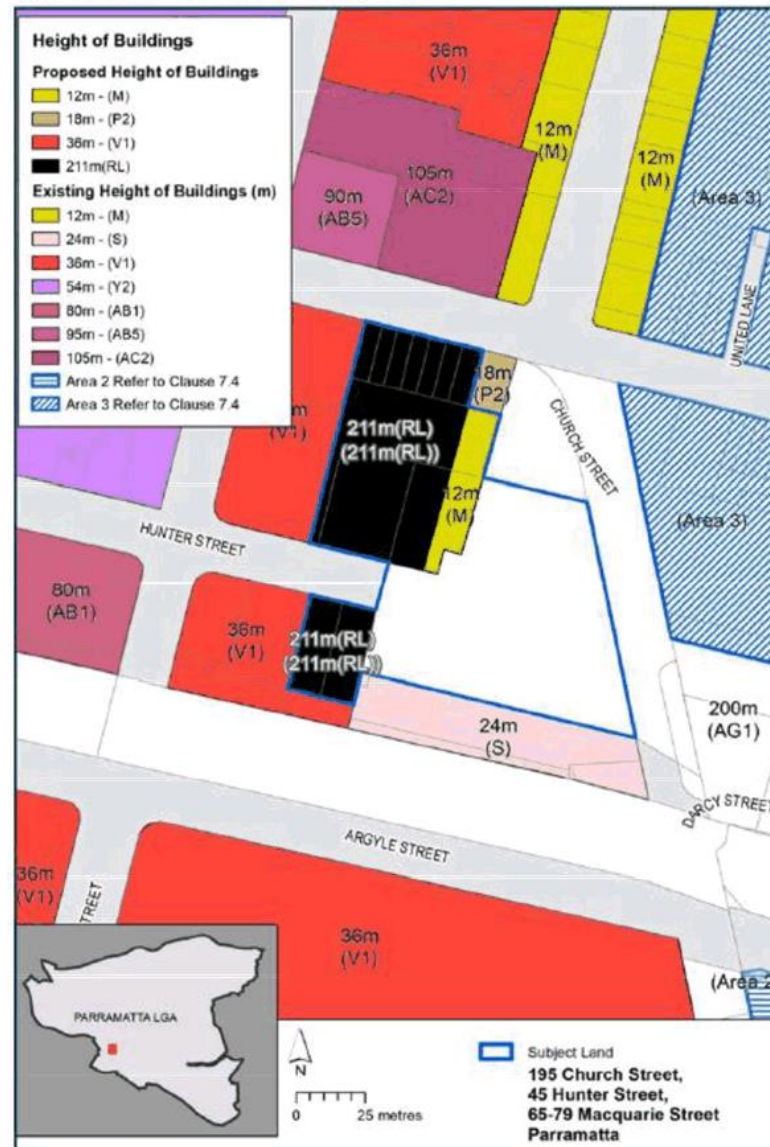
44

Item 12.3 - Attachment 4

ATTACHMENT 4 - Planning Proposal

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

Figure 22. Proposed height of buildings map



D07205262 (RZ/5/2018)

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

Figure 24. Proposed special provisions map



D07205262 (RZ/5/2018)

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Annexure C – Desired Access Point

Annexure to Planning Agreement

Reference: PAR970/169

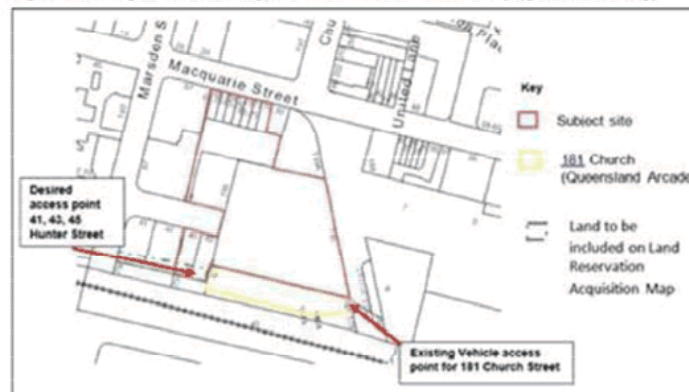
Item 12.3 - Attachment 4

ATTACHMENT 4 - Planning Proposal

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

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)



D07205262 (RZ/5/2018)

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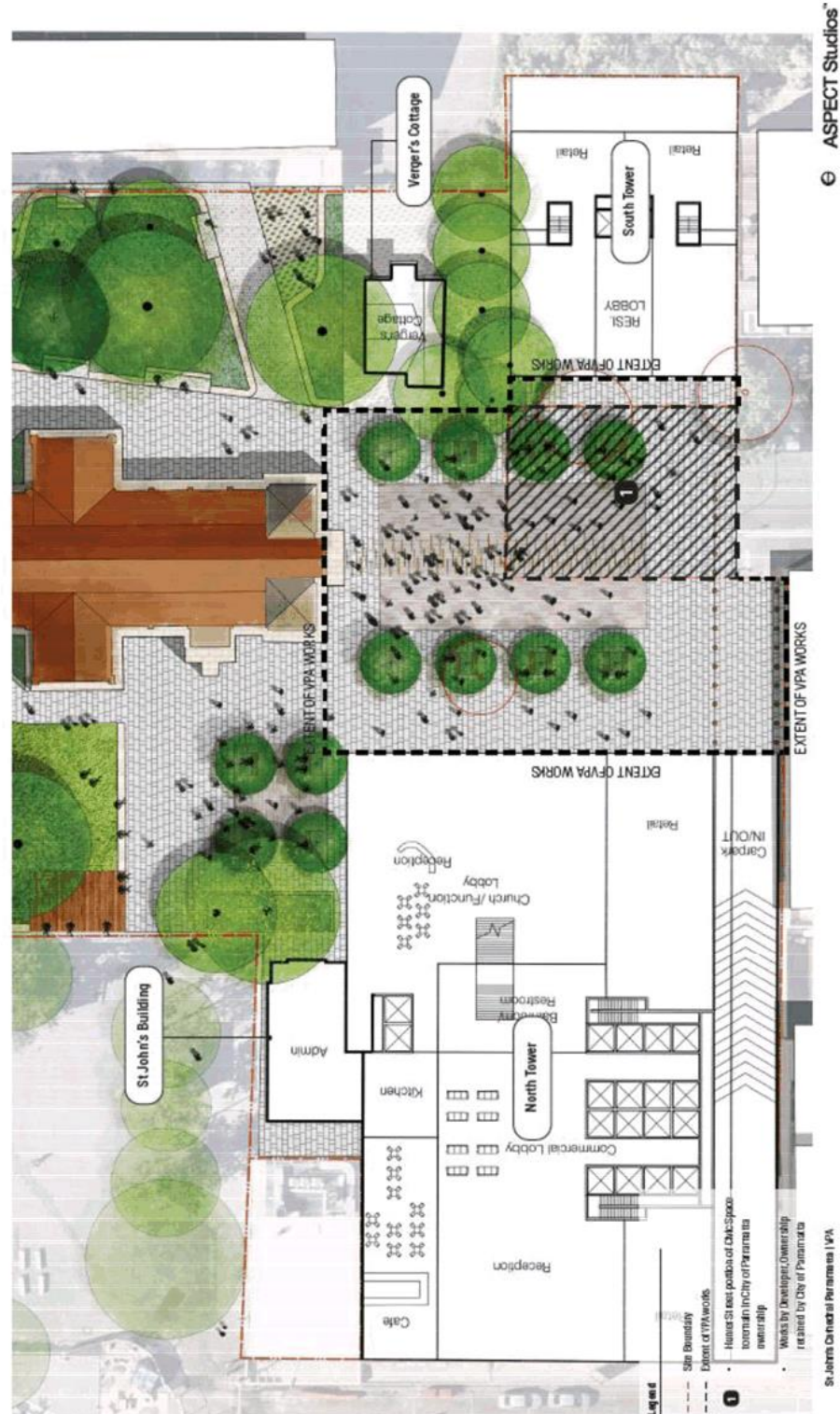
Annexure D – Civic Space Land, Civic Space Concept and Hunter Street Land

Annexure to Planning Agreement

Reference: PAR970/169

St John's Hall - Hunter Street Delineation of Ownership

DRAFT 61



Annexure E – Performance Specifications for Civic Space Works

Annexure to Planning Agreement

Reference: PAR970/169

Performance Specifications For Civic Space Works

Element	Standards	Notes
Paving (All)	As per Public Domain Guidelines.	Sealed, slip resistance as per Public Domain Guidelines, DS45.
Plaza paving (surrounds)	Adelaide Black (main body surrounds). Granite finish, detailed design to suit context.	Special applications subject to Development Consent design.
New square paving	Granite finish, detailed design to suit heritage context.	Subject to Development Consent design.
Macquarie Street	Large format Adelaide Black granite, 600x300mm exfoliated.	Subject to Development Consent design.
Hunter Street	As per Public Domain Guidelines. Interface with granite paving in the new square.	Subject to Development Consent design.
Service pit lids	Stainless steel frames/solid cast iron to be used. No visible concrete surrounds. Infill lids to match surrounds.	As per Public Domain Guidelines.
Brass strip	60mm X 6mm.	Use to delineate public and private land as applicable. Subject to Development Consent design.
Location pins	Stainless steel: 10mm dia X 60mm deep rod	To delineate outdoor dining if applicable. Subject to Development Consent design.
Surface grading (pavement)	Min 1:80 plaza gradient to minimise surface ponding of water.	Subject to Development Consent design.
Furniture & Fixings		
Seats	Bespoke design	Subject to Development Consent design.
Bollard	Stainless Steel, fixed and retractable to design.	Subject to Development Consent design.
Bins	As per Public Domain Guidelines.	Subject to Development Consent design.
Bike racks	As per Public Domain Guidelines.	Subject to Development Consent design.
Drinking Fountain	TBA	Subject to Development Consent design.
Retaining wall, wall features	Custom design, granite finish. To reference Parramatta Square finishes.	Subject to Development Consent design.
Lighting		
Level	To AS1158.	
Light Poles	HUB MFP or tapered pole TBC.	Subject to Development Consent design.
Feature lighting	TBC. Feature lighting to Church and low level pedestrian lighting required (AS1158).	Subject to Development Consent design.
Services & Fixtures		

Element	Standards	Notes
TGSIs	As per Public Domain Guidelines.	Subject to Development Consent design.
Wayfinding shoreline	Stainless steel - to match Parramatta Square detail (as required).	Subject to Development Consent design.
Drainage pit and trench grates	Stainless steel or cast iron inlet lids and frames.	Heel safe, anti-slip, Class D. No visible concrete surrounds.
Trees		
Trees	2000L size. Ground level planting (no raised tree planters). No granular structural soil on podium (alternate structural support to be agreed). Soil volumes must meet ADG requirements for trees on slab.	Subject to Development Consent design. Allow minimum 1.2mm clear soil media depth excluding any drainage and mulch layers as required. Planter beds to be contiguous.
Tree pit infill	Tree grate or planting. Tree grate/finish to match Parramatta Square or Public Domain Guidelines stainless steel grate.	Subject to Development Consent design.
Water supply	QCV's at 60m centres supplied for cleaning and maintenance.	Subject to Development Consent design.
Irrigation	Automatic irrigation required for all planting beds and trees.	
Inspection points	Brass lid caps for subsoil inspection points	Subject to Development Consent design.
Other		
Roadworks	None included.	
Services upgrades	None included	
Structures and slabs	None included	
All construction details	Must comply with Council's DS standards (the version that existed at the date of this agreement available on request).	
All submission requirements and design considerations	Public Domain Guidelines requirements are to be addressed.	

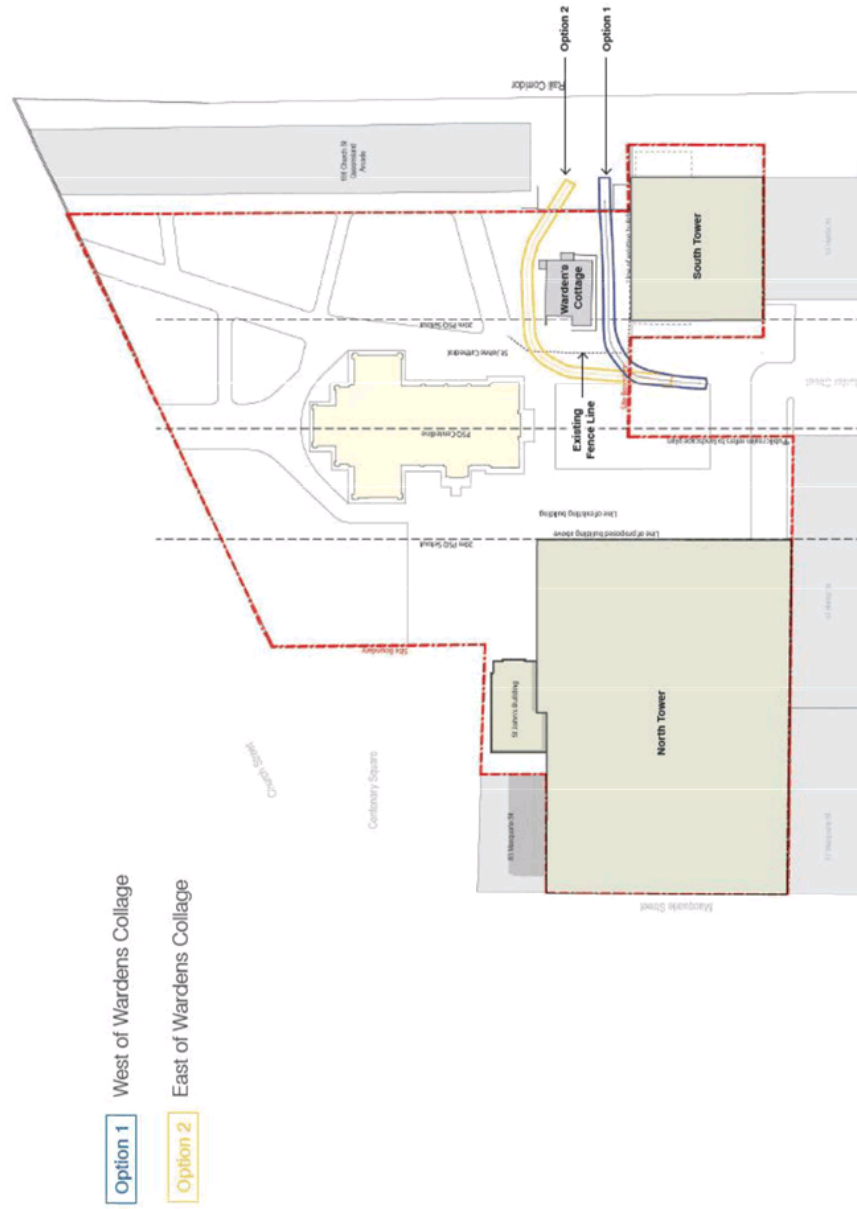
For the avoidance of doubt, the reference to "Public Domain Guidelines" in this Annexure means the Public Domain Guidelines adopted by Council as at the date of the Development Application for the Civic Space Works.

Annexure F – Temporary Access Proposed Routes

Annexure to Planning Agreement

Reference: PAR970/169

Temporary Access to 181 Church Street



1:4" NTS

St John's Anglican Cathedral Parramatta | Reference Designs | Architecture

Explanatory Note
Exhibition of draft Planning Agreement
195 Church Street, Parramatta
65-75 Macquarie Street, Parramatta
77 and 79 Macquarie Street, Parramatta
38 and 45 Hunter Street, Parramatta

Environmental Planning & Assessment Regulation 2021 (clause 205)

Draft Planning Agreement

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a draft Planning Agreement (**the Planning Agreement**) under Section 7.4 of the *Environmental Planning and Assessment Act 1979 (the Act)*.

The Planning Agreement will require the carrying out of works, provision of access and monetary contributions towards the delivery of public infrastructure and amenities, in connection with a Planning Proposal and proposed development of land known as 195 Church Street, 65-75 Macquarie Street, 77 and 79 Macquarie Street and 38 and 45 Hunter Street, Parramatta.

This Explanatory Note has been prepared having regard to the requirements in clause 205 of the *Environmental Planning and Assessment Regulation 2021 (the Regulations)*.

This Explanatory Note is not to be used to assist in construing the Planning Agreement.

Parties

Anglican Church Property Trust Diocese of Sydney (**the Developer**) made an offer to Parramatta Council (**the Council**) to enter into a Planning Agreement, in connection with a Planning Proposal relating to the subject land.

The Developer and the Council are the only parties to the proposed Planning Agreement.

Description of subject land

The land to which the Planning Agreement applies (**the Land**) is set out in the table below extracted from Schedule 4 of the Planning Agreement:

Address	Lot and DP Reference	Registered Proprietor (as at the proposed date of the agreement)
195 Church Street, Parramatta	Lots 1 and 2 DP 1110057	Anglican Church Property Trust Diocese of Sydney
65-75 Macquarie Street, Parramatta	Lots E to I DP 15108	Anglican Church Property Trust Diocese of Sydney
77 Macquarie Street, Parramatta	Lot J DP 15108	Anglican Church Property Trust Diocese of Sydney

Address	Lot and DP Reference	Registered Proprietor (as at the proposed date of the agreement)
79 Macquarie Street, Parramatta	Lot K DP 15108	Anglican Church Property Trust Diocese of Sydney
38 Hunter Street, Parramatta	Lot M DP 15108	Anglican Church Property Trust Diocese of Sydney
45 Hunter Street, Parramatta	Lots 1 and 2 DP 575473	Anglican Church Property Trust Diocese of Sydney

Description of the Change to the Environmental Planning Instrument to which the Planning Agreement applies

The Planning Agreement is offered in connection with Planning Proposal PP_2020_COPAR_001_00 seeking amendment of the *Parramatta Local Environmental Plan 2011 (LEP)* to rezone and amend the land use zoning, floor space ratio and height controls in the LEP and to include site specific provisions in respect of the lands described above, but which are more commonly known as the St John's Cathedral site.

The proposed amendments to the Planning Proposal are set out in Annexure B of the Planning Agreement and include:

- (a) rezoning the land from part B4 – mixed use and SP1 – Special Activities (Place of Public Worship) to part B3 Commercial Core and B4 – Mixed Use and part SP1 – Special Activities (Place of Public Worship);
- (b) increase the FSR controls on those parts of the site to be B3 Commercial Core and B4 – Mixed Use from 3:1 to 10:1 (11.5:1 including the 15% design excellence bonus) and apply no FSR control on land zoned SP1 – Place of Public Worship;
- (c) retaining the FSR sliding scale provisions within the LEP to the site;
- (d) amend the building height controls including increasing the control for a portion of land proposed to be zoned B3 – Commercial Core from 18 and 24m to 211m (RL) (up to 243m (RL) including the 15% design excellence bonus); decreasing the control on a portion of land proposed to be zoned B3 – Commercial Core from 18 to 12m; increasing the control for the B4 – Mixed Use land from 36m to 211m (RL) (243m including the 15% design excellence bonus); and applying no building height control on land zoned SP1 – Place of Public Worship;
- (e) amending the special provisions map to permit the application of clause 7.6 Airspace Operations;
- (f) adopting a site specific clause to require consistency with solar access requirements for Parramatta Square; and
- (g) facilitate the creation of a 6m wide laneway to provide future vehicle access to 41, 43 and 45 Hunter Street and 181 Church Street.

The proposed amendments also include a site specific development control plan that proposes guidelines on various controls including built form, public domain, heritage, traffic, flood management and environmental sustainability.

The Planning Agreement will also apply to the future proposed development of the land for two buildings, a commercial tower and a mixed use building in accordance with the LEP once the proposed amendments have been made (**Development**). The Developer anticipates that future development of the land will involve demolition of the St John's Church Hall that is located on the Land and is currently listed as a local heritage item under the LEP (**Demolition Works**).

Summary of Objectives, Nature and Effect of the Planning Agreement

Contributions

The Planning Agreement requires, on the grant of development consent for Demolition Works (and the obtaining of a construction certificate for those works) the following contributions:

- (a) monetary contributions of \$4,600,000 to be used for the improvement of public domain areas in the Parramatta central business district adjacent to or in the vicinity of the site;
- (b) provision of public access across private land by the grant of an easement for vehicular access to the Queensland Arcade, as well as an agreement to enter into a public access licence over the civic space area surrounding St John's Cathedral; and
- (c) civic space works and construction of New Square including soft and hard landscaping, lighting, large tree planting, bench seats, drinking fountains, electrical services, irrigation, access and bollards, bins, and signage.

The Planning Agreement contains:

- (a) A Contributions Tables (Schedules 2 and 3) setting out the contributions that are required to be delivered by the Developer and the proposed timing for delivery.
- (b) Construction and Easement Terms at schedules 4 and 5 and public access and restriction on use terms at Schedules 6 and 7; and
- (c) Performance specifications for the Civic Space Works at Annexure E.

Other Requirements

Schedule 8 of the Planning Agreement sets out how the Planning Agreement meets the requirements of section 7.4 of the Act. In particular, the Planning Agreement includes:

- (a) provisions confirming that sections 7.11, 7.12 and 7.24 are not excluded;
- (b) a mechanism for dispute resolution (clause 10);
- (c) provisions about enforcement of the Planning Agreement including a requirement for the Developer to provide financial securities, a clause authorising Council to compulsorily acquire the land if it is not dedicated as required and restrictions on the issue of Construction Certificates and Occupation Certificates for the Development if the obligations under the Planning Agreement are not met (clause 11);
- (d) a requirement for the Planning Agreement to be registered against the title to the Land (clause 8); and
- (e) provisions confirming that the Council is not obliged to grant consent or exercise any of its functions in relation to a change to an environmental planning instrument (clause 14).

Assessment of the Merits of the Planning Agreement**The Objectives, Nature and Effect of the Planning Agreement**

The proposed contributions under the Planning Agreement will serve the public purposes of improving public infrastructure and amenities in and around the site and the Parramatta central business district.

Assessment of Merits of the Planning Agreement

The proposed Agreement promotes the public interest by offering monetary contributions to be applied toward the augmentation and delivery of local infrastructure and public amenities. In doing so, the proposed Agreement aims to ensure optimum local infrastructure and public amenities are provided and promote the social and economic welfare of the community and a better environment. In addition, the proposed Agreement will result in arrangements for public use of open space areas associated with St John's Cathedral, in a manner which is compatible with the nearby Parramatta Square, which will contribute to improved amenity of workers and residents in the CBD.

As it would be difficult to obtain these benefits through other statutory means, the Planning Agreement is the most suitable instrument by which the contributions can be delivered.



8 April 2021

The Chief Executive Officer
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

By email
rcologna@cityofparramatta.nsw.gov.au

Dear Sir

Planning Agreement St John's Cathedral Planning Proposal
Our ref: NLS/PAR970-00169

- 1 We refer to the attached planning agreement relating to the Planning Proposal for the St Johns Cathedral and surrounding land at Hunter Street, Macquarie Street and Church Street, Parramatta, which has been negotiated between the parties and has been prepared for exhibition.
- 2 The original agreement was drafted using Council's template document in January 2021. Throughout 2021, negotiations continued between Council and the landowner due to uncertainties with the proposal, including:
 - (a) what would occur if development consent could not be obtained to demolish the St John's Church Hall,
 - (b) whether the planning agreement should address the proposed use of land that forms part of Hunter Street, and
 - (c) whether land should be dedicated to establish a laneway at the rear of Hunter Street properties for access to Queensland Arcade.
- 3 A revised version of the planning agreement was provided by us to Council (and then to the applicant) in December 2021. The planning agreement was originally drafted on the basis that a public access easement would be granted over that part of the land forming the public open space area around the Cathedral (**Civic Space Land**).
- 4 In early 2022, Council was advised by the landowner that it would not grant an easement or any proprietary interest or agree to any covenants registered on title. On that basis, the landowner has proposed a licence over the Civic Space Land for use as a thoroughfare and for passive recreation activities by the public.
- 5 Amendments have been made to the agreement following negotiations with the landowner about the use of the Civic Space Land and in accordance with Council's instructions including the "Terms Sheet of Public Benefits" dated 11 March 2022 as provided at Attachment 1 of Item 12.3 of the report to Council's Extraordinary Meeting on 21 March 2022, except as follows:

Newcastle

Sparke Helmore Building, Level 7, 28 Honeysuckle Dr, Newcastle NSW 2300
PO Box 812, Newcastle NSW 2300
t: +61 2 4924 7200 | f: +61 2 4924 7299 | DX 7829 Newcastle | www.sparke.com.au
adelaide | brisbane | canberra | melbourne | newcastle | perth | port macquarie | sydney | upper hunter NLS\NLS\83692139\2

- (a) the dedication at the rear of 45 Hunter Street has been amended from a 'stratum' parcel dedication by the Church to an 'easement in gross over the desired access point' to the benefit of Council; and
- (b) the location of the temporary access route has been amended from one option (west of the Warden's Cottage) to two options (west or east of the Warden's Cottage),

Parties to the agreement

- 6 The owner of the majority of land subject to the planning agreement, Anglican Church Property Trust Diocese of Sydney, is a party to the Planning Agreement. Some of the subject land is owned by individual representatives of the landowner. We are advised that the majority landowner is currently arranging to have that land transferred to it and it will be the owner of all of the subject land by the time the agreement is executed. The agreement has therefore been drafted on the basis that the Anglican Church Property Trust Diocese of Sydney is the owner of the relevant land.

Contributions towards Public Purposes

- 7 The agreement requires the landowner to:
- (a) carry out works to embellish the Civic Space Land to create an open space area that is consistent with Parramatta Square;
 - (b) enter into a "Public Access and Restriction on Use Licence" requiring the Civic Space Land to be generally open to the public for certain uses in perpetuity;
 - (c) carry out road works and grant an easement over land at the rear of 45 Hunter Street for permanent vehicular access to the Queensland Arcade (181 Church Street, Parramatta);
 - (d) grant a temporary access licence across the land for vehicular access to the rear of the Queensland Arcade (for a period of ten years or until permanent access is available, whichever is earlier); and
 - (e) pay a monetary contribution of \$4,600,000.00 for the improvement of public domain areas in the Parramatta Central Business District.
- 8 All of the obligations to deliver contributions, except the requirement to provide temporary access to the Queensland Arcade, are contingent on the grant of a development consent for the demolition of the St John's Church Hall and the landowner "electing" to carry out those works (that is, obtaining a construction certificate for, or commencing, demolition works). We are instructed that the offer has been made to provide an enhanced public space to mitigate the impacts of removal of a heritage listed item.
- 9 Obligations to deliver the Civic Space outcomes and pay the monetary contribution must be satisfied before an Occupation Certificate is issued for "Building 1 (North Tower)" located adjacent to the Civic Space land. A formal document containing the terms of the public access licence must be agreed in principle on execution of the planning agreement. The public access licence must be executed by the parties on the issue of a Construction Certificate for the demolition of the Church Hall (or on commencement of demolition if no such certificate is required), with the terms of the Public Access & Restriction on Use Licence to commence upon completion of the Civic Space Works.

- 10 Obligations to grant the easement in gross and carry out road works on that land to allow for vehicular access must be satisfied before an Occupation Certificate is issued for "Building 2 (South Tower)", which will be located on the land at 45 Hunter St.
- 11 The temporary accessway must be constructed and the temporary access licence must be granted, subject to agreement being reached with the Queensland Arcade owners, within 6 months of development consent being granted for the demolition of the Church Hall (regardless of whether the developer "elects" to act on that consent).

Easement and Licence Terms

- 12 The planning agreement contains draft easement and licence terms. Under the planning agreement, the parties agree to enter into the required easements and licences substantially in accordance with those terms.
- 13 The easement terms for the vehicular access to the Queensland Arcade are generally consistent with Council's standard terms and require the landowner to repair and maintain the easement. The terms allow the landowner to prevent use of the site in an emergency or for the safety or protection of any person. The terms further provide that Council is not responsible for users of the site (other than Council's employees, contractors and agents) and contain indemnities and releases in favour of Council. Both parties must obtain public liability insurance to cover liability up to \$20 million per occurrence over the easement land.
- 14 The terms of the public access licence for the Civic Space Land will permit public use of the land as a thoroughfare and for certain passive recreation uses. The landowner may be able to close the site to the public in the case of an emergency, for the safety of any person, for the protection of property or for legitimate Church related uses. The site may not be "closed" for public use for more than 90 days per calendar year without Council's consent. If the licensed area is "closed" for Church uses, the landowner must ensure that there is are reasonable pedestrian pathways at least 3 metres wide across the land between Church Street and Hunter Street. The landowner is entitled to remove persons who it considers to be a nuisance, safety risk or acting against their organisational beliefs (including breaching the landowner's Social Covenants).
- 15 The landowner will be required to repair and maintain the Civic Space Land (licensed area) as well as any portion of Hunter Street that it intends to incorporate into the Civic Space. Consequently, the landowner will be required to indemnify Council against claims arising on the licensed site, as well as on the Hunter Street Land. The indemnity relating to the Hunter Street land is limited, however, to the extent of the landowner's public liability insurance. The public access licence will require both the landowner and Council to maintain public liability insurance for both the licensed area as well as the Hunter Street land for the limit of liability of \$20 million per occurrence.

Enforcement

- 16 A bank guarantee equivalent to the value of the works to embellish the Civic Space Land will be required prior to the issue of a construction certificate or if no Construction Certificate is required, prior to commencement of the Demolition Works for the demolition of the Church Hall. The bank guarantee can be called on by Council if the developer has not commenced the construction of Building 1 (North Tower) within 6 months after demolition of the hall, or completed within 4 years after demolition of the hall (or the landowner is otherwise in substantial breach of the agreement or becomes insolvent). If Council calls on the bank

Sparke Helmore Lawyers

guarantee it will be entitled to carry out the works required under the planning agreement itself.

- 17 The planning agreement also provides that Council may compulsorily acquire the easement to provide vehicular access to Queensland Arcade at the rear of 45 Hunter Street for \$1.00 if the landowner fails to grant that easement as required.
- 18 The issue of construction certificates and occupation certificates for various parts of the development will be restricted unless the landowner satisfies the obligations to deliver contributions under the planning agreement.

Other Planning Agreement terms

- 19 The agreement does not exclude the application of sections 7.11, 7.12 and 7.24 of the EPA Act to the proposed development. Conditions requiring the payment of development contributions under the EPA Act may be imposed on the grant of any development consent granted for the proposed development.
- 20 The agreement is to be registered against the title to the land and Council has a caveatable interest over the Land if the landowner fails to register the agreement as required.
- 21 When the agreement is registered it will be "binding on, and is enforceable against, the owner of the land from time to time as if each owner for the time being had entered into the agreement" (in accordance with section 7.6 of the EPA Act). In addition, the agreement restricts transfer or assignment of the land unless the transferee agrees to comply with all the outstanding obligations of the landowner under the agreement.
- 22 The agreement contains standard provisions concerning dispute resolution, assignment, notices and other general provisions. Clause 14 confirms that the agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council.

Exhibition of the agreement

- 23 The attached version of the agreement is consistent with the terms agreed between the parties to date and may now be exhibited by Council in accordance with clause 204 of the *Environmental Planning and Assessment Regulation 2021*.
- 24 Please contact us if you have any queries regarding the exhibition of the agreement.

Yours faithfully



Naomi Simmons, Partner
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Community Engagement Report

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

D08727216

cityofparramatta.nsw.gov.au

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Document control:

No	Author	Version
1.	City of Parramatta Council	<p>[insert date] – Seeking LPP endorsement for forwarding to Council to endorse for finalisation</p> <p>[insert date] – Seeking Council endorsement at for forwarding to DPIE for finalisation</p>

1. Introduction

1.1. Background

This Community Engagement Report forms an attachment to both a Local Planning Panel and Council report, each of which report on the feedback from the exhibition of the Planning Scheme for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta, herein referred to as the 'St John's Anglican Church site'.

The Planning Scheme for the St John's Anglican Church site consists of a site specific Planning Proposal, site-specific Development Control Plan (DCP) amendment (amending Parramatta DCP 2011) and Planning Agreement for the subject site.

1.2. Purpose of this Report

The purpose of this report attachment is to summarise and respond to the submissions received during the exhibition of the Planning Scheme for the St John's Anglican Church site. This report attachment should be read in conjunction with the relevant report to the Local Planning Panel or Council meetings. At the time this Report was prepared, the targeted Local Planning Panel meeting was 9 November 2022 and the Council Meeting was 15 November 2022.

2. Community Engagement

2.1. Who is the community?

The term 'community' includes (but is not limited to) residents, landowners, businesses, workers, visitors, interest groups, non-government organisations, non-for-profit organisations, the development industry and planning proposal applicants, other industry sectors and stakeholders, including peak industry groups and State public authorities.

2.2. Engagement principles

Council's Community Engagement Strategy includes eight key principles to guide engagement: building relationships, right to be involved, clarity of purpose, accessible and inclusive, timely and coordinated, tailored, transparent, and learning from practice. These key principles have been based on the Community Participation principles outlined in the *Environmental Planning and Assessment Act 1979*. These principles were used to inform the processes and engagement mechanisms undertaken during the exhibition period.

2.3. Engagement timeframe

Public exhibition of the draft Planning Proposal and the draft Development Control Plan formally commenced on Tuesday 29 March 2022, with the public exhibition of the draft Planning Agreement commencing shortly after on Tuesday 12 April 2022 for the site at 195 Church St, 65- 79 Macquarie St, 38 and 45 Hunter St, Parramatta. Formal exhibition of all three documents concluded at 5pm on Friday 13 May 2022.

The draft DCP and PP were exhibited for a total of 45 days and the draft PA for 31 days. The extended exhibition period accounted for the public holidays in this time period and for the joint exhibition of the documents.

2.4. Engagement mechanisms

The exhibition period was supported by a number of engagement mechanisms to promote public participation and provide the opportunity for feedback on the Planning Scheme for the St John's Anglican Church site. The engagement tools implemented are listed below with a short description of each:

1. Notification Emails:

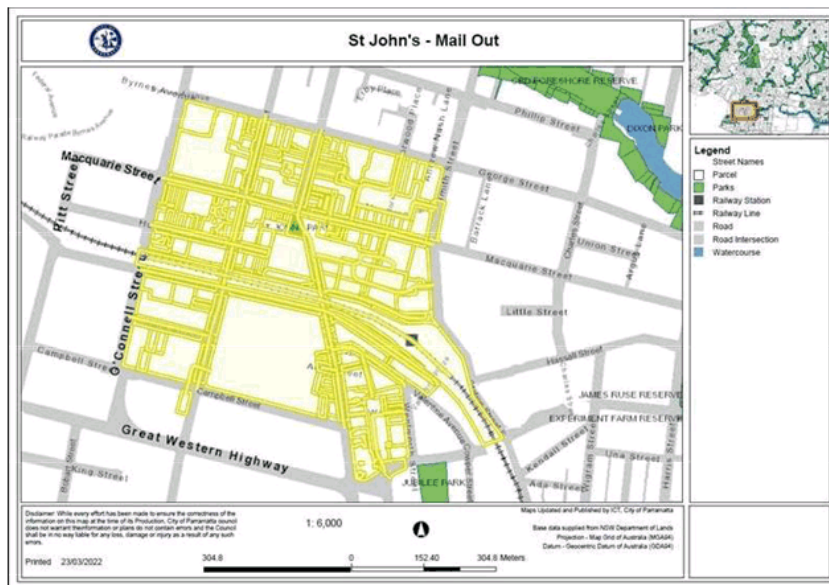
In accordance with Condition 3 of the Gateway Determination, issued by the Department of Planning and Environment on 8 September 2020, a suite of customised notification emails were prepared. The following Public Authorities, Service Providers and Peak Body Organisations were contacted via email:

- Department of Infrastructure, Transport, Regional Development and Communication
- Endeavour Energy
- Department of Planning and Environment – Environment and Heritage Group
- NSW State Emergency Service
- Transport for NSW
- Civil Aviation Safety Authority
- Department of Planning and Environment
- Heritage NSW
- Sydney Water
- Government Architect NSW
- National Trust NSW
- National Trust Parramatta Branch

2. Notification Letters:

At the commencement of the exhibition period, 3,687 letters were sent to nearby landowners and occupiers to notify them of the Public Exhibition for the St John's Anglican Church site.

The mail out area was bound by George Street in the north, Smith Street to the east, Campbell Street to the south, and O'Connell Street to the west. For the specific mail out area, refer to the image below.



3. Frequently Asked Questions (FAQs):

Frequently Asked Questions were provided on Council's Participate Parramatta webpage, providing answers to commonly asked questions relating to the 'who, what, where' of the Planning Scheme for the St John's Anglican Church site. Providing Frequently Asked Questions was important due to the complexity of the Planning Scheme, new planning initiatives being proposed, and volume and size of exhibition material.

4. Social Media:

The Planning Scheme for the St John's Anglican Church site was promoted across Council's social media channels via a mixture of paid advertisements and organic posts.

An approximate 57,317 people were reached across Council's main social media accounts and the Participate Parramatta social media account.

- City of Parramatta Facebook – 41,516 followers
- City of Parramatta Twitter - 8,864 followers
- Participate Parramatta Facebook – 6,937 followers

5. ePULSE (e-newsletter):

The feedback opportunity and the broader project was promoted via both ePulse and the Participate Parramatta community newsletter.

- The Participate Parramatta Community Newsletter went out to 10,653 people on Thursday 14 April 2022. The email was opened 4,655 times and the various website links within the newsletter that included a link to the St John's Planning Proposal were clicked 257 times.
- The April edition of ePulse went out to approximately 55,000 people.

6. Public notices:

The project was promoted twice via Parra News (the local Parramatta newspaper) during the exhibition period. The first ad was released on Tuesday 29 March 2022 and the second on Tuesday 19 April 2022.

7. Webpages:

a. Participate Parramatta website:

The Planning Scheme for the St John's Anglican Church site and supporting exhibition material were placed on the Participate Parramatta website for the duration of the exhibition period. This website raised awareness of the Planning Scheme public exhibition, informed the public regarding the purpose of the proposal, outlined where to view the exhibition material, and outlined how to provide feedback.

The Planning Scheme for the St John's Anglican Church site project page on Participate Parramatta garnered repeated interest from the community. It was viewed 6,501 times during the consultation period by 4,112 unique visitors.

A total of 63 documents were listed on the page. These documents were downloaded 2,167 times over the course of the exhibition. For a breakdown of the top 5 document downloads, see the below table.

Document Name	Number Of Downloads
01a Planning Proposal 2 – St John's (195 Church) RZ 5 2018	372
01d 2022 March Reference Design Report	128
01b DCP Controls associated with Planning Proposal RZ 2018 St John's March 2022	110
01e 2022 March CoP Heritage Documents	69
01f 2022 March Heritage Addendum Paul Davies	58
TOTAL	737

A link to Participate Parramatta is provided here: [195 Church St, 65-79 Macquarie St, 38 and 45 Hunter St, Parramatta | Participate Parramatta \(nsw.gov.au\)](https://www.participateparramatta.nsw.gov.au/)

b. City of Parramatta website:

The Planning Scheme for the St John's Anglican Church site was displayed as a banner item on the City of Parramatta external website throughout the exhibition period. The external website homepage where the banner sits received 21,227 unique page views in this period. This resulted in 103 link clicks to the project page on the Participate Parramatta website.

8. Hard Copy Documentation:

Hard copies of the Planning Scheme for the St John's Anglican Church site and supporting information were made available at Council's Customer Contact Centre and Parramatta CBD Library (subject to COVID-19 restrictions) during the exhibition period.

9. NSW Planning Portal:

The NSW Government Planning Portal provides public access to a range of planning services and information including site specific Planning Proposal. Information on the St John's Site Specific Planning Proposal is provided on the Planning Portal and can be accessed via the following link:

<https://pp.planningportal.nsw.gov.au/ppr/post-exhibition/st-johns-cathedral-site-195-church-street-65-79-macquarie-street-38-and-41-45-hunter-street-parramatta-168-dwellings-4825-jobs>

10. 'Phone a Planner' sessions:

Phone a Planner sessions were facilitated through an online booking system, offering community members the opportunity to book in a 30-minute out-of-office hours appointment to speak with a Council Planner. No bookings were made for the phone-a-planner sessions offered. Council officers received one phone call with queries about the Planning Scheme during exhibition, and answered the questions raised therein.

3. Feedback from Exhibition Period

3.1. Overview of Formal Feedback Received

Formal feedback on the exhibition of the Planning Scheme for the St John's Anglican Church site consistent with the community participation requirements established by the *EP&A Act* resulted in a total of **406 submissions** being received by Council. The submissions are categorised into the following:

- **Residents, Individuals and Community Groups:** 390 Submissions
- **Peak Body Organisations:** 3 Submissions
- **Developers, Major Landowners, and Planning Consultants:** 5 Submissions
- **Public Authorities and Service Providers:** 8 Submissions

The feedback received from the community during the formal exhibition period is discussed in the sections below. For a detailed summary of submissions in each category along with the corresponding Council Officer response, refer to **Appendices A to D** of this report.

4. Submissions from Residents, Individuals and Community Groups

4.1. High Level Summary of Submissions

The total number of submissions received from the community and locally-based community groups was 390 (392 Submissions including submitter duplicates). Council officers note this was an unprecedented level of community engagement with a site-specific Planning Proposal in the Parramatta CBD amongst recent site-specific Planning Proposals.

The below table enumerates these submissions and categorises their general view on the Planning Scheme. This table clearly demonstrates the polarised nature of the community's response, which is also noteworthy amongst recent site-specific Planning Proposals in the Parramatta CBD.

Submissions – Support	156 (40%)
Submissions – Did Not Support	230 (59%)
Submissions – Other Views	4 (1%)
TOTAL	390 (100%)

Two community groups made submissions, being North Parramatta Residents Action Group and the Blue Mountains Association of Cultural Heritage Organisations. Both groups did not support the proposal.

A detailed summary of the issues in each category along with the corresponding Council Officer response, is contained within [Appendices A-1, A-2 and A-3](#) of this report.

4.2. Spatial Analysis

The below table provides information about the spatial distribution of the submissions. The following is noted regarding this analysis:

- All submissions are considered regardless of location.
- Spatial analysis can be a useful tool to identify patterns in the community response - particularly in instances such as this one where a large number of submissions have been received.
- Only about half of submissions gave any location information, and not all of those submissions gave complete address information. Council officers have made a reasonable effort in good faith to identify spatial location in instances where incomplete address information was provided, however, this was not possible in all instances.
- Of submissions where location was able to be established, the most submissions came from within the Parramatta LGA (102 submissions). However, a significant proportion of responses also came from outside the LGA (78 submissions).
- Council officers note that, where location was able to be established, submission writers from within the Parramatta LGA were more likely to express support for the proposal (61 support vs. 40 not support) than submission writers outside the Parramatta LGA (32 support vs. 46 not support).

Location	Support	Did Not Support	Other Views	TOTAL
Parramatta LGA	61	40	1	102 (26%)
Greater Sydney	32	39	0	71 (18%)
Outside Greater Sydney	0	7	0	7 (2%)
Insufficient information	63	143	3	210 (54%)
TOTAL	156 (40%)	229 (59%)	4 (1%)	390 (100%)

4.3. Submissions in Support – Summary and Analysis

Council officers have considered the 156 submissions received in support and identified 10 themes across them. These themes are discussed, enumerated and responded to in the below table.

Appendix A-1 summarises and allocates the themes to the 156 submissions received in support of the Planning Scheme. In this Appendix, each submission received has been allocated a unique number, and if provided by the Submitter, the Street Name and Suburb is included. To ensure the privacy of submitters, names and street numbers have been withheld.

No	Themes	Submissions raising issues under this theme in support		Response
		Number	Percentage (rounded)	
1	<u>Will enhance the Church's use</u> Examples of points raised: <ul style="list-style-type: none"> Will enhance ability of church to provide church services and programs that will benefit wider community Recognises the vital role of St Johns Church within Parramatta community Will improve church facilities to cater for a growing congregation Will provide a space to welcome people of all ages, cultures and backgrounds Will provide the church with more flexible and useful spaces to conduct services, gatherings, events and sporting activities Will generate cash flow for ongoing maintenance of Cathedral building and heritage items and to support church activities 	79	23%	This view is noted, and mainly relates to how the private landowner proposes to utilise their site.
2	<u>Public, community, cultural and economic benefits of proposal</u> Examples of points raised: <ul style="list-style-type: none"> Will attract more local tourism Will strengthen business and employment Will add increased economic vitality and retail opportunities within precinct Will contribute to the cultural, religious, economic and social life of Parramatta Will provide public benefit through 	67	20%	This view is noted. This is considered to be generally aligned with Council's existing policy position for this site.

	<p>the sharing of church spaces</p> <ul style="list-style-type: none"> Will provide cost savings for City of Parramatta Council 			
3	<p><u>Positive urban/planning design outcomes</u></p> <p>Examples of points raised:</p> <ul style="list-style-type: none"> Proposal will deliver positive urban design and planning outcomes In line with new developments in CBD and the LGA's objectives as the Central River City Improves integration of St John site with Parramatta CBD Upgrade in design will enhance local area Considers the proposal to be well thought out and a good long-term decision for Parramatta There is great potential in redeveloping the site 	61	18%	This view is noted. This is considered to be generally aligned with Council's existing policy position for this site.
4	<p><u>Positive public domain</u></p> <p>Examples of points raised:</p> <ul style="list-style-type: none"> Additional public space will enhance Cathedral and surroundings and will enhance vibrancy of Parramatta CBD Will allow an unhindered line of sight to the Cathedral from East, North and South directions Will provide community access in perpetuity Values retainment and enhancement of green open space 	45	13%	This view is noted. This is considered to be generally aligned with Council's existing policy position for this site. It is noted that the additional publicly accessible space is only delivered as part of Option A, and the matter of which Option (A or B) will proceed will be the subject of a future Stage 1 DA process.
5	<p><u>Support for Option A for Church Hall</u></p> <p>Examples of points raised:</p> <ul style="list-style-type: none"> Church hall of little heritage value for Parramatta and the church Existing building is dysfunctional requiring significant repair work that is not cost-effective New facilities would provide more functional space for Church community Option B, retaining a smaller section of the hall is less useful 	44	13%	This view is noted. The matter of which Option (A or B) will proceed will be the subject of a future Stage 1 DA process.
6	<p><u>Positive heritage outcomes</u></p> <p>Examples of points raised:</p> <ul style="list-style-type: none"> Enhances heritage aspects of St John's Cathedral Proposal preserves essence of history of area References the original historical intention of the site as a site for congregation rather than a museum 	22	6%	This view is noted. The matter of Heritage outcomes for this site (i.e. which Option will proceed) will be the subject of a future Stage 1 DA process.

7	<u>Positive impacts for pedestrian safety/parking/traffic/infrastructure</u> Examples of points raised: <ul style="list-style-type: none"> • Will result in improved vehicular access • Will provide greater walkability around area • Supports additional parking-underground parking will improve pedestrian safety • Supports improved vehicle access to Queensland Arcade • The development encourages active modes of transport due to proximity to transport hubs and will decrease private vehicle usage and support climate change 	17	5%	This view is noted. This is considered to be aligned with Council's existing policy position for this site. It is noted that some of the issues noted at left are only relevant if Option A proceeds, and the matter of which Option will proceed will be the subject of a future Stage 1 DA process.
8	<u>Role and recognition of Church in preparing proposal</u> Examples of points raised: <ul style="list-style-type: none"> • Anglican Church has worked closely with Council to develop proposal • Proposal has undergone a lengthy and considered evaluation process • Church has taken a visionary and collegiate approach in seeking to redevelop its properties 	7	2%	This view is noted, and Council officers acknowledge that Council and the Applicant have worked together over a number of years to progress this proposal.
9	<u>Queries whether Centenary Square will be affected by construction and if Parramatta Light Rail will be impacted</u> <i>[Submitter indicated support for proposal but raised query]</i>	1	1%	This query is noted. Both construction-related and long-term impacts on Centenary Square and Parramatta Light Rail will be matters for consideration as part of a future DA process.
10	<u>Support for Option A and B for Church Hall</u>	1	1%	This view is noted. The matter of which Option will proceed will be the subject of a future Stage 1 DA process.

4.4. Submissions not Supporting – Summary and Analysis

Council officers have considered the 230 submissions that did not support the Planning Scheme and identified **15** themes across them, as enumerated in the below table.

The main issues raised by submitters relevant to each theme are summarised, and then a response by council officers to each theme is provided.

Appendix A-2 summarises and allocates the themes to the 230 submissions that did not support the Planning Scheme. In this Appendix, each submission received has been allocated a unique number, and if provided by the Submitter, the Street Name and Suburb is included. To ensure the privacy of submitters, names and street numbers have been withheld.

No	Themes	Submissions raising issues under this theme not in support	
		Number	Percentage (rounded)
1	Impacts on St John's Cathedral and grounds (visual, environmental and historical)	147	28%
2	Concern that the Cathedral will be demolished	2	0.4%
3	Relationship to Parramatta's history and heritage	140	26%
4	Concerns relating to St John's Parish Hall	40	7%
5	Concerns relating to development contributions and private benefit	7	1%
6	Impacts on public open space and Heritage Items surrounding the Centenary Square	75	14%
7	Impacts on Hunter Street	10	2%
8	Traffic and transport impacts	4	1%
9	Social/infrastructure impacts and community interest	16	3%
10	Need for the proposal	12	2%
11	Relationship to planning instruments and processes	57	10%
12	Environment and sustainability	6	1%
13	Concerns relating to overdevelopment	15	3%
14	Concerns relating to building design and its impacts generally	11	2%
15	No reason for objection provided	8	1%

Theme 1: Impacts on St John's Cathedral and grounds (visual, environmental and historical)
Issues Raised:

- Submits that proposed development 's height, bulk and scale would dominate, overshadow and/or is out of character with St John's Cathedral and or its setting.
- Opposes height given that the current Parramatta LEP provides for a maximum of 18 – 24 m for the site.
- Notes that there is no building height control on land zoned SP1 Place of public worship, raising concerns that the developer will self-determine height and or sell off the airspace.
- Notes that the now-endorsed CBD Planning Proposal identifies part of the site as falling within Block A of the Sun Access Protection Map.
- Quotes from the Heritage Assessment conducted by Hector Abrahams Architects for this planning proposal, which stated on page 13 that the amount of sun in the proposal was insufficient to sustain: the health of the vegetation on the church site, the amenity for people, and the rendering of the architectural form in light.
- The Proposal will affect the historic and heritage integrity of the Cathedral and adjoining buildings

- including St John's Parish Hall and Verges Cottage.
- The church and setting (that is a nationally significant historic site) should be preserved intact and retained as is.
- Supports comments from Hector Abrahams Architects, which stated that the church does not need a new setting, but a reinterpretation of the historic setting, such as through the removal of car parking from the cathedral's public access area and the area immediately adjacent to the cathedral's western entry facing Hunter Street.
- Considers that airflow around the Cathedral is important so as to avoid moisture damaging the building.
- The development site should be preserved as a low-rise precinct.
- Concerned with wind tunnel effects, loss of vistas and blue sky and lack of solar access.
- Issues of evacuating high-rise buildings in emergencies.

Council Officer Response:

It is acknowledged that the height under the current Parramatta LEP 2011 for areas of the site zoned B4 Mixed Use varies from 12m to 24m. The proposed increase in height to 211m RL for two parts of the site allowing a built form of high-rise towers is considered acceptable and is supportable on heritage grounds. The proposed height was supported by the applicant's Heritage assessments, and also by an independent review of the controls by Hector Abrahams in 2018.

The review by Hector Abrahams concluded that the development of high towers on church land should not detract from the Cathedral providing the church yard retains its historic integrity. This is in recognition that towers are the norm in Parramatta with small heritage sites nearby.

As the proposed height is considered acceptable on heritage grounds it is not considered that proposed development will dominate and or impose an overbearing backdrop to St John's Cathedral subject to the design of the tower being consistent with the building envelope and tower slenderness controls in the DCP.

Part of the development site is subject to solar access controls for the protection of Parramatta Square.

Under Parramatta LEP 2011 there is no height limit for the St John's Cathedral site zoned SP1 Place of public worship. However, this does not mean that height is unlimited for the site, but rather any proposal will require consent and will need to be assessed on its merits cognisant with the heritage status of the Cathedral site. The State Heritage Register listing (I01805) of the Cathedral and its curtilage will have the effect of limiting building height. Council staff are not aware of any plans to sell off the air space above the area zoned SP1 Place of public worship. Any development plans would be constrained by the heritage listing.

1. Regarding environmental effects:

- a. It is acknowledged that shadow diagrams included in the Urban Design Report 2018 submitted with the Planning Proposal show that the proposed development will overshadow the Cathedral from approximately 12 PM onwards in midwinter. In addition, the assessment by Hector Abrahams states that the amount of sun in the proposal was insufficient to sustain: the health of the vegetation on the church site, the amenity for people, and the rendering of the architectural form in light. The following response is made to the Hector Abrahams statement:
 - The concept landscape masterplan does not raise any issues of overshadowing on the future health of vegetation on site.
 - Protection of the church and its setting will provide appropriate amenity for the community
 - Protection of view corridors for the Church and the setbacks proposed in the site-specific DCP should help to ensure adequate rendering of the architectural form in light.
 - The site-specific DCP requires a schedule of conservation works to be included with the DA for St John's Parish Hall, St John's Building, Warden's Cottage and memorial and this control has been amended to include the Cathedral [See C.1 under the heading 'Heritage' in 'G. Development to Benefit a Heritage Item' in both Option A and Option B.

- b. In addition, the Urban Design report states that proposed development will comply with the draft Conservation Management Plan's requirement for 30 minutes midwinter sun to the western façade of the Cathedral (11.10 – 11.40 am) and 20 minutes in the equinox ((11.35-11.55am on 21st of March, 11.20-11.40am on 21st of September). In addition, some degree of overshadowing is to be expected with developments in the Parramatta CBD.
 - c. It is noted that the proposed development will not infringe on view corridors, including views from Hunter Street, Parramatta Square and Church Street, protected by Council's Development Control Plan 2011. It is acknowledged that the proposed development may cause some loss of blue-sky views. But this will be minimised as view corridors for the Church will allow people to enjoy blue sky views from a number of different vantage points. In addition, some loss of blue-sky views is inevitable in the Parramatta CBD context if jobs and housing targets are to be achieved. Wind tunnel effects and issues of evacuating high-rise buildings in emergencies can be considered at the Design Excellence and Development Application stages as appropriate.
2. Regarding building design and controls:
- a. The site-specific DCP contains objectives and provisions that define the development's building envelope and provides an appropriate relationship with St John's Cathedral, the public domain and Centenary Square. The site-specific DCP contains the following provisions:
 - i. objectives that encourage buildings to respond to the heritage significance of the site and the human scale of the Cathedral and surrounding space
 - ii. 20 m setback provision from the centre of the Cathedral as part of the set out for Parramatta Square
 - iii. street wall height limit of 14 – 16 m for buildings facing the Cathedral
 - b. Council officers acknowledge there is tension between delivery of commercially viable floorplates, and the design vision for slender towers in the CBD. This site has sought to balance these issues by using setbacks consistent with the draft CBD DCP, while also delivering a commercially viable floorplate.
 - c. The relationship of future development to the Cathedral and grounds will be further refined and considered during the Design Excellence and Development Application stages. This process will help to address submitters' concerns to achieve the best urban design and planning outcomes for this iconic site.
3. The following comments relating to the Cathedral's setting are made:
- a. The Cathedral and grounds will be largely retained. The setting of St John's Anglican Cathedral may be enhanced with a new public square - in the event that a Development Application is approved that allows the demolition of the Parish Hall.
 - b. The Heritage Impact Statement, Paul Davies Pty Ltd, 2018 shows that the significance of the church precinct should not be detrimentally affected by the Planning Proposal. The Statement comments that the proposal creates a fine setting for the Cathedral building and appropriately integrates it into the ongoing development of Parramatta. In addition, Paul Davies Pty Ltd in 2019 stated the support for removal of car parking at grade level enhanced landscaping and the removal of boundary fencing to create urban public space.
 - c. It is noted that the advice by Hector Abrahams in 2018 states that the church does not need a new setting, but a reinterpretation of the historic setting, in particular the definition on the western side and the removal of ground level car parking. Paul Davies Pty Ltd 2019 responds that the interpretation of the western space could be more clearly articulated in the planning proposal or explored more fully in a design competition.
 - d. The setting for the Cathedral is also protected by the State Heritage Register listing and its defined curtilage referred to previously in this response. It is noted that the Planning Proposal does not provide for any development within the heritage curtilage. The listing together with other setbacks proposed will help protect the historic and heritage integrity of the Cathedral.

- e. As the Cathedral setting will be protected it is not necessary to consider making the whole of the development site a low-rise precinct, that in any case would be contrary to the principles underpinning the CBD Planning Proposal.

Theme 2: Concern that the Cathedral would be demolished

Issues Raised:

- A concern was raised that St John's Cathedral would be demolished.

Council Officer Response:

The exhibited St John's Planning Proposal is not seeking delisting or demolition of any Heritage-listed item on the site. The State heritage listed Cathedral owned by the Anglican Church is not proposed to be demolished.

The exhibited draft DCP describes two options for the local heritage listed St Johns Parish Hall (to the north of the Cathedral) and establishes a staged process by which consideration of the future of the Parish Hall will be considered. This is consistent with DPE's intention as part of the Gateway determination, which was to defer the matter of the Hall's future to Development Application stage (rather than Planning Proposal stage). The two options for the St Johns Parish Hall are Option A - 'removed and replaced' (in other words, the whole building is demolished); and Option B 'partly retained' (and specifically, the original c1910 structure is retained and the 1950s elements are removed/ demolished).

Theme 3: Relationship to Parramatta's History and Heritage

Issues Raised:

- Submits that the Planning Proposal is not sympathetic to the history of the area and is disrespectful to history and those of the Christian faith.
- Submits that much of Parramatta's heritage and links to history have been destroyed or compromised and Council should be doing more to protect heritage. Examples of listed buildings lost include Willow Grove, Royal Oak Hotel, St George's terraces and Albion Hotel.
- Raises concern with Council's stance on heritage and submits that Council is not committed to managing and preserving objects, artefacts, structures, spaces and practices which are of historical significance to the community and enduring value to the future.
- Submits that heritage, including a slice of colonial Sydney, should be preserved for future generations.
- Submits that Council should develop and protect its colonial heritage as a tourist opportunity.
- References The Rocks, London and Adelaide for examples of how heritage can be celebrated and submits that this proposal would not occur in Europe or the UK.
- Encourages efforts to improve the usability of St John's Cathedral and cites the cathedral as Parramatta's jewel in the midst of all the new development.
- Submits that approval of this development will set a precedent for other developments within proximity to heritage items.
- Submits that Council should also advocate for the restoration and reopening of Roxy Theatre.
- Submitter notes
 - the likelihood of the site to retain Aboriginal archaeological deposits and historical archaeological deposits of state and local significance
 - the high social and cultural significance of the site to the local Aboriginal community
 - the site is likely to hold the remains of the Parramatta native institution
 - therefore, seeks building should be sympathetic to be based upon full archaeological exploration prior to any new footprint design
 - Seeks that more extensive archaeological research should be undertaken in order to inform the potential redevelopment opportunity around the Parish Hall
- Negatively references recent and site-specific planning proposals and planning and heritage decisions made in the 1970s and 1980s drawing parallels to this Planning Proposal.
- Supports concerns raised by National Trust and National Trust Parramatta Regional Branch
- The Planning Proposal is not sympathetic to history of the area, those of the Christian faith, descendants of early convicts, residents and the First Nations people

- Concerned with Council's stance on heritage and lack of commitment to management and preservation of places of historical significance

Council Officer Response:

Whilst the submitters raise many issues, the key issue is whether the Planning Proposal and DCP controls provides for the appropriate level of protection of St John's Anglican Cathedral, its setting, and adjoining heritage items including, Verger's Cottage, the Parish Hall and Centenary Square.

The Planning Proposal and DCP aim to protect the heritage integrity of St John's Anglican Cathedral and Verger's Cottage, and the collection of heritage items surrounding Centenary Square. The issue of the Parish Hall is dealt with separately under the next theme in this document, and impact on Centenary Square is dealt with under the theme addressing impacts on open space.

By protecting the heritage integrity of the Cathedral, the following can be achieved:

- a. Respect for and links to Parramatta's history is preserved.
- b. The respect for those of the Christian faith is maintained.
- c. Links to the site of past generations and also of the First Nations people is preserved.
- d. The Cathedral is protected for the benefit of future generations.
- e. The opportunity is retained to promote heritage tourism of the site.

It is noted that the Planning Proposal is site-specific and does not consider cumulative heritage loss across a broader precinct. However, there are 126 listed sites (local and State items) within the CBD PP boundary of evidence that Council does have a strategy to preserve heritage items in the CBD.

The proposal does not approve the removal of any Heritage-listed item. It establishes a staged process by which consideration of the future of the Parish Hall will be considered. This is consistent with DPE's intention as part of the Gateway determination, which was to defer the matter of the Hall's future to Development Application stage (rather than Planning Proposal stage).

The matter at hand is a site-specific Planning Proposal. The following broader issues are not considered directly relevant to the consideration of this Planning Proposal:

- a. Council's past and current management of heritage functions.
- b. Council's management of its heritage items and places in relation to other places in Australia and overseas
- c. The impact of past site-specific Planning Proposals within the Parramatta CBD on heritage items

Nevertheless, Council recognises the importance of the preservation of Parramatta's historic and cultural buildings through its LEPs (which Heritage-list a large number of places in the CBD and elsewhere in the Parramatta LGA) and through its other corporate activities.

It is acknowledged that the site has the potential to contain Aboriginal and historical archaeological deposits of both state and local significance. There is support for early archaeological testing before determination of the final building layout. Therefore, it is recommended that an archaeological report based on archaeological testing, be added to the list of documents that must be submitted with the Stage 1 Development Application.

Support for the concerns raised by the National Trust and National Trust Parramatta Regional Branch is noted. The submissions from the National Trust branches are addressed elsewhere in this report and in Appendix C.

Theme 4: Concerns Relating to St John's Parish Hall**Issues Raised:**

- Opposes the total or partial destruction of St John's Parish Church Hall.
- The Hall has the following values and benefits:
 - Is of architectural merit
 - Provides balance and context for the Cathedral and Town Hall opposite

- Contributes to the streetscape
- Tells the history of the site.
- Its removal allows an even larger footprint for tower buildings closer to the Cathedral.
- Supports Option A if towers were built to a more responsible height of 24 m.
- The perspective render of Option B, with the omission of surrounding buildings maximum heights misrepresents the urban fabric of Parramatta Square.
- The overhanging development above St John's Parish Hall is an unrefined and undesirable architectural solution.
- The future functions within the new building are questioned.

Council Officer Response:

The Planning Proposal does not provide for the removal of St John's Parish Church Hall as an item of local Heritage significance. The Planning Proposal establishes a staged process for considering how the Hall's future will be decided as part of the Development Application process. As noted in the previous theme response, this process is because of the approach that DPE took in issuing the Gateway Determination.

Consequently, the site-specific DCP contains controls for two options in relation to St John's Parish Hall:

- a. Option A: the Parish Hall is demolished
- b. Option B: the Parish Hall is partially retained being the original circa 1910 structure, with the 1950s elements to be removed.

Under Option A the northern commercial tower would be built on part of the area currently containing the Hall. The remainder of the current Hall footprint would form an extension to the open space at the western side of the Cathedral. New Parish facilities would be incorporated in the podium of the new commercial building to accommodate the activities that currently occur in the Hall.

Under Option B the commercial tower would extend to within approximately 3 m of the retained portion of the St John's Parish Hall. While it is acknowledged that an option where a tower overhanging the Hall was included in the "Independent Heritage Advice Version V2.0 Dated 12th December 2018" prepared for the City of Parramatta Council by Hector Abrahams Architects, this option was not included in any of the planning controls for the site and that Council does not support this option. Neither the site-specific DCP nor the applicant's Reference Design March 2022 provide for any overhanging development over the top of St John's Hall as part of Option B.

The draft site-specific DCP includes controls that will apply to either outcome of the assessment process i.e. if the removal is supported, or if the removal is not supported. In addition, the building envelope will be subject to further refinement at Stage 1 DA, design competition, and Stage 2 DA phases.

The permitted height in the Planning Proposal of 211 m RL is considered acceptable being in line with the heights proposed in the CBD Planning Proposal, supported by the applicant's Heritage assessments and also an independent review of the controls by Hector Abrahams in 2018. Given the recommendation of Council Officers that unlimited floor space not be permitted on this height it is very unlikely that a building at 211RL will be achieved. Under the FSR proposed (17.5:1) it is expected that the maximum height will be in the order of 188 metres. The NSW State Heritage Inventory listing form includes the following Statement of Significance for St John's Parish Hall: St John's Parish Hall St John's Church Hall is of significance for the local area for historical and aesthetic reasons and as a representative example of a 20th Century church hall in the area, also as a rare example of this age and architectural quality in the local area. The hall makes a major contribution to the Parramatta townscape in unison with the associated church building. The site possesses potential to further contribute to an understanding of early urban development in Parramatta. The item is a related place to the adjoining St John's Church which is separately listed in the LEP.

The Hector Abrahams report 2018 considered that the Hall has architectural merit, being not only large in size, has a full aisle, a cast-iron arcade and a clerestory. It is in fact conceived like a large church. Nevertheless, the report by the applicant's Heritage consultants, Paul Davies Pty Ltd, states that there a range of variations of this type of buildings across Church sites and there is nothing to suggest that this building is an exemplar of the form or is exceptional in anyway.

Hector Abrahams in his report states that the Hall has an important status in the history of the ministry of the parish and the site. Paul Davies Pty Ltd suggests that whilst the hall has been a functional part of the parish the status in the history of the parish and site is not clear.

It is noted that advice from the applicant's Heritage consultants, Paul Davies Pty Ltd in March 2022 stated

that whilst supporting the client's request for the option to remove and replace St John's Hall consistent with the ongoing history of regeneration of premises on the site, they were of the opinion that the two-option approach was appropriate. Furthermore, they stated that despite the St John's Hall having local heritage significance there are potentially significant benefits that may be achieved from its removal. A decision to remove the building must be made in relation to outstanding urban outcomes that include enhancing the setting of the Cathedral.

The Hall is considered to contribute to the streetscape although there is not considered to be evidence that the Hall provides balance and context for the Cathedral and Town Hall. Council has introduced a setback for the potential tower from centenary square – which is consistent with setbacks established further north in Church Street to make sure that towers are setback to ensure the buildings along the edge of Centenary Square and Church Street have an appropriate scale (ie 12-14 metres) sensitive to the group of heritage items in this location.

St John's Hall is considered to have heritage value for historical and aesthetic reasons even though the level of value may not be outstanding. The heritage values of the Hall need to be appropriately considered when deciding its future at the Development Application stage.

Finally, Council officers note the issues raised regarding future functions of the new parish facilities and the private landowner's control thereof. The specific function of the Hall or any future church-owned spaces redeveloped by the Church are the responsibility of the private landowner. They are not being redeveloped as public community facilities. They will be private building / facilities and Council will not determine their use and operation it will be up to the landowner to use these in accordance with planning rules that apply.

Theme 5: Concerns Relating to Development Contributions and Private Benefit

Issues Raised:

- Development contributions are not satisfactory in offsetting heritage loss.
- Will create a precedent for heritage buildings to be traded off in exchange for community benefits.
- The proposal would only financially benefit the church.
- Makes specific comment on aspects of the proposal that have been offered as public benefits:
 - Notes that public access to church grounds is not a new public benefit, as this agreement has been in place since 1953.
 - Notes that provision of vehicle and pedestrian access arrangements are also not new public benefits, as an agreement was signed in 1991 and is valid until 2041.
 - Considers that provision of vehicle access arrangements to allow entry to 181 Church Street is not a public benefit, but only for the benefit of owners and tenants of the Queensland Arcade, which is located adjacent to the site. Accordingly, it should be categorised as a 'private benefit', rather than a public benefit.
- Submits that surrounding squares will be subject to significant overshadowing exposure to westerly winds, reducing their usability as a community hub.
- Considers Council has approached the VPA incorrectly, considering it a part of the planning proposal, when each should be addressed separately and by different parts of Council.
- Considers Council's planning team should only address the merits of the planning proposal without any consideration of the benefits offered in the VPA, and that to do so otherwise is contrary to the Environmental Planning and Assessment Act and Council's own policy regarding planning agreements.

Council Officer Response:

The draft Planning Agreement that accompanies the Planning Proposal provides for several public benefits for the community in the event that a Development Application is approved that allows the demolition of the Parish Hall. Key public benefits are as follows:

- a. Licence in perpetuity for public access to open space surrounding the Cathedral.
- b. Creation of vehicle laneway between 181 Church Street and Marsden Street
- c. Creation of civic space between the Cathedral building and Hunter Street. Portion of road in front of 45 Hunter Street would be closed and included in the civic space but remain in Council ownership.
- d. The Church would bear the maintenance and liability for the civic space site in perpetuity.
- e. Compensation of \$1.1 million for reduction in public benefit due to driveway arrangements restricting the size of the civic space and eliminating the previously proposed laneway.

- f. Compensation of \$3.5 million to recognise Council's risk from not having the public access recognise on the land title and accepting limitations relating to the Churches use of the land.

The report to Council of 21 March 2022 (paragraph 12) states that 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.

A fair and careful process has been set up to consider the removal of the Church Hall. A staged process has been established for considering how the hall's future will be decided. A condition of the Gateway requires a site specific LEP to be included that requires a site specific DCP or Stage 1 DA to be undertaken to address the outcome for the Hall. Further, controls have been included in the site-specific DCP for two options: Option A – demolition and Option B – partial retention. Because a unique framework has been set up for considering the future of the Church Hall this case should not create a precedent for heritage-listed buildings to be "traded off" in exchange for community benefits.

The Planning Agreement will be a matter of consideration at the Development Application stage, but will not be the only matter that is considered when assessing the future of the Hall.

It is acknowledged that the Planning Proposal creates benefit for the private landowners. This is consistent with uplift at other sites provided through Council's broader Parramatta CBD Planning Proposal process. The public will benefit from the development in the form of development contributions (applicable in either Option A or Option B), as well as the Planning Agreement benefits (if Option A is assessed as acceptable).

The following response is made to issues raised on the value of elements of the planning agreement.

- a. Whilst it is acknowledged that the public has access to open space surrounding the Cathedral, this right is time-limited by an existing agreement with the Applicant. The planning agreement grants a licence in perpetuity for public access to this space.
- b. In the heritage assessment by Hector Abrahams of December 2018 it is stated that the proposed square fronting Hunter Street will be fully shaded in winter and will be exposed to the natural winds from the west and may be further impacted by wind generated by high-rise forms. These factors it is stated point to a poor amenity of outdoor space as found in the city and Queen Square in the City of Sydney. In the Applicant's response to this assessment through their consultants work (Aspect Studios, prepared in collaboration with Paul Davies Heritage Architects), the proposed tree-lined Plaza is described as becoming a highly desirable shaded public realm that will assist in increasing the urban tree coverage in the CBD and will assist in urban cooling. Also, as part of the design competition phase a more detailed concept can be prepared to achieve outcomes befitting of the Cathedral and surrounding precinct.

There is not considered to be any provision in the Environment of Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021 that would preclude the making of the subject voluntary planning agreement.

Council's Planning Agreements Policy 2018 includes principles for planning agreements. A key principle (f) provides that development unacceptable on planning grounds will not be permitted because of planning benefits offered by developers that do not make the development acceptable in planning terms. Other relevant principles are:

- (i) Council will not allow the interests of individuals or interest groups to outweigh the public interest.
- (J) Council will not improperly rely on its position to extract unreasonable public benefits from developers.

4. The planning agreement is considered to be consistent with these principles in that:
 - a. The development is generally acceptable on planning grounds. It is noted that the public benefits offered by the agreement are considered to outweigh the loss of the Church Hall, but its future has not been determined yet and this will be done as part of a future staged process.
 - b. Council has not allowed the interests of the applicant to outweigh the public interest. By compliance with LEP and site-specific DCP provisions and further assessment at the Design Excellence and DA stages a rigorous process to ensure that development does not adversely impact the Church or its setting is set up and a process has been established to

determine the future of the Church Hall.

- c. Council has not extracted unreasonable public benefits from the applicant, the public benefits to be provided reflects a negotiated outcome between Council and the applicant. This agreement has been the subject of public exhibition (which is required under relevant planning legislation) and community sentiment on whether the removal of the Hall to allow extended public space and a larger commercial building provide a public benefit is not unanimous. There are part of the submission group that argue that removal of the hall allows community benefits and others who consider that the open space and commercial building do not warrant removal of the Hall. The issue of whether the benefits proposed outweigh the loss associated with removal of the hall seem to be a subjective issue.

Theme 6: Impacts on Public Open Space and heritage items surrounding the Centenary Square

Issues Raised:

- Centenary Square was and continues to be a gathering place, and a place that holds significance for First Nations people.
- Objects to development within proximity to the clock, historic buildings of Murray Bros store and Town Hall.
- Considers that the whole area of Centenary Square marked out on the Heritage Map in the CBD Planning Proposal document should be protected.
- The Parramatta Square project was based on the Cathedral site being left as is, low in surrounds.
- Focus should be on developing more green space, improving the pedestrian environment within CBD and creating a liveable city.
- Questions if Centenary Square will be affected whilst public domain works are underway.
- The proposal will overshadow and have an adverse effect on:
 - Centenary Square and specifically its historic character and community use.
 - Parramatta Square and also on Parramatta Town Hall.

Council Officer Response:

It is acknowledged that there will be significant overshadowing impacts to Centenary Square from developments on the north side of Macquarie Street and to the west of the St John's site, with some measure of solar impacts in a densely-built CBD environment inevitable. These impacts have been deemed acceptable as part of the Parramatta CBD PP. It is not expected that a development at St John's would significantly alter the likely overshadowing outcomes for Centenary Square.

Nevertheless, shadow diagrams included in the Urban Design Report 2018 for the subject Planning Proposal show that the proposed development of the St John's site will only overshadow Centenary Square from approximately 2 PM onwards in midwinter.

The Planning Proposal provides that building height adjoining Centenary Square will be limited to 12/18 m that will help protect the ambience of the Square.

Centenary Square and the façades of adjoining buildings which enclose it are heritage listed of local significance in Parramatta LEP 2011. Murray Buildings (alongside the Town Hall) is separately heritage listed.

Building height controls for land adjoining Centenary Square and the local heritage listing for the Square should help to protect its historic character and allow its full use for range of community activities and will preserve people's associative links with the Square including those of the First Nations People.

A new site specific DCP control is also proposed to further protect the amenity of Centenary Square by requiring no floor area under the Solar Access Plane, reducing the presence and mass on the adjacent civic spaces while opening up views across the podium to the sky thus creating a more slender, tall tower.

The Planning Proposal contains solar access provisions to protect the public domain of Parramatta Square, and the controls set out in the Parramatta DCP – Part 6 City Centre are considered appropriate to balance these impacts with urban development needs.

The Planning Proposal provides for improvements to green space and the pedestrian environment. A new square is to be provided to the west of the cathedral (in the event a Development Application is approved for the removal of St John's Parish Hall) and the setting of the cathedral will be enhanced through landscaping and the provision for additional on-site tree planting. These proposals will help create a more liveable city.

It is not considered that Centenary Square should be affected whilst public domain works for the development site are underway. But this is a matter that can be dealt with and resolved at Development Application stage.

Theme 7: Impacts on Hunter Street

Issues Raised:

- Opposes parking in Hunter Street that is too close to Cathedral
- Intensifying Hunter Street traffic will minimise historic viewpoint of Cathedral
- The end of Hunter Street should be paved over to become an extension of Parramatta Square with car access limited to local businesses only.
- Opposes acquisition of public land for construction of underground parking. Opposes loss of public land in Hunter Street for new development.

Council Officer Response:

The Planning Proposal provides for the creation of a new civic space at the end of Hunter Street (in the event a Development Application is approved for the removal of St John's Parish Hall) that will have the effect of limiting car parking in this street. No new parking is proposed close to the Cathedral.

The updated Traffic Impact Assessment by Traffix, 2022 states that the main vehicular access to the site is expected to be from Hunter Street, which is considered the most suitable for vehicular access to the development of this size and scale. Preliminary parking layout plans included in this assessment showed that access to proposed underground parking for the site will be from Hunter Street.

The original proposal was for vehicle access to the site to be from Macquarie Street, however this was not supported by TfNSW because of the impacts on Parramatta Light Rail, and as such Hunter Street became the only option. It is also noted that while access to the Northern tower will be via Hunter Street the new laneway being provided at the rear of 41-45 Hunter Street will make a contribution to balancing the traffic impacts in Hunter Street.

The draft Planning Agreement for the Planning Proposal provides that the portion of Hunter Street to be closed and included in the civic space will remain in Council ownership. Therefore, the proposal does not entail any loss of public land for new development.

Whilst the Planning Proposal may result in increased traffic on Hunter Street the creation of a civic space should enhance the historic viewpoint of the Cathedral at street level.

Theme 8: Traffic and Transport Issues

Issues Raised:

- Concerned with increased local traffic, management of vehicular congestion and lack of charging infrastructure for electric vehicles.
- Questions whether proposal will impact Parramatta Light Rail

Council Officer Response:

The Planning Proposal states that transport impacts of the proposal are not expected to be significantly different to those expected from the CBD Planning Proposal and so future impacts will be addressed through the Transport and Traffic Strategy prepared to inform the CBD Planning Proposal. In addition, traffic and transport impacts can be considered in greater detail at the Development Application stage.

Provision for electric charging infrastructure is dealt with in Parramatta DCP 2011 - Part 6 – Parramatta City Centre and does not need to be included in this site-specific Planning Proposal.

As the main access to the site is expected to be from Hunter Street, the proposal should not have any effects on the Parramatta Light Rail located on Macquarie Street. Any possible impact on Parramatta Light Rail can be dealt with at the Development Application stage and through the normal concurrence process. Further, and as noted above, TfNSW have opposed access from Macquarie Street to minimise impacts on the operation of the Parramatta Light Rail.

Theme 9: Social / Infrastructure Impacts and Community Interest

Issues Raised:

- The Planning Proposal needs to consider social and infrastructure impacts.
- The proposal is not in the interests of the community or the Parramatta LGA and its residents.
- Existing infrastructure cannot maintain further growth
- Required infrastructure and local amenities to service the building will be a financial burden for Council and local taxpayers.

Council Officer Response:

The Planning Proposal has adequately considered social, economic and infrastructure impacts. The Planning Proposal 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 m² of GFA for Church uses should the replacement of the existing Parish Hall occur.

The site and its surrounds are well sited among existing road infrastructure, public transport and services to accommodate intensive development, demonstrated by the siting of adjacent Parramatta Square urban renewal redevelopment.

The proposal is considered to be in the strategic interest of the Parramatta LGA as it will facilitate a mix of land uses on-site by delivering commercial, retail and residential uses and jobs close to public transport and existing infrastructure in the CBD. These outcomes are considered appropriate for the site's central siting within the Parramatta City Centre.

The issue of the provision of infrastructure to provide for the growth on this site and the growth proposed in the CBD PP more generally was addressed with the preparation of the Parramatta City Centre Contributions Plan 2022 that came into force on 14 October 2022 and replaces the current Parramatta CBD Plan from 2007. This plan has an increased the development contribution levy from a flat 3% on the cost of works, to 4% for non-residential floor space, and 5% for all uses that include a residential component. The infrastructure planning for this site has been considered in the broader strategic framework.

Theme 10: Need for the Proposal

Issues Raised:

- Objects to high-rise buildings given that there are already high-rise residential and commercial buildings nearby.
- Submits that there are other sites more appropriate for development.

Council Officer Response:

Given the site's central location in the Parramatta CBD, and the heritage analysis discussed in previous sections, it is appropriate that land adjacent to the Cathedral be given the opportunity to be developed for high-rise buildings in line with the framework of the Parramatta CBD Planning Proposal.

In addition, the Cathedral is located in the centre of the Parramatta CBD, and so, regardless of what eventuates on the Church's landholdings, the Cathedral will be surrounded by extensive urban development, including at adjacent Parramatta Square and along Macquarie, Marsden and Hunter Streets

and the new CBD PP controls which seek to enable the growth of the Parramatta CBD.

Under the planning framework that applies to the Parramatta LGA it is not necessary to consider whether there are other sites in Parramatta more appropriate for development. It is only necessary to consider whether the subject site is suitable for redevelopment. The planning scheme sets up a process by which that redevelopment will be assessed in further detail.

Theme 11: Relationship to Planning Instruments and Processes

Issues Raised:

- The Planning Proposal is inconsistent with planning instruments for the site including Parramatta LEP 2011, Parramatta DCP 2011 and the CBD PP.
- Is inconsistent with DCP 2011 in relation to towers of slender proportions in the mitigation of potential adverse effects that buildings may have on the public domain.
- The proposal is not based on sound planning principles.
- Process issues related to the following matters are raised:
 - Project justification
 - Reflection of community views
 - Timely notification of changes
 - Council transparency
 - Developer accountability and power
- The proposed development:
 - represents misguided short-term goals
 - will create a precedent for other developers to seek excessive heights
 - exemplifies greed and desire to maximise profits.
 - requires Council to promote Parramatta's livability
- No Arboricultural Impact Assessment Report (or preliminary assessment) has been prepared on trees proposed to be retained.
- As the new centre of Parramatta CBD, the entire area requires careful and considered planning.
- Council is making decisions irrespective of community sentiments.
- All levels of government should listen to the community and respond to community opposition appropriately
- The area requires preparation of a master plan
- Considers that Cathedral site should be looked after by the National Heritage Trust.

Council Officer Response:

The 2011 LEP and DCP have been the subject of a review (the CBD Planning Proposal Process) which looked at how the Parramatta CBD should grow and evolve to meet state Government and Council planning priorities. This site specific PP has been assessed in the content of the future plan which permits greater development / growth rather than the controls contained in LEP and DCP 2011 at the time the St John Planning Scheme was exhibited which are now out of date.

The proposal for the northern tower site is consistent with the planning framework for B3 commercial core sites as expressed in Council's Parramatta CBD Planning Proposal finalised and published as PLEP 2011 (Amendment 56) on 14 October 2022. In addition, the proposed site-specific DCP complements and is consistent with the broader controls to be introduced as part of the draft Parramatta City Centre DCP (new Part 6).

A new site specific DCP control is also proposed to further protect the amenity of Centenary Square by requiring no floor area under the Solar Access Plane, reducing the presence and mass on the adjacent civic spaces while opening up views across the podium to the sky thus creating a more slender, tall tower.

The preparation and assessment of this Planning Proposal is subject to the provisions and guidelines of State Government including in particular the Environmental Planning and Assessment Act 1979 and the Local Environment Plan Making Guideline December 2021 by the Department Planning and Environment. These provisions ensure:

- a. transparency of process
- b. publicised opportunities for community involvement within an appropriate timeframe

- c. careful and considered planning
- d. appropriate balancing of public interests against the private interests of developers.

The following response is made to development issues raised:

- a. The development proposed is considered to represent desirable long-term goals being in accordance with Council's planning framework for the site that will benefit the Parramatta community.
- b. Proposed building heights for the site are consistent with the CBD Planning Proposal and are supported by heritage studies. Therefore, it is not considered that a precedent will be created for excessive heights to be sought elsewhere in the Parramatta CBD.
- c. It is acknowledged that in a market economy, developer decisions to undertake development is driven by the desire to make a return on their investment. However, planning controls are put in place to ensure that development occur in a way that maximises the benefits to the community from the development not to ensure high returns for developers.
- d. Council through the progression of the CBD Planning Proposal, the draft CBD DCP amendments, public domain upgrades and proposals and other corporate activities, such as events, is helping to create a liveable Parramatta CBD.

It is noted that the Planning Proposal is supported by a Concept Landscape Masterplan, Aspect Studios, 2018 which considers proposed landscaping and vegetation planting. The Masterplan also notes the existence of significant value and mature trees on the site which should be preserved where possible and assessed by an arborist.

At this stage, sufficient consideration has been given to landscape and vegetation issues together with the retention of existing trees. It is not considered necessary to provide an Arboricultural Cultural Impact Assessment report with the Planning Proposal to assess the proposal's impact on existing trees. A detailed Arboricultural assessment is most appropriately undertaken at DA stage and in this case the site-specific DCP requires an arborist report as part of the Stage 1 Development Application.

It is not Council's role with this subject site-specific Planning Proposal to make any recommendations on whether a heritage agency such as the National Trust should be responsible for management of the site. In any case, as the Cathedral site is on the State Heritage Register it is subject to the Heritage Act 1977, and this will assure appropriate conservation and management of the Cathedral site.

Theme 12: Environment and Sustainability

Issues Raised:

- There are concerns as to the proposal's environmental impacts
- The construction phase will inadvertently damage St John's Cathedral
- Development may affect airflow around church causing moisture and building damage.
- Parramatta's sustainability efforts and sustainable development standards are inadequate
- Council's reported efforts to preserve and generate canopy coverage are not based on evidence.
- Good place making outcomes are advocated
- The Planning Proposal will contribute to global warming

Council Officer Response:

There is no evidence from either the Applicant's Heritage Impact Statement by Paul Davies Limited 2018 or by the Council's commissioned Heritage Assessment by Hector Abrahams in 2018 that the development proposal will cause any adverse environmental impacts such as moisture and building damage. However, these impacts, along with impacts arising from the construction phase, will be assessed at the Development Application stage.

It is noted that the Planning Proposal provides for the retention of on-site trees and vegetation and should the new square be established on the west side of the Cathedral there will be additional planting that will extend the tree canopy coverage within the Parramatta CBD. If trees are removed, these would be subject to DA approval. The Planning Proposal is supported by a Concept Landscape Masterplan (Aspect Studios

2018) which considers proposed landscaping and vegetation planting. The masterplan also notes the existence of significant value and mature trees on the site which should be preserved where possible and assessed by an arborist. At this stage, sufficient consideration has been given to landscape and vegetation issues together with the retention of existing trees. A detailed assessment is most appropriately undertaken at DA stage, and in this case the DCP requires an arborist report as part of the Stage 1 DA.

This Planning Proposal is also subject to Council's Parramatta DCP 2011 and recently adopted amendments with new controls in Part 6 for the Parramatta City Centre which contain best practice sustainability provisions and controls. Provisions are included for high performing buildings, dual water systems, all electric new buildings, electric vehicle charging infrastructure, urban cooling, solar light reflectivity, natural refrigerants in air-conditioning, bird friendly design and wind mitigation. Consideration will be given at the design excellence and at the development application stage to meeting these provisions and controls. These provisions should ensure that the proposal is sustainable and does not contribute to global warming.

Theme 13: Concerns Relating to Overdevelopment

Issues Raised:

- Concerns regarding overdevelopment and that there is too much development already which has destroyed Parramatta and this proposal will do the same.

Council Officer Response:

It is acknowledged that significant redevelopment of the site is proposed including under both scenarios (Options A and B); however, is not considered to represent overdevelopment. The proposal is in line with the provisions of the CBD Planning Proposal that supports population and jobs growth in accordance with State government policies.

The proposed development will also need to comply with the guidelines of the site specific DCP that will assist with requirement for an appropriate building scale and form, and that development responds to the human scale of the Cathedral and surrounding space. This will be considered through the Stage 1 DA, Design Excellence and Stage 2 DA, with this process set up to ensure development enhances the character of the Parramatta CBD, making it a liveable place to be enjoyed by the community.

Theme 14: Concerns Relating to Building Design and General Impacts

Issues Raised:

- Building design is opposed and criticised because it:
 - lacks visual appeal and should be more imaginative and iconic.
 - is crude and vulgar
- The proposal will lead to poor urban design and planning outcomes as exemplified by statements that Parramatta will become a high-rise concrete jungle and/or like New York and Sydney CBD
- Raises issues with high density living and seeks 'traditional work spaces'.

Council Officer Response:

The proposed development should lead to acceptable urban design and planning outcomes and should not harm the urban fabric of the Parramatta CBD. The proposal is in line with the framework of the CBD Planning Proposal and site specific DCP guidelines will also help to ensure an appropriate scale and form of development.

A new site specific DCP control is also proposed to further protect the amenity of Centenary Square by requiring no floor area under the Solar Access Plane, reducing the presence and mass on the adjacent civic spaces while opening up views across the podium to the sky thus creating a more slender, tall tower.

The emphasis in processing the Planning Proposal up to now has been on ensuring that development can comply with Council's planning controls and strategic direction and also that it can satisfactorily address key

urban design issues such as view protection, solar access and setbacks to ensure adequate separation with adjoining buildings. At this stage it is not necessary to consider the visual appearance of the proposed buildings. This will be dealt with at the Design Excellence and Development Application stages where appropriate attention can be given to ensuring excellent building design outcomes and avoids poor design that submitters are concerned about.

Compliance with planning and other building regulations should ensure that high-rise buildings meet the needs of residents and businesses of the community. It is not the role of the planning system to provide for a particular type of business premises, such as 'traditional work places'.

4.5. Other Submissions – Summary and Response

Council received a small number of submissions that could not be clearly categorised into either "support" or "do not support". These are detailed and responded to below.

Summary of Submission	Council Officer Response
Other Submission 1 – Neutral: <ul style="list-style-type: none"> • Submitter did not indicate if they supported or did not support the development. • Submitter raises that there is no Arboricultural Impact Assessment report (or Preliminary Arboricultural assessment) assessing the trees in the Church yard which the Applicant is proposing to retain. 	Refer to the Council officer response provided at Section 4.5: <ul style="list-style-type: none"> • Theme 12, Environment and Sustainability.
Other Submission 2 – Support (in part): <ul style="list-style-type: none"> • Submitter partially supports the development. • Submitter raises a series of concerns (detailed within Appendix A3). • Submitter states that they are dissatisfied with the options given. • Submitter recognises the value of heritage buildings in Parramatta and that St Johns is the jewel of Parramatta. • Submitter raises concern that Parramatta's history is being slowly eroded • Submitter considers that intensifying Hunter Street traffic will minimise historical viewpoint of Cathedral • Submitter supports the creation of another public space in Parramatta. • Submitter supports removal of the Parish Hall but is disappointed that there is not an option to keep the Hall whilst providing a new square. • Submitter concerned that no additional green space is provided and that Council shows no commitment to creating a liveable city.. 	Submission in partial support is acknowledged. Refer to the Council officer response provided at Section 4.4: <ul style="list-style-type: none"> • Theme 1, Impacts on St John's Cathedral and Grounds • Theme 3, Relationship to Parramatta's History and Heritage • Theme 4, Concerns Relating to St John's Parish Hall • Theme 7, Impacts on Hunter Street • Theme 12, Environment and Sustainability.
Other Submission 3 – Support (in part): <ul style="list-style-type: none"> • Submitter generally supports the development. • Submitter raises a series of concerns (detailed within Appendix A3). • The submitter generally supports the development and requests that the amenity and heritage of the Cathedral be maintained. • The submitter raises a number of concerns: <ul style="list-style-type: none"> ○ Development may diminish the Cathedral and it should be adequately separated from new buildings. ○ Building design and materials should mitigate negative impacts. 	Submission in partial support is acknowledged. Refer to the Council officer response provided at Section 4.4: <ul style="list-style-type: none"> • Theme 1, Impacts on St John's Cathedral and Grounds • Theme 6, Impacts on Public Open Space • Theme 8, Traffic and Transport Impacts

<ul style="list-style-type: none"> ○ Development could overshadow nearby public spaces and create wind tunnel affects. ○ Concern with increased traffic and lack of electric vehicles charging infrastructure. 	
<p><u>Other Submission 4 – Other:</u></p> <ul style="list-style-type: none"> • Submitter considers that the Church should be demolished and rebuilt. • It is unclear if the submitter is referring to the demolition of St John's Anglican Church Hall, or the Cathedral. Therefore, the submission is not categorised. 	<p>Refer to the Council officer response provided at Section 4.3:</p> <ul style="list-style-type: none"> • Theme 5, Support for Option A Church Hall; and / or <p>Refer to the Council officer response provided at Section 4.4:</p> <ul style="list-style-type: none"> • Theme 2, Concern that the Cathedral would be demolished.

Council officers have considered the 4 submissions.

Appendix A3 summarises and responds to the issues raised.

5. Submissions from Peak Body Organisations

5.1. High Level Summary of Submissions

The total number of submissions received from Peak Body Organisations was three (3). The following Peak Body Organisations provided a submission regarding the Planning Scheme for the St John's Anglican Church site:

- National Trust (NSW Branch)
- National Trust (Parramatta Branch)
- Australian Institute of Landscape Architects (AILA)

The below table categorises their general view on the Planning Scheme.

Submissions – Support	0 (0%)
Submissions – Did Not Support	3 (100%)
Submissions – Other Views	0 (0%)
TOTAL	3 (100%)

Council officers have considered the 3 submissions.

Appendix B summarises and responses to the issues raised.

6. Submissions from Developers, Major Landowners, and Planning Consultants

6.1. High Level Summary of Submissions

The total number of submissions received from Developers, Major Landowners, and Planning Consultants was five (5).

Council officers have considered the 5 submissions.

Appendix C summarises and responses to the issues raised.

7. Submissions from Public Authorities and Service Providers

7.1. Consultation

Condition 3 of the Gateway Determination, issued by the Department of Planning and Environment on 8 September 2020 required Council to consult with the following public authorities and organisations under Section 3.34 (2) (d) of the Act and/or comply with the requirements of relevant Section 9.1 Directions:

- NSW State Emergency Services
- DPIE – Environment, Energy and Science
- NSW Heritage
- Transport for NSW
- Civil Aviation Safety Authority
- Commonwealth Department of Infrastructure and Regional Development
- Utility providers

7.2. High Level Summary of Submissions

The total number of submissions received from Public Authorities and Service Providers was eight (8). The following Public Authorities and Service Providers provided a submission regarding the Planning Scheme for the St John's Anglican Church site:

- NSW State Emergency Service
- Department of Planning and Environment – Environment and Heritage Group
- Heritage NSW
- Transport for NSW
- Civil Aviation Safety Authority
- Commonwealth Department of Infrastructure, Transport, Regional Development and Communication
- Endeavour Energy
- Sydney Water

Council officers have considered the 8 submissions.

Appendix D summarises and responses to the issues raised.

8. Conclusion

The feedback received during the exhibition period for the Planning Scheme for the St John's Anglican Church site, has informed the Local Planning Panel report and follow up Council Report and has resulted in some minor amendments to the site specific DCP.

The Participate Parramatta and City of Parramatta websites will be regularly updated to inform the public of reporting processes and next steps of the Planning Scheme for the St John's Anglican Church site. Additionally, the Participate Parramatta website will be updated following Council reporting.

A project contacts list has been developed to serve as the principal method for future updates on the Planning Scheme for the St John's Anglican Church site. Submitters that provided their email address were automatically placed on this mailing list.

Appendix A-1 – Submissions from Residents, Individuals and Community Groups – in Support

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APPENDIX A-1: Submissions from Residents, Individuals and Community Groups who supported the Planning Scheme

This document summarises the 156 submissions (40% of the total number of submissions received) that supported the Planning Scheme for the St John's Anglican site.

Each submission has been allocated a unique number according to the date the submission was received by Council, for example, "Submission Number 15". Where provided by the Submitter, the Street Name and Suburb is included. To ensure the privacy of submitters, names and street numbers have been withheld.

Refer to 'Section 4.3 Submissions in Support – Summary and Analysis' within the body of the Community Engagement Report for a list of the 10 themes that address the issues raised in support.

Tip: To find a particular submission: search for the Street Address (eg "Macquarie Street, North Parramatta") or an issue you raised in your submission (eg "open space", "Cathedral", "facilities", "urban design", "Hall" etc) using the Control F function.

Row No.	Submitter Number and Address	Summary of Submission	Council Officer Response
1.	No Address Provided Submission Number 1	Support <ul style="list-style-type: none"> • Submitter notes that the proposal represents an excellent urban design outcome, provides significant public benefit, and recognises the vital role of St John's Anglican Church within the Parramatta community. • Submitter raises that the Anglican Church has worked closely with Council to prepare this proposal. 	Submission in support of the proposal is acknowledged.
2.	Submitter from Hunterford Crescent, Oatlands Submission Number 2	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will deliver valuable community and urban design outcomes. • Submitter considers that the inclusion of public open space is of benefit to the community. • Submitter raises that the Anglican Church has made a significant effort to develop the project. 	Submission in support of the proposal is acknowledged.
3.	No Address Provided Submission Number 3	Support <ul style="list-style-type: none"> • Submitter considers that the proposal has undergone a lengthy and considered evaluation process and will complement the surrounding developments in Parramatta Square. • Submitter notes that the development will assist the Church in providing community support and charitable works within the Parramatta LGA, whilst delivering significant public benefits including improved vehicle and pedestrian access. • Submitter supports Option A relating to the removal and replacement of the St John's Church Hall. 	Submission in support of the proposal is acknowledged.
4.	No Address Provided Submission Number 5	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will deliver significant public benefit. • Submitter considers that the upgrade in design will greatly advance the local area. 	Submission in support of the proposal is acknowledged.
5.	No Address Provided Submission Number 6	Support <ul style="list-style-type: none"> • Submitter notes that the proposal represents an excellent urban design outcome, provides significant public 	Submission in support of the proposal is acknowledged.

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		benefit, and recognises the vital role of St John's Anglican Church within the Parramatta community.	
6.	No Address Provided Submission Number 7	Support <ul style="list-style-type: none"> • Submitter considers that having more space around the Cathedral will enhance the historic building and make Parramatta Square a nicer space overall. 	Submission in support of the proposal is acknowledged.
7.	Submitter from Macquarie Street, Parramatta Submission Number 8	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will positively contribute to the cultural, religious, economic, and social life of Parramatta as it will deliver business space and social and religious infrastructure. 	Submission in support of the proposal is acknowledged.
8.	Submitter from Macquarie Street, Parramatta Submission Number 9	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will update the Cathedral site to be consistent with the rest of Parramatta. 	Submission in support of the proposal is acknowledged.
9.	No Address Provided Submission Number 10	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will deliver necessary road upgrades and modernise old buildings near the Cathedral. • Submitter notes that St John's Cathedral has a history of working with Council to provide public benefit through the sharing of church spaces for public events and activities. 	Submission in support of the proposal is acknowledged.
10.	Submitter from Richmond Street, South Wentworthville Submission Number 11	Support <ul style="list-style-type: none"> • Submitter considers that if accepted, the proposal will beautify the area and make it more useful to the residents, workers and visitors of Parramatta. 	Submission in support of the proposal is acknowledged.
11.	Submitter from Binalong Road, Toongabbie Submission Number 12	Support <ul style="list-style-type: none"> • Submitter considers that the proposed development enhances the heritage aspect of St John's Cathedral. 	Submission in support of the proposal is acknowledged.
12.	Submitter from Metella Road, Toongabbie Submission Number 13	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will cater for the needs of future generations while simultaneously respecting and preserving the heritage and public interests of the site. • Submitter considers that the proposal would deliver public benefit through extension and beautification of the area in front of the church. 	Submission in support of the proposal is acknowledged.
13.	Submitter from Cowper Street, Granville Submission Number 14	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will meet the needs of the growing community that utilise the church facilities. • Submitter considers that the open grass areas will provide a great public space for community enjoyment. 	Submission in support of the proposal is acknowledged.
14.	Submitter from Hood Street, Northmead Submission Number 16	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide modern facilities for church members to use, while also visually enhancing the cathedral. • Considers that the proposed towers will make the church more modern and help it to fit in better with the new development surrounding it. 	Submission in support of the proposal is acknowledged.
15.	Submitter from Prince Street, Oatlands Submission Number 17	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide much needed meeting facilities for church members • Considers that the Parramatta city skyline would benefit from the addition of a skyscraper in the heart of the CBD. 	Submission in support of the proposal is acknowledged.

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16.	Submitter from Rose Street, Epping Submitter Number 18	Support <ul style="list-style-type: none"> Submitter considers that the proposal will deliver positive urban design outcomes and add value to the multicultural community of Parramatta LGA. Considers that the proposal will deliver community benefit and benefit the area in the future. 	Submission in support of the proposal is acknowledged.
17.	Submitter from Hunter Street, Suburb Not Provided Submitter Number 19	Support <ul style="list-style-type: none"> Submitter supports the proposal. 	Submission in support of the proposal is acknowledged.
18.	Submitter from Lincolnden Place, Suburb Not Provided Submitter Number 20	Support <ul style="list-style-type: none"> Submitter considers that the proposal is appropriate, delivering a positive urban design outcome and enhancing the cathedral. 	Submission in support of the proposal is acknowledged.
19.	Submitter from Church Street, Parramatta Submitter Number 21	Support <ul style="list-style-type: none"> Submitter considers that the old parish hall, carpark and further commercial buildings do not add value to the City of Parramatta, such that it would justify their retention in such a key location. Submitter considers that there is great potential in redeveloping the site. 	Submission in support of the proposal is acknowledged.
20.	Submitter from Hunterford Crescent, Oatlands Submitter Number 27	Support <ul style="list-style-type: none"> Submitter considers that the proposal seems to represent strong urban design outcomes and public benefit and recognises the vital role of St John's Anglican Church within the Parramatta community. Submitter raises that the Anglican Church appears to have worked closely with Council to prepare this proposal. 	Submission in support of the proposal is acknowledged.
21.	No Address Provided Submitter Number 28	Support <ul style="list-style-type: none"> Submitter considers that the proposal will benefit not only the church, but the surrounding community as well, without destroying the historic value of the site. 	Submission in support of the proposal is acknowledged.
22.	Submitter from Harris Street, Harris Park Submitter Number 29	Support <ul style="list-style-type: none"> Submitter is in favour of retaining and preserving the cathedral and the surrounding grass area. 	Submission in support of the proposal is acknowledged.
23.	Submitter from Elizabeth Street, Parramatta Submitter Number 30	Support <ul style="list-style-type: none"> Submitter considers that the church should be permitted to update their facilities. Considers that the new facilities would allow the church to run services in multiple languages simultaneously, reflecting the multicultural nature of the city. Considers that the new square set back building will make the whole area much more pleasant for members and non-members of the church. 	Submission in support of the proposal is acknowledged.
24.	Submitter from Great Western Highway, Parramatta Submitter Number 31	Support <ul style="list-style-type: none"> Submitter considers that the church is already a significant community space that is welcoming of others. Considers that increasing ministry space will only deliver positive outcomes for community outreach and youth programs run by the church. 	Submission in support of the proposal is acknowledged.
25.	Submitter from Elizabeth Street, Suburb Not Provided Submitter Number 32	Support <ul style="list-style-type: none"> Submitter considers that the proposal will provide new modern areas for church use, which will make it more welcoming for visitors. Submitter is supportive of the extra space providing proper address for the cathedral on the western end. 	Submission in support of the proposal is acknowledged.

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26.	No Address Provided Submission Number 33	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal would provide greater space around the cathedral and allow a development that would meet the present and future needs of the church. 	Submission in support of the proposal is acknowledged.
27.	No Address Provided Submission Number 36	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will benefit the Parramatta community • Submitter is pleased that the Cathedral is to be retained as is, noting its beauty. 	Submission in support of the proposal is acknowledged.
28.	Submitter from Church Street, Parramatta Submission Number 39	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports Option A. • Submitter raises that the function and significance of the Hall is mainly in relation to the Church. • Submitter considers Option B, retaining a smaller section of the Hall, to be <i>less useful</i>. 	Submission in support of the proposal is acknowledged.
29.	Submitter from Bramley Street, Fairfield West Submission Number 40	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes that the project will bring improvement to the area. • Submitter considers the project in line with development across Parramatta CBD. • Submitter considers the Church and its surrounds to be a relaxing and open place. 	Submission in support of the proposal is acknowledged.
30.	Submitter from Cambridge Street, Suburb Not Provided Submission Number 41	<p>Support (Enquiry)</p> <ul style="list-style-type: none"> • Submitter supports the proposal. • Submitter questions how Centenary Square will be affected whilst public domain works are underway. • Submitter questions if the proposal will impact the Parramatta Light Rail project. 	Submission in support of the proposal is acknowledged. Refer to Themes 7 and 8 in 'Section 4.4 Submissions not Supporting' for a responses to the query about light rail and Centenary Square.
31.	Submitter from Church Street, Parramatta Submission Number 42	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the current facilities are not sufficient to support the programs being run on Sundays and it is therefore <i>desperately needed</i> for the site to be developed and increased in its capacity. • Submitter would welcome a development that provides larger and more modern facilities to support the activities of the church. • Submitter supports the expansion of open space proposed for the area north-west of the Cathedral, noting the importance of open space in a high-density environment. 	Submission in support of the proposal is acknowledged.
32.	Submitter from Douglas Avenue, North Epping Submission Number 43	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers the proposal a <i>good foundation</i> to meet the church's need for long-term development, while also supporting the city's overall development strategy and providing business and employment opportunities. • Submitter hopes the proposal can be processed <i>smoothly and quickly</i>, as it is a long-awaited solution. 	Submission in support of the proposal is acknowledged.
33.	Submitter from Bilpin Street, Suburb Not Provided Submission Number 44	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance and update facilities at the church and make the surrounding land more accessible to pedestrians. • Submitter considers that the proposal will keep the Cathedral as a central focus and make the area a shared space for the public to enjoy. • Submitter considers that the historic Cathedral will still be in use, attracting others to visit. 	Submission in support of the proposal is acknowledged.
34.	Submitter from Church Street, Parramatta	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes that the parish provide free services for community members of different language groups. 	Submission in support of the proposal is acknowledged.

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	Submission Number 45	<ul style="list-style-type: none"> • Submitter raises that whilst the demand for language classes remains high, <i>due to the limitation of space</i>, the Church cannot support additional classes. • Submitter considers that the proposal will provide increased space to accommodate more community activities to unite different ethnic groups. 	
35.	Submitter from Douglas Avenue, North Epping Submission Number 46	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the current Parish Hall does not meet the needs of the Parish. • Submitter considers that the proposal will support the Church's need for long-term development, as a Cathedral situated in Parramatta CBD. • Submitter considers the proposal to align with the City's overall development strategy, supporting businesses and providing opportunity. 	Submission in support of the proposal is acknowledged.
36.	Submitter from Macquarie Street, Parramatta Submission Number 48	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will improve the current facilities for the Church community of St John's Cathedral, raising that the facilities are <i>outdated and not designed to be accessible</i>. • Submitter considers that the proposal will enable modern facilities to serve the growing church community, many of whom live in the Parramatta area. • Submitter acknowledges the <i>need to balance heritage and development</i>, while raising that the purpose of facilities should be to serve the community and not the other way around. • Submitter considers that the proposal will improve the public space around the site and the Cathedral, enhancing the space in line with Centenary Square and Parramatta Square and making it <i>more accessible and enjoyable to the public</i>. • Submitter supports the proposed open public square in the Hunter Street area and states that this will improve access to other zones within Parramatta CBD, particularly expanding connectivity to creative spaces and food and drink venues on Hunter Street and the western portion of Parramatta CBD. • Submitter considers that the proposal will contribute to Parramatta being a great city to live, work and enjoy recreation in as it will increase employment opportunities, provide additional housing, improve public spaces and provide new facilities. 	Submission in support of the proposal is acknowledged.
37.	No Address Provided Submission Number 50	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance City of Parramatta. • Submitter notes their support to see <i>all the dark, old brick buildings gone and replaced with modern ones</i>. • Submitter raises that the proposal will create a spacious and modern space, aligned with Parramatta Square. • Submitter values the retention of green park areas. 	Submission in support of the proposal is acknowledged.
38.	Submitter from Helen Street, Westmead Submission Number 51	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers the proposal to be <i>beneficial to the city</i>. • Submitter considers that the proposal will provide more space for the church to run programs for young people, which will benefit the broader community. • Submitter considers the development will attract more youth and strengthen the economy. 	Submission in support of the proposal is acknowledged.
39.	Submitter from Enid Street, Denistone Submission Number 53	<p>Support</p> <ul style="list-style-type: none"> • Submitter is highly supportive of the project. 	Submission in support of the proposal is acknowledged.
40.	Submitter from Church Street, Parramatta Submission Number 54	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal <i>will promote the city view of Parramatta CBD and offer a nice activity place for the residents</i>. 	Submission in support of the proposal is acknowledged.

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41.	Submitter from Hassall Street, Parramatta Submission Number 55	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the improvement of St John's Parish Hall, as the facilities are outdated, the entire hall is <i>currently not fit for purpose</i>, and the Hall does not meet the needs of the Church. • Submitter considers that development will support increased capacity onsite, allowing all congregations to gather on the premises at the same time, <i>which will provide a community atmosphere</i>. • Submitter considers that the proposal will increase the provision of parking for churchgoers, as parking in Parramatta is scarce. • Submitter considers that the development will improve the appearance of the Cathedral. • Submitter highlights the significance of the Cathedral as a <i>pivotal building in Parramatta</i>, noting that the development will support the church to continue serving the local community into the future. 	Submission in support of the proposal is acknowledged.
42.	Submitter from Hassall Street, Parramatta Submission Number 56	<p>Support</p> <ul style="list-style-type: none"> • Submitter highlights the <i>dilapidated state</i> of the existing St John's Parish Hall, stating its facilities are outdated and inadequate to meet the needs of the growing congregation. • Submitter considers the proposal necessary to improve St John's Anglican Church's facilities to provide more space for the congregation to meet and strengthen the sense of community. • Submitter considers that the proposal will enhance the Cathedral building. 	Submission in support of the proposal is acknowledged.
43.	Submitter from Railway Street, Baulkham Hills Submission Number 57	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will provide more space for meetings, events, and teaching. • Submitter considers that the proposal will support economic activity in Parramatta, provide retail opportunities to further activate the precinct and improve vehicular access. 	Submission in support of the proposal is acknowledged.
44.	No Address Provided Submission Number 58	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the project will interconnect the St John's Church site with the community of Parramatta and will provide opportunities for the site to interact with Parramatta's dynamic landscape. • Submitter considers that the proposal will provide numerous business opportunities and tourism possibilities. • Submitter raises that we should <i>support different religions to have stronger voices</i>. • Submitter considers the project to be aligned with new development occurring across Parramatta CBD, and therefore views the development as a timely proposal. 	Submission in support of the proposal is acknowledged.
45.	Submitter from Railway Street, Granville Submission Number 59	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal to change Hunter Street into a vibrant, modern, and user-friendly accessway and meeting place. • Submitter notes the dissatisfactory existing facilities and capacity of St John's Anglican Church and the Parish Hall. • Submitter supports the proposal's solutions to the above issues, noting that the proposal will enable a better use of space for the future. 	Submission in support of the proposal is acknowledged.
46.	Submitter from Macquarie Street, Parramatta Submission Number 60	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the St John's site (apart from the Cathedral and lawn space on the Eastern side), including Queensland Arcade, are outdated and can be redeveloped to <i>suit the look and vibe of Parramatta more</i>. • Submitter considers that the proposal will have a positive impact for the public and members of St John's Anglican Church. • Submitter suggests that the extension of Hunter Street can be better utilised as pedestrian access to enhance the vibrancy of Parramatta CBD. 	Submission in support of the proposal is acknowledged.
47.	No Address Provided Submission Number 61	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the proposal provides significant public and commercial benefits. 	Submission in support of the proposal is acknowledged.

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		<ul style="list-style-type: none"> • Submitter supports the upgrade of Church facilities. • Submitter considers that the benefits of the proposal will outweigh the costs for the public. 	
48.	Submitter from Fennell Street, North Parramatta Submission Number 62	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal, citing that the development will work well for Parramatta and the landscape of St John's Anglican Church. • Submitter highlights the importance of celebrating the architectural significance of St John's. 	Submission in support of the proposal is acknowledged.
49.	Submitter from Buckleys Road, Winston Hills Submission Number 63	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises the demand for increased public space for residents and workers, noting that the proposal will be beneficial in providing additional public space. • Submitter supports the provision of more vibrant public space and increased connectivity to the western side of Parramatta CBD. 	Submission in support of the proposal is acknowledged.
50.	No Address Provided Submitter Number 65	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance the area of Parramatta, providing improved access to shops and services. • Submitter considers that the proposal will also improve the area available for meetings and celebrations. 	Submission in support of the proposal is acknowledged.
51.	No Address Provided Submitter Number 67	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will make Parramatta a more attractive place for residents, visitors and overseas tourists. • Submitter considers that the extension to the pedestrian area in front of St John's Anglican Cathedral will provide for spaces for people to gather, and the high-rise tower will provide an aesthetic landscape. • Supports the heritage-listed Cathedral building being kept in place. 	Submission in support of the proposal is acknowledged.
52.	Submitter from Addlestone Road, Merrylands Submission Number 68	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will offer long-term benefits to the City of Parramatta in a number of areas. • Submitter considers that the facilities enabled by the proposal will allow the Church community to remain and grow their presence in Parramatta. • Submitter considers that the proposed underground parking will improve pedestrian safety. • Submitter considers that the proposal will deliver improved public amenity and public space. • Submitter considers that the proposal will deliver improved meeting spaces and gathering areas for the Church congregation. • Submitter raises that the maintenance of St John's will become the responsibility of the Church in perpetuity, therefore providing an ongoing cost saving for City of Parramatta Council. • Submitter notes that the proposal will generate much-needed cash flow for the ongoing maintenance of the Cathedral building. 	Submission in support of the proposal is acknowledged.
53.	No Address Provided Submitter Number 69	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will deliver public benefits and is appropriate for the city centre. • Submitter considers that the proposal will not only benefit the Church community, but also the public. • Submitter considers that the proposal will attract more visitors to Parramatta, benefiting the economy. 	Submission in support of the proposal is acknowledged.
54.	Submitter from Toongabbie Road, Toongabbie	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will provide for significant additional public space, especially to the west of the Cathedral. 	Submission in support of the proposal is acknowledged.

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	Submitter Number 70	<ul style="list-style-type: none"> Submitter considers that the proposal preserves the essence of Parramatta's history whilst allowing for improved Church facilities. Submitter considers that the Church Hall is <i>ugly and ramshackle</i> and should rightfully be removed. Considers that the proposal will be congruent with developments to the east of the Cathedral site and will provide excellent amenity to all. 	
55.	Submitter from Saint Martins Crescent, Blacktown Submitter Number 71	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the development is prospective, especially for the future of the Church and continuing activities in Parramatta. Submitter considers that the proposal will provide more jobs and business opportunities for the people of Parramatta, without negatively impacting the historical Cathedral building. 	Note: the use of the word 'prospective' by the Submitter is questioned, it is considered that the submitter means 'positive'. Submission in support of the proposal is acknowledged.
56.	Submitter from Early Street, Parramatta Submission Number 72	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will be greatly beneficial to the community as it improves public transparency and access to space and services. 	Submission in support of the proposal is acknowledged.
57.	No Address Provided Submitter Number 73	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will provide a positive opportunity to revamp the Church site and surrounding buildings. Submitter suggests conducting a deep clean and pressure wash of existing buildings that are not being altered, so that they remain clean and modern-looking alongside the other buildings in Parramatta. 	Submission in support of the proposal is acknowledged.
58.	No Address Provided Submitter Number 74	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will provide for greater walkability around the area. Submitter considers that the proposal will help to improve the capacity of the St John's Anglican Church site and surrounding areas. 	Submission in support of the proposal is acknowledged.
59.	Submitter from McEwan Avenue, Winston Hills Submission Number 75	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal would be a great improvement to the aesthetics of the area. Submitter considers that the proposal would support the church in running activities on and around the grounds. 	Submission in support of the proposal is acknowledged.
60.	No Address Provided Submission Number 76	<p>Support</p> <ul style="list-style-type: none"> Submitter supports the proposal. 	Submission in support of the proposal is acknowledged.
61.	Submitter from Darcy Street Submission Number 78	<p>Support</p> <ul style="list-style-type: none"> Submitter considers the proposal to be a good idea. Submitter considers that churches are often the centre of communities and the life of a city. Submitter considers that the St John's Church site has been left behind amongst the growth and development that has occurred across Parramatta. Submitter supports the proposal as the cathedral building is not impacted. 	Submission in support of the proposal is acknowledged.
62.	Submitter from Lennox Street, Parramatta Submission Number 79	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal is appropriate, given the development occurring across Parramatta. Submitter considers the proposal to be of benefit to the community of Parramatta and future generations as well. 	Submission in support of the proposal is acknowledged.
63.	Submitter from Moseley	<p>Support</p>	Submission in support of the proposal is acknowledged.

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	Street, Carlingford Submission Number 80	<ul style="list-style-type: none"> • Submitter considers that the proposal will provide crucial facilities and spaces for the church community, for the running of programs and activities. • Submitter considers that the proposal will provide a safe place to run children's programs. • Submitter considers that the facilities enabled by the proposal will aid the Church to continue supporting the local community into the future. 	proposal is acknowledged.
64.	Submitter from Church Street Submission Number 81	Support <ul style="list-style-type: none"> • Submitter notes the current facilities and community services provided by St John's Church. • Submitter considers that the proposal would be a positive upgrade to the current church buildings and would support the church in continuing to provide services to the community. 	Submission in support of the proposal is acknowledged.
65.	Submitter from Hillgate Place, Castle Hill Submission Number 82	Support <ul style="list-style-type: none"> • Submitter supports the proposal and the creation of a space for people to gather. 	Submission in support of the proposal is acknowledged.
66.	No Address Provided Submission Number 83	Support <ul style="list-style-type: none"> • Submitter considers the proposal to be well-considered and a good long-term decision for Parramatta. • Submitter considers that the proposal will contribute to the centre of Parramatta looking much safer. • Submitter supports the provision of basketball and sports courts for young people. • Submitter overall considers the proposal as a great addition to Parramatta. 	Submission in support of the proposal is acknowledged.
67.	Submitter from Valley Road, Epping Submission Number 84	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will allow for much-needed upgrades to the Church Hall, to better meet the needs of the local community. • Submitter considers that the proposal will provide more space for community enjoyment and help to make the city feel more welcoming. 	Submission in support of the proposal is acknowledged.
68.	Submitter from Bootie Place, Kings Langley Submission Number 85	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide useful upgrades, in line with the growth and development occurring across Parramatta. • Submitter considers that the proposal will provide bigger spaces and more up-to-date facilities for the church community. 	Submission in support of the proposal is acknowledged.
69.	Submitter from Marsden Street, Granville Submission Number 86	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide a spacious area to welcome regular church members as well as visitors. • Submitter considers that the proposal will provide a space to welcome people of all ages, cultures and backgrounds. 	Submission in support of the proposal is acknowledged.
70.	No Address Provided. Submission Number 87	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will benefit the local community and provide a place where people of all races and cultures can come together. 	Submission in support of the proposal is acknowledged.
71.	Submitter from Guildford Submission Number 88	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide the public with more open space and the Church with more flexible and useful spaces to conduct services, gatherings and events. • Submitter considers that the buildings proposed will be more modern and a better use of an area within the heart of Parramatta that is already cramped, while not taking away from the rich heritage of the area. 	Submission in support of the proposal is acknowledged.

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		<ul style="list-style-type: none"> • Submitter acknowledges that construction will result in significant disruptions, however, services can be held online or moved to the Cathedral to accommodate numbers during this time. • Submitter acknowledges the concerns of the community but notes that the Cathedral and surrounding areas will not be altered as a result of this development. • Submitter supports the proposed provision of additional parking. 	
72.	Submitter from Church Street, Parramatta Submission Number 89	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will allow Australia's oldest church to grow and continue to serve the local community through the provision of additional facilities and funds to the church. 	Submission in support of the proposal is acknowledged.
73.	Submitter from Elizabeth Street, Parramatta Submission Number 90	Support <ul style="list-style-type: none"> • Submitter supports the proposal to an extent. • Submitter considers that the proposal will help to support the population growth in Parramatta by increasing the church's capacity to run community programs, such as English classes and Sunday Schools. 	Submission in support of the proposal is acknowledged.
74.	Submitter from Hibiscus Street, Greystanes Submission Number 91	Support <ul style="list-style-type: none"> • Submitter acknowledges the diversity of Parramatta's community, and the St John's Parish. • Submitter raises that the Church has outgrown their existing facilities, noting that St John's Hall is not fit for purpose and requires updated facilities. • Submitter considers that the proposal will provide much-needed facilities for Church use, to cater for the volume and varied demographics of users. • Submitter considers that the development will create a <i>more inviting, comfortable, and versatile</i> space alongside St John's Cathedral as the jewel of Parramatta. • Submitter states that the Church is not a developer with deep pockets, therefore, the proposed commercial development will assist to provide expanded and modern church facilities. • Submitter notes the importance of the trees and green space around the Cathedral being maintained for the enjoyment of church members and the community. 	Submission in support of the proposal is acknowledged.
75.	Submitter from Elizabeth Street, Parramatta Submission Number 92	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will support the church to provide Sunday School and community English classes for the growing population. 	Submission in support of the proposal is acknowledged.
76.	Submitter from Moseley Street, Carlingford Submission Number 93	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will support the capacity of St John's to host more people and families and be a meeting place for the many people who study, live and work in Parramatta. • Submitter considers that the current church facilities are inadequate, stating that the proposal will provide spaces for all groups to conduct their activities without disrupting each other and support more people to join. • Submitter considers that the proposal is necessary to meet the demands of Parramatta's growing population. 	Submission in support of the proposal is acknowledged.
77.	No Address Provided Submission Number 94	Support <ul style="list-style-type: none"> • Submitter considers the proposal to be a positive outcome, as it will extend and improve the facilities available to the church. • Submitter supports the proposed and existing outdoor areas. 	Submission in support of the proposal is acknowledged.
78.	Submitter from Calder Road, Rydalmere Submission Number 95	Support <ul style="list-style-type: none"> • Submitter supports the proposal to an extent. • Submitter considers the Church Hall to be very old and of little heritage value for Parramatta and the Parish. 	Submission in support of the proposal is acknowledged.

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		<ul style="list-style-type: none"> • Submitter raises that the Church Hall has limited space and cannot support functions. • Submitter is supportive of the proposal providing a new building with additional spaces. • Submitter considers that the commercial office space will provide economic viability to Parramatta CBD. • Submitter considers that the proposal will also greatly improve pedestrian safety, removing trucks and cars from Parramatta Square. 	
79.	Submitter from Caroline Street, Westmead Submission Number 96	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will complement the high-rise buildings in Parramatta Square and the surrounding area. • Submitter considers the existing Parish Hall to hold little heritage significance. • Submitter considers that the proposed mixed-use retail, commercial and residential building will help to meet some of the immediate needs of Parramatta. • Submitter considers that the proposal will provide the church congregation with a more comfortable and safer place of worship and will accommodate more Church programs and activities. • Submitter considers that the proposed public square will be well taken care of by the Church. 	Submission in support of the proposal is acknowledged.
80.	No Address Provided Submission Number 97	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will meet the church's urgent need for additional meeting space that has arisen from increased member numbers. • Submitter considers that the mixed-use functions, providing commercial office space and residential housing, will increase job opportunities and support businesses in the Parramatta area. • Submitter considers that the proposal will enhance the Cathedral by providing a functional and beautiful square. • Submitter considers that the Church Hall holds little heritage value. 	Submission in support of the proposal is acknowledged.
81.	Submitter from Jones Street Submission Number 100	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes that the proposal will support the growing community to stay relevant and connected. • Submitter considers the proposal to be well thought out. • Submitter considers the Church Hall to be in drastic need of improvement. • Submitter considers that the proposed development will greatly benefit the Parramatta community as a whole, provide jobs, and will result in a <i>much nicer section of the city for everyone to enjoy</i>. 	Submission in support of the proposal is acknowledged.
82.	No Address Provided Submission Number 101	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal should be implemented to ensure the community of Parramatta can continue to thrive. • Submitter considers that the Parish Hall should be removed as the facilities are dated and in need of internal and external retrofitting. • Submitter considers that the development would be consistent with other developments in Parramatta Square and the CBD. • Submitter considers that the proposal would provide significant opportunity for more community events and shared spaces for the Parramatta community. • Submitter considers that the development will <i>help solidify Parramatta as the second CBD of Sydney</i>. • Submitter considers that the proposal would deliver more long-term benefits to the City compared to retaining the Parish Hall. 	Submission in support of the proposal is acknowledged.
83.	No Address Provided Submission Number 104	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will provide additional space for the ever-growing Church congregation. 	Submission in support of the proposal is acknowledged.

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		<ul style="list-style-type: none"> • Submitter considers that the existing building is old and dysfunctional, requiring significant repair work that is not cost effective. • Submitter considers the proposal would support Parramatta to become a modern, multicultural city. • Submitter considers the development to be in sync with Council's objectives. 	
84.	Submitter from Australorp Avenue, Seven Hills Submission Number 108	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the existing Parish Hall is very old and is no longer fit for purpose to accommodate the expanding Church membership. • Submitter considers that replacing the Church Hall with a substantially larger building will provide significant benefit to the community and parishioners. • Submitter supports the provision of additional parking. • Submitter supports the location of the new development, given the close proximity to public transport in Parramatta. • Submitter considers that the proposal will be consistent with the overall <i>look and feel</i> of Parramatta. 	Submission in support of the proposal is acknowledged.
85.	No Address Provided Submission Number 110	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance the Cathedral by providing a new square and functional public space. • Submitter supports opening up the space whilst preserving the grassed area. • Submitter considers that the proposal will benefit the community more than the existing Church Hall. • Submitter considers that community members are objecting the development, as they do not want <i>their memories about the environment around the Cathedral to fade away</i>. • Submitter raises that <i>times have changed and we need a new future</i>. • Submitter considers that the proposal envisages an important future for the Church. 	Submission in support of the proposal is acknowledged.
86.	Submitter from Prince Street, Granville Submission Number 116	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the Church provides a valuable community space for the City of Parramatta. • Submitter considers that the development will support the growing congregation and the changing needs of the community. • Submitter considers the existing Parish Hall to be an <i>old ugly rabbit warren of extensions</i> that was built to serve the needs of the community as a utility building. • Submitter considers that the Parish Hall needs to be developed to meet current standards. • Submitter considers that buildings should be useful and serve the needs of Parramatta, and if they are not, they should be permitted to be redeveloped. • Submitter considers that the Church should be allowed to use its land to meet its needs, especially when the Church provides so much to the city. 	Submission in support of the proposal is acknowledged.
87.	Submitter from Church Street, Parramatta Submission Number 119	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal and the demolition of the hall will modernise the area and provide additional public space, with the Cathedral at the centre of the development. • Submitter considers that the Parish Hall is old and no longer fit for purpose. • Submitter considers that unlike Town Hall, the Parish Hall has little heritage value in terms of style and history. • Submitter considers that the development would be consistent with the other buildings in Parramatta Square. • Submitter considers that the new facilities would provide more functional space for the church community. • Submitter considers that the new facilities would support the church to run services and programs that would benefit the Parramatta community. 	Submission in support of the proposal is acknowledged.

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88.	<p>Submitter from Macquarie Street, Parramatta Submission Number 124</p>	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the aims of the proposal in upgrading Church facilities, enhancing Cathedral activities, promoting healthy communities, providing enhanced active transport opportunities, retaining public access to St John's grounds, and providing avenues for investment of endowment funds to support church activities and maintenance of heritage artefacts. • Submitter notes inconsistencies with the proposal's vehicle access from Macquarie Street with the Development Application for 197 Church Street, Parramatta (DA/16/2022), suggesting that access could be provided close to the same location rather than Hunter Street. • Submitter notes that providing vehicular access from Hunter Street would <i>eliminate the problems identified by Parramatta Council with the Western square at the end of Hunter Street</i>. • Submitter raises the opportunity of extending the existing Railway easement retaining wall from Queensland Arcade to Marsden Street to create space for a property access easement. • Submitter notes that other properties along the northern side of the railway have implemented similar approaches. • Submitter comments that the Terms Sheet of Public Benefits and proposed Planning Agreement (in reference to the granting of a licence and payment of \$3.5m indemnity to Council for limitations in public access to the St John's grounds) is unreasonable. • Submitter argues that St John's Cathedral's protection is Council's responsibility and indemnity payment should be given from Council to St John's. • Submitter notes that the Cathedral should be protected from public activities that could damage the historic building. • Submitter considers that the clause requiring the funding of grounds maintenance by St John's, neglects the longstanding licence with Council to provide public access to the Cathedral grounds. • Submitter considers that the grounds should be closed off to the public if Council does not support the existing licence arrangement. • Submitter considers that there is value in investigating a broader planning perspective of the open spaces in Parramatta CBD. • Submitter notes the historic value of the existing open space and transit networks but considers that they are not necessarily attractive places to be, acknowledging that the planning proposal is <i>part of the journey</i>. 	<p>Submission in support of the proposal is acknowledged, with responses to the matters raised that could be considered as 'not in support' addressed in Themes 1, 5, 6, 7, 8, and 9 in Section 4.4. Submissions not 'Supporting'. These matters relate to issues raised about the planning agreement and contributions, Hunter Street, vehicle access, open spaces and historic values.</p>
89.	<p>Submitter from Elizabeth Street, Parramatta Submission Number 125</p>	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes the complexities in balancing the costs of preserving and maintaining heritage buildings with the needs of modern congregations. • Submitter raises that when buildings are prioritised, it is often to the detriment of the congregation. • Submitter supports the removal and replacement of St John's Parish Hall, commenting that the project provides more modern facilities, whilst providing an ongoing income stream to support heritage listed buildings. • Submitter considers that retaining the Hall will visually detract from St John's Cathedral. • Submitter considers that retaining the Hall would be a less efficient use of resources and reduces utility of the northern tower. • Submitter references the original historic intention of the site as a site for congregation rather than a museum. • Submitter considers that buildings were intended to <i>serve the community that gathered there, not the other way around</i>. • Submitter considers that the proposal will best serve the needs of future generations, compared to retaining the Parish Hall. 	<p>Submission in support of the proposal is acknowledged.</p>
90.	<p>Submitter from Railway</p>	<p>Support</p>	<p>Submission in support of the</p>

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	Street, Baulkham Hills Submission Number 126	<ul style="list-style-type: none"> • Submitter supports the removal of St John's Parish Hall, as it would ensure the best possible use of land and favours the development's proposed use of land for current and future users. 	proposal is acknowledged.
91.	Submitter from Bradley Place, Liberty Grove Submission Number 127	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the improved vehicle access to Queensland Arcade, citing the safer conditions for pedestrians accessing Parramatta Square and Parramatta Station. • Submitter raises the increasing maintenance cost of the aging St John's Parish Hall, which currently provides limited benefits to the local community. • Submitter considers that the new buildings would benefit both the local community and Church users, by providing new facilities for Church use and new commercial and retail spaces in the heart of Parramatta for local businesses. 	Submission in support of the proposal is acknowledged.
92.	Submitter from Elizabeth Street, Parramatta Submission Number 128	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports Option A. • Submitter notes the lack of facilities and accessibility in the existing St John's Parish Hall and St John's Cathedral, particularly pram-friendly access between levels, safe and enclosed spaces for children to play in, and private rooms for breastfeeding mothers. • Submitter supports the proposal to develop the site to maximise potential space. • Submitter strongly believes the Parish Hall requires demolition to enable the best use of space and upgraded facilities. • Submitter supports the proposed expansion of public space, and the creation of a <i>welcoming community space in the heart of the city</i>. • Submitter considers that retaining the Parish Hall will detract from the new development. 	Submission in support of the proposal is acknowledged.
93.	No Address Provided Submission Number 129	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises the rich history of St John's Anglican Church and the importance of developing this site in line with Parramatta's development. • Submitter considers the existing facilities limited in catering for the Church's growing needs. • Submitter supports the improvement of facilities for the Church and the broader Parramatta community. 	Submission in support of the proposal is acknowledged.
94.	Submitter from Broughton Street, Parramatta Submission Number 130	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises the sacred importance of churches and that such spaces should be at the top levels rather than situated beneath commercial space. • Submitter notes there was no indication of basement carpark entry on the exhibited plans and requests that the basement car park entry be clearly shown in future plans. • Submitter indicates that an area in Basement 2 should be additionally used as carparking space. 	Submission in support of the proposal is acknowledged. The basement car park was shown in the Reference Design with access from Hunter Street.
95.	Submitter from Wolseley Street, Rooty Hill Submission Number 131	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance the experience for the local community in and around Parramatta. • Submitter considers it necessary for St John's to advance in line with other development happening in the area to ensure it has a modern, fit for purpose facility with which to serve the community. • Submitter considers that the proposal would enable St John's to continue its meaningful work within the local community, including supporting individuals from a diverse cultural background in Parramatta. 	Submission in support of the proposal is acknowledged.
96.	No Address Provided Submission Number 133	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal's expansion of the outdoor and built environment, with benefits for the church, and the broader community. 	Submission in support of the proposal is acknowledged.

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97.	Submitter from Oxford Street, Epping Submission Number 134	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal would provide <i>net benefit to the church and surrounding community</i>, and support Parramatta to develop as the Central River City of the Greater Sydney Area. • Submitter considers that the demolition of the Parish Hall would allow the land on which it occupies to be built up to maximum height, thereby generating more usable floor space for commercial, retail, or residential uses, while easily accommodating its existing use as a place of worship. • Submitter considers that given the site's central location in the town centre, it <i>would be considered wasteful</i> to retain the current building height of two storeys. • Submitter supports the removal and replacement of St John's Parish Hall, noting that the Hall has reached the end of its operational life cycle. • Submitter supports the benefits of the development to the St John's Anglican Church community. • Submitter notes that the proposal will expand open space, enhance the public domain and contribute to the pedestrian experience between Parramatta Station, Parramatta Park, and Church Street. 	Submission in support of the proposal is acknowledged.
98.	Submitter from Epsam Avenue, Stanhope Gardens Submission Number 136	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes that the development will benefit users and the community and make Parramatta a more competitive city. • Submitter comments that the proposal will not affect the site's historic value. 	Submission in support of the proposal is acknowledged.
99.	Submitter from Hassall Street, Parramatta Submission Number 139	<p>Support</p> <ul style="list-style-type: none"> • Submitter strongly supports the proposal to expand the Church. • Submitter raises that expanding the Church will enable more activities to be conducted within the Church. 	Submission in support of the proposal is acknowledged.
100.	Submitter from Brushbox Street, Sydney Olympic Park Submission Number 140	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal, noting that the parish will be able to offer more resources to the Christian community. 	Submission in support of the proposal is acknowledged.
101.	Submitter from Brabyn Street, North Parramatta Submission Number 141	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers the proposal a <i>great plan for the further development</i> of Parramatta City. • Submitter considers that the proposal will benefit the whole community of Parramatta. • Submitter supports both options. 	Submission in support of the proposal is acknowledged.
102.	Submitter from Hassall Street, Parramatta Submission Number 143	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the development's plan to expand St John's for gatherings. 	Submission in support of the proposal is acknowledged.
103.	Submitter from Wolsley Street, Rooty Hill Submission Number 144	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes the outdated and inadequate conditions of the existing Anglican Church facilities. • Submitter comments that the proposal is necessary to meet the demand of the growing church community. • Submitter considers that the development will <i>enhance and provide an uplift to the existing façade of St John's</i>. 	Submission in support of the proposal is acknowledged.
104.	Submitter from Wolsley Street, Rooty Hill Submission Number 145	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the proposal has taken into consideration <i>the growing need to have a modern state of the art facility</i>. • Submitter considers that St John's Cathedral will be <i>better placed to serve the people of Parramatta</i>. 	Submission in support of the proposal is acknowledged.

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		<ul style="list-style-type: none"> • Submitter supports the new square at the western end of St John's Cathedral, noting that the proposal will increase functionality and access to the space. 	
105.	No Address Provided Submission Number 147	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will provide additional employment opportunities for workers in the Parramatta CBD. • Submitter considers that the proposed buildings will provide fit-for-purpose facilities for Church use, along with commercial office space that will positively contribute to the economy of Parramatta CBD. • Submitter considers that the proposal would result in improved vehicular access and pedestrian safety, as the development removes cars and trucks from Parramatta Square. • Submitter considers that the historic Cathedral building and surrounding open space will remain unaltered. • Submitter considers that the proposal will support the Church to continue delivering its many services and programs to meet the needs of the community, while providing an income stream to fund those activities. • Submitter notes that the Church continues to be an active member of the Parramatta community and that public access to its grounds has been granted in perpetuity since 1953. • Submitter considers that the proposal will enhance the Cathedral building by providing a new square at the western end of the Cathedral and will allow an <i>unhindered line of sight to the Cathedral from East, North and South directions</i>. • Submitter supports the proposal to retain the lawn area surrounding the Cathedral. • Submitter considers that the current Parish Hall is <i>outdated and inadequate</i> for a modern church facility supporting a membership of almost 1,000 people. • Submitter considers that the proposal will support the Church to continue carrying out its functions throughout the 21st Century. 	Submission in support of the proposal is acknowledged.
106.	Submitter from George Street, Parramatta Submission Number 149	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that additional commercial and residential buildings are needed to support Parramatta's growth. • Submitter supports the development, noting the proposal will <i>make full use of the area</i>. • Submitter considers that the proposal will support economic growth in Parramatta by creating more employment opportunities. 	Submission in support of the proposal is acknowledged.
107.	Submitter from Yates Avenue, Dundas Valley Submission Number 150	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will benefit Parramatta. • Submitter considers that the proposed development is consistent with the development occurring across City of Parramatta. • Submitter considers that the proposal will make Parramatta more attractive. • Submitter considers that the proposal meets the increasing demand for residential dwellings in the area. 	Submission in support of the proposal is acknowledged.
108.	Submitter from The Trongate, Granville Submission Number 151	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the existing Parish Hall is <i>too small to accommodate the increasing number of people coming to the Church for various activities</i>. • Submitter considers that the proposal will assist the Church to better serve the local community. • Submitter considers that the proposal will be of benefit to Parramatta, its residents, and those that access Church services. 	Submission in support of the proposal is acknowledged.
109.	Submitter from Sorrell Street, Parramatta	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will add to the attraction of Parramatta for investors and tourists. 	Submission in support of the proposal is acknowledged.

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	Submission Number 152	<ul style="list-style-type: none"> • Submitter notes that St John's Cathedral is located well, conveniently accessible to all kinds of public transport, which is helpful for residents and workers in a climate change environment. • Submitter considers that the new commercial and residential buildings will meet community needs. 	
110.	Submitter from Robillard Street, Mays Hill Submission Number 153	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will provide more open space and spaces for gathering. • Submitter considers that the current Parish Hall is too small to meet the needs of users. • Submitter considers that the proposal will provide additional space. • Submitter considers that the proposal will support people to live a better life physically, mentally, and spiritually. 	Submission in support of the proposal is acknowledged.
111.	Submitter from Sheffield Street, Merrylands Submission Number 154	Support <ul style="list-style-type: none"> • Submitter supports the proposal in providing more open space for public enjoyment. • Submitter considers that the current Parish Hall is too small to meet community needs. • Submitter considers that the proposed development will allow more people to benefit from the Church's services. • Submitter considers that the proposed development will make Parramatta more popular. 	Submission in support of the proposal is acknowledged.
112.	No Address Provided Submission Number 202	Support <ul style="list-style-type: none"> • Submitter considers that the Church has a long history of cooperating with Council in providing public benefit. • Submitter considers that the proposal will enhance public benefit, including the provision of hireable function space. • Submitter considers that the contemporary design of the new buildings would match Parramatta. • Submitter considers the proposal to be in the best interests of the community. 	Submission in support of the proposal is acknowledged.
113.	No Address Provided Submission Number 203	Support <ul style="list-style-type: none"> • Submitter considers that the Parish Hall is not a building of great heritage significance, nor of importance to the everyday user. • Submitter considers the proposed tower on the north side to be slender, which will not impede view corridors nor dominate or crowd the Cathedral itself. • Submitter notes that St John's Cathedral has provided public benefit since 1953, providing the community access to Church grounds. • Submitter notes that the Church has a history of opening the grounds for activities to benefit the city. • Submitter considers that this proposal is worthy of the city's support. 	Submission in support of the proposal is acknowledged.
114.	No Address Provided Submission Number 208	Support <ul style="list-style-type: none"> • Submitter considers that the proposal will greatly enhance the aesthetic aspect of the area and complement the modernisation of Parramatta City, as demonstrated by the various development and improvements around the Cathedral. • Submitter considers that the proposal will give the church a more welcoming atmosphere to attract young and old visitors and tourists. • Submitter considers that the proposal will have a positive impact on the broader community. • Submitter supports the provision of commercial office spaces for people to visit and enjoy, adding to the vibrancy of the city. • Submitter considers that the development will not only benefit today's generation, but future generations as well. 	Submission in support of the proposal is acknowledged.
115.	No Address Provided	Support	Submission in support of the

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	Submission Number 209	<ul style="list-style-type: none"> • Submitter considers that the proposal would provide net benefit to the Church and surrounding community, noting that the Cathedral will be preserved and remain operational. • Submitter considers that the proposal will support the continuing development of Parramatta. • Submitter notes that demolition of the Parish Hall would allow the site to be built up to maximum height, thereby generating more useable floor space for commercial, residential or retail developments, and easily accommodating the existing use as a place of worship. • Submitter states that given the site's central location in the town centre, it would be wasteful to keep the building height at two storeys. • Submitter supports the expansion of open space for public pedestrian thoroughfare. • Submitter raises that the Parish Hall has been heavily retro-fitted to meet modern usage requirements, and is nearing the building's operational lifestyle. • Submitter notes that the Parish Hall is <i>aesthetically uninspiring</i> with deep concrete cracks and is not worth preserving. 	proposal is acknowledged.
116.	No Address Provided Submission Number 210	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal. 	Submission in support of the proposal is acknowledged.
117.	Submitter from Winston Hills Submission Number 212	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will provide numerous benefits to the local community, including job creation and economic activity. • Submitter considers that the site is not keeping up with the development happening around it and will <i>quickly become an unusable space with unusable facilities</i>. • Submitter considers that the proposal will provide modern facilities for the local residents of Parramatta to gather and will attract people from surrounding areas. • Submitter considers that the proposal will give the square a <i>completed look and feel</i> and ensure the western end of Parramatta Square <i>does not become a rundown eye sore</i>. 	Submission in support of the proposal is acknowledged.
118.	No Address Provided Submission Number 231	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the removal and replacement of St John's Parish Hall. • Submitter raises that the new space created by the development will strengthen the sense of community and create opportunities. 	Submission in support of the proposal is acknowledged.
119.	No Address Provided Submission Number 237	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposed increase of public open space and the provision of a community square, stating that these spaces will provide a benefit to the community. • Submitter considers that the proposed new buildings will provide facilities for Parramatta businesses to use multipurpose halls and rooms. • Submitter raises that there is a current shortage of facilities. • Submitter considers that the development will blend with the current development of Parramatta Square. • Submitter considers that the Cathedral will be a show piece and will receive more prominence with the new open areas, gardens and facilities. 	Submission in support of the proposal is acknowledged.
120.	No Address Provided Submission Number 240	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will contribute to the community. • Submitter raises that the proposal will benefit the economy. 	Submission in support of the proposal is acknowledged.
121.	No Address Provided Submission Number 251	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the growth of the city will result in a larger number of visitors and Church members. 	Submission in support of the proposal is acknowledged.

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		<p>therefore there is a need for additional meeting space for the Church congregation.</p> <ul style="list-style-type: none"> • Submitter considers that the Church has experienced considerable growth over the past few years and there is an opportunity to improve the current facilities to keep up with the population shift and the community. • Submitter considers that the Parish Hall currently has limited office space, toilet facilities, and other facilities, hindering Church members from inviting others due to the lack of space. 	
122.	No Address Provided Submission Number 253	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal is a great opportunity to improve the current facilities, which are ageing. • Submitter considers that the proposal will provide the expanding congregation with space to meet together. • Submitter considers that the proposal will provide parking for the many who attend the Church services on Sundays. • Submitter considers that the proposal will support the site as a place where the Parramatta community can meet and worship. 	Submission in support of the proposal is acknowledged.
123.	Submitter from Macquarie Street, Parramatta Submission Number 255	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the development will enhance the services delivered by the Church to its parishioners and the wider Parramatta community. • Submitter considers that the removal of the Parish Hall will significantly expand the open space and provide the opportunity to improve the spaces and rooms available for use by Church members and the community. • Submitter considers that the new buildings will provide a range of facilities and multi-purpose spaces for community meetings, events and teaching, and contribute to provision of jobs and economic activity in the Parramatta CBD. • Submitter considers that St John's Anglican Church has been part of the Parramatta community for over 200 years and will need to develop and fund its existence if it would like to continue being a part of the community into the future, which the proposal will help to achieve. • Submitter considers that the proposal will provide community access in perpetuity and enhance the space through linking the new Cathedral Square to Parramatta Square and providing pedestrian access to Hunter Street. • Submitter considers the proposal a big win for Parramatta. 	Submission in support of the proposal is acknowledged.
124.	No Address Provided Submission Number 261	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will be an improvement and will enable the Church to better serve parishioners and the local community. 	Submission in support of the proposal is acknowledged.
125.	Address Not Provided Submission Number 269	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the removal and replacement of St John's Parish Hall, commenting that the existing hall is unsatisfactory in meeting the demands of the growing Anglican Church community. • Submitter supports the retention of the publicly accessible St John's ground and raises that the new square on the western end of St John's Cathedral will improve the public domain. 	Submission in support of the proposal is acknowledged.
126.	Submitter from Elsham Road, Auburn Submission Number 270	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the proposal will enhance facilities for the St John's Anglican Church community, in turn enabling the community to strengthen and expand. • Submitter considers that the building will be of benefit for future generations. • Submitter supports the provision of open space for the community. • Submitter notes the economic opportunities of the proposal. 	Submission in support of the proposal is acknowledged.
127.	Address Not Provided Submission Number 271	<ul style="list-style-type: none"> • Submitter considers that St John's Parish Hall is not a building of heritage significance. • Submitter notes that the proposal will provide a <i>beautiful public space</i>. 	Submission in support of the proposal is acknowledged.

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128.	Submitter from Cheriton Avenue, Castle Hill Submission number 274	Support <ul style="list-style-type: none"> Submitter raises that the Church requires more space for worshippers, visitors and tourists. Submitter supports the retention of St John's Cathedral. Submitter supports Option 1, as the option provides more flexibility to create a new structure in accordance with Council standards. 	Submission in support of the proposal is acknowledged.
129.	Submitter from Sanders Crescent, Kings Langley Submission Number 276	Support <ul style="list-style-type: none"> Submitter considers that the proposal will enhance the services provided by St John's Church to the Parramatta community and surrounds. Submitter considers that the proposal provides a significant improvement to the Cathedral. 	Submission in support of the proposal is acknowledged.
130.	Submitter from Marsden Street, Parramatta Submission Number 278	Support <ul style="list-style-type: none"> Submitter supports the removal and replacement of St John's Parish Hall. Submitter raises that the Parish Hall is a small space and cannot support Parramatta's growing population. Submitter considers that removing the Hall would be the most efficient use of space. Submitter views the proposal as an opportunity to redevelop the shops along Macquarie Street. 	Submission in support of the proposal is acknowledged.
131.	Submitter from Cowper Street, Parramatta Submission Number 280	Support <ul style="list-style-type: none"> Submitter supports the removal of St John's Parish Hall, stating that the development will align with the look and feel of Parramatta Square. Submitter supports the provision of addition of open space. Submitter considers that the new commercial development will attract business opportunities. 	Submission in support of the proposal is acknowledged.
132.	Submitter from Cowper Street, Parramatta Submission Number 282	Support <ul style="list-style-type: none"> Submitter supports the removal of St John's Parish Hall. Submitter considers that the proposed plans will further enhance the welcoming and vibrant tone of Parramatta square. Submitter considers that the Parish Hall detracts attention from St John's Cathedral. Submitter notes that the proposal will improve facilities and will enable the community to welcome additional residents and migrants. Submitter considers that the proposal will enable sustainable operations and well-maintained facilities for future generation. Submitter raises that the income stream from rental income will ensure facilities are kept in good condition. 	Submission in support of the proposal is acknowledged.
133.	No Address Provided Submission Number 283	Support <ul style="list-style-type: none"> Supporter of the services provided by the Church and provides the following suggestions regarding the planning proposal: <ul style="list-style-type: none"> To enhance the foundation of the Parish Hall to increase Sunday Service attendance. To build stairs and side doors on the side of the main entry. To provide prayer rooms in the upstairs of the Church. To enhance the square in front of the Church with grass and flowers. 	Submission in support of the proposal is acknowledged.
134.	Submitter from Applebox Avenue, Glenwood Submission Number 289	Support <ul style="list-style-type: none"> Submitter considers that the proposal is a thoughtful development plan that will create more space for both churchgoers and the public. Submitter considers that additional facilities and spaces for holding events and gatherings are greatly needed as the Church is currently experiencing capacity issues. Submitter considers that the proposal will deliver increased open space on the Hunter Street side of the Cathedral 	Submission in support of the proposal is acknowledged.

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		for public enjoyment, which will bring much needed liveliness and activity to the area.	
135.	Submitter from Holdsworth Street, Merrylands Submission Number 290	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will renew and transform the site to align with Parramatta Square, the new light rail and expansion of the city, while preserving its heritage by retaining the Cathedral and showcasing our history through improved facilities Submitter considers that St John's Church has provided many benefits to the community, but currently lacks facilities to host and cater for people of all ages Submitter considers that the proposal would enhance the existing facilities and provide further benefits to the Parramatta community Submitter considers that the proposal will support the generous work of St John's Church and enable the Church to continue benefiting the community for decades to come. 	Submission in support of the proposal is acknowledged.
136.	No Address Provided Submission Number 296	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the current Church site is inadequate for the needs of the growing congregation, especially regarding provision of sheltered meeting space. Submitter considers that the proposal will ensure the provision of modern fit-for-purpose facilities for the Church to continue its programs, for the benefit of the community. 	Submission in support of the proposal is acknowledged.
137.	No Address Provided Submission Number 299	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will <i>blend in nicely with the surrounding developments</i>. Submitter considers that the proposal will provide additional space that is accessible to the public around St John's Church, with the end result being an <i>iconic sequence of premium community open spaces</i>. Submitter considers that the proposal will make the city feel <i>warm and engaging</i> to visitors. Submitter considers that the buildings proposed will rejuvenate and modernise a relatively run-down part of the city and will also be consistent with the new towers adjacent to Parramatta Station and the Town Hall. Submitter considers that the Church has taken a visionary and collegiate approach in seeking to redevelop its properties. 	Submission in support of the proposal is acknowledged.
138.	Submitter from George Street, Parramatta Submission Number 301	<p>Support</p> <ul style="list-style-type: none"> Submitter raises that the existing St John's facilities are outdated and cannot support the needs of the Parish community. Submitter supports the proposal in providing updated facilities. 	Submission in support of the proposal is acknowledged.
139.	Submitter from Botanica Drive, Lidcombe Submission Number 308	<p>Support</p> <ul style="list-style-type: none"> Submitter notes that the proposal will support Parramatta's growing population. Submitter notes that the development encourages active modes of transport due to its proximity to train, bus and future light rail locations, citing that the decrease of private vehicle usage reduces contribution to climate change. Submitter supports the increase of public open space to strengthen the Parramatta community. 	Submission in support of the proposal is acknowledged.
140.	No Address Provided Submission Number 320	<p>Support</p> <ul style="list-style-type: none"> Submitter considers that the proposal will contribute to the future of the whole community. Submitter considers that the proposed development is located centrally and conveniently, will help to create many opportunities for jobs, and be of use to the Church as well as the community. Submitter supports the use of the facilities for aged care and childcare along with commercial uses. Submitter considers that there is an increasing need to support elderly in the suburbs, so that they can remain in an area that is familiar to them. Submitter considers that childcare facilities are a necessity in order to help young families settle into the area. 	Submission in support of the proposal is acknowledged. The issues raised in relation to infrastructure are addressed in Themes x in 'Section 4.4. Submissions not Supporting'.

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141.	No Address Provided Submission Number 323	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that it is pleasing to see Parramatta's growth at a fast pace, and that it has become an energetic and popular city. • Submitter considers that there are many attractions in Parramatta, with St John's Cathedral being one of the most important icons, attracting many visitors. • Submitter considers it exciting that St John's Anglican Church is planning to redevelop the area, with the Cathedral to remain. • Submitter supports the proposal to build a high-rise commercial building, stating it will increase employment opportunities and further improve the economy of the city. • Submitter considers that the high-rise residential building will meet the high demand in the area. • Submitter notes that the site is located near the train station, bus interchange and future light rail, making it convenient for people to utilise public transport, thereby reducing the use of private vehicles and supporting the climate change plan. • Considers that the proposal is consistent with development in City of Parramatta, making Parramatta look neat and beautiful. 	Submission in support of the proposal is acknowledged.
142.	No Address Provided Submission Number 324	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports Option A as proposed by the Church. • Submitter notes that the Church is growing, therefore the current hall no longer provides the required activity space. • Submitter considers that Option A would benefit not only church members, but also visitors and friends from the community in the future. 	Submission in support of the proposal is acknowledged.
143.	Submitter from Wordsworth Street, Wetherill Park Submission Number 325	<p>Support</p> <ul style="list-style-type: none"> • Submitter notes that St John's Cathedral has been situated on the current site for over 200 years and considers that it is the only landmark building in Australia providing unparalleled historical, religious, and heritage significance. • Submitter considers that the historical Christchurch Cathedral was the only comparable building, until it was damaged by earthquakes several years ago. • Submitter considers that, after completion of the redevelopment, the future St John's Cathedral site will exceed the historical Christchurch Cathedral in many ways. • Submitter notes the current St John's Cathedral building retains Australian heritage significance, attracting local and overseas tourists. • Submitter considers that the high-rise residential buildings being constructed will support an increase in Parramatta's population through provision of additional housing. • Submitter considers that the increasing number of high-rise commercial buildings will provide additional employment opportunities. • Submitter considers that the modern transport system including train, light rail, buses, and ferries will support the development. • Submitter notes that Parramatta is situated in the centre of Greater Sydney, providing ample opportunities for expansion. • Submitter considers that the public space around St John's Cathedral is <i>constantly upgraded to attract people passing by</i> and significant funding has been allocated to create a <i>first-class recreation area</i>. • Submitter raises that Parramatta is a multicultural city, and this is reflected in the congregation of St John's. • Submitter is confident that the development would increase the multicultural bond of St John's. • Submitter considers that by the time the redevelopment is completed, the benefits generated will be <i>beyond our</i> 	Submission in support of the proposal is acknowledged.

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		<p><i>imagination</i></p> <ul style="list-style-type: none"> • Submitter anticipates that in the near future, people will associate St John's Cathedral with Parramatta. • Submitter considers that investors <i>can be assured the future benefits will outweigh the investments</i>, given the rise in land value around Parramatta. 	
144.	No Address Provided Submission Number 346	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the artistic impression is <i>very impressive</i>, matching the surrounding new Parramatta Square buildings and the updated Parramatta Town Hall. • Submitter considers that the proposal would lift the look of Parramatta CBD and attract more businesses, people, and tourists to Parramatta. • Submitter considers that the proposal would benefit the whole Parramatta community, as people are able to use the facilities provided by the new building. • Submitter prefers Option A, as they consider the hall to be a very old and run-down building in need of an update. 	Submission in support of the proposal is acknowledged.
145.	Address Not Provided Submission Number 355	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal and would like to see the site grow alongside Parramatta CBD. 	Submission in support of the proposal is acknowledged.
146.	Address Not Provided Submission number 358	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the development is important for the community of Parramatta, in providing facilities and services for the community. • Submitter raises that the church needs to be aligned with surrounding developments of Parramatta. • Submitter notes that the development will welcome new residents to Parramatta. 	Submission in support of the proposal is acknowledged.
147.	Address Not Provided Submission Number 360	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal, commenting that the development for St John's aligns with development across Parramatta CBD. • Submitter notes that the improvement of St John's Anglican Church facilities will provide benefit to the Parramatta community. 	Submission in support of the proposal is acknowledged.
148.	Address Not Provided Submission Number 362	<p>Support</p> <ul style="list-style-type: none"> • Submitter states that the proposal will be more welcoming and accommodating for the growing congregation of St John's Anglican Church. • Submitter supports the preservation of the grassed area outside St John's Cathedral and the addition of new public space at the western end of the Cathedral. 	Submission in support of the proposal is acknowledged.
149.	Address Not Provided Submission Number 365	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal, commenting that the design gives St John's Cathedral prominence with additional open space surrounding it. • Submitter considers that the proposal will bring more local tourism to Parramatta. 	Submission in support of the proposal is acknowledged.
150.	Address Not Provided Submission Number 371	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the modernisation of facilities to accommodate for the growing St John's Anglican Church community. • Submitter raises that the proposal will be an improvement to the Parramatta area. 	Submission in support of the proposal is acknowledged.
151.	Address Not Provided Submission Number 373	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the proposal as the existing facilities within St John's Parish Hall are outdated and do not meet current community needs. • Submitter considers that the development will provide improved community facilities, whilst maintaining the 	Submission in support of the proposal is acknowledged.

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		<p>historical aspect of St John's Church and the connection to Sydney and Parramatta's heritage.</p> <ul style="list-style-type: none"> • Submitter supports the increase in public open space that will soften the impact of high-rise developments. 	
152.	Address Not Provided Submission Number 377	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the existing facilities of St John's Parish Hall, including the toilets and community meeting rooms, are outdated and inadequate in catering for the growing church and broader Parramatta community. • Submitter raises that the Parish Hall is no longer able to support its current use. • Submitter considers that the proposal will enhance the public domain and provides an opportunity for the shops adjacent to Macquarie Street to upgrade in line with Parramatta Square. • Submitter considers that the proposal is thoughtful of community needs. • Submitter raises that the proposal will provide for greater public foot access to Hunter Street and the landscaped grounds surrounding the Cathedral. 	Submission in support of the proposal is acknowledged.
153.	Submitter from Cowper Street Submission Number 386	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the Anglican Church of Parramatta holds historical value. • Submitter considers that it is important to keep St John's Cathedral alive amongst the urban development occurring in Parramatta. • Submitter considers that the new proposal will define and exaggerate the Church, as the focal point of Parramatta. • Submitter considers that the development will add value and distinction to the site. 	Submission in support of the proposal is acknowledged.
154.	Submitter from Roberts Close, Liberty Grove Submission Number 387	<p>Support</p> <ul style="list-style-type: none"> • Submitter raises that the Church provides community services to the City of Parramatta, catering for a variety of people from different language groups and those that require special assistance. • Submitter notes that members of the Church require adequate space and facilities to support the growing community. • Submitter considers that the redevelopment of the Parish Hall and new buildings will support the Church to provide community services. 	Submission in support of the proposal is acknowledged.
155.	Address Not Provided Submission Number 388	<p>Support</p> <ul style="list-style-type: none"> • Submitter supports the Planning Proposal, as the church requires a proper place of worship. 	Submission in support of the proposal is acknowledged.
156.	Address Not Provided Submission Number 391	<p>Support</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will enhance the Cathedral. • Submitter considers that the proposal is good for the community. • Submitter notes that the new building will replace the existing <i>old and ugly</i> building. • Submitter considers that the old building will not match surrounding buildings. • Submitter raises that the new building will provide greater capacity for Parramatta's growing population. • Submitter considers that the building will attract visitors to the area. 	Submission in support of the proposal is acknowledged.

Appendix A-2 – Submissions from Residents, Individuals and Community Groups – Not in Support

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APPENDIX A-2: Submissions from Residents, Individuals and Community Groups who did not support the Planning Scheme

This document summarises and allocates themes to the 229 submissions (59% of the total number of submissions received) that did not support the Planning Scheme for the St John's Anglican site.

Each submission has been allocated a unique number according to the date the submission was received by Council, for example, "Submission Number 15". Where provided by the Submitter, the Street Name and Suburb is included. To ensure the privacy of submitters, names and street numbers have been withheld.

Refer to 'Section 4.4 Submissions not Supporting – Summary and Analysis' within the body of the Community Engagement Report for:

- a list of the 14 themes and the number of submissions that raises each theme.
- a council officer response to each of the 14 themes.

Tip: To find a particular submission: search for the Street Address (eg 'Hunter Street, North Parramatta') or an issue you raised in your submission (eg 'open space', 'Cathedral', 'solar access', 'Planning Agreement', 'Hall' etc) using the Control F function.

Row No.	Submitter Number and Address	Summary of Submission	Council Officer Response
1.	No Address Provided Submitter Number 15	<p>Object</p> <ul style="list-style-type: none"> Submitter understands the value of linking St John's Square with Centenary Square and ensuring a more cohesive aesthetic and pedestrian flow. Submitter objects to the proposed high-rise commercial buildings, given that there are already high-rise residential buildings nearby, along with the commercial skyscrapers of 6 and 8 Parramatta Square. Submitter considers that the cultural heritage of Parramatta should be prioritised over commercial interests. Submitter suggests the focus should be on improving and developing more green spaces and improving the pedestrian environment within the CBD. Submitter considers that the construction of additional high-rise buildings will detract from the scale of the cathedral and diminish the ambience of Centenary Square. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 10 [Need for Proposal]</p> <p>Theme 12 [Environment and Sustainability]</p>
2.	Submitter from Seven Hills Submitter Number 22	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that, given the age of the cathedral, the proposal to demolish or move historic buildings will destroy what few remaining links there are to Parramatta's past. Considers that the proposal is a disrespectful to the history of Parramatta and those of the Christian faith. 	Theme 3 [Relationship to history and heritage]
3.	Submitter from Wentworth Avenue, North Rocks Submitter Number 23	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that some historical sites in Parramatta should be retained. Considers that there are other sites in Parramatta that would be more appropriate for redevelopment. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 10 [Need for Proposal]</p>

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4.	Submitter from Veron Street, Wentworthville Submitter Number 24	Object <ul style="list-style-type: none"> Submitter considers that the cathedral is an important historical monument that brings identity and meaning to Church Street and should not be demolished. 	Theme 2 [Demolition of St John's Cathedral] Theme 3 [Relationship to history and heritage]
5.	Submitter from Brickfield Street, North Parramatta Submitter Number 25	Object <ul style="list-style-type: none"> Submitter considers that the Church should be left alone. 	Theme 1 [Impacts on St John's Cathedral and grounds]
6.	Submitter from Eleanor Street, Rosehill Submitter Number 26	Object <ul style="list-style-type: none"> Submitter considers that the church, grounds and supporting buildings <i>should be preserved intact</i>. Submitter raises that the Church precinct is a nationally significant site that should not be changed. Submitter notes that the building is of local, state and national significance, in contributing to the story of Parramatta. Submitter raises that the development will overshadow the <i>significant cultural and religious site</i>, considering the development to be extremely tall and inappropriately placed. Submitter considers that Parramatta has lost too many historical and cultural buildings. Submitter raises that they are <i>outraged at this government's greed and callousness towards preserving what makes Parramatta a unique and historic jewel</i>. Submitter requests to retain the site as it is. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
7.	No Address Provided Submission Number 35	Object <ul style="list-style-type: none"> Submitter objects to the proposed height of the development, noting it does not comply with the current height control applying to the site, which is a maximum of 18-24 metres. Submitter considers that the size of the development would <i>completely compromise</i> the heritage value of the existing site. Submitter notes that the development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. Submitter considers that the development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. Submitter is concerned by the possible loss of St John's Parish Hall, as it was part of the Anglican parish's planning and an important part of the history of ministry on this site. Submitter raises concerns that the proposed development would dominate Centenary Square and be an overbearing backdrop to the State heritage-listed St John's Cathedral. Submitter requests for Council to follow their own development guidelines and put heritage value before developer profits. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 5 [Development contributions / private benefit] Theme 6 [Impact on public open space]
8.	No Address Provided Submission Number 37	Object <ul style="list-style-type: none"> Submitter raises the colonial heritage of the site and notes that the surrounding open space is enjoyed by many for recreation. Submitter considers that the nearby vicinity, including Town Hall and the area towards Macquarie Street, exemplify Parramatta's heritage and character. Submitter raises concerns that the proposed development would cause overshadowing. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
9.	Submitter from Carmen Drive, Carlingford	Object <ul style="list-style-type: none"> Submitter considers that the proposal is not needed and is not in the best interest of Parramatta or its 	Theme 9 [Social and infrastructure impacts and community interest]

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	Submission Number 47	residents.	Theme 10 [Need for proposal]
10.	<p>Submitter from Lower Mount Street, Wentworthville</p> <p>Submission Number 49</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter raises concerns that the proposal will allow additional towers to be erected in Parramatta Square, since that area has already undergone major reconstruction and seen the erection of 50+ storey towers. Submitter considers that the significant footprint of the proposed northern tower would result in overshadowing the public domain and would limit future uses of the space. Submitter raises concerns regarding the creation of a wind tunnel on Marsden Street between Hunter Street and Macquarie Street, since both sides have towers that are 30+ storeys. Submitter considers that the development of Parramatta Square resulted in the provision of commercial space and plentiful public domain that receives vast sunlight. Submitter considers that Parramatta Square would be negatively impacted by the proposed development. Submitter objects to the demolition of St John's Parish Hall since it would compromise the heritage of this precinct. Submitter considers that the development serves only to financially benefit the Church, rather than to maintain the heritage of Parramatta and the quality of its public recreational space. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 5 [Development contributions / private benefit]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 10 [Need for proposal]</p> <p>Theme 13 [Overdevelopment]</p>
11.	<p>Submitter from Burton Avenue, Northmead</p> <p>Submission Number 52</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter raises concerns that the oldest church site in Australia will be <i>choked, squeezed, and overlooked</i> due to the height, bulk, and scale of the proposed development. Submitter considers that the proposal will result in a <i>dominant eyecore</i> and will impact the <i>once pedestrian oriented Centenary Square</i>. Submitter considers that the proposal does not properly related to the heritage-listed site. Submitter is displeased by the proposal for the developer to take over more of the Council-owned land at Hunter Street. Submitter considers that Parramatta's rich heritage must be protected, while simultaneously maintaining the useability of St John's Cathedral, its surrounds, and Centenary Square Submitter considers that St John's Cathedral should be protected as a <i>jewel in the midst of all the new development</i> occurring in the centre of Parramatta CBD. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 5 [Development contributions / private benefit]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 7 [Impacts on Hunter Street]</p>
12.	<p>Submitter from Brickwood Drive, Woodcroft</p> <p>Submission Number 64</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the possible demolition of St John's Parish Hall. Submitter notes that the Hall is listed as a local heritage item and provides major value to Parramatta through its architectural merit, therefore, Council have a role to ensure the building is preserved. Submitter raises that it is not Council's role to allow the demolition of heritage items for the convenience of a developer wanting to maximise profits. Submitter notes that once the building is demolished, it will be gone forever. Submitter raises the need to keep St John's Hall in tandem with St John's Cathedral, as the building is an integral part of the Cathedral precinct. Submitter raises that St John's Hall has served Parramatta for over one hundred years and should have a place in the new Parramatta. Submitter considers that the proposal does not align with Council's heritage values. 	<p>Theme 4 [St John's Hall]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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13.	Submitter from Macquarie Street, Parramatta Submission Number 66	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the significant height increase proposed, noting the proposal as inappropriate given the small land parcel size. Submitter recommends for the Applicant to reconsider the social and infrastructure impacts of such a proposal. 	<p>Theme 9 [Social and infrastructure impacts and community interest] Theme 13 [Overdevelopment]</p>
14.	Submitter from Bricketwood Drive, Woodcroft Submission Number 77	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the proposed development covering three streets, describing the area as <i>very sensitive</i>. Submitter objects to the proposed height increase, stating it will impact too significantly on the surrounding area. Submitter opposes the proposed parking in Hunter Street with the view that it is too close to the Cathedral. Submitter considers that heritage should be protected, especially in Parramatta and North Parramatta, noting that the Church site is of historical significance. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 7 [Impacts on Hunter Street] Theme 13 [Overdevelopment]</p>
15.	Submitter from North Parramatta Submission Number 98	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the iconic St John's Cathedral, the oldest Church site in Australia, will not be served well by the building proposal. Submitter states that the development <i>will destroy the heart of Parramatta</i>. Submitter considers that the rezoning will create a precedent for heritage-listed buildings to be traded off in exchange for community benefits to Council. Submitter considers that Parramatta's history and heritage should be protected. Submitter raises concerns regarding overdevelopment, overly tall high-rise buildings, and overshadowing. Submitter raises concerns regarding the potential loss of blue-sky views. Submitter notes that City of Parramatta have a duty of care to fight developments that propose to destroy vistas. Submitter notes that the 1911 Parish Hall is of significance to the Cathedral's setting. Submitter considers that the proposal seeks to maximise developer profits, rather than protect Parramatta's rich heritage. Submitter recommends that the applicant reconsider their proposal. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 11 [Relationship to Planning Instruments / Processes] Theme 13 [Overdevelopment]</p>
16.	Submitter from Bogalara Road, Old Toongabbie Submission Number 99	<p>Object</p> <ul style="list-style-type: none"> Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. The development will result in buildings that dominate the pedestrian oriented Centenary Square 	<p>Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]</p>

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		<ul style="list-style-type: none"> and will impose an overbearing backdrop to St John's Cathedral. The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. Submitter notes that St John's Church is the oldest Church Site in Australia in continuous use. Submitter considers that the developer is prepared to destroy the setting of St John's Cathedral to maximise their building area. 	
17.	Submitter from Amicitia Circuit, Northmead Submission Number 102	<p>Object</p> <ul style="list-style-type: none"> Submitter does not support the proposed height of the new development and raises concerns regarding overshadowing of the historic Cathedral. Submitter suggests that the design should be more imaginative and iconic, and merge seamlessly with Parramatta Square. Submitter suggests that the end of Hunter Street should be paved over and become an extension of Parramatta Square to make the space more open and inviting, with car access limited to local businesses only. Submitter requests that the old house on the corner of Hunter Street and Marsden Street be retained. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 14 (Building design and general impacts)</p> <p>Theme 7 [Impacts on Hunter Street]</p>
18.	No Address Provided Submission Number 103	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the proposal is a gross overdevelopment of the site, raising concerns that it would destroy the character of the area. Submitter considers that Parramatta is rapidly losing important links to history due to the rate of development occurring in the area. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 13 [Overdevelopment]</p>
19.	No Address Provided Submission Number 105	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the proposed towers will dominate the pedestrian precinct of Centenary Square and will result in overshadowing of the public domain. Submitter objects to the height and design of the proposed development. Submitter considers that the tower would be inconsistent with the DDCP objective to allow towers of a slender proportion. Submitter considers that the development would destroy the ambience of the heritage area. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p> <p>Theme 14 [Building design and general impacts]</p>
20.	No Address Provided Submission Number 106	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the development is not appropriate given its proximity to the heritage-listed Cathedral. Submitter acknowledges that there are ways to build sympathetically within the curtilage of heritage listed buildings but considers this development as <i>too much</i>. Submitter raises that City of Parramatta need to educate developers to build sympathetically and should <i>not allow such outrageous plans</i>. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 13 [Overdevelopment]</p>
21.	No Address Provided Submission Number 107	<p>Object</p> <ul style="list-style-type: none"> Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p>

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	<ul style="list-style-type: none"> The development is inconsistent with the DDCP's objective to generate towers of slender proportions. The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
22. No Address Provided Submission Number 109	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that there are plenty of spaces in Parramatta to develop a new unit block that would not require the demolition of Australian history. Submitter requests for Council to retain the site for the history of the nation. Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. The development is inconsistent with the DDCP's objective to generate towers of slender proportions. The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 10 [Need for Proposal]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
23. No Address Provided Submission Number 111	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the proposed development will destroy the setting of St John's Cathedral. Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. The development is inconsistent with the DDCP's objective to generate towers of slender proportions. The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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		<ul style="list-style-type: none"> o The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. o The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. o The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	
24.	Blue Mountains Association of Cultural Heritage Organisations Inc (BMACHO) Submission Number 112	<p>Object</p> <ul style="list-style-type: none"> • Submission on behalf of the Blue Mountains Association of Cultural Heritage Organisations Inc. • Submitter considers that the Planning Proposal <i>threatens the heritage values of the oldest continuing Church site in the country and has the potential to encourage similar pressure on heritage sites across the State.</i> • Submitter considers that increasing the maximum height of development will destroy the St John's Church setting, curtilage, and site lines. • Submitter raises that the development will overshadow Centenary Square. • Submitter notes that delisting and demolishing the 1911 Parish Hall would allow for a larger development footprint closer to the State Heritage listed Cathedral. • Submitter strongly rejects the development application. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
25.	Submitter from Elsie Street, Kallangur Submission Number 113	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers the development of two skyscrapers, and the planned demolition of the Parish Hall, as an act of vandalism. • Submitter raises concerns that the proposal will result in overshadowing of the historically significant Cathedral. • Submitter notes that the proposed development appears to be inconsistent with a number of current planning regulations including Parramatta's Local Environment Plan and Development Control Plan. • Submitter opposes the proposed height of the new buildings and the potential overshadowing of public domain. • Submitter considers that Council should be bound to consider the potential adverse effects that these developments will have on the public domain, including Centenary Square and Parramatta Square. • Submitter recommends that development be undertaken in such a way as to ensure the integrity of historical sites remains intact. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
26.	No Address Provided Submission Number 114	<p>Object</p> <ul style="list-style-type: none"> • Submitter primarily objects to the construction of the two proposed towers, considering them to be <i>enormously excessive</i> and detrimental to the heritage values of St John's Cathedral, the heritage values of St John's Parish Hall and the design of Parramatta Square. • Submitter considers that the proposal appears to favour profit over heritage and community needs. • Submitter would endorse Option 1 but only if both towers were built to a <i>far more responsible height</i>, at a maximum height of approximately 40-50 metres (consistent with the current towers at 36 and 44 Hunter Street). • Submitter considers that both of the proposed towers would have a high visual, sunlight and aesthetic impact on St John's Cathedral, the whole of Centenary Square, Parramatta Town Hall and the western section of Parramatta Square. • Submitter recommends that as the new centre of Parramatta CBD, the entire area requires careful and considered planning. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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	<ul style="list-style-type: none"> • Submitter acknowledges that whilst these sites are within private ownership, there is a civic responsibility to ensure any development also has the community and the city's civic life a priority. • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to generate towers of slender proportions. ◦ The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	
27.	<p>Submitter from Shirley Road, Roseville Submission Number 115</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter strongly objects to the proposal for the following reasons: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site. ◦ The development is inconsistent with the DDCP's objective to develop towers of slender proportions. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces, including Centenary Square, Parramatta Square and Town Hall. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall, which has important relevance to the history of the site. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
28.	<p>Submitter from Plunkett Street, Drummoyne Submission Number 117</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height of the towers and their proximity to the historic Cathedral. • Submitter considers that the development exemplifies developer greed and lack of respect for heritage buildings. • Submitter raises concerns that the proposal will ruin the ambience and human scale of the square and overshadow open areas. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
29.	<p>Submitter from Adelaide Street, Meadowbank Submission Number 118</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposed development reduces the community value of Centenary Square. • Submitter considers that development should be sympathetic to the history of the area and that significant sites should not be overshadowed or obliterated. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p>

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		<ul style="list-style-type: none"> • Submitter opposes the proposed height and design of the towers, considering that the extreme height will dominate the Church and other historic buildings nearby. • Submitter raises concerns regarding the overshadowing of Centenary Square, noting that lack of access to the sun will have a negative impact on social use, promoting mould and will inhibit the growth of trees and plants. • Submitter considers that demolishing the Parish Hall would set a dangerous precedent. • Submitter compares the demolition of St John's Hall to Willow Grove, considering the development as an act of vandalism. • Submitter considers that the Parish Hall currently provides balance and context for the Cathedral and Town Hall opposite. • Submitter opposes the acquisition of public land in Hunter Street for the purpose of constructing underground parking and considers that buildings should be designed in such a way as to have minimal impact on existing public amenity. • Submitter considers that the proposal is not in the interests of the community and asserts that Parramatta CBD should be a <i>place where people and the streetscape come first</i>. 	<p>Theme 6 [Impacts on public open space]</p> <p>Theme 7 [Impacts on Hunter Street]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p>
30.	Submitter from Charles Street, Springwood Submission Number 120	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to any development that would have an impact on the area surrounding St John's Cathedral. 	Theme 1 [Impacts on St John's Cathedral and grounds]
31.	Submitter from Campbell Street, Parramatta Submission Number 121	<p>Object</p> <ul style="list-style-type: none"> • Submitter has an interest in history, heritage and the environment. • Submitter is particularly interested in St John's Church as their apartment overlooks St John's Cemetery, and they enjoy walking around the area. • Submitter considers that the proposed towers will dwarf St John's Cathedral, one of the most iconic buildings in Parramatta, and will overshadow the square. • Submitter considers that St John's Parish Hall should be retained, given its significance and value to the streetscape, noting that Parramatta has lost too many of its historic buildings. • Submitter objects to the loss of public land on Hunter Street for new development. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 7 [Impacts on Hunter Street]</p>
32.	Submitter from Regent Street, New Lambton Submission Number 122	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the significance of the St John's site to residents and descendants of early Parramatta convicts. • Submitter objects to the planning proposal. 	Theme 3 [Relationship to history and heritage]
33.	No Address Provided Submission Number 123	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the historical significance of the St John's site and the sense of connection felt by descendants of early Parramatta residents. 	Theme 3 [Relationship to history and heritage]
34.	Submitter from Garden Street, Mount Pritchard Submission Number 132	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises concerns with the development's height, stating it will dwarf St John's Cathedral. • Submitter considers that the increased height of the development will potentially cause overshadowing, loss of views, and will have a negative impact on pedestrian experience. • Submitter objects to the demolition of St John's Parish Hall, stating it should be restored for church or public use. 	<p>Theme 1 [Impacts on St John's Cathedral and Grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>

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	<ul style="list-style-type: none"> • Submitter considers that <i>Parramatta</i> deserves to be recognised as a city that cares about its heritage, instead of trying to destroy it. 	<p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p>
35.	<p>Submitter from Lagavulin Court, Greenwith South Australia Submission Number 135</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to generate towers of slender proportions. ◦ The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 1 [Impacts on St John's Cathedral and Grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
36.	<p>No Address Provided Submission Number 137</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter considers that any high-rise development within the vicinity of the Church will not be aligned with the heritage look of St John's. • Submitter considers that reducing the current square will not encourage city workers to use the space. • Submitter raises the need to preserve our heritage buildings and the spaces around them. • Submitter notes that much of Parramatta's history has already been destroyed. • Submitter requests for the developer to not get their own way. 	<p>Theme 1 [Impacts on St John's Cathedral and Grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
37.	<p>Submitter from View Street, Annandale Submission Number 138</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter raises that the proposal does not comply with the current height of buildings control set at 18-24 metres on the site. • Submitter considers the proposed height of up to 243 metres as totally inappropriate. • Submitter considers that demolishing St John's Parish Hall will remove an important part of the site's ongoing history and treats heritage protection as expendable and insignificant. • Submitter considers that the proposal will unacceptably dominate the historical site, and will overshadow Centenary Square, rendering the space as unusable. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p>
38.	<p>Submitter from Folini Avenue, Westmead Submission Number 142</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter raises concerns that the proposal is out of character with St John's Cathedral. • Submitter considers the proposal to be a massive overdevelopment. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 13 [Overdevelopment]</p>

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39.	No Address Provided Submission Number 146	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the demolition of a place of prayer. • Submitter considers that <i>Council have many other areas that they can knock down and make more ugly-high rises that we do not need.</i> • Submitter notes that they avoid Parramatta as there is a lack of parking. • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions.</i> ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain.</i> ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 10 [Need for Proposal]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
40.	<p>Submitter from Tennyson Street, Parramatta</p> <p>Submission Number 148</p> <p>Submission Number 306</p>	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes both Option A and Option B as they involve the total or partial destruction of the heritage listed Parish Hall for the purpose of constructing high-rise developments. • Submitter considers that much of Parramatta's priceless heritage has already been overshadowed or destroyed for the financial gain of developers. • Submitter considers that Council should protect heritage and the factors that make Parramatta <i>unique and liveable.</i> • Submitter insists that the current planning controls be adhered to. <p>Object</p> <ul style="list-style-type: none"> • Submitter highlights the value of St John's Cathedral as the oldest Church in Australia, and objects to the removal of St John's Parish Hall. • Submitter raises concerns that the development will overshadow the Cathedral. • Submitter objects to the height, bulk and scale of the development, stating that the proposed height is tenfold the height of the current controls. • Submitter notes that the development would overshadow and dominate the pedestrian oriented Centenary Square. • Submitter raises that the overshadowing would decrease public use of Centenary Square and references its value to the community (particularly the Wednesday farmers market). 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p>
41.	Submitter from Stanhope Gardens Submission Number 155	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height of the development. • Submitter raises concerns regarding overshadowing, noting that the development would <i>overshadow the square</i> and make the area <i>less desirable.</i> 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p>

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		<ul style="list-style-type: none"> • Submitter raises concerns regarding wind tunnels and lack of solar access. • Submitter considers that the proposal is against Council's guidelines. • Submitter considers that the proposal would <i>ruin the historic nature of the site</i>. 	Theme 11 [Relationship to Planning Instruments / Processes]
42.	No Address Provided Submission Number 156	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal as it impacts a heritage-listed site. • Submitter considers that heritage should be preserved for future generations. • Submitter considers that Parramatta should preserve heritage sites alike other cities. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
43.	No Address Provided Submission Number 157	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height of the development, raising concerns that it will set a dangerous precedent for other developers to request excessive building heights across Parramatta. • Submitter considers that the proposal highlights Council's choice to <i>bend, change or ignore established allowances (or heritage listings) regardless of community opinion</i>. • Submitter considers that ratepayers should be advised of any possible changes well in advance. • Submitter states that <i>Council transparency is vital</i>. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 11 [Relationship to Planning Instruments / Processes]
44.	No Address Provided Submission Number 158	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height of the development, given that the current Parramatta LEP states that 18-24 metres is the maximum building height permitted on the site. • Submitter considers that the proposal will have a detrimental impact on the amenity of Parramatta Square, which is a public space. • Submitter raises concerns that the proposal will create a <i>precedence (sic) for other developers to request their own special requests for excessive heights throughout Parramatta</i>. • Submitter requests for Council to recognise the <i>significant importance of heritage and public amenity in Parramatta</i>. • Submitter considers that <i>the general public deserve an enjoyable historic location</i> and raises concerns that the proposal will devalue the architectural and historic story that exists in Parramatta Square by creating an incongruous juxtaposition of the proposed buildings by proximity and height. • Submitter opposes the proposal due to the negative impact on the human scale and use of the space. • Submitter supports and echoes the concerns raised by the National Trust and National Trust Parramatta Regional Branch. • Submitter expresses disappointment and concern regarding the destruction of Australian heritage and overdevelopment of Parramatta. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes] Theme 13 [Overdevelopment]
45.	Submitter from Newman Street, Merrylands Submission Number 159	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height of the development, stating it should remain at a maximum of 24 metres. • Submitter opposes the demolition, or partial demolition, of the Parish Hall. • Submitter considers that the proposal has no merit and is not in the public interest. • Submitter raises concerns that <i>the proposal will destroy the heart of Parramatta and will allow the further destruction of heritage-listed buildings</i>, citing Willow Grove as an example. • Submitter considers that the applicant is seeking to maximise profits, rather than protect Parramatta's rich heritage. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 9 [Social and infrastructure impacts and community interest]

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		<ul style="list-style-type: none"> • Submitter raises concerns that the proposal will have a negative impact on the public domain in the area, with regards to overshadowing and the overbearing appearance of the two proposed buildings. • Submitter requests that the current maximum building height for the site be retained, and for the Parish Hall not to be demolished. 	Theme 11 [Relationship to Planning Instruments / Processes]
46.	Submitter from Pye Avenue, Northmead Submission Number 160	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposed buildings will dominate the Cathedral and Centenary Square. • Submitter raises concerns that the heritage-listed cathedral site will be overwhelmed by the development. • Submitter raises concerns that the development will create a wind tunnel that will encroach community and public space. • Submitter considers that the proposal will <i>destroy the nature of the heart of Parramatta</i> and create a precedent for further excessive high-rise development. • Submitter considers that <i>greedy developers and greedy governments have trashed the history and historical sites of Parramatta</i>. • Submitter questions who would want to <i>visit a city to look at a cold collection of towers</i>. • Submitter considers that all levels of government should listen to the community. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes] Theme 14 (Building design and general impacts)
47.	No Address Provided Submission Number 161	<p>Object</p> <ul style="list-style-type: none"> • Submitter states that the historical site <i>must be preserved in free open space as it is now</i>. • Submitter considers that <i>human greed is taking over our society</i> and is beyond disappointed that greed is present within the Church. • Submitter raises concerns that the proposed development will belittle and overshadow the Church and other nearby historical buildings. • Submitter requests Council to <i>find another place for this building</i>. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 10 [Need for Proposal] Theme 11 [Relationship to Planning Instruments / Processes]
48.	No Address Provided Submission Number 162	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will <i>desecrate a delightful and historic part of Parramatta</i>. • Submitter considers that <i>greed and contra deals are at work again</i>. • Submitter considers that Adelaide more appropriately values old architecture and parklands, in comparison to Sydney. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
49.	No Address Provided Submission Number 163	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal is an <i>outrageous threat</i> to the physical integrity of the site, and a <i>monumental disregard</i> of the historical significance of the site. • Submitter notes the historical importance of the Cathedral and its links to Sir Samuel Marsden. • Submitter considers that this historical site should be <i>tenderly preserved</i>. • Submitter supports the concerns raised by the National Trust NSW and the North Parramatta Residents Action Group: <ul style="list-style-type: none"> ◦ That the proposal will result in buildings that dominate the Church site and Centenary Square ◦ That the proposal will impose an overbearing backdrop to the heritage-listed Cathedral, and ◦ That the proposal will reduce the useability of Centenary Square as a community meeting place, due to increased overshadowing and the overbearing appearance of the towers. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]

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50.	No Address Provided Submission Number 164	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal is <i>outrageously over the top</i> and compromises the integrity and aesthetic qualities of the entire area. 	Theme 1 [Impacts on St John's Cathedral and grounds]
51.	No Address Provided Submission Number 165	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that there is already too much overdevelopment happening and a historically significant landmark such as the Cathedral should be retained as is, with no additional development. • Submitter considers that the landscape, sense of space, access to natural light and visibility of diverse architectural history is already diminishing in Parramatta. • Submitter considers that the proposal will result in an overbearing backdrop to the Cathedral. • Submitter raises that the existing community space around St John's Cathedral currently allows natural light and green space for community members to gather. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 13 [Overdevelopment]
52.	No Address Provided Submission Number 166	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that historical sites are what makes our cities unique and interesting for tourists. • Submitter notes that Parramatta was one of the first settlements, and its unique sites should be retained and restored. • Submitter notes that once historical sites are destroyed, they cannot be recovered. 	Theme 3 [Relationship to history and heritage]
53.	No Address Provided Submission Number 167	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will destroy the ambience of the square, which will subsequently damage the psychological health of the community. • Submitter raises that St John's Cathedral belongs to the community and that the Church is being irresponsible to the needs of the community. • Submitter considers that the Cathedral site should be managed by the National Heritage Trust. • Submitter considers that heritage sites such as the Cathedral should not be overshadowed by <i>ugly modern</i> development. • Submitter raises concern that the development will generate wind tunnels. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space] Theme 9 [Social and infrastructure impacts and community interest] Theme 11 [Relationship to Planning Instruments / Processes]
54.	No Address Provided Submission Number 168	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers the proposal a <i>gross disrespect for our history and ancient buildings</i>. 	Theme 3 [Relationship to Parramatta's heritage and history]
55.	No Address Provided Submission Number 169	<p>Object</p> <ul style="list-style-type: none"> • Submitter comments that heritage should be retained and preserved. • Submitter raises concerns regarding the potential loss of heritage. 	Theme 3 [Relationship to Parramatta's heritage and history]
56.	No Address Provided Submission number 170	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises concerns with the height of the proposal, noting that the development will <i>destroy the look of this area</i>. • Submitter objects to the further loss of heritage items within Parramatta, citing the recent losses of Willow Grove and The Royal Oak Hotel. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
57.	No Address Provided Submission Number 171	<p>Object</p> <ul style="list-style-type: none"> • Submitter notes the existing beauty of St John's Cathedral. • Submitter considers that <i>those in charge have no idea</i> how rare and important Parramatta is. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]

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		<ul style="list-style-type: none"> • Submitter raises the importance of providing additional housing but notes that historical sites must also be retained. • Submitter considers that <i>good town planning</i> can provide housing and retain historical sites provided that <i>greed and developers are held in check</i>. 	heritage]
58.	No Address Provided Submission Number 172	Object <ul style="list-style-type: none"> • Submitter considers that the development will impose on and overshadow the area too much. • Submitter considers that the historical site should be maintained in a way that respects heritage values. • Submitter requests for Council to respect Parramatta's heritage, noting that the proposal shows disrespect for the past. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
59.	Submitter from Avenue Road, Mosman Submission Number 173	Object <ul style="list-style-type: none"> • Submitter comments that the proposed height is <i>outrageous</i>. • Submitter raises concerns that the development will overshadow Centenary Square and visually dominate St John's Cathedral. • Submitter references The Rocks as an example of an area that <i>would have been completely destroyed by developers if not for a union</i>. • Submitter notes that people will remember heritage sites, not giant buildings that generate cold wind tunnels and ugly views. • Submitter requests for Council to retain the current zoning. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
60.	Submitter from Lauderdale Avenue, Fairlight Submission Number 174	Object <ul style="list-style-type: none"> • Submitter notes that once history is lost it cannot be fully appreciated. • Submitter references The Rocks as a valuable area to Sydney's cultural history and tourism industry. • Submitter requests for the proposal to not be supported. 	Theme 3 [Relationship to history and heritage]
61.	No Address Provided Submission Number 175	Object <ul style="list-style-type: none"> • Submitter objects to further harm to historic sites in Parramatta citing unsympathetic alterations to the 'Wash House' at Parramatta Park and Elizabeth Farm and Experiment Farm being overwhelmed by surrounding development. • Submitter raises concerns with lack of protection of historic buildings in Australia. 	Theme 3 [Relationship to history and heritage]
62.	No Address Provided Submission Number 175	Object <ul style="list-style-type: none"> • Submitter objects to the proposal due to the historical importance of the site. 	Theme 1 [Impacts on St John's Cathedral and grounds]
63.	No Address Provided Submission Number 175	Object <ul style="list-style-type: none"> • Submitter raises concerns that the proposal will result in buildings that dominate the pedestrian orientated Centenary Square and the setting of St John's. • Submitter considers that the proposal will impose an overbearing backdrop to St John's. • Submitter raises concerns that the proposal will reduce the usability of Centenary Square and will result in increased overshadowing. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]
64.	No Address Provided Submission Number 175	Object <ul style="list-style-type: none"> • Submitter raises concerns with the development's size, noting that the development is <i>out of character with the historical church</i> and would <i>overpower</i> the area immensely. • Submitter considers that St John's Cathedral should not be diminished by towering buildings. • Submitter questions how infrastructure can be built without damaging historical sites. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]

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	<ul style="list-style-type: none"> • Submitter raises concerns that approving the development will enable other buildings to be developed close to historical sites. 		Theme 1 [Impact on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 9 [Social and infrastructure impacts and community interest] Theme 11 [Relationship to Planning Instruments / Processes]
65.	<p>Submitter from Rosebank Avenue, Epping Submission Number 179</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal, considering the development as <i>another greedy land grab by developers</i>. • Submitter considers that St John's needs to have respectful surroundings. • Submitter highlights the loss of Willow Grove and lack of open green space outside of Parramatta Park. • Submitter raises concerns regarding <i>bringing up children in a tower block</i>. 		
66.	<p>No Address Provided Submission Number 180</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter notes that St John's Cathedral is integral to the character and heritage of Parramatta, and objects to the proposal. • Submitter is concerned with the lack of protection for heritage items within Parramatta LGA. • Submitter considers London a relevant case study whereby heritage buildings are preserved. • Submitter states the importance of protecting historical sites such as St John's Cathedral. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
67.	<p>No Address Provided Submission Number 181</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal, due to the historical importance of the site. • Submitter considers the development to be at the cost of Australian history. • Submitter opposes the loss of heritage in order to <i>make a few bucks</i>. • Submitter considers the site as <i>invaluable</i>, and requests for Council to not be swayed by <i>money</i>. 		Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
68.	<p>No Address Provided Submission Number 182</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal. 		Theme 15 (Oppose – no reasons)
69.	<p>No Address Provided Submission Number 183</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal, due to the historical importance of the site. • Submitter considers that the integrity of St John's Cathedral is maintained by the minimisation of tall, overbearing structures surrounding the site. • Submitter considers that the existing height limits need to be retained to uphold the historical significance of the site. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
70.	<p>No Address Provided Submission Number 184</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter states that the proposal is not necessary and shows no regard for the Parramatta community. • Submitter notes that the proposed towers will remove light and space from Centenary Square. • Submitter considers that Parramatta should develop and protect colonial heritage as a tourism opportunity. • Submitter considers that the development is not required. 		Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 9 [Social and infrastructure impacts and community interest] Theme 10 [Need for Proposal]

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71.	Submitter from Frenchs Forest Submission Number 185	Object <ul style="list-style-type: none"> • Submitter considers the proposal to lack justification. • Submitter raises concerns that the construction phase will damage St John's Cathedral, particularly excavation, jackhammering and other building works. • Submitter compares this proposal to the loss of Willow Grove. 	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes] Theme 12 [Environment and sustainability]
72.	No Address Provided Submission Number 186	Object <ul style="list-style-type: none"> • Submitter requests for further investigation on how to retain the site and increase its utilisation. • Submitter objects to the proposal, stating that the site must be dealt with more sympathetically. • Submitter considers the development of a high-rise tower next to an important historic building as a poor planning outcome. 	Theme 1 [Impacts on St John's Cathedral and grounds]
73.	No Address Provided Submission Number 187	Object <ul style="list-style-type: none"> • Submitter objects to the proposal citing the historical significance of the site. 	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
74.	Submitter from Edward Street, Northmead Submission number 187	Object <ul style="list-style-type: none"> • Submitter objects the proposal, noting that the development will overshadow and destroy the view of St John's Cathedral. • Submitter objects to this proposal and all proposed developments of this size. 	Theme 1 [Impacts on St John's Cathedral and grounds]
75.	Submitter from Macintosh Street, Melrose Park Submission number 189	Object <ul style="list-style-type: none"> • Submitter notes the existing sunny and amiable open space at St John's. • Submitter raises concerns with Council's commitment to heritage preservation, citing the recent destruction of Willow Grove. • Submitter considers that Council is continuing to take money from developers. • Submitter draws parallels between Parramatta's new developments to Hong Kong's cityscape. • Submitter raises that the history of Parramatta needs to be protected. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
76.	Submitter from Isabella Street, North Parramatta Submission number 190	Object <ul style="list-style-type: none"> • Submitter states that the proposed development is <i>entirely inappropriate in its current form</i>. • Submitter considers that the development is not sympathetic with nearby heritage items. • Submitter raises concerns that the development will create overshadowing and will be out of scale with Parramatta CBD. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
77.	No Address Provided Submission Number 191	Object <ul style="list-style-type: none"> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to <i>generate towers of slender</i> 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]

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		<p><i>proportions.</i></p> <ul style="list-style-type: none"> The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain.</i> The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	Theme 11 [Relationship to Planning Instruments / Processes]
78.	<p>Submitter from Cheimsford Street, Newtown Submission Number 192</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter considers it important that the scale of historic buildings be respected. Submitter considers that a rezoning on and around the Cathedral site will overshadow the historic buildings in the vicinity. Submitter raises concerns regarding wind tunnels and the bulk of higher buildings, and the negative impacts these factors would have on the surrounding area. Submitter states that our cities should not be shaped by the greed of developers. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
79.	<p>No Address Provided Submission Number 193</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the State government is <i>not interested in heritage.</i> Submitter considers that sites of historical significance should be protected, rather than exchanged for profit. Submitter considers that community and public consultation is an important part of the planning process. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p> <p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
80.	<p>No Address Provided Submission Number 194</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter considers Parramatta to be the heart of the early colonial settlement. Submitter raises concerns that so much heritage has already been lost. Submitter raises concerns that the new development will <i>totally overw/elm</i> the Cathedral site, which should remain the focal piece. Submitter urges decision makers to adopt a balanced approach. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
81.	<p>No Address Provided Submission Number 195</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter opposes the proposed site rezoning as St John's Cathedral is the oldest church in Australia. Submitter considers that heritage should be preserved and respected. 	<p>Theme 3 [Relationship to history and heritage]</p>
82.	<p>No Address Provided Submission Number 196</p>	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the proposal will desecrate the Cathedral. Submitter urges consent authorities to maintain the current height limit on the site. Submitter considers the proposal as <i>vandalism which will destroy the curtilage</i> of St John's. Submitter considers that the site is an important link to the past. Submitter cites Willow Grove as an example of history being disregarded. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>

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83.	No Address Provided Submission Number 197	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the historic Cathedral site is a sacred space that is both beautiful and historic, and the land surrounding the Cathedral is as much a part of the historic site as the Cathedral itself. • Submitter raises concerns that any high-rise building beside the Cathedral may damage the footings to the Cathedral. • Submitter raises concerns that any building above the current height limits will overshadow the Cathedral and be inconsistent with the character of this heritage location. • Submitter raises concerns that the proposal will degrade the value of the heritage, both in terms of value and beauty. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
84.	No Address Provided Submission Number 198	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers the proposal a threat to Australian heritage. • Submitter considers St John's Cathedral one of the many reasons why visitors come to Parramatta. • Submitter cites Willow Grove as an example of Australian heritage that has been lost. • Submitter notes the height inconsistency between the proposed development and the Parramatta CBD Planning Proposal. • Submitter objects to the demolition of St John's Parish Hall. • Submitter recommends that high-rise buildings should be built away from Parramatta's heritage sites and historic tourist attractions. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
85.	No Address Provided Submission Number 199	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposed site rezoning. 	Theme 15 (Oppose – no reasons)
86.	No Address Provided Submission Number 200	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the square should be respected as the centre of Sydney's second CBD. • Submitter considers that the proposal will remove the <i>historic feeling</i> of the area and result in <i>awful</i> overshadowing. 	Theme 1 [Impacts on St John's Cathedral and grounds]
87.	No Address Provided Submission Number 201	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposed development. • Submitter considers that <i>much of the history of Parramatta has been destroyed by overdevelopment</i> and this proposal will do the same, in seeking to delist and demolish the heritage-listed Parish Hall. • Submitter raises that the proposed height increase is inconsistent with the Parramatta CBD Planning Proposal. • Submitter considers that Centenary Square will be overshadowed by the development. • Submitter considers Centenary Square as a meeting place and raises concerns the proposed development will <i>dominate the site by their overbearing appearance</i>. • Submitter recommends that any development of the site should remain compliant with the current maximum building heights of 18-24 metres. • Submitter considers that the proposal is also inconsistent with LEP 2011, DCP 2011, DLEP and the DDCP. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p> <p>Theme 13 [Overdevelopment]</p>
88.	Submitter from Macquarie Street, Boonah Submission Number 204	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the rezoning would result in buildings that dominate Centenary Square and the Cathedral site. • Submitter considers that the proposal would impose an overbearing backdrop to the state heritage-listed Cathedral. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p>

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		<ul style="list-style-type: none"> • Submitter considers that the proposal will reduce the useability of Centenary Square as a community meeting place due to increased overshadowing and the development's overbearing appearance. • Submitter considers that the rezoning will destroy all amenity of the historic and beautiful site. 	
89. No Address Provided Submission Number 205		<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the rezoning as it involves the erection of two tower buildings, one on either side of the Cathedral, and also seeks the demolition of the heritage-listed Parish Hall, in exchange for community benefits. • Submitter considers that the proposal will destroy the heart of Parramatta and create a precedent allowing heritage listed buildings to be traded off for community benefits. This sentiment is also in regards to the acquisition of part of Hunter Street to allow access to underground parking. • Submitter considers that the developer appears to be seeking to maximise the development footprint, rather than protect Parramatta's rich heritage. • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 5 [Development contributions / private benefit]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 7 [Impacts on Hunter Street]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
90. Submitter from Isaac Smith Parade, Kings Langley Submission Number 207		<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the height of the proposed buildings would <i>forever change the ambience of the area</i>. • Submitter considers that the proposal would result in buildings overshadowing the square and the Cathedral. • Submitter considers that the Church would <i>look diminished in size and presence</i>. • Submitter considers that the proposal will make the square feel less welcoming as a meeting place and raises concerns that the area would become a cold, draughty corridor. • Submitter states that the Cathedral, being one of the earliest churches and the longest continuous serving church in Sydney, should not be overshadowed by an office tower or apartment block. • Submitter notes that St Mary's Cathedral and St Andrew's Cathedral are not overshadowed by enormous buildings. • Submitter considers that the historical value of early buildings should be respected, citing Willow Grove as an example where this did not occur. • Submitter considers that it is important to preserve historical buildings in their context. • Submitter considers that the proposal should be rejected as development would <i>destroy the ambience</i> 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>

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		<i>and historical value of the precinct.</i>	
91.	No Address Provided Submission Number 211	Object <ul style="list-style-type: none"> • Submitter considers that it is important to conserve history, as it is what helps to form our culture. • Submitter considers that the Cathedral would be overshadowed by the proposed high-rise buildings, and the aesthetics would be <i>completely destroyed</i>. • Submitter considers it a shared responsibility to save a <i>slice of Colonial Sydney</i> for future generations. • Submitter considers there to be an opportunity to create a historical centre for Parramatta with the buildings that already exist on that site. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
92.	No Address Provided Submission Number 213	Object <ul style="list-style-type: none"> • Submitter objects to the proposal as it greatly overshadows the historic Cathedral and <i>affect its grounds adversely, reducing them and the environment around it.</i> 	Theme 1 [Impacts on St John's Cathedral and grounds]
93.	No Address Provided Submission Number 214	Object <ul style="list-style-type: none"> • Submitter opposes the proposed height, raising concerns that the development will greatly overshadow Centenary Square. • Submitter considers that the development will detract from the Cathedral. • Submitter states that Parramatta was filled with historical reminders of the past, which are rapidly being eradicated in favour of developers and the State Government. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
94.	No Address Provided Submission Number 215	Object <ul style="list-style-type: none"> • Submitter states that the Cathedral is a historic building and <i>deserves to stand proudly on its own</i> and not dwarfed by high-rise development. • Submitter considers that the site should be preserved in its entirety. 	Theme 1 [Impacts on St John's Cathedral and grounds]
95.	No Address Provided Submission Number 216	Object <ul style="list-style-type: none"> • Submitter opposes the proposal as the development would diminish the heritage value of the Cathedral and its Environment. 	Theme 1 [Impacts on St John's Cathedral and grounds]
96.	No Address Provided Submission Number 217	Object <ul style="list-style-type: none"> • Submitter considers that Parramatta has decayed over the past twenty-five years. • Submitter raises concerns that Parramatta has already lost so much character. • Submitter notes there is a current trend towards destroying historical sites to build <i>characterless, inhuman, concrete boxes of office workspaces</i>. • Submitter considers the development as a misguided, short-term goal. • Submitter requests for Council to <i>bring an end to the destruction and dehumanisation</i>. 	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
97.	Submitter from Arcadian Road, Kurrajong Submission Number 218	Object <ul style="list-style-type: none"> • Submitter considers that the proposed high-rise buildings are out of character with the precinct and will <i>destroy the common green</i> and the beauty of the Cathedral. • Submitter considers the rezoning proposal to be sacrilegious. 	Theme 1 [Impacts on St John's Cathedral and grounds]
98.	Submitter from Moree Avenue, Westmead Submission Number 219	Object <ul style="list-style-type: none"> • Submitter considers that the proposed tower adjacent to the cathedral is <i>totally out of character in that precinct</i>. • Submitter notes that the Cathedral is one of Australia's oldest churches and considers that the grounds 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]

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		<p>surrounding it and the adjacent Centenary Square are <i>rich in colonial history and steeped in stories of the colony's earliest days</i>.</p> <ul style="list-style-type: none"> • Submitter considers that the height of the proposed tower will cause overshadowing and diminish the Cathedral. • Submitter considers that national heritage should be respected especially in Parramatta. 	heritage]
99.	No Address Provided Submission Number 220	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal for the following reasons: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
100.	Submitter from Oak Street, North Sydney Submission Number 221	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the loss of heritage, stating that such items will hold value for future generations. • Submitter draws parallels between this proposal and the loss of Willow Grove and states that this proposal would not occur in Europe or the UK. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p>
101.	No Address Provided Submission Number 222	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will greatly diminish the beauty of St John's, which <i>should be able to stand alone in all its glory with no distractions</i>. • Submitter notes that the Cathedral is a main attraction of Parramatta and stands in isolation from high-rise development. • Submitter considers that the proposed development will overpower and overshadow the Cathedral. • Submitter considers that St John's requires an area surrounding the Cathedral to preserve views. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p>
102.	No Address Provided Submission Number 223	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the historical importance of St John's Cathedral for future generations to enjoy. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p>
103.	No Address Provided Submission Number 224	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal. • Submitter raises concerns regarding developers and their influence on Parramatta. 	<p>Theme 5 [Development contributions / private benefit]</p>
104.	Submitter from Truscott Street, North Ryde Submission Number 225	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the over-development of Parramatta, citing this as the reason for the submitter's relocation from Parramatta. • Submitter raises concerns that the development will impact the surrounding area and will result in overshadowing. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 13 [Overdevelopment]</p>
105.	Submitter from Carson	<p>Object</p>	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p>

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	Street, Dundas Valley Submission Number 226	<ul style="list-style-type: none"> • Submitter raises that the development is completely out of character with the neighbouring Church precinct. • Submitter comments that the development would be overbearing to Centenary Square. 	and grounds] Theme 6 [Impacts on public open space]
106.	Submitter from Clark Road, North Sydney Submission Number 227	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposed height will diminish the serenity of St John's. • Submitter concerned about the loss of heritage. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
107.	No Address Provided Submission Number 228	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal. 	Theme 15 (Oppose – no reasons)
108.	No Address Provided Submission Number 229	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects the proposal for the following reasons: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to generate towers of <i>slender proportions</i>. ◦ The development will result in the overshadowing of St John's Cathedral and the public domain. ◦ The development will impact Centenary Square and the use of public green space. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development is without merit. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
109.	No Address Provided Submission Number 230	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises concerns that the development will overshadow St John's Church and the square. • Submitter raises that the area is currently bright and sunny. • Submitter considers that the development will radically damage the character of this town square. • Submitter raises that new high rises already cast long shadows throughout the day, and the proposed development will have a similar effect. • Submitter requests for Council to look after the small area and the heart of Parramatta. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]
110.	No Address Provided Submission Number 232	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal is an inappropriate development for the historical site and community space. • Submitter notes the importance of local history. • Submitter considers that the proposed development would provide unpleasant shading, particularly in winter, and will result in major adverse effects. • Submitter raises that the development is incompatible with the current planning controls, and exceeds the controls proposed under the CBD Planning Proposal. • Submitter raises that St John's Hall has an important status in the history of the site. • Submitter raises that the development will impose an overbearing backdrop to St John's. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 11 [Relationship to Planning Instruments / Processes]
111.	No Address Provided Submission Number 233	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects the proposal. • Submitter requests more green spaces for life and clean air to breathe. 	Theme 12 [Environment and sustainability]

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		<ul style="list-style-type: none"> • Submitter considers that it is <i>madness to replicate what has happened in Sydney CBD</i>. 	Theme 14 (Building design and general impacts)
112.	No Address Provided Submission Number 234	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the increased maximum height of building, stating that the increase would impose an overbearing presence on St John's Cathedral. • Submitter raises safety concerns with the ability to evacuate high-rise buildings in the case of emergency, and the provision of adequate local infrastructure to support development. • Submitter acknowledges that more high-rise buildings are necessary in Parramatta CBD but requests that maximum heights be lowered. • Submitter comments that St John's Cathedral requires more room to breathe in order to be properly appreciated and respected. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p>
113.	<p>Submitter from Alderson Avenue, North Rocks</p> <p>Submission Number 235</p> <p>Submission Number 319</p>	<p>Object</p> <ul style="list-style-type: none"> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. • Submitter notes that St John's Church is the oldest Church Site in Australia in continuous use. • Submitter considers that the developer is prepared to destroy the setting of St John's Cathedral to maximise their building area. • Submitter raises that the Church Hall is of significance for historical and aesthetic reasons and makes a major contribution to the Parramatta townscape. • Submitter notes that the site possesses potential to further contribute to an understanding of early urban development in Parramatta. • Submitter considers that the developer is seeking to maximise their profits, rather than protect Parramatta's rich heritage. • Submitter strongly urges that the proposal be rejected. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
114.	No Address Provided Submission Number 236	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the cultural significance of the site to Sydney and Australia. • Submitter comments that the development will impact the amenity of the public domain and thus jeopardise future generation's efforts to maintain the historical significance of the site. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>
115.	No Address Provided	<p>Object</p>	<p>Theme 3 [Relationship to history and</p>

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	Submission Number 238	<ul style="list-style-type: none"> • Submitter notes the significant cultural value of the site for Sydney and Australia. • Submitter comments that the development will impact the amenity of the public domain and thus jeopardise future generation's efforts to maintain the historical significance of the site. • Submitter raises that development should not impede upon historical buildings, places that create ambience and interest. • Submitter states that the community deserve continued and quality access to the St John's site. 	heritage] Theme 6 [Impacts on public open space]
116.	No Address Provided Submission Number 239	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the loss of heritage within Parramatta, referencing Willow Grove, St George's Terraces, and Albion Hotel. • Submitter states that <i>our local Council needs to start respecting our heritage in Parramatta instead of giving into developers.</i> 	Theme 3 [Relationship to history and heritage]
117.	No Address Provided Submission Number 241	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will result in buildings that dominate the pedestrian orientated Centenary Square. • Submitter states that the proposal will impose an overbearing backdrop to St John's Cathedral. • Submitter notes that the proposal will reduce the usability of Centenary Square due to increased overshadowing and the loss of a community meeting space. • Submitter considers that the proposal is a disgrace to Parramatta's heritage. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
118.	Submitter from Sarah Street, Enmore Submission Number 242	<p>Object</p> <ul style="list-style-type: none"> • Submitter states that the development would create an overbearing backdrop to St John's Cathedral. • Submitter considers that the development would impact the pleasant and tranquil setting of St John's. • Submitter objects to the proposed height. • Submitter considers that the proposal would result in increased overshadowing, making the open space cold and unusable in winter. 	Theme 1 [Impacts on St John's Cathedral and grounds]
119.	No Address Provided Submission Number 243	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the historic and cultural significance of the St John's site to the Parramatta community. • Submitter recognises the architectural value of St John's Parish Hall and advocates for its retainment. • Submitter objects to the loss of heritage, referencing Willow Grove and Peter Wynn's Store on Church Street. 	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall]
120.	No Address Provided Submission Number 244	<p>Object</p> <ul style="list-style-type: none"> • Submitter states that Parramatta is losing too much historic appeal as a result of high-rise development. • Submitter states that heritage buildings need to be cherished, not destroyed. • Submitter objects to the further loss of heritage. 	Theme 3 [Relationship to history and heritage]
121.	Submitter from Chirican Street, Old Toongabbie Submission Number 245	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects the proposal, stating that there are already a large number of high-rise buildings within the area. • Submitter raises that Parramatta Square is an oasis of greenery in the middle of Parramatta. 	Theme 6 [Impacts on public open space] Theme 10 [Need for Proposal]
122.	No Address Provided Submission Number 246	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will decrease the use of Centenary Square. • Submitter considers that the development will be a <i>horrible backdrop</i>. • Submitter states that we must protect Parramatta's heritage. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]

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			heritage]
			Theme 6 [Impacts on public open space]
123.	Submitter from Hill Street, Wentworthville Submission Number 247	Object <ul style="list-style-type: none"> Submitter objects to the further loss of heritage within Parramatta, referencing the loss of Willow Grove. Submitter raises concerns that the development will overshadow the public domain, dwarf the Church and increase traffic in an already congested area. Submitter requests that Council stand up for the livability of Parramatta. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 8 [Traffic and Transport Impacts] Theme 11 [Relationship to Planning Instruments / Processes]
124.	No Address Provided Submission Number 248	Object <ul style="list-style-type: none"> Submitter raises that great cities respect the architecture and scale of heritage buildings. Submitter considers that the lives of citizens and tourists best experience a city when heritage is retained. Submitter objects to the erosion of history. 	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
125.	No Address Provided Submission Number 249	Object <ul style="list-style-type: none"> Submitter raises that the proposed controls conflict with the existing controls. Submitter considers that the development will ruin the square. Submitter objects to the loss of heritage. 	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
126.	No Address Provided Submission Number 250	Object <ul style="list-style-type: none"> Submitter notes the importance of preserving heritage and recognises the significance of the St John's site. Submitter raises the need to preserve our history. Submitter raises that once heritage is lost it is lost forever. 	Theme 3 [Relationship to history and heritage]
127.	No Address Provided Submission Number 252	Object <ul style="list-style-type: none"> Submitter considers that the heart of Parramatta Square, the western end, Church grounds, greenery and low-set buildings all contribute to the <i>essential cultural fabric</i> of the mall, pedestrian way, meeting place and event space. Submitter considers that the nature of the Parramatta Square project was based on the Cathedral site being left as is, low in surrounds and in situ as a reflection of the past and a contrast to the growth of the city around it and the pedestrian way to the east. Submitter considers that the Cathedral is a flagship at the end of Parramatta Square and must not be dominated in its immediate surrounds, especially by development on land adjacent to it. Submitter raises concerns regarding the overshadowing of lawns, parklands, meeting places and the Cathedral itself. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]

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		<ul style="list-style-type: none"> • Submitter recommends that the entire zone be preserved. 	
128.	No Address Provided Submission Number 254	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that our heritage is important to all Australians and the proposed high-rise development would destroy the beautiful St John's Cathedral, which is perfectly situated in the heart of Parramatta. • Submitter raises concerns that the proposed development would be overbearing. • Submitter considers that Parramatta has already lost so much of its heritage and it's a mistake that should not happen again. • Submitter considers that the decisions regarding the site will have implications on future generations. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
129.	No Address Provided Submission Number 256	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that Parramatta has an <i>amazing old heritage centre and history</i>, which is being <i>steadily ruined</i> due to high-rise development surrounding the station. • Submitter considers that the old part of Parramatta should be preserved as a low-rise precinct that everyone can enjoy. • Submitter considers that Parramatta was a nicer place to visit in the 1980s. 	<p>Theme 3 [Relationship to history and heritage]</p>
130.	No Address Provided Submission Number 257	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that enough of Parramatta's heritage has already been <i>destroyed or compromised</i>. • Submitter considers St John's Anglican Church to be a cradle Church and part of Australian history that should be protected and respected. • Submitter considers it a travesty to erect high-rise buildings around the Cathedral. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
131.	No Address Provided Submission Number 258	<p>Object</p> <ul style="list-style-type: none"> • Submitter has family ties to St John's Anglican Church and views any changes to the site as <i>total disrespect for historical sites</i>. • Submitter considers that removing historical sites or damaging their presentation will change the atmosphere of Parramatta's history. 	<p>Theme 3 [Relationship to history and heritage]</p>
132.	No Address Provided Submission Number 259	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal would ruin a heritage Church and result in overshadowing, making Parramatta a cold and unpleasant place. • Submitter questions the need for another high-rise development, as current buildings remain vacant. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 10 [Need for Proposal]</p>
133.	No Address Provided Submission Number 260	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises concerns that the proposal will overshadow the Church and square, making it a less pleasant place for workers to spend their lunch break. • Submitter considers that airflow around the Cathedral is important so as to avoid moisture damaging the building. • Submitter notes that historical buildings bring visitors and tourism to the area, not high-rise buildings. • Submitter requests for decision makers not to proceed with the rezoning. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 12 [Environment and sustainability]</p>
134.	No Address Provided Submission Number 262	<p>Object</p> <ul style="list-style-type: none"> • No comments provided. 	<p>Theme 15 (Oppose – no reasons)</p>
135.	No Address Provided	<p>Object</p>	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p>

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	Submission Number 263	<ul style="list-style-type: none"> • Submitter considers that city planners have already determined that buildings in this area of the city should be below 24 metres in height. • Submitter considers that the current maximum building height applying to the site is a sensible restriction, aimed at satisfying the needs of growth in the city while also enhancing and showcasing the unique buildings in Parramatta that are an important part of Australian history. • Submitter considers that the high-rise development proposed will overshadow and create an imposing, overbearing effect on St John's Cathedral and Centenary Square. 	and grounds] Theme 6 [Impacts on public open space]
136.	<p>Submitter from Caprera Road, Northmead Submission Number 264</p>	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal to build high-rise structures on either side of St John's Cathedral, the oldest continuing church site in Australia. • Submitter considers that if the proposal is approved, Parramatta will be much worse off. • Submitter considers that there are already too many residential apartment and office buildings in Parramatta and the City does not need any more high-rise structures. • Submitter recommends that Council should instead work to ensure that Parramatta's heritage buildings are protected and restored. • Submitter raises concerns that many more large towers are proposed for Parramatta, which will create wind tunnels. • Submitter considers that traffic congestion is already very bad along streets in Parramatta, and this will only get worse with the construction of additional high-rise buildings. • Submitter considers that Council should also advocate for the Roxy Theatre to ensure it is fully restored and reopened. • Submitter considers that the Roxy Theatre could be the <i>Opera House of the West</i> and a venue for the staging of blockbuster musicals, attracting tourists and visitors to Parramatta CBD and boosting the economy in the area. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 7 [Impacts on Hunter Street]</p> <p>Theme 8 (Traffic and Transport Impacts)</p> <p>Theme 10 [Need for Proposal]</p>
137.	No Address Provided Submission Number 265	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that heritage values are being eroded by the potential for oversized developments to overshadow and erase the importance of significant places. • Submitter requests that Council honours the historical significance of the site by enabling and encouraging sympathetic surroundings and supporting the existing sense of community. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p>
138.	No Address Provided Submission Number 266	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposed development will overshadow the historic Cathedral with a <i>tasteless, oversized design</i> that gives no consideration to the surrounding space needed in order to retain the context of the heritage building. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 14 (Building design and general impacts)</p>
139.	Submitter from Munro Street, McMahons Point Submission Number 267	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the need to retain the curtilage of St John's Cathedral as part of the architectural experience. • Submitter objects to the development of towers, citing issues of overshadowing, wind tunnels, and light pollution at night. • Submitter advocates for the protection of heritage. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
140.	Submitter from Palmer Street, Parramatta	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the height and bulkiness of the development, citing the potential overshadowing of 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p>

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	Submission Number 268	<ul style="list-style-type: none"> Centenary Square and loss of solar access for the public domain. Submitter raises that heritage is continually being lost. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>
141.	Submitter from Chirican Street, Old Toongabbie Submission Number 272	<p>Object</p> <ul style="list-style-type: none"> Submitter states that <i>we cannot risk losing anymore historical and beautiful sites such as St John's Church.</i> Submitter advocates to retain the original character of the city. 	<p>Theme 3 [Relationship to history and heritage]</p>
142.	Submitter from Dryden Avenue, Carlingford Submission number 273	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the proposed building heights and considers that the proposed towers will dominate the site and the surrounding open area, including Centenary Square. Submitter notes that the building heights will not comply with the Council determined height controls. Submitter states that the proposed buildings will overshadow Centenary Square, Parramatta Square and Town Hall. Submitter considers any demolition of St John's Parish Hall as totally unacceptable. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p>
143.	Submitter from Hemsworth Avenue, Northmead Submission Number 275	<p>Object</p> <ul style="list-style-type: none"> Submitter states that Council have eroded Parramatta's heritage. Submitter considers that Council favours developer profit over the community. Submitter states that St John's Church is threatened by the two proposed towers that will dwarf the Church. Submitter raises concerns for the loss of heritage within Parramatta, citing Memorial Pool and Willow Grove. Submitter questions the appeal of high-density living. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p> <p>Theme 14 (Building design and general impacts)</p>
144.	Submitter from Porters Road, Kenthurst Submission Number 277	<p>Object</p> <ul style="list-style-type: none"> Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. The development is inconsistent with the DDOP's objective to <i>generate towers of slender proportions.</i> The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain.</i> The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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		<ul style="list-style-type: none"> The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. 		
145.	Submitter from South Street, Rydalmere Submission Number 279	Object <ul style="list-style-type: none"> Submitter objects to the loss of heritage buildings and the development of residential towers. 	Theme 3 [Relationship to history and heritage]	
146.	Submitter from Pearce Avenue, Newington Submission Number 281	Object <ul style="list-style-type: none"> Submitter considers that there is no place for residential development in Parramatta Square. Submitter objects to the replacement of heritage buildings. Submitter states that we do not require additional high-rise buildings in Parramatta. Submitter notes that high rise buildings are creating wind tunnels and are an eye sore. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 10 [Need for Proposal]	
147.	No Address Provided Submission Number 284	Object <ul style="list-style-type: none"> No comments provided. 	Theme 15 (Oppose – no reasons)	
148.	Submitter from Bellevue Street, North Parramatta Submission Number 285	Object <ul style="list-style-type: none"> Submitter considers that the proposal is not seen to be providing an in-situ retention of Parramatta's historic native institutions site as an open and significant space. Submitter prefers Option B to Option A and fully opposes Option A, which involves the demolition of the Parish Hall. Submitter considers that the joint issues of spatial and place conservation must be the basis for a more sensitive planning proposal that does not cause damage to the site through deep basement excavation. Submitter quotes the 2018 Heritage Report prepared by Curio Projects to support their submission. Submitter considers that the building envelope of the proposal should be changed and reduced and be sympathetically based <i>upon full archaeological exploration prior to any new footprint design</i>. Submitter considers that more extensive archaeological research should be undertaken in order to inform the potential redevelopment opportunity around the Parish Hall. 	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 11 [Relationship to Planning Instruments / Processes]	
149.	Submitter from Church Street, Parramatta Submission Number 286	Object <ul style="list-style-type: none"> Submitter considers that it is too easy to destroy heritage and legacy. Submitter considers that retaining this site will not hinder Parramatta's growth and advancement into the future. 	Theme 3 [Relationship to history and heritage]	
150.	Submitter from Park Road Submission Number 287	Object <ul style="list-style-type: none"> Submitter considers that the heritage of the St John's site and the surrounding area is of historical and cultural significance to Parramatta and the early colonial history of Australia. Submitter considers the proposal to be <i>completely inappropriate in size, overall scale and design for the site</i>. Submitter considers that there has been poor community consultation in regards to this site. Submitter requests for Council to reject the proposal in its current form. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]	
151.	Submitter from Romani Street Submission Number 288	Object <ul style="list-style-type: none"> Submitter considers that the proposal will <i>radically and irreversibly alter not only the appearance of the Cathedral site and its immediate vicinity but also the historic and heritage integrity of the Cathedral</i>. Submitter considers that a site as significant as the Cathedral should be surrounded by sufficient space to visually command its vicinity and reinforce its significance, rather than allowing it to be <i>dwarfed by the</i> 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]	

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	<p><i>latest trends in modern architecture.</i></p> <ul style="list-style-type: none"> • Submitter raises concerns that the proposed increase in height will set a precedent in future that allows Parramatta's other heritage-listed buildings to be <i>compromised primarily for the benefit of high-rise developers.</i> • Submitter raises concerns that the proposed buildings will <i>dominate, visually overwhelm and impose unacceptable shadowing</i> over Centenary Square, reducing its appeal and value as a venue for community events. • Submitter considers the proposal to demolish the Parish Hall and take over a portion of Hunter Street to permit access to underground parking as another precedent prioritising developer profits over heritage and public use considerations. • Submitter considers that the proposal will have a <i>deleterious impact</i> on the Cathedral and its surroundings, and if approved, may foreshadow a poor future for Parramatta's other heritage-listed structures. 	<p>Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 7 [Impacts on Hunter Street]</p>
152. No Address Provided Submission Number 291	<p>Object</p> <ul style="list-style-type: none"> • Submitter has <i>grave concerns</i> about the proposal's threat to City of Parramatta's heritage and the city's <i>ability to use sound planning principles for orderly building development.</i> • Submitter considers that City of Parramatta has seen a plethora of site-specific planning proposals put forward by developers that have <i>created haphazard planning consequences and downgraded heritage sites by impacting on their settings and curtilages</i> or demolished heritage buildings altogether. • Submitter considers that the proposal is <i>not based nor guided by sound planning principles</i> but an attempt by the developer to gain significant profit while <i>destroying the setting of a significant heritage site and compromising the amenity of Centenary Square.</i> • Submitter raises that the proposal conflicts with the now State government-endorsed Parramatta CBD Planning Proposal. <p>Height</p> <ul style="list-style-type: none"> • Submitter opposes the proposed height increase, considering it as <i>astronomical</i> given its proximity to the State heritage-listed cathedral, and raising concerns that it would impose an overbearing presence on the cathedral. • Submitter notes that there is no building height control on land zoned SP1 place of public worship, raising concerns that it <i>will allow the developer to self-determine any height they wish.</i> • Submitter raises concerns that the developer is planning to <i>sell off the air space above the area zoned SP1 Place of public worship.</i> • Submitter raises the Roxy Theatre as an example where the developer sought no building height control in order to allow them to sell off air space above the site in order to maximise their profits, noting it was ultimately unsuccessful. • Submitter considers that, if unlimited height were permitted, it would result in a degradation of the CBD Planning Proposal by allowing further out of character development to occur. • Submitter opposes the proposed design and scale of the development. <p>Access to sunlight and overshadowing</p> <ul style="list-style-type: none"> • Submitter raises concerns that the proposed development would result in the significant overshadowing of areas identified as Sun Access Protection Surfaces. • Submitter raises concerns that the development would overshadow Centenary Square, Parramatta Square and Parramatta Town Hall. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 5 [Development contributions / private benefit] Theme 6 [Impacts on public open space] Theme 7 [Impacts on Hunter Street] Theme 11 [Relationship to Planning Instruments / Processes] Theme 14 (Building design and general impacts)</p>

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	<ul style="list-style-type: none"> • Submitter raises concerns that the proposed development would reduce the usability of Centenary Square. • Submitter notes that the now-endorsed CBD Planning Proposal identifies part of the site as falling within Block A of the Sun Access Protection Map. • Submitter raises that Centenary Square was and continues to be a gathering place, and a place that also holds significance for First Nations people • Submitter raises concerns that the proposal will <i>forever alter the appreciation of the site if sunlight is limited within Centenary Square in the afternoon.</i> • Submitter references the Hector Abrahams Architects Heritage Assessment, stating that the amount of sun in the proposal is insufficient to sustain vegetation, amenity and architectural form. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Submitter considers that the rezoning of land and subsequent development on site will destroy the unique heritage character that exists in the centre of Parramatta. • Submitter notes that Paul Davis Architects and Heritage Consultants were engaged by the developer in 2018 to put forward a supporting case for the proposal, and one of the suggestions raised was to improve the Cathedral's setting by demolishing the parish hall and replacing it with a modern, oversized tower on the same footprint. • Submitter considers that the existing Cathedral site is already an example of the continuing and changing nature of a church site over time. • Submitter considers that the three local heritage-listed items that support the Cathedral were listed due to their significance to the local community. • Submitter considers that the proposal prepared for the Cathedral site downgrades the importance of the other buildings to <i>give greater credence to achieving a pre-determined goal that benefits the developer.</i> • Submitter quotes from the Historical Summary prepared by Paul Davis, which outlines the purpose of the extended land holding around the Cathedral site, from the perspective of the proponent <ul style="list-style-type: none"> ◦ To provide income for the Parish and the maintenance of its assets ◦ To allow for future development to support the church, and ◦ To provide space for church use. • Submitter considers that the above reasons should not be taken into consideration – rather, the proposal must be considered based on its merits, with no particular regard for the owner of the site and their needs. • Submitter considers that the developer appears to be seeking to build the largest possible buildings on the site to maximise their profits from commercial space and residential unit sales rather than to protect the Cathedral's rich heritage site • Submitter considers that the developer talks about the Cathedral in glowing terms, while preparing to destroy the setting the Cathedral has been in throughout the past two centuries. • Submitter supports comments from Hector Abrahams Architects, which stated that the church does not need a new setting, but a reinterpretation of the historic setting, such as through the removal of car parking from the Cathedral's public access area and the area immediately adjacent to the cathedral's western entry facing Hunter Street. <p><u>Voluntary Planning Agreement (VPA) and St John's Parish Hall</u></p> <ul style="list-style-type: none"> • Submitter considers that the proposed delisting and demolition of the parish hall should not be negotiable through a VPA, regardless of what public benefits are offered by the developer. • Submitter does not support the 'trade-off' of a heritage-listed item for street furniture, paving and trees as 	
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		<ul style="list-style-type: none"> part of a VPA. Submitter notes that the proposal seeks to delist and demolish the local heritage-listed parish hall, which <i>has an important status in the history of ministry on this site</i>. Submitter considers that much of the discussion regarding the planning proposal since 2018 has centred around the developer's plans to delist and demolish the parish hall in exchange for public benefit, and that their insistence for this outcome appears to be driven by a desire to increase their profits. <ul style="list-style-type: none"> Submitter makes specific comments on aspects of the proposal that have been offered as public benefits: <ul style="list-style-type: none"> Submitter notes that public access to church grounds is not a new public benefit, as this agreement has been in place since 1953. Submitter notes that provision of vehicle and pedestrian access arrangements are also not new public benefits, as an agreement was signed in 1991 and is valid until 2041. Submitter considers that provision of vehicle access arrangements to allow entry to 180 George is not a public benefit, but only for the benefit of owners and tenants of the Queensland Arcade, which is located adjacent to the site. Accordingly, it should be categorised as a 'private benefit', rather than a public benefit. Submitter considers that Council has approached the VPA incorrectly. Submitter considers that Council's planning team should only address the merits of the planning proposal without any consideration of the benefits offered in the VPA, and that to do so otherwise is contrary to the EP&A Act and Council's own policy regarding planning agreements. Submitter urges decision makers not to let the planning proposal proceed. 	
153.	No Address Provided Submission Number 292	<p>Object</p> <ul style="list-style-type: none"> Submitter objects the proposal as the tower exceeds the current permissible height limits. Submitter raises concerns that the development would set a precedent and <i>open the floodgates to overdevelopment</i>. Submitter considers that the proposed development would impose on the historic site. Submitter considers that Parramatta is already losing so much of its heritage. Submitter considers that there should be some compromise and as much history should be retained as possible, as history cannot be replaced. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 13 [Overdevelopment]</p>
154.	Submitter from North Parramatta Submission Number 293	<p>Object</p> <ul style="list-style-type: none"> Submitter opposes the proposed demolition of the heritage-listed Parish Hall. Submitter considers the proposal does not respect Parramatta's character and heritage. Submitter considers that Parramatta has <i>lost too many memorable buildings through lack of appreciation of the significance of place and our history</i>. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p>
155.	Submitter from Ithaca Road, Elizabeth Bay Submission Number 294	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that the proposal will result in buildings that dominate the pedestrian orientated Centenary Square and the setting of Australia's first Church site. Submitter considers that the proposal will impose an overbearing backdrop to the State heritage-listed Cathedral. Submitter considers that the proposal will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place to the development's overbearing appearance. Submitter considers that the Anglican Church should not be permitted to profit from the grant of public land and at the expense of public amenity. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 5 [Development contributions / private benefit]</p> <p>Theme 6 [Impacts on public open space]</p>

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		<ul style="list-style-type: none"> • Submitter considers that the proposal should be rejected. 	
156.	Submitter from Dugald Road, Mosman Submission Number 295	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal to rezone the site to allow excessively tall development. • Submitter considers that any development in the vicinity of the State heritage-listed Cathedral must respect the heritage significance of the building by having a height no taller than [what is] currently allowed under the LEP and the current proposed height is not justified. • Submitter considers that the proposal is an extreme overdevelopment of the site and raises concerns it would result in the overshadowing of nearby public spaces in the afternoon, making them less pleasant and less useable. • Submitter considers that the proposal would have a negative impact on the amenity of the surrounding area, including Parramatta Square and the original Town Hall. • Submitter considers that the surrounding public spaces must be protected and respected through the appropriate management of development, and that the proposal would have a detrimental impact on these public spaces. • Submitter considers that the proposal is not in the public interest and states that Parramatta's heritage must be protected. • Submitter calls on Council to refuse the proposal in order to protect the historically significant Cathedral and the immediate environment, stating there is absolutely no justification to support this rezoning application. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 13 [Overdevelopment]</p>
157.	No Address Provided Submission Number 297	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will destroy another piece of Parramatta's history. • Submitter considers it inappropriate to build a high-rise tower beside a heritage Church. • Submitter considers that developers are given greater consideration than Australia's history. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
158.	Submitter from Rawson Street, Aberdare Submission Number 298	<p>Object</p> <ul style="list-style-type: none"> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to generate towers of slender proportions. ◦ The development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. • Submitter considers that Council is moving too quickly to progress development for the sake of progress. • Submitter notes that tourism is often based upon the ability for a city to preserve historical buildings. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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		<ul style="list-style-type: none"> • Submitter questions how building works and construction will impact St John's Cathedral. 	
159.	No Address Provided Submission Number 300	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers St John's Park the only place in the city where one can <i>sit down and reflect on the once-beautiful town</i>. • Submitter considers that the current Church leaders are only focused on profit and not on retaining the sanctity of the grassed area. • Submitter considers the proposal a desecration of a rare area in the centre of a once beautiful city. • Submitter considers that the Anglican Church has changed from caring for others to becoming a profit-making conglomerate. • Submitter questions what kind of decision Council will make and hopes that it is one that Council will be proud of. 	Theme 11 [Relationship to Planning Instruments / Processes]
160.	Address Not Provided Submission Number 302	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the connection of St John's Cathedral site to Australia's colonial history. • Submitter considers that too many buildings of historical significance have already been lost. • Submitter raises the importance to preserve and respect historical precincts which provide a sense of calm to a city. • Submitter considers that historical buildings should not be overshadowed by multi storey buildings that are completely out of proportion to the existing streetscape. • Submitter raises the need for traditional workplaces and for open green spaces. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 14 (Building design and general impacts)</p>
161.	Address Not Provided Submission Number 303	<p>Object</p> <ul style="list-style-type: none"> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site, in accordance with the CBD Planning Proposal. ◦ The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. ◦ The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. ◦ The development proposes a change to the Environmental Heritage list by seeking to delist and demolish St John's Parish Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and will impose an overbearing backdrop to St John's Cathedral. ◦ The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. • Submitter raises that the proposal does not satisfy objectives and principles of PDOP regarding site consideration, visual integration and connectivity with the Church site, and heritage protection. • Submitter comments that approving the proposal would compromise the intent and objectives of Council's statutory instruments. • Submitter states that the development would overshadow and reduce the historic ambience of Parramatta Square including St John's Cathedral, St John's Hall and Verger's Cottage. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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	<ul style="list-style-type: none"> • Submitter considers that the development would dominate St John's Cathedral. • Submitter states that St John's deserves more adequate protection. • Submitter notes that St John's Hall was an intentional addition to the mission and objectives of the Church, therefore, the Hall should be retained. • Submitter quotes the 2018 Heritage Report prepared by Curio Projects to support their submission. • Submitter favours the retention of St John's Parish Hall (Option B). 		
162.	Address Not Provided Submission Number 304	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the development, noting that the proposed development is approximately ten times the current permissible height limit. • Submitter considers that the development would overwhelm and threaten the heritage value of St John's Cathedral and will destroy the historical significance of the site. • Submitter references Willow Grove, and questions why Council is planning to destroy another heritage item. • Submitter considers that the proposal will damage Council's reputation. • Submitter considers that the development would dominate and overshadow Centenary square and would diminish the community value of the square. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>
163.	Address Not Provided Submission Number 305	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will negatively impact Parramatta. • Submitter raises the need to protect heritage buildings and make these buildings a feature of Parramatta. • Submitter requests for Council to fight the proposal on behalf of current and future generations. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p>
164.	Address Not Provided Submission Number 307	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the excessive scale of the proposed development. • Submitter considers that the development would reduce the amenity of the public square due to overshadowing and will destroy views of the St John's and Town Hall heritage precinct. • Submitter considers that the development is a <i>crude and vulgar design</i> that will diminish surrounding public space. • Submitter considers that the development would be an eyesore reminiscent of past planning and heritage mistakes. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 14 (Building design and general impacts)</p>
165.	North Parramatta Residents Action Group (NPRAG) Submission Number 309	<p>Object</p> <ul style="list-style-type: none"> • Submission on behalf of the North Parramatta Residents Action Group. • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: <ul style="list-style-type: none"> ◦ The development does not comply with the height of buildings control set at 18-24 metres on the site. ◦ The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>, including Centenary Square, Parramatta Square and Parramatta Town Hall. ◦ The development will result in buildings that dominate the pedestrian oriented Centenary Square and the setting of St John's Cathedral. ◦ The development will impose an overbearing backdrop to St John's Cathedral. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>

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	<ul style="list-style-type: none"> o The development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. • Submitter raises that the proposed development will set a dangerous precedent that developers do not need to comply with Council's planning regulations. • Submitter considers that the city will remain a bigger mess with no master planned future. • Submitter notes that <i>great cities are more than high towers, great cities are about open spaces, public spaces, cultural sites and green parklands.</i> 	
166.	<p>Submitter from Boromi Way, Cromer Submission Number 310</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the overbearing development will dominate and compromise the heritage setting of St John's Cathedral. • Submitter notes that the independent heritage advice sought by City of Parramatta Council possesses sufficient justification to conserve and retain St John's Hall. • Submitter notes that the public spaces surrounding the proposed development will be subject to significant overshadowing and westerly winds, that will reduce the usability of these spaces. • Submitter raises concerns with the recent destruction of heritage including the Royal Oak Hotel and Willow Grove. • Submitter considers that the development will create a precedent that will enable developers to encroach heritage sites. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 4 [St John's Hall]</p> <p>Theme 6 [Impacts on public open space]</p>
167.	<p>Address Not Provided Submission Number 311</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the development could create a situation whereby heritage architecture is orphaned, diminished and made visibly insignificant. • Submitter raises that the St John's site is historically a visual landmark and orientation point. • Submitter raises that St John's Church is of importance to people across the nation. • Submitter considers that the development will eclipse the site's features and will create an empty and insignificant space. • Submitter considers that the attached reference design does not capture the extent of nearby development and misrepresents the surrounding context of the proposed development. • Submitter considers that providing 2 hours of daylight in winter is inadequate. • Submitter considers that Council needs to accelerate their efforts to counteract urban heat effects, noting that Parramatta is rated amongst the lowest in tree canopy cover. • Submitter considers that it is inappropriate to overshadow the St John's site for extended periods. • Submitter raises that the developer has no obligations to financially contribute to local amenities and infrastructure, rather, residents and small businesses will be paying from their rates. • Submitter notes that Centenary Square will be impacted by overshadowing and wind and that the development will create an unwelcoming space. • Submitter considers that the development is overpowering and lacks imagination. • Submitter raises the need for open, green and relaxing spaces. • Submitter considers that the development will block vistas to Parramatta Town Hall. • Submitter raises concerns with the Design Excellence process. • Submitter notes that <i>it is now normal to expect environmentally supportive use of power, water, lighting, heating and materials</i>, therefore <i>it is no longer exceptional or deserving of reward.</i> 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p> <p>Theme 9 [Social and infrastructure impacts and community interest]</p> <p>Theme 12 [Environment and sustainability]</p> <p>Theme 14 [Building design and general impacts]</p>
168.	<p>Address Not Provided Submission Number 312</p> <p>Object</p> <ul style="list-style-type: none"> • Submitter objects to the proposal noting that <i>Parramatta's rich history has already been destroyed.</i> 	<p>Theme 3 [Relationship to history and heritage]</p>

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		<ul style="list-style-type: none"> • Submitter raises the value of heritage within European cities and questions why Parramatta does not align with this practice. 		Theme 1 [Impacts on St John's Cathedral and grounds]
169.	Address Not Provided Submission Number 313	<p>Object</p> <ul style="list-style-type: none"> • Submitter objects to development within proximity to St John's Cathedral and Parramatta Town Hall, noting that the proposed development will impact the open feel of the space. • Submitter notes that the area is the heart of Parramatta. • Submitter raises concerns for the loss of green spaces. • Submitter considers that the development will contribute to global warming. 		Theme 6 [Impacts on public open space] Theme 12 [Environment and sustainability]
170.	Address Not Provided Submission Number 314	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the significance of St John's Cathedral and requests for Council to showcase the heritage item. • Submitter raises that other cities have managed to combine new developments with historical sites. • Submitter considers that Parramatta has been kept as a liveable city up until now. • Submitter objects to further overshadowing. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
171.	Address Not Provided Submission Number 315	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers the development as unacceptable and disrespectful to the parishioners past and present. • Submitter considers that the proposal does not contribute to the character of Parramatta. • Submitter states that the development is a money-making venture for the developer. • Submitter raises concerns that the construction will create disruptions and will generate traffic, subsequently placing additional demand on local infrastructure. 		Theme 3 [Relationship to history and heritage] Theme 7 [Impacts on Hunter Street] Theme 8 [Traffic and Transport Impacts] Theme 9 [Social and infrastructure impacts and community interest] Theme 11 [Relationship to Planning Instruments / Processes]
172.	Address Not Provided Submission Number 316	<p>Object</p> <ul style="list-style-type: none"> • Submitter notes that it is critical for Parramatta City Centre to acquire the NSW Government's objective of making significant places for the residents, community and the overall creation of employment in the area. • Submitter raises that the site is of historical significance for Parramatta and NSW. • Submitter considers that the development does not comply with the height of buildings control set at 18-24 metres on the site. • Submitter considers that the development is inconsistent with mitigating the potential adverse effects that buildings may have on a public domain. • Submitter considers that the development will reduce the useability of Centenary Square due to increased overshadowing and the loss of a community meeting place. • Submitter considers that the development will create wind tunnels and will have an overbearing appearance. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 9 [Social and infrastructure impacts and community interest]
173.	Address Not Provided Submission Number 317	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises that the green area has always been a sunny and pleasant place to sit and enjoy the outdoors. 		Theme 6 [Impacts on public open space] Theme 8 [Traffic and Transport Impacts]

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		<ul style="list-style-type: none"> • Submitter objects to the height of the proposal, raising that such heights would overshadow the surrounding public area. • Submitter considers that the development would significantly reduce the conviviality of the public domain for everyday users and the broader Parramatta community. • Submitter considers that the proposal ignores the needs of the community. • Submitter raises that the development will aggravate traffic and movement issues within Parramatta CBD. 	Theme 9 [Social and infrastructure impacts and community interest]
174.	Address Not Provided Submission Number 318	<p>Object</p> <ul style="list-style-type: none"> • Submitter raises the historic connection of the site to Samuel Marsden. • Submitter considers that the development will dwarf St John's Cathedral and the surrounding public domain. • Submitter considers that towers of a lower height and slimmer envelope to be more appropriate to the context. • Submitter questions the future functions of the new hall, and the intentions of the church in benefiting the wider community, commenting that some parishes would not allow Yoga in Parish Halls. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]
175.	No Address Provided Submitter Number 321	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that there is very little heritage left in Parramatta now and it would be a shame to destroy the little bit that is left by allowing a huge building to be constructed right next to the old church. • Submitter considers that Europe is a great destination because of the history that has been preserved there. • Submitter considers that Parramatta should have been a heritage destination too, but that opportunity begun to be lost decades ago. • Submitter considers that the Anglican Church should not even be contemplating such a development. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
176.	Submitter from Bunnerong Road, Matraville Submission Number 322	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal does not respect our heritage, nor Indigenous Australians, who created stories that must be preserved for generations to come. • Submitter considers that we must do everything we can to preserve the dignity of the previous generations as they lived, assuming that current and future generations would be interested in understanding their lives and culture. • Submitter considers that the development would tower over the heritage site in perpetuity as an intrusive and disrespectful presence. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
177.	No Address Provided Submission Number 326	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal to build high-rise development close to the historic Cathedral and square, noting the current height limit is 24 metres for surrounding buildings. • Submitter considers that building these unsightly towers in such close proximity to the square will result in significant overshadowing, wind tunnels and negative impacts on the historical aspect of the old buildings. • Submitter considers that too much of old Parramatta has already been lost and cites Willow Grove as an example of failure and neglect. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
178.	Submitter from Amcliffe Submission Number 327	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal as our historic heritage is being destroyed. • Submitter notes that Parramatta has a number of historic buildings dating back to the early years of 	Theme 1 [Impacts on St John's Cathedral and grounds]

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		<p>settlement.</p> <ul style="list-style-type: none"> • Submitter considers that St John's Cathedral is an <i>outstanding building</i>, which should be given the space to be appreciated as a <i>sacred building</i>. • Submitter appreciates visiting Parramatta and seeing the Cathedral <i>standing proud in its current setting</i> and considers that it would be <i>folly</i> to let overly tall buildings diminish it. • Submitter considers that we must appreciate <i>our historic heritage from the crowding of the modern world</i>. • Urges decisionmakers to prevent St John's Cathedral from being lost amongst the steel and glass of <i>monster buildings</i>. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
179.	No Address Provided Submission Number 328	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal is a <i>complete rejection of the value of anything heritage and the value of history</i>. • Submitter considers the proposal an attempt at maximising profit. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 11 [Relationship to Planning Instruments / Processes]</p>
180.	No Address Provided Submission Number 329	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal for the following reasons: <ul style="list-style-type: none"> ◦ It will destroy the heart of Parramatta Square. ◦ It is not compliant with current height restriction. ◦ As the oldest church site in Australia, St John's should be looked after and protected from such developments. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>
181.	No Address Provided Submission Number 330	<p>Object</p> <ul style="list-style-type: none"> • Submitter considers that the proposal will <i>obliterate the community use of the Square</i> and obscure one of the most important heritage buildings in Australia, St John's Cathedral. • Submitter considers that Parramatta is privileged to have the Cathedral and the North Parramatta heritage precinct, and that to destroy either would be <i>criminal</i>. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 6 [Impacts on public open space]</p>
182.	No Address Provided Submission Number 331	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal as the cathedral is a <i>major part of our history</i>. • Submitter considers that the colony was formed not only in Sydney, but also in Parramatta. • Submitter considers that our history is what attracts local and international visitors, and they desire to experience the uniqueness of Australia. • Submitter considers that skyscrapers can be found anywhere in the world, but once our history is gone – or overshadowed and minimised by high-rise buildings – we have lost an important link to the past and our identity. • Submitter cites The Rocks as an example whereby heritage would have been lost if development had been permitted to proceed as intended. • Submitter urges for the site not to be rezoned. 	<p>Theme 3 [Relationship to history and heritage]</p>
183.	No Address Provided Submission Number 332	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the proposal for the following reasons: <ul style="list-style-type: none"> ◦ It will result in buildings that dominate the pedestrian-oriented Centenary Square and dominate the setting of St John's Cathedral. ◦ It will impose an overbearing backdrop to the State heritage-listed cathedral. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 6 [Impacts on public open space]</p>

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		<ul style="list-style-type: none"> It will reduce the useability of Centenary Square due to overshadowing and make it a less pleasant community meeting place due to its overbearing appearance. 		Theme 2 [Demolition of St John's Cathedral] Theme 3 [Relationship to history and heritage]
184.	No Address Provided Submission Number 333	Object <ul style="list-style-type: none"> Submitter opposes the site rezoning as <i>history and heritage are so important to a culture and without knowledge of where you have come from, you cannot learn and grow.</i> Considers that <i>NSW should immediately ban the demolition and removal of St John's Cathedral.</i> 		Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
185.	No Address Provided Submission Number 334	Object <ul style="list-style-type: none"> Submitter opposes the rezoning as <i>Parramatta has very little heritage left and Parramatta Square needs to stay as a haven amongst the chaos.</i> Considers it important that <i>we stop destroying our heritage buildings and start saving them for future generations</i> so they can appreciate how the city was established. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]
186.	No Address Provided Submission Number 335	Object <ul style="list-style-type: none"> Submitter opposes the proposal for the following reasons: <ul style="list-style-type: none"> It will result in buildings that dominate the pedestrian-oriented Centenary Square and dominate the setting of St John's Cathedral. It will impose an overbearing backdrop to the State heritage-listed cathedral and destroy the aesthetic of this area of the city. It will reduce the useability of Centenary Square due to overshadowing and make it a less pleasant community meeting place due to its overbearing appearance. 		Theme 15 [Oppose – no reasons]
187.	No Address Provided Submission Number 336	Object <ul style="list-style-type: none"> Submitter objects to the proposal. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 14 (Building design and general impacts)
188.	No Address Provided Submission Number 337	Object <ul style="list-style-type: none"> Submitter opposes the proposal as it would <i>downgrade the openness and aesthetics of the area.</i> Considers that Parramatta should not become <i>another New York</i> and recommends that the building heights be kept to a minimum. 		Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
189.	No Address Provided Submission Number 338	Object <ul style="list-style-type: none"> Submitter opposes the proposal as <i>Australia is rapidly losing its history and heritage to property developers</i> who are only interested in gaining a profit. Considers that the development must not be allowed to go ahead. Considers that the history and heritage of St John's Cathedral has stood the test of time and is vastly more valuable to the people of Australia than an <i>ugly office block</i>. Submitter recalls visiting the site with their mother as a young child and admiring the old cathedral and considers that this experience should be available to future generations – and not with the cathedral shadowed by an office block but in its current park surrounds. 		Theme 3 [Relationship to history and heritage]
190.	Submitter from Dorothy Street, Rydalmere Submission Number 339	Object <ul style="list-style-type: none"> Submitter opposes the site rezoning as <i>it will compromise one of the most important heritage sites in Australia.</i> 		Theme 3 [Relationship to history and heritage]
191.	No Address Provided	Object		Theme 3 [Relationship to history and heritage]

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	Submission Number 340	<ul style="list-style-type: none"> • Submitter opposes the site rezoning as <i>Parramatta has, through overdevelopment, already lost most of its history.</i> • Considers that we are now responsible for protecting what is left. 	heritage] Theme 13 [Overdevelopment]
192.	Submitter from Brighton, Victoria Submission Number 341	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the site rezoning as the loss of Parramatta's existing character will result in it becoming <i>another high-rise jungle</i> over time. • Considers that it is not worth it for Australia to lose so much, while developers make a profit. • Requests for the proposal to be stopped urgently. 	Theme 13 [Overdevelopment]
193.	No Address Provided Submission Number 342	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the site rezoning as <i>time is not their enemy when they can look during their last days at treasures of the past.</i> • Submitter states that during their work life they had sought to share the power and beauty of buildings such as the St John's Cathedral. • Considers that the proposed plans to reduce that power <i>fill their old age with sadness.</i> 	Theme 3 [Relationship to Parramatta's History]
194.	No Address Provided Submission Number 343	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the site rezoning due to the excessive height of buildings proposed. • Submitter considers that the development will be of significant detriment to the setting of Australia's first church site, St John's Cathedral. • Submitter considers that Centenary Square will be <i>overwhelmingly compromised</i> if the proposal were to proceed. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History] Theme 6 [Impact on Public Open Space]
195.	Submitter from Rosebank Street, Glebe Submission Number 344	<p>Object</p> <ul style="list-style-type: none"> • Submitter opposes the rezoning as the Cathedral will be overpowered by the high-rise development. • Submitter considers St John's Cathedral to be one of the <i>most historic and loveliest churches from the colonial era in Sydney.</i> • Submitter considers that Parramatta should be maintaining its historic precincts and not damaging the suburb. • Submitter reiterates their strong objection to this proposal. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History]
196.	No Address Provided Submission Number 345	<p>Object</p> <ul style="list-style-type: none"> • Submitters object in the <i>strongest possible terms</i> to the site rezoning for the following reasons: <ul style="list-style-type: none"> ◦ Submitters consider that heritage in Parramatta is critical as this cradle city is being <i>turned into a high-rise, windswept, sunless, soulless wasteland.</i> ◦ Submitters consider that skyscrapers should never be built beside such important buildings of Australia's early heritage. ◦ Submitters consider that Council has the power to stop this application and that it must not be rezoned at any cost. ◦ Submitters consider that the visual effect of the towers <i>will certainly be a blot on the city forever</i>, as forewarned by experts. ◦ Submitters urge people to remember that <i>great cities of the world are for people first</i>, rather than for the profit of developers. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History] Theme 11 [Relationship to Planning Instruments / Processes]

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197.	No Address Provided Submission Number 347	Object <ul style="list-style-type: none"> • Submitter opposes the proposed height, which they view as being far too excessive. • Submitter considers that Parramatta will look very overcrowded and be spoilt as a result. • Submitter cites Willow Grove as a recent example of a <i>dreadful outcome</i> for heritage sites. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
198.	No Address Provided Submission Number 348	Object <ul style="list-style-type: none"> • Submitter opposes the site rezoning as it will <i>seriously impact on the Cathedral in terms of light and shade, congestion and not being able to enjoy the building as it is.</i> • Submitter considers that the Cathedral is an incredible piece of architecture and one of Australia's oldest buildings, worthy of respect and conservation. • Submitter considers that the Cathedral belongs to all Australians and we have a responsibility to look after our heritage. • Submitter requests that the rezoning be changed to take into consideration the Cathedral and its surrounds. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History]
199.	No Address Provided Submission Number 349	Object <ul style="list-style-type: none"> • Submitter opposes the site rezoning because it will <i>overshadow important historic areas surrounding St John's Cathedral and vastly exceed the height guidelines.</i> • Submitter considers the area an important heritage part of Parramatta's CBD. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History]
200.	No Address Provided Submission Number 350	Object <ul style="list-style-type: none"> • Submitter opposes the proposed height, which greatly exceeds the current control of 24 metres maximum in the historic square. • Submitter raises concerns that the proposal would set a <i>dangerous precedent.</i> • Submitter raises concerns that the proposal would destroy the heart of Parramatta Square. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to Parramatta's History]
201.	No Address Provided Submission Number 351	Object <ul style="list-style-type: none"> • Submitter considers that <i>it is a disgrace when the oldest Australian Church loses out</i> against a high-rise development. • Submitter considers that other countries in the world are more respectful of the history of their country compared to Australia. • Submitter considers the proposal to be a negative outcome for Parramatta. 	Theme 3 [Relationship to Parramatta's History]
202.	No Address Provided Submission Number 352	Object <ul style="list-style-type: none"> • Submitter considers that the proposal <i>destroys all that Parramatta should represent in the history of European settlement in the area.</i> • Submitter cites Willow Grove as an example where a historic area important to the history of Parramatta was destroyed for financial gain. • Submitter raises that Australians travel overseas to see historical sites and observe how they are managed in the modern world. • Submitter considers that the proposal is destroying Parramatta's opportunity to be a <i>similar tourist destination in the evolving history of this nation.</i> 	Theme 3 [Relationship to Parramatta's History]
203.	Submitter from Gardenia Parade, Greystanes	Object <ul style="list-style-type: none"> • Submitter opposes the site rezoning as the proposed development will <i>overshadow and completely</i> 	Theme 1 [Impacts on St John's Cathedral and grounds]

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	Submission Number 353	<ul style="list-style-type: none"> dominate the area, including the State heritage-listed St John's Cathedral and Centenary Square. Submitter considers it outrageous that the proposal is seeking a tenfold increase to the current maximum building height applying to the site, 18-24 metres. 	
204.	No Address Provided Submission Number 354	Object <ul style="list-style-type: none"> No comments provided. 	Theme 15 (Oppose – no reasons)
205.	Address Not Provided Submission Number 356	Object <ul style="list-style-type: none"> Submitter raises that Parramatta's heritage should be protected. Submitter notes that <i>the square is and always has been the centre of Parramatta</i>. Submitter considers that the existing open space will benefit the future of Parramatta. 	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
206.	Address Not Provided Submission number 357	Object <ul style="list-style-type: none"> Submitter notes that the current planning laws were developed after public consultation and considers this proposal as an outrageous attack on public consensus. Submitter considers that the proposal degrades the historical value of the area and Parramatta's history. Submitter notes that too much history has been lost to date, and Parramatta cannot afford to lose anymore. Submitter considers that visitors to Parramatta will find the city <i>nothing more than a concrete jungle</i>. Submitter raises that the development will overshadow Centenary Square and will cause a loss of amenity. Submitter raises that <i>St John's Church is an attractive, used, historic building that should not be overshadowed by ugly, unnecessary high rise</i>. Submitter notes that the proposed development is over tenfold the current controls. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
207.	Address Not Provided Submission Number 359	Object <ul style="list-style-type: none"> Submitter objects to the proposed building heights and proximity to St John's Cathedral. Submitter considers that the development will tower over the pedestrian centre. Submitter considers that Parramatta Council are spoiling Parramatta's heritage. Submitter notes that the church was previously centred in a park setting, providing a calm space in the busy city of Parramatta. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
208.	Address Not Provided Submission Number 361	Object <ul style="list-style-type: none"> Submitter objects to the loss of historical buildings within Parramatta. Submitter considers that the proposal will destroy the heritage area and dwarf St John's Cathedral. Submitter states that our history should not be destroyed and must be protected. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
209.	Address Not Provided Submission Number 363	Object <ul style="list-style-type: none"> Submitter raises concerns for the cumulative impact of the loss of Parramatta's heritage items over the past 50 years. Submitter claims that Council is not interested in protecting heritage. Submitter considers that Parramatta Council should seek to have an innovative skyline that honours the past, commenting that Parramatta is a jewel in the west. 	Theme 3 [Relationship to history and heritage]
210.	Address Not Provided	Object	Theme 3 [Relationship to history and heritage]

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	Submission Number 364	<ul style="list-style-type: none"> • Submitter objects to the proposal, citing the historical significance of the site. 	heritage]
211.	Address Not Provided Submission Number 366	Object <ul style="list-style-type: none"> • Submitter raises concerns for the long term impact of the development on Parramatta's heritage. • Submitter agrees that Parramatta CBD needs to progress, but not at the expense of heritage. • Submitter raises the cumulative impact of the loss of Parramatta's heritage items. 	Theme 3 [Relationship to history and heritage]
212.	Address Not Provided Submission Number 367	Object <ul style="list-style-type: none"> • Submitter objects to the proposal, referencing the historical significance of the site. • Submitter raises that the site should be preserved and restored for future generations. 	Theme 3 [Relationship to history and heritage]
213.	Address Not Provided Submission Number 368	Object <ul style="list-style-type: none"> • Submitter states that any high-rise development will negatively impact the local character of Parramatta CBD. • Submitter considers the Westfield development to be the maximum appropriate height of any high-rise building. 	Theme 1 [Impacts on St John's Cathedral and grounds]
214.	Submitter from Ferndale Avenue, Carlingford Submission Number 369	Object <ul style="list-style-type: none"> • Submitter objects to the proposal as the site is an extremely important cultural building. • Submitter raises concerns for the constant degradation and dereliction of Parramatta's heritage in recent years. • Submitter states that the development will overshadow Centenary Square and reduce its amenity as a community meeting area. • Submitter considers that height limitations should be enforced, as Council need to protect and preserve our environment. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impact on Public Open Space]
215.	Address Not Provided Submission Number 370	Object <ul style="list-style-type: none"> • Submitter objects to the proposed height of the development. • Submitter references City of Parramatta Council's website, noting that Council is committed to <i>managing and preserving the objects, artefacts, structures, spaces, and practices which are of historical significance to the community</i>. The submitter states that the proposal does not comply with Council's commitments to heritage. • Submitter raises concerns for the cumulative impact of the loss of Parramatta's heritage items, citing its value in bringing local tourism and historic appreciation. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
216.	Address Not Provided Submission Number 372	Object <ul style="list-style-type: none"> • Submitter considers that the proposal will set a dangerous precedent for future developers to greatly exceed Council's maximum building heights. • Submitter raises that the development will overshadow and dominate the heritage listed St John's Cathedral, and will overshadow Centenary Square, destroying the amenity of this location as a community meeting space. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impact on Public Open Space]
217.	Submitter from Hill Street, Wentworthville Submission Number 374	Object <ul style="list-style-type: none"> • Submitter objects to the proposal as it will destroy the amenity of one of Parramatta's historic public open spaces. • Submitter considers the proposal as outrageous, as the proposal threatens to strip Parramatta of its identity and unique atmosphere. • Submitter is concerned for the cumulative impact of the loss of Parramatta's heritage, as Parramatta is 	Theme 3 [Relationship to history and heritage] Theme 6 [Impact on Public Open Space]

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		<ul style="list-style-type: none"> becoming like any other generic city. Submitter considers that the development will be profitable for developers but not the people of Parramatta. 	Theme 11 [Relationship to Planning Instruments / Processes]
218.	Address Not Provided Submission Number 375	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the loss of heritage, considering that the Sydney region has already lost too much heritage. Submitter objects to the development of high-rise buildings due to overshadowing. Submitter raises concerns that St John's Cathedral could be damaged as a result of nearby construction. Submitter requests for Council to leave Parramatta's heritage alone and to stop destroying history. 	<p>Theme 1 [Impacts on St John's Cathedral and grounds]</p> <p>Theme 3 [Relationship to history and heritage]</p>
219.	Address Not Provided Submission Number 376	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the proposal as St John's Cathedral is of irreplaceable historical significance. 	Theme 3 [Relationship to history and heritage]
220.	Address Not Provided Submission Number 378	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the proposed maximum height, due to the heritage values of the site. Submitter requests that Council listen to the people valuing the site over developers. 	Theme 3 [Relationship to history and heritage]
221.	Submitter from Edinburgh Avenue, Carlingford Submission Number 379	<p>Object</p> <ul style="list-style-type: none"> Submitter considers that there is a lack of respect for the significance of heritage buildings in Parramatta. Submitter raises that the proposed development height and density is not justified and will dwarf Parramatta Town Hall and St John's Cathedral. Submitter considers the proposal to be vandalism. 	<p>Theme 1 [Development Impact]</p> <p>Theme 3 [Relationship to history and heritage]</p>
222.	Address Not Provided Submission Number 380	<p>Object</p> <ul style="list-style-type: none"> Submitter raises concerns for the loss of heritage, citing that the redevelopment of Parramatta Square and Charles Street has resulted in numerous high-rise residential and commercial towers. Submitter considers that the existing local infrastructure cannot support further growth. 	<p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 9 [Social and Infrastructure Impacts]</p>
223.	Address Not Provided Submission Number 381	<p>Object</p> <ul style="list-style-type: none"> Submitter considers the proposal as vandalism. Submitter considers that there is too much overdevelopment, subsequently destroying the qualities that make Parramatta a unique suburb. Submitter notes that once heritage buildings are lost, we will never get them back. 	<p>Theme 1 [Development Impact]</p> <p>Theme 3 [Relationship to history and heritage]</p> <p>Theme 13 [Overdevelopment]</p>
224.	Address Not Provided Submission Number 382	<p>Object</p> <ul style="list-style-type: none"> Submitter supports the preservation of historical precincts, noting that these sites are irreplaceable and are being swallowed by increasing levels of urban development. Submitter considers that additional high-rise developments will cause irreversible damage upon the few remaining historical buildings. Submitter notes that historical sites need to be preserved to communicate Australian history. 	Theme 3 [Relationship to history and heritage]
225.	Address Not Provided Submission Number 383	<p>Object</p> <ul style="list-style-type: none"> Submitter objects to the proposal, noting the significance of St John's Cathedral as heritage site. Submitter raises that St John's Cathedral is a historical landmark of Parramatta. 	Theme 3 [Relationship to history and heritage]

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226.	Submitter from Rossi Street, Yass Submission Number 384	Object <ul style="list-style-type: none"> • Submitter objects to the demolition of St John's Parish Hall. • Submitter objects to the construction of tower buildings on either side of St John's Anglican Cathedral. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall]
227.	Address Not Provided Submission Number 385	Object <ul style="list-style-type: none"> • Submitter considers that the development would reduce the open space that is used by members of the public. • Submitter considers that the space will feel claustrophobic and cluttered, removing areas for people to sit and eat nearby Westfield Parramatta. 	Theme 6 [Impact on Public Open Space]
228.	Submitter from Red Hill Road, Bowring Submission Number 389	Object <ul style="list-style-type: none"> • Submitter raises their grave concerns and considers that the proposed development will impact the historical significance and amenity of St John's Church. • Submitter notes that the site holds rich history for the Parramatta area and is of value to modern Australians. • Submitter considers that any major changes to the site and its environment would reduce the importance and significance of St John's for current and future generations. • Submitter supports the National Trust's submission. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
229.	Address Not Provided Submission Number 390	Object <ul style="list-style-type: none"> • Submitter objects to the proposal because it will spoil the look of the area surrounding with Cathedral. • Submitter considers the Council and the Church are exhibiting terrible greed, and that the Church will also one day want to build another high rise on the land the Church occupies. • Submitter considers that so much of the history of the city has been swallowed up with modernisation and destroyed its early character. • Submitters questions why council is changing the rules for this building, and why Council cannot stick to their own rules. 	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
230.	Submission Number xxx	Object No comments provided.	Theme 15 (Oppose – no reasons)

Appendix A-3 – Submissions from Residents, Individuals and Community Groups – Other

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APPENDIX A-3: Submissions from Residents, Individuals and Community Groups who raised other matters in regards to the Planning Scheme

This document summarises the 4 submissions (1% of the total number of submissions received) that could not be clearly categorised into either 'support' or 'do not support'. Therefore, these submissions have been categorised into 'other'.

Each submission has been allocated a unique number according to the date the submission was received by Council, for example, "Submission Number 34". Where provided by the Submitter, the Street Name and Suburb is included. To ensure the privacy of submitters, names and street numbers have been withheld.

Refer to 'Section 4.5 Other Submissions – Summary and Response' within the body of the Community Engagement Report for Council officer responses.

Tip: To find a particular submission: search for the Street Address (eg 'Macquarie Street, North Parramatta') or an issue you raised in your submission (eg 'open space', 'Cathedral', 'facilities', 'urban design', 'Hall' etc) using the Control F function.

Row No.	Submitter Number and Address	Summary of Submission	Council Officer Response
4	No Address Provided Submission Number 4	Neutral <ul style="list-style-type: none"> • Submitter raises that there is no Arboricultural Impact Assessment report (or Preliminary Arboricultural assessment) assessing the trees in the Church yard which the Applicant is proposing to retain. • Submitter raises that the proposed paths and altered ground levels could impact upon the existing trees. • Submitter considers that this should be assessed at the current stage, as changes will be difficult to make at the DA stage. 	Refer to "Section 4.5 Other Submission Response One"
34	Submitter from Westmead Submission Number 34	Support (in part) <ul style="list-style-type: none"> • Submitter recognises the value of heritage buildings in telling the story of Parramatta, as it has grown from a colonial centre in contrast to the Parramatta Square development. • States that St John's Cathedral is the jewel of Parramatta, as a major historical viewpoint and links to surrounding heritage buildings. • Notes that Parramatta's history is being slowly eroded and is set to become a lost historical streetscape. • Considers that intensifying traffic on Hunter Street will minimise the historic viewpoint of the Cathedral from street level. • Submitter supports the creation of another public space in Parramatta that will honour the significance of the Cathedral's western viewpoint. • Submitter supports the removal of the Parish Hall and a larger, taller building on the adjoining site. • Submitter is disappointed that there is not an option to keep St John's Parish Hall, whilst providing a new square to emphasise the Hunter Street entrance and viewpoints. • Notes that Council have not provided any additions to greenspace and is creating a hot city. States that Council are continuing to allow more density without providing additional on street public green space. • Submitter considers that Council shows no commitment to creating a liveable city. 	Refer to "Section 4.5 Other Submission Response Two". Refer to Section 4.4 Submissions not Supporting – Summary and Analysis for comments on the issues of concerns raised.

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38	<p>Submitter from Picasso Crescent, Old Toongabbie Submission Number 38</p>	<p>Support (in part)</p> <ul style="list-style-type: none"> • Submitter generally supports the development, noting that intensifying the use of space is consistent with other developments within Parramatta CBD. • Submitter requests for the amenity and heritage of the Cathedral to be maintained. • Submitter raises concerns that the Cathedral may be diminished by the proposed development and considers that the new buildings should be <i>sufficiently distanced</i> from the Cathedral to <i>avoid disrupting the current vista</i>. • Submitter raises that the design of the new buildings and materials used should be considered to mitigate negative impacts. • Submitter is concerned by the potential overshadowing of public spaces nearby the Cathedral, noting that overshadowing would make the area less attractive for public use. • Submitter raises concerns that the development could potentially cause areas to become <i>shadowy wind tunnels</i>, alike Sydney CBD. • Submitter is concerned by an increase of vehicles on local roads (particularly access in/out of Parramatta CBD), a lack of charging infrastructure for electric vehicles, and the management of vehicular congestion. 	<p>Refer to "Section 4.5 Other Submission Response Three"</p>
206	<p>No Address Provided Submission Number 206</p>	<p>Other</p> <ul style="list-style-type: none"> • Submitter considers that Church should be demolished and rebuilt. • Submitter considers that the new development would be inconsistent with the old Church building. 	<p>NB: It is not clear if the Submitter is referring to the Church (Cathedral) or the Church Hall (Parish Hall);</p> <p>Refer to Section 4.4 Submissions not Supporting – Summary and Analysis for comments on the issues of concerns raised.</p> <p>Refer to "Section 4.5 Other Submission Response Four"</p>

Appendix B – Institutions, Organisations and Interest Groups Submission Summaries

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APPENDIX B: Submissions from Institutions, Organisations and Interest Groups Submission Summaries and Officer Responses

Issue	Officer Response
National Trust (NSW Branch)	
The submissions objects to the Planning Scheme, specifically opposing Option A (removal of Hall) and expressing strong concern about Option B (partial retention of the Hall).	Noted.
Highlights text from the relevant National Trust Register Listing as well as the Cathedral's 2018 Conservation Management Plan (CMP) which outline the significance of the Cathedral and the Parramatta Town Hall Group of buildings (around Centenary Square). The assemblage of civic buildings and their setting, as well as the landmark status of the Cathedral and its towers, is considered of particular importance. The Parish Hall is noted as an item of local significance, and its value lies in its close proximity to the Cathedral. Strongly opposes Option A. Supports the assessment of the Hall as significant and does not support its demolition.	<p>This view is noted. The Planning Proposal does not propose to remove the listing from the Parish Hall. It establishes a staged process by which the Hall's future will be assessed.</p> <p>However, Council has previously accepted that the benefits from the public domain/ open space benefits plus the additional jobs generated from a larger commercial tower in making the decision to proceed with the Planning Proposal and Planning Agreement. Council sought to delist the Hall but DPE reject this request and advised the demolition of the Hall should be a matter determined via a development application process.</p> <p>It is for this reason that the Draft DCP contains an option that sets out controls should a decision be made via the Stage 1 Development Application to allow demolition of the Church Hall.</p> <p>The Planning Agreement contains the public benefits that Council considers offset the loss of the Hall.</p> <p>Preservation of the spatial scale of Centenary Square and the grounds of the St John's Cathedral are embedded in Parramatta DCP – Part 6 City Centre and site specific DCP controls.</p> <p>This view is noted, as is the view of Heritage NSW who did not object to the proposal nor raise the issue of loss of heritage.</p> <p>The Planning Scheme is site-specific and does not consider cumulative heritage loss across a broader precinct. The Planning Proposal does not propose to remove the listing from the Parish Hall. It establishes a staged process by which the Hall's future will be assessed. The Planning Scheme also includes a Planning Agreement which contains public benefits that Council considers offset the loss of the Hall.</p> <p>This view is noted. A CMP for the project has not yet been approved by relevant decision-making authorities; this will form part of the DA process.</p> <p>The maximum building footprint for the northern tower in both options is further setback than the present boundary of the Parish Hall along its southern boundary. It is accepted that the northern tower's eastern maximum podium boundary extends 3m beyond the present extent of the Parish Hall. However, this podium is limited in height by the Church St upper level setback, and will also</p>
Parramatta is notable for its loss of heritage items, precincts and character areas, and this should not be exacerbated by further loss (particularly in the main city square).	
Concern that Option A is inconsistent with the relevant CMP, specifically: <ol style="list-style-type: none"> The northern tower "grossly encroaches" into the visual setting of the Cathedral and introduces unacceptable impacts in this regard. The proposed towers introduce unacceptable impacts on the landmark qualities of the Cathedral. 	

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3. The proposed commercial tower extends farther than the eastern boundaries of the original hall, and will impact the setting, and landmark qualities of the Cathedral.	be subject to assessment on the heritage listing for Centenary Square and the Cathedral. It is reiterated that this is a maximum podium footprint, and may be subject to further refinement at Stage 1 DA, Design Competition and Stage 2 DA phases. The Cathedral is located in the centre of the Parramatta CBD and so, regardless of what eventuates on the Church's landholdings, the Cathedral will be surrounded by extensive urban development, including at adjacent Parramatta Square and along Macquarie, Marsden and Hunter Streets. This view is noted. The Stage 1 DA process will essentially determine whether Option A or B proceeds.
Neither option is supported, but the submission prefers aspects of B (partial retention) over A (demolition) for the following reasons: 1. It retains the Hall which contribute to the St John's complex of buildings. 2. The northern tower is smaller, more slender and less visually dominant 3. Introduces greater separation between the Cathedral and northern tower, lessening visual impacts	Council commissioned an independent heritage report which raised no issue with increasing FSR and height from a heritage perspective provided that the church yard has its historic integrity (meaning retention of the Hall and the amount of space in front of the Cathedral's western towers), recognising that towers and small heritage buildings nearby are regular for Parramatta CBD. Whilst the independent heritage report was not supportive of de-listing the Hall and the expansion of civic space in front of the Cathedral's western towers, Council ultimately concluded that the public benefits associated with the new expanded civic space over Hunter Street and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable. (Noting that DPE's Gateway determination subsequently rejected de-listing of the Hall, as discussed elsewhere in this report). In other words, Council concluded that – provided that adequate public benefits were delivered to offset the loss of the Hall - this site could otherwise benefit from planning controls commensurate with other B3 sites in the (then-current) draft CBD PP. On this basis, the St John's proposal could theoretically have been "combined" with the CBD PP's process. However, as this site has particular DCP and Planning Agreement considerations, this would have had the effect of slowing down the CBD PP which would not have been a desirable outcome. The DCP requires that a CMP be submitted with the DA, and that the suitability of this CMP will be assessed by Council's Heritage Officer.
The height, density and scale of buildings in both options are not supported. These aspects are not consistent with the CBD PP, which was undertaken in consultation with the community and did not envision uplift at this site. The magnitude of the increase in development controls contemplated is "unrealistic, inappropriate and unfortunate". The need for development is not balanced with the values of a state significant site, and does not align with community expectation of acceptable scale. Cites Council's independent heritage report which raised concern with the scale difference between the high rise buildings and the church building.	The surviving views and vistas of St John's Cathedral have state historical significance and are described in Parramatta DCP – Part 6 City Centre and more generally in Parramatta DCP 2011. Protection of these views is reinforced through LEP height of building controls and DCP controls including the 20metre Parramatta Square set out requirement.
Raises several points from policies of the St John's CMP with which the submission argues the proposal is not consistent. The CMP's policies should be used as the basis for any DCP at this site. No Visual Impact Assessment is included in the documentation, and one that includes heritage views should be submitted and exhibited for comment.	

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	<p>An assessment of these controls requires a Heritage Impact Assessment to be submitted, with examination of heritage views a required component. Similarly, a Visual Impact Assessment, included as part of an Urban Design Report or independent study, to assess the impact of the development on the identified values, significance and sensitivity of the landscape would also be required. The Stage 1 DA process requires submission of this analysis.</p> <p>Council has determined through site-specific consideration that the northern tower site can benefit from uplift commensurate with other B3 sites, as per Council's broader strategic framework expressed through the CBD PP.</p> <p>Preservation of the spatial scale of Centenary square and the grounds of the St John's Cathedral are embedded in Parramatta DCP – Part 6 City Centre and site specific DCP controls, including an amendment to these controls following considering the DPE's preliminary findings and principles for the SEPP2 work and desire to balance place values with strategic outcomes.</p> <p>The SSDCP controls are recommended to be amended, specifically by the inclusion of a new DCP Figure 'Built Form setback plan for Option A/B' and new objective and control that makes clear that the tower cannot include floor area under the Solar Access Plane. The objective of the amendment is to create a slender tower by prohibiting any encroachment above the podium of the PSQ SAP angle on the Macquarie Street/ Centenary Square corner of the tower to reduce the mass and presence on the civic spaces and open up views across the podium to the surrounding streets and sky. Images to demonstrate the benefits of this are contained in the 9 November 2022 Local Planning Panel Report.</p> <p>This view is noted. Council has determined through site-specific consideration that the site can benefit from uplift, and Heritage NSW did not object to the proposal. Further, the proposal has been granted a Gateway Determination by DPE.</p> <p>To support the process for assessing this uplift in detail and examining the elements of the square that contribute to its historic character and significance, the site specific DCP sets out a preferred planning pathway. The Stage 1 DA will consider building envelopes, public domain elements and the removal and replacement or partial retention of the Hall. The determined outcome of this DA will form part of the design brief for a Design Competition process, where design solution to achieve high quality buildings and spaces are tested. Following this the winning scheme is then assessed with a DA.</p> <p>In addition, in SSDCP controls are recommended to be amended as described in the cell above with the intent being to reduce the mass and presence on Macquarie Street and Centenary Square corner and opening up views across the podium to the surrounding streets and sky.</p> <p>This view is noted and addressed in the response above.</p>
<p>Planning controls should promote a varied and interesting urban environment, and in Parramatta this is of key importance in the area of the main public square where the Cathedral and Town Hall are cited (one of very few Australian cities where this is the case).</p>	
<p>The square should be maintained as "a place with sunlight, gardens, historic buildings, and a unique history and character as a gathering place...that can be improved and enjoyed into the future". The planning scheme does not support this aim.</p>	
<p>Controls should allow "new and compatible development and associated works which respect the character of the place or item through enhancement rather than conflict". The planning scheme is "not compatible with the significance of this extraordinarily important site, its setting and its values, and [does] not reach the delicate balance required</p>	

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when proposing extensive changes and impact to the setting of a state significant heritage place."	
National Trust (Parramatta Branch)	
The submission objects to the proposal.	Noted.
Much of the submission is structured around the Strategic Merit Test and Site-Specific Merit Test from DPE's <i>Planning Proposals: A guide to preparing planning proposals</i> (the Guide).	Noted.
The Submitter notes that a Planning Proposal must meet both strategic and site-specific merit tests to be successful, and that if a proposal fails the strategic merit test, it cannot be supported even if it satisfies the site-specific test.	Noted. The proposal has been granted a Gateway Determination and so the view that the proposal does not satisfy these tests is not supported by Council nor DPE.
The Guide states that there will be a presumption against a Rezoning Review request that seeks to amend LEP controls that are less than 5 years old, unless the proposal can clearly justify that it meets the Strategic Merit Test outlined in the Guide.	At the time the SSPP was lodged in May 2018 the LEP controls for the site had been in place for over 5 years and therefore the Rezoning Review request is valid.
The submission argues that the proposal fails the Strategic Merit Test, specifically with regards to whether the PP will give effect to relevant regional/district plans.	This view is noted, and Council officers acknowledge that the strategic planning documents cited assign considerable importance on protecting and respecting Parramatta's heritage.
The submission argues that the PP is inconsistent with major strategic planning documents (<i>Vision of a Metropolis of Three Cities</i> , the <i>Central City District Plan</i> and the <i>Local Strategic Planning Statement City Plan 2036</i>). These planning documents assign considerable importance on protecting and respecting Parramatta's heritage. The PP introduces unacceptable impacts on heritage significance of the Parramatta CBD, with principal impacts on the Stage Heritage-listed Cathedral by the "overbearing and dominating appearance of the proposed building" and potential loss of the Hall. Aside from the loss of a building, heritage is also impacted where a building remains but the setting & context is impacted. The submissions is concerned with loss of character, setting and context. The submission does not accept the proposal's consistency with the Section 9.1 Direction 2.3 Heritage. In summary, the submission takes the view that the proposal is not consistent with the higher-level strategic directions around Heritage.	These same documents also assign importance to development of the economy for jobs, provision of housing, optimisation of infrastructure and resilience among others. The <i>Central City District Plan</i> also describes combining "...history and heritage with modern design achieves an urban environment that demonstrates shared values and contributes to a sense of place and identity". As noted throughout this report, through the rezoning review process Council has determined that the northern tower site can benefit from uplift, and ultimately concluded that the public benefits associated with the new civic space and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable.
In addition to the strategic merit test outlined above, the submission considers the site-specific merits of the proposal.	Noted, see response to individual issues below.
The submission outlines the recent finalisation of the Parramatta CBD PP. It objects to "piecemeal" planning and considers this is "the worst example to date". The submission argues that this site-specific PP "challenges the overall decision of Council on what form the Parramatta CBD should take".	This view is noted but not supported for the reasons outlined in this report and in response to the Trust's comments above.

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<p>The submission does not think the delisting and demolition of the Hall is justified, and cites Council's independently-commissioned Heritage report which argued for the importance of the Hall to the Cathedral, the significance of the Hall itself, and its contribution on Centenary Square.</p>	<p>The views of the heritage consultant commissioned by Council are acknowledged regarding the impact on the historic integrity of the church yard through the potential removal of the Hall and change to the amount of space in front of the western towers (to create an expanded civic area over part of Hunter Street).</p>
<p>The commercial tower represents a building which is "excessive" in height and significantly larger than that envisioned in the Parramatta CBD PP (which was supported by Council staff, community, Councillors and Minister for Planning).</p> <p>The submission raises concern about setting a precedent for other sites to ask for a similar uplift.</p>	<p>While Council ultimately came to a different view, the de-listing of the Hall was rejected by the Department, considering it a matter appropriate for consideration at the DA stage. The recommended Stage 1 DA process requires detailed examination of all heritage issues related to the proposal.</p>
<p>The submission objects to the use of a Planning Agreement to justify the delisting and demolition of the Parish Hall.</p>	<p>As described elsewhere in this report, the uplift was considered by Council commensurate with other B3 sites, and as per Council's broader strategic framework expressed through the CBD PP. Controls have been amended following the exhibition to ensure a slenderer tower which in part responds to the concern raised. These changes are described above.</p> <p>This concern is noted and if a similar request were to be received by Council for another heritage listed site, the same rigorous and assessment process against heritage controls and the broader strategic framework would be required.</p>
<p>Delisting/demolition of the Hall should not be negotiable through a Planning Agreement, regardless of the benefits proposed. The demolition of a heritage item should be based on an assessment of its significance, and not whether it can be "traded off" for public benefits. Any delisting consideration should follow normal process of considering Schedule 5 items.</p>	<p>This view is noted. Council ultimately came to a different view through the assessment process that the public benefits associated with the new civic space and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable.</p>
<p>The EP&A Act requires a Planning Agreement to be advertised.</p> <p>The submission notes DPE's advice that "there still remains no strong evidence to allow the removal of St John's Parish Hall from the heritage schedule of [PLEP2011]".</p>	<p>The site specific DCP controls sets out a preferred planning pathway that requires at the Stage 1 DA, an assessment of the significance of the Hall and then DCP controls if the removal is supported, or if the removal is not supported. The applicant will need to make their case for demolition as part of the Development Application process. The public benefits generated will be available IF it is determined that the Hall can be demolished. The planning agreement details what will be the offset IF it is able to be demolished it does not enable demolition.</p>
<p>The submission takes issues with the specific public benefits offered as follows:</p> <ol style="list-style-type: none"> 1. public access to Church grounds: the submission states that this is not a new public benefit, but one that is already in place. 2. provision of vehicle/pedestrian access arrangements: the submission states that the developer is proposing to dedicate a number of parking spots to be used exclusively by the church. It also notes that the existing agreement grants pedestrian use of certain areas as a footway, and states that this is not a new public benefit, but one that is already in place. 	<p>The Planning Agreement was exhibited alongside the Planning Proposal.</p> <p>The issue of the removal of the Parish Hall has not been pre-empted by the Planning Scheme, but will be considered through a Stage 1 DA process. The planning scheme includes controls that will apply to either outcome of that assessment process – i.e. if the removal is supported, or if the removal is not supported.</p> <p>In relation to the first benefit: public access to the Church grounds is currently in place; however, is subject to a temporary licence agreement between Council and the Church. Since introduced in 1953 the licence has been renewed twice, and is due to expire in 2041. The Church is offering as part of the Planning Agreement to make public access to the grounds available to the community in perpetuity, this being considered by Council to be of significant public benefit.</p> <p>In relation to the second benefit: it is acknowledged that there is an existing pedestrian access arrangement granted through the licence, however, this licence expires in 2041. The benefit under this Planning Agreement would be that this access is provided in perpetuity. Separately, it is also noted that the documents indicate that a number of parking spaces will be developed in the basement of either Option A or Option B outcome; these parking spaces will be assessed at DA stage and are not related to the public benefits offered.</p>

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3. the provision of vehicle access for Queensland Arcade: the submission states that this is a private benefit for one landowner, rather than a public benefit.	In relation to the third benefit: this item has not been included in the Planning Agreement due to any benefits to Queensland Arcade. It is in the Planning Agreement due to the community benefits of this arrangement. Removing vehicle access from Darcy/Church Streets to the Queensland Arcade site improves pedestrian safety at an existing pedestrian/vehicle conflict point in a busy part of the city.
The Planning Agreement has been entwined with the merit assessment of the PP, which is contrary to the proper approach of keeping each matter separate.	The Planning Agreement has been a matter of consideration when assessing the PP, as Council had to assess the impacts of the proposal and whether or not these were mitigated. On balance, Council concluded that the public benefits offered were appropriate to offset the impacts from the loss of the Heritage item.
	The Planning Proposal has been independently assessed by DPE who did not raise issues relating to this concern.
	As part of the Stage 1 DA process, the future of the Hall will be assessed. The Planning Agreement is a matter for consideration for the assessment, as is a Heritage assessment of any proposal put forward.
The proposal will significantly overshadow Centenary Square, impacting on its amenity and appreciation of its history (which the submission summarises)	There will be significant overshadowing impacts to Centenary Square from developments on the north side of Macquarie St and to the west of the St John's site. These impacts have been deemed acceptable as part of the Parramatta CBD PP. It is not expected that a development at St John's would significantly alter the likely overshadowing outcomes for Centenary Square.
Whilst the need to satisfy relevant LEP overshadowing clauses is noted, the submission argues that proposal's additional overshadowing impacts have not been identified.	The Applicant's Urban Design Report included solar testing and this document was part of the exhibition material. Detailed analysis of overshadowing impacts at the DA stage will be required to assess compliance with the sun access controls in PLEP Amendment 56.
The submission cites the example of the Roxy Theatre, where a building height control reflecting the height of the theatre was employed, and argues that similar provisions should be introduced on the land zoned SP1 Place of Worship.	The Roxy Theatre is not zoned SP1. It is zoned B3. It is acknowledged that a height control has been applied at that site. SP1-zoned land in the CBD generally has no height or FSR controls applied, and this continues to be the case on the SP1 land under this site-specific Planning Proposal.
The submission notes s5.10(10) of the standard LEP which provides incentive provisions for heritage items and allows development that would otherwise be prohibited by zoning.	It is acknowledged that the Parish Hall's zoning is changing from SP1 to B3 under the site-specific Planning Proposal, but without height controls that limit development to the height of the Hall. This allows for the consideration of the Hall's future through the process laid out in the Planning Scheme, i.e. a Stage 1 DA.
Unacceptable impacts on centre of Parramatta.	Noted. Any future DA will be assessed against this clause if applicable.
	This view is noted.
	Council has considered the potential impacts of development at this site under the Planning Scheme and responses to this issue are detailed elsewhere in this table. It is also noted that DPE has issued a gateway determination allowing the process for consideration of the planning proposal to proceed, as well as, no objections being received from Heritage NSW and the

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	<p>Department of Infrastructure, Transport, Regional Development and Communication as part of the public exhibition.</p> <p>The proposed development will not infringe on view corridors, including views from Hunter Street, Parramatta Square and Church Street, protected by DCP. It is acknowledged that the proposed development may cause some loss of blue-sky views. But this will be minimised as view corridors for the Church will allow people to enjoy blue sky views from a number of different vantage points. In addition, some loss of blue-sky views is inevitable in the Parramatta CBD context if jobs and housing targets are to be achieved.</p> <p>A wide variety of impacts – including Heritage – will be assessed in greater detail as part of the Stage 1 and Stage 2 Das and Design Competition. Specifically, the Stage 1 DA requires a number of supporting documentation to be considered as part of the assessment including Updated Reference Design, Conservation Management Plan, Structural Report (assessing impacts of underground car parking on heritage items), Acoustic Report (assessing noise and vibration impacts from underground car parking on heritage items), Interpretation Strategy (finalised Interpretation Plan will be lodged at Stage 2), Concept Landscape Plan, Arborist Report, Heritage Impact Statement and Archaeological Test Excavation Report.</p>
Targeting delisting/demolition of the Heritage item should not be considered purely for the convenience of the developer.	<p>Council resolved in 2019 to support the Planning Proposal subject to suitable measures being included in a Planning Agreement, and at that point the Planning Proposal became a policy position of Council. The development proposed is considered to represent desirable long-term goals being in accordance with Council's planning framework for the site that will benefit the Parramatta community.</p> <p>It is acknowledged this is an Applicant-initiated proposal and that in a market economy developer decisions to undertake development is driven by the desire to make a return on their investment. However, planning controls are put in place to ensure that development occur in a way that maximises the benefits to the community from the development not to ensure high returns for developers. The outcomes sought for the site are consistent with the CBD Planning Proposal and are supported by heritage studies. Therefore, it is not considered that a precedent will be created for removal of heritage items to be sought elsewhere in the Parramatta CBD.</p>
Australian Institute of Landscape Architects [AILA]	
The submission objects to the proposal.	Noted.
The proposal disregards the setting of the oldest church site in Australia.	This view is noted.
The proposal impacts on an important example of Scottish Picturesque landscape influence, which is likely of World Heritage status	<p>The influence of English and Scottish picturesque style on early colonial settlement is well documented; however, the claim about the likely status as World Heritage is not well-supported by evidence by the submitter.</p> <p>The 2012 Technical Report 'Development in Parramatta City and the impact on Old Government House and Domain's World and National Heritage listed values' prepared by Planisphere identifies the World Heritage boundary and buffer to the boundary, as well the areas of</p>

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	<p>'sensitivity' and 'high sensitivity'. The St John's site is within the area of 'sensitivity' and the Planisphere report states that "Development in these areas may have some impact, but there is no risk of resulting in a significant impact upon the World and National Heritage values".</p> <p>Notwithstanding the above, an assessment of the broader heritage impacts of the proposal is required to be addressed in the Stage 1 DA through submission of supporting documents by the Applicant including the Heritage Impact Assessment and approved Conservation Management Plan. Independent assessment by Heritage NSW is also required as part of the concurrence process triggered in relation to the SH-R listed Cathedral.</p> <p>It is noted that Heritage NSW and the Department of Infrastructure, Transport, Regional Development and Communication have not objected to the proposal.</p> <p>This view is noted and addressed in the response above.</p>
<p>The proposal would have destructive impacts on centenary square, its relationship to the Parramatta River Valley, the former Market Place (now Parramatta Town Hall) and Parramatta Square. Protection of Centenary Square's assemblage of civic/sacred buildings and spaces is internationally valuable.</p> <p>The proposal takes over part of Hunter Street, which is an important spine linking the civic heart of Parramatta CBD to the Government Domain and botanic gardens to the west</p>	<p>The proposal extends over part of Hunter Street for the purpose of an open space with associated public domain works proposed to create a civic area in front of the western entry to the Cathedral. The area of Hunter Street within the new civic space however will remain in Council ownership with the Church responsible for maintenance consistent with the Planning Agreement.</p> <p>It is acknowledged that extending the civic space over a part of Hunter Street was not supported by Council's Heritage Consultant because of the impact on the historic integrity of the church yard. However, Council ultimately came to a different view on this issue through the assessment process. The view along the link between the Domain and St John's Church is not interrupted by built form elements, and this is reinforced by Council continuing to own the land. Council also concluded that the public benefits associated with the new expanded civic space over Hunter Street and A-grade office building were considered on balance to provide adequate justification to de-list the Church Hall and that the additional FSR and height were acceptable.</p> <p>The proposed increase in height to 21m RL for two parts of the site allowing a built form of high-rise towers is considered acceptable and is supportable on heritage grounds. The proposed height was supported by the applicant's Heritage assessments, and also by an independent review of the controls by Hector Abrahams in 2018.</p> <p>The review by Hector Abrahams concluded that the development of high towers on church land should not detract from the Cathedral providing the church yard retains its historic integrity. This is in recognition that towers are the norm in Parramatta with small heritage sites nearby.</p> <p>As the proposed height is considered acceptable on heritage grounds it is not considered that proposed development will dominate and or impose an overbearing backdrop to St John's</p>
<p>Threatens to destroy Parramatta's heritage precinct of state, or possibly national, or even world significance to maximise development potential and by "offsetting" community assets</p>	

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	<p>Cathedral subject to the design of the tower being consistent with the building envelope and tower slenderness controls in the DCP.</p> <p>A fair and careful process has been set up to consider the removal of the Church Hall. A staged process has been established for considering how the halls future will be decided. A condition of the Gateway requires a site specific LEP to be included that requires a site specific DCP or Stage 1 DA to be undertaken to address the outcome for the Hall. Further, controls have been included in the site-specific DCP for two options: Option A – demolition and Option B – partial retention. Because a unique framework has been set up for considering the future of the Church Hall this case should not create a precedent for heritage-listed buildings to be "traded off" in exchange for community benefits.</p> <p>The Planning Agreement will be a matter of consideration at the Development Application stage, but will not be the only matter that is considered when assessing the future of the Hall.</p> <p>This view is noted and addressed in the response above.</p>
<p>Diminishes the Cathedral's two towers, which were modelled on a 12th century English church on Reculver Promontory by John Watts, working closely with Elizabeth Macquarie. Further review of the relationship of these buildings is required, particularly as a stone from the ruin of this church is mounted on the west wall of the Cathedral.</p> <p>The proposal does not comply with the LEP by an order of magnitude of 10 (243 metre height)</p> <p>The form of the proposal does not meet the DCP objective to be of slender proportions</p>	<p>Acknowledged. This is because the proposal seeks to vary the present LEP controls.</p> <p>Council officers acknowledge there is tension between delivery of commercially viable floorplates, and the design vision for slender towers in the CBD. In response to the DPE analysis for the Second CBD SEPP and issues raised in submissions, the DCP has been amended as described in the body of the report and in responses to similar issues in this table, to seek to make the tower more slender to minimise the impact of the tower on Centenary Square the surrounding area.</p> <p>Notwithstanding this, the appropriateness of the base of the tower relative to the podium and upper portion of the tower (above the Sun Access Plane) will be assessed in greater detail as part of the Stage 1 DA, Design Competition and Stage 2 DA through consideration of the Parramatta DCP – Part 6 City Centre Building Envelope controls including: building separation (6.3.3.2) particularly control C.04 (one step in the building); tower slenderness (6.3.3.3) particularly C.04 (floor plates and setbacks) and C.05 (maximum floorplate length).</p> <p>Parramatta Square is protected through controls in PLEP 2011. Consistency of the proposal with these controls is a matter for assessment at the DA stage. Centenary Square will be overshadowed by other development already permissible under the CBD Planning Proposal and therefore controls to protect this area have not been considered as part of the broader CBD Planning Proposal exercise.</p> <p>This view is noted. Council has considered the potential impacts of development at this site under the Planning Scheme. A wide variety of impacts – including Heritage – will be assessed in greater detail as part of the Stage 1 and Stage 2 DAs.</p>
<p>Public Space identified for protection under the LEP (Centenary Square, Parramatta Town – former Market Square, and Parramatta Square) will be overshadowed in the afternoon.</p>	
<p>Proposed change to Schedule 5 means potential delisting, demolition and redevelopment of the Hall. The submission argues this disregards the planning intentions of the Anglican parish and the character, views and</p>	

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spatial structure of the whole complex, and introduces a 45 storey building	<p>Given the site's central location in the Parramatta CBD, and the heritage analysis discussed in previously, it is appropriate that land adjacent to the Cathedral be given the opportunity to be developed for high-rise buildings in line with the framework of the Parramatta CBD Planning Proposal.</p> <p>In addition, the Cathedral is located in the centre of the Parramatta CBD, and so, regardless of what eventuates on the Church's landholdings, the Cathedral will be surrounded by extensive urban development at similar developed heights, including at adjacent Parramatta Square and along Macquarie, Marsden and Hunter Streets and the new CBD PP controls which seek to enable the growth of the Parramatta CBD. However, it is not considered that this will create a precedent for changes to Schedule 5 – items of environmental heritage, with proposals considered on merit and in response to in-depth heritage analysis and consultation with State agencies. For this proposal, both Heritage NSW and the Department of Infrastructure, Transport, Regional Development and Communication raised no objections with the proposal.</p> <p>This view is noted and addressed in the responses above.</p>
<p>The submission raises concern about the 4-storey Cathedral vs. 243 metres building which will "abruptly dominate the pedestrian-centred space of layered significance", specifically:</p> <ul style="list-style-type: none"> - the steeples will be insignificant in proportion and blocked from their setting - the civic square will have overlooking, shadow, wind tunnel, noise and urban heat impacts - overpower and potentially destroy the planned grounds and sense of sacred place of Christian worship dating from 1798 - Crowding and encroaching on open space of significant to First Nations people 	<p>This view is noted and addressed in the responses above, and these additional points are also made in response:</p> <ul style="list-style-type: none"> • the Church Street view corridor is being protected • Parramatta Square was also set out to protect views from the west, and the DCP controls for this site respect the Parramatta Square setbacks. • the new civic space is considered to provide a more appropriate approach from the west, removing what is currently an area used for carparking with little clear landscape structure. <p>This view is noted and addressed in the responses above.</p>
<p>The proposal is detrimental to the scale of the township intended by Elizabeth Macquarie, particularly in the valley floor where the township evolved at the junction of Sydney Harbour and freshwater. Further review should be completed, including the study of St John's Church by Penny Pike and Meredith Walker which analyses the spatial structure of the valley, assesses the relationship between the Cathedral and the landscape setting, and exists as a precedent for conservation of the Cathedral, grounds and setting.</p> <p>Further review by appropriate personnel is required to examine the Reculver Promontory site, understand its relationship to and influence on St John's, and interrogate preservation efforts at that site to the colonial experience of history at this site (particularly in light of the 'terra nullius' concept and the history of the site as an annual meeting place with First Nations people). This should inform a larger design intention for the site which integrates the broader landscape and history. Demonstrating respect for the Burramattagal and First Nations perspectives must be integrated through genuinely collaborative planning processes, with full and informed consent, rather than offsets.</p>	<p>This view is noted and addressed in the responses above.</p>

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<p>A properly integrated landscape heritage review and assessment is needed, which includes relationship to its broader context and international significance.</p>	<p>In response to ALIA's concerns, Council officers recommend a minor change to the DCP objective and control in 'Part B Understanding the Place' of the Heritage Controls for both Option A and Option B to more specifically consider landscape heritage issues during the DA stage. This is as follows:</p> <p><u>Original objective:</u></p> <p>"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."</p> <p><u>Original control:</u></p> <p>"C1. 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".</p> <p><u>Proposed amended objective:</u></p> <p>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 and broader historic landscape context, are well understood to inform any future redevelopment."</p> <p><u>Proposed amended control:</u></p> <p>"C.1 The relationship between the St John's Anglican Cathedral complex, the adjacent heritage items, and broader city centre and landscape context 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, and assessment of the historic landscape context".</p>
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Appendix C – Developers, Major Landowners and Planning Consultant Summaries

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APPENDIX C: Submissions from Developers, Major Landowners and Planning Consultant Summaries and Officer Responses

Issue	Officer Response
Think Planners on behalf of landowners of 57 Macquarie Street	
Submission raises no in principle objection to the Planning Proposal, dependent on confirmation of questions in remainder of submission. This site is the subject of a site-specific Planning Proposal lodged with Council; this process is currently "paused".	Noted.
"No in principle objection" position is contingent on St John's not constraining 57 Macquarie St site's development.	Noted. The 57 Macquarie St Planning Proposal will be assessed on its own merits within the strategic context of the Department finalised CBD Planning Proposal published as Parramatta LEP (Amendment No 56) on 14 October 2022.
The St John's site has a 6m setback along its shared boundary with 57 Macquarie St. The submission seeks confirmation that an equal setback (i.e. 6m, for a total of 12m building separation) is acceptable for Council. The submission notes that this separation is shown in the reference design, however the St John's DCP does not state whether that setback is agreed or supported by Council. If Council does not accept a 12m building separation, then the reference design for St John's should be amended to increase its setback. The landowner at 57 Macquarie St has interpreted the exhibition materials as Council and Council officers supporting a 12m separation between the St John's commercial tower and any future tower on 57 Macquarie St.	<p>Noted. The planning controls set out in Amendment No 56 to PLEP 2011 are the relevant LEP controls for 57 Macquarie St at present. The St John's Planning Proposal has not altered these LEP controls for any adjoining sites.</p> <p>The exhibited reference design for St John's does not represent Council's definitive position on a built form for that site or any adjoining sites – a reference design is an indicative document that demonstrates at a high level that a particular site (St John's, in this instance) can support a certain amount of development potential.</p> <p>The draft SS DCP contains Council's present position on controls for the St John's site. One change is recommended in response to the issue raised by the Submitter about the western tower setback. The change is to clarify that the western tower setback is 6 metres (not 9 metres). Council's site – specific assessment has concluded that 6 metres is an acceptable setback in this case given the context and the desire to maximise the commercial floor space on the site that is proposed to be rezoned to B3 Commercial core while achieving important amenity objectives for Centenary Square and the new civic space. The exhibited DCP also referred to the setback required in the CBD DCP, which as exhibited required a 9m setback where there is an interface between a B3 Commercial Core zone boundary with a B4 Mixed use Zone boundary. However, the site specific assessment should supersede the CBD DCP setback and to ensure this is clear the SSDCP for St John's will be amended to ensure that it is clear that the 6m tower setback will apply to the subject site.</p> <p>The relevant DCP controls for the 57 Macquarie St site against which a future development on this site will be assessed are those in Part 6 – Parramatta City Centre recently endorsed by Council on 31 October 2022. The 57 Macquarie St landowner may request to pursue a separate conversation around a site-specific DCP with Council if they feel there is merit in doing so.</p> <p>If 57 Macquarie St also develops a commercial tower, a 6m setback would be the applicable control there as well. However, if 57 Macquarie St sought to develop a residential tower, a 9m setback would be the applicable control (as per the draft Parramatta CBD DCP).</p>

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GAT & Associates on behalf of landowners of 87 Marsden Street	
The submission does not object to the Planning Proposal, but concern is raised with the building footprint and scale of the northern tower and its potential impact on future development at 87 Marsden St.	Noted.
The Planning Proposal acknowledges there is a proposal at 57 Macquarie St, but does not outline how the St John's proposal fits with that proposal. It is unclear how other proposals and/or development in proximity have been considered. Cumulative impacts are questioned, and further analysis should be provided about the northern tower, 57 Macquarie St, and 87 Marsden St sites.	Broader controls for CBD sites were being introduced as part of the Parramatta City Centre DCP that at the time of writing was due to be considered by Council at the meeting on 31 October 2022. The controls as endorsed by Council at this meeting, will be the controls that will apply to all sites unless adjusted by a site specific DCP. The setbacks introduced in the site-specific DCP for St John's are consistent with the DCP controls in Part 6 – City Centre, unless stated otherwise.
The proposal raises height by 780% and FSR by 330%, which is "contradictory and excessive to the recently gazetted" CBD PP. The height and FSR should remain consistent with the CBD PP.	If the submitter and their client feel a site-specific DCP is necessary for their site, Council officers are happy to discuss this matter further. The northern part of the site is being rezoned from B4 Mixed Use to B3 Commercial Core to assist in achieving employment objectives. Council has determined through site-specific consideration that the northern tower site can benefit from uplift commensurate with other B3 sites, as per Council's broader strategic framework expressed through the CBD PP and published as Parramatta LEP (Amendment No 56) on 14 October 2022.
Concern is raised with the Unlimited Commercial Floor Space aspect of the proposal, particularly in relation to impacts on 87 Marsden St site and public domain. Concern is raised about impacting the redevelopment potential of 87 Marsden St.	On this basis, the St John's proposal could theoretically have been "combined" with the CBD PP's process. However, as this site has particular DCP and Planning Agreement considerations, this would have had the effect of slowing down the CBD PP which would not have been a desirable outcome. Council determined through site-specific consideration of the planning scheme that the B3 northern tower site could support the floor space envisioned through the Unlimited commercial floor space (UCFS) provisions introduced as part of the CBD Planning Proposal. This view was outlined in the 21 March 2022 Council report seeking endorsement to exhibit the St John's Planning Scheme. Since this time, the Department in finalising the PLEP 2011 (Amendment 56) on 6 May 2022 removed the UCFS provisions for both B3 and B4 zoned land. This provision however is now reinstated for B3 sites mapped as "Area B" on the Special Provisions Map via the publication of State Environmental Planning Policy (SEPP) Amendment (Parramatta CBD) 2022. Further, the Department have indicated they are considering pursuing another SEPP (second SEPP) to introduce additional FSR for commercial uses on certain land in the B4 Mixed Use zone, as well as other B3 Commercial Core zoned land (not covered in the first SEPP). Both these SEPP processes to reintroduce additional commercial FSR do not apply to the land subject to the St John's Planning Scheme site given this site was not identified on the Additional Local Provisions Map in Council's original work on the CBD PP. However, it is relevant to consider these SEPP processes as part of the assessment of the additional commercial FSR sought via the SSSP for the St John's and this is discussed further and in more detail in the Council Report.

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	<p>More broadly, the application of the UCFS / additional commercial FSR provisions to the adjoining B4 Mixed use zoned land at 57 Macquarie Street, 41-43 Hunter Street, 45 Hunter Street and 87 Marsden Street was endorsed by Council on 15 June 2021 as part of the finalisation stage of the CBD PP, as having "merit for further investigation through separate planning study and rezoning process". However, the situation now is that the final outcomes of the second CBD SEPP process by the Department will be a consideration for this work and any changes to the planning provisions on these sites.</p> <p>Regardless of the policy framework discussed above, the redevelopment potential of 87 Marsden St is governed by the relevant LEP controls for that site, not by any controls introduced for the St John's site via the SSPP.</p> <p>It is acknowledged that a redevelopment at this site will have public domain impacts, as will redevelopment at surrounding sites (including 87 Marsden St). The critical public domain impact of overshadowing at Parramatta Square is protected through the provisions in this PP and the finalised CBD PP. Other public domain impacts – such as overshadowing, wind and other effects on spaces such as Centenary Square, nearby public footpaths, etc. – would be assessed in greater detail at the DA stage and according to the relevant planning controls in place. This is consistent with the approach that would be used for any other B3-zoned sites in the CBD PP and is therefore considered acceptable.</p> <p>In response to concerns raised by the Department about unlimited commercial floor space, Council officers are recommending that the St John's site be allocated a nominated maximum FSR of 6:1 for commercial floor space above the mapped FSR of 10:1, which will allow for a maximum FSR on the site of 17.5:1 (inclusive of a design excellence bonus). This recognises the site is to be rezoned to B3 Commercial Core and seeks to maximise the employment benefit from the subject site. However, given the site is in a more sensitive part of the CBD in terms of heritage and impact on civic/open space, the unlimited floor space provisions (in Clause 7.25A) ultimately endorsed by the Department for the B3 Commercial core sites located north-east of the subject site is not recommended for this site.</p>
The proposed height and FSR should be reduced to alleviate the impacts on the Cathedral and Parramatta Square. Height and scale of buildings should transition down towards Church St to balance open space at Parramatta Square and density of buildings around Parramatta Square, and minimise "overbearing" on the Cathedral.	<p>The Council-commissioned heritage assessment recognised that towers and small heritage sites nearby are normal for Parramatta CBD and raised no objection to increased FSR and height on the northern tower site on Heritage grounds, provided the church yard has its historic integrity.</p> <p>The site is subject to the same solar access provisions as the remainder of sites in the Parramatta CBD, meaning no net negative overshadowing impact on Parramatta Square at nominated times.</p> <p>The Church Street view corridor has been respected in the St John's DCP controls. The proposal is consistent with Council's planning approach for Church St on this matter.</p>
Concern is raised with 6m setbacks along the western boundary of the northern tower as well as on Macquarie St. There is concern this will impact on 87 Marsden St in terms of solar access, privacy and views.	<p>Some measure of solar, privacy and view impacts in a densely-built CBD environment are inevitable. The controls set out in the Parramatta DCP – Part 6 City Centre are considered appropriate to balance these impacts with urban development needs.</p>

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	<p>The draft SS DCP contains Council's present position on controls for the St John's site. One change is recommended in response to the issue raised by the Submitter about the western tower setback. The change is to clarify that the western tower setback is 6 metres (not 9 metres). The reasons for this change are discussed in detail in the previous responses above.</p>
<p>The northern tower does not have to comply with ADG, due to its commercial use. However, a residential tower at 87 Marsden St would have to comply with building separation and solar access requirements. This is an unfair burden on 87 Marsden St.</p>	<p>This is not considered an unfair burden on 87 Marsden St. The ADG is not applicable to commercial buildings, and a different setback is considered appropriate for commercial buildings than for residential buildings. Should 87 Marsden St develop with a residential option, the ADG would apply and in this case the setback on 87 Marsden Street would be 9 metres, and should 87 Marsden Street develop with a commercial option, it would also be subject to the same 6m setback control as the subject site. Council has applied the same set of controls where the setback varies depending on the use in a site specific DCP that applies to site immediately across the road from 87 Macquarie Street.</p>
<p>The Planning Proposal has not addressed how the size and location of the tower will impact on 87 Marsden St. Concern is raised that the proposal considers Parramatta Square, but not the adjoining properties.</p>	<p>Due to its unique nature as a central civic development space, Parramatta Square has introduced particular planning considerations which were necessary to address in the drafting of DCP controls for the St John's site. For other sites, the controls of the Parramatta DCP – Part 6 City Centre are considered appropriate to balance impacts with urban development needs. The development application process will provide a further opportunity for the owner of 87 Marsden Street to understand the impacts on 87 Marsden Street once detail on the actual design and impact are available. The controls being put in place are consistent with those that apply generally across the different parts of the CBD, and it is not considered that the development presents a more significant impact on the future development options for 87 Marsden Street.</p>
<p>A 6m setback is insufficient to minimise overshadowing/privacy amongst the 3 sites (St John's, 57 Macquarie St and 87 Marsden St). Impacts/interaction with 45 Hunter St is also raised in the submission. Greater setbacks and reduction in building footprint should be introduced. The setback should be increased to 12m.</p>	<p>The CBD is a densely-built urban area, and buildings will realistically be developed in close proximity to one another; there will be a level of overshadowing and privacy impacts throughout the city, as is expected of this sort of development scenario. The submission has not made any clear argument for why this site should be treated differently than other sites in the CBD under the Parramatta DCP. Part 6 – City Centre, 6.3.2 Building Separation controls. As noted above in relation to the western tower setback this is being changed to 6 metres (not 9 metres) for the reasons outlined above.</p>
<p>A 6m wide laneway next to the northern commercial tower is a poor urban design outcome. A greater setback could help improve the laneway.</p>	<p>The laneway has been removed from the present reference design, and the podium now adjoins neighbouring sites. This is consistent with the vision expressed in the Parramatta DCP – Part 6 City Centre, which is generally attached podiums with setback towers above.</p>
<p>The upper floors of the tower should be pushed towards Macquarie St.</p>	<p>Council officers do not support reducing the Macquarie St setback. A 6m setback is considered appropriate and consistent with the Parramatta DCP – Part 6 City Centre, and anything less would set an undesirable precedent of encroachment on Macquarie St.</p>
<p>The building envelope be limited to that identified as V1 in figure 5. This will create an appropriate transition to the Cathedral and protect its open space character.</p>	<p>"V1" appears to refer to a map legend code for an FSR control of 3:1 on PLEP 2011's FSR maps. This is the current FSR control applied in PLEP 2011 to the Church's landholdings north of the Hall and South of Macquarie St.</p>
	<p>Therefore, Council officers understand that the submitter wishes to see the northern tower envelope limited to the area between the Hall and Macquarie St. The built form envisioned under "Option B" roughly conforms to this area. However, the Planning Scheme also contains "Option A", wherein the Hall is demolished, and the new building footprint extends into the present footprint of the Hall.</p>

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	As noted elsewhere in the report, the matter of whether Option A is acceptable will be assessed in a Stage 1 DA process.
The landowner is concerned that the St John's tower configuration puts an onus on their site to ensure no overshadowing to Parramatta Square. The proposal has not considered the likely overshadowing that will be generated by future developments in Parramatta Square.	The controls for the St John's site do not alter any controls that apply to the 87 Marsden St site, and the proposed setbacks are consistent with the broader DCP controls in Part 6 (which will also apply to 87 Marsden St) endorsed by Council on 10 October 2022. Therefore, Council officers do not consider that the proposed building footprint at St John's has the effect of altering the likely footprint of future development at 87 Marsden St. Each site will be subject to relevant solar access and setback controls, and assessed according to those controls at DA stage.
The proposed footprint will likely push the bulk on 87 Marsden St closer to Parramatta Square in order to achieve adequate building separation. This will exacerbate overshadowing generated by development at 87 Marsden St. Concern is raised that this will impact the solar protection zone at Parramatta Square, and therefore the development potential at 87 Marsden St.	Overshadowing of Parramatta Square has been considered by Council and DPE, with DPE issuing a Gateway requirement that the proposal be consistent with the (then) CBD PP in this regard.
The northern tower would overshadow the north facing windows at 45 Hunter St, which is considered a poor outcome as 45 Hunter St could partly be used for residential accommodation.	Overshadowing impacts are unavoidable in a dense urban environment such as the Parramatta CBD. It is acknowledged that 45 Hunter St is likely to be impacted by other buildings' shadows - including potentially a development at 87 Marsden St. Overshadowing impacts will be examined at DA stage for any of the development sites in this area.
A 6m separation will likely compromise the privacy of residential units developed at 87 Marsden St, created a burden on 87 Marsden St to provide greater building separation to protect privacy.	It is acknowledged that this will create a boundary between B3 and B4 zones, where commercial and residential uses may ultimately be developed in close proximity. Nevertheless, the a 6m setback proposed for a commercial tower at St John's site is considered acceptable.
The planning proposal has provided conflicting information regarding the heritage status/value of the Hall. The proposal states "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". However, the planning proposal also states that an independent review concluded that the Hall should be retained. It should be clearly outlined whether the Hall is to be retained or demolished.	This issue is addressed in the cells above. The quoted text at left appears to be "left over" from an earlier version of the Planning Proposal, and Council officers acknowledge that ideally this would have been removed to reflect the Gateway determination's requirement to remove references to removing the Hall. Nevertheless, it is considered that the rest of the Planning Proposal and exhibited documents made it very clear that the Planning Scheme presents options for treatment of the Hall, dependent on a Stage 1 DA process.
The church hall is considered to form part of the open space and heritage status of the church.	This view is noted. As stated elsewhere in this report, Council has formed the view that – on balance – the public benefits offset the loss of the Parish Hall. Notwithstanding this view, the Department's Gateway determination requirement to remove references to removing the Hall is reflected in the exhibited Planning Scheme including DCP controls which require the removal of the hall to be assessed as part of the Stage 1 DA.
Removing the hall will isolate the Cathedral, as the scale difference between Cathedral and surrounding development would be emphasised.	This concern is noted, and it is acknowledged that "Option A" of the DCP would introduce a different scale relationship between the Cathedral and nearby development. This would be examined at the Stage 1 DA stage, when the question of whether the Hall may be removed is assessed.
The tower is located on land identified as a heritage item in the recently finalised CBD PP.	Noted. This is a DA issue. Development can potentially take place on land identified with a Heritage listing, but must demonstrate through the DA process that this development is acceptable in terms of Heritage impacts. This is a key reason for the Stage 1 DA requirement introduced in the Planning Proposal/DCP.

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Impacts on the heritage significance of the church is of concern. The parish hall and grounds have been largely retained despite changes in the CBD since 1935. The Cathedral being setback from large scale developments creates a sense of openness and supports its heritage significance. The northern tower is considered intrusive and should be further setback. The proposal will unreasonably dominate the Cathedral.	Both development options increase the setback between the Cathedral and nearest building to the NW (whether that is the partially retained Hall or a new building podium). As noted above, any DA will need to demonstrate that the impacts on the Cathedral are acceptable. This will be a key question examined in the Stage 1 DA process.
The proposal does not indicate whether there is an economic/employment need justifying a 211m commercial tower. It is unclear whether all the commercial space would be occupied by future business. A study should be prepared confirming demand for this development, particularly given there are other sites in the CBD which have the same controls sought by the Applicant and will contribute to commercial GFA in the CBD.	A core Council policy for the Parramatta CBD is to increase development potential for employment-generating uses. Extensive economic work was done as part of the CBD PP in support of this policy aim. The subject site is being rezoned B3 Commercial Core, this zoning does not permit residential development and ensures that ultimately what is approved via the DA process will involve uses that contribute to employment options in the CBD.
There should be further consultation between the Applicant, Council and landowners of adjoining properties. There will be impacts, and the whole block around Parramatta Square should be considered holistically to ensure best outcomes.	There will be additional consultation as part of any DA lodged in future at this site.
ICC Development Group (41-43 Hunter Street)	
Submission generally supports the St John's proposal.	Noted.
Submission provides an update on development progress at their site (where the proponent is planning a private hospital development). Proponent is in the process of engaging with Council about access arrangements through its site.	Noted.
Makes references to draft CBD PP clause 6.7.6J(8)(C)(vii), which stated that 'the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form'.	The quoted text at left was the draft clause relating to Opportunity Sites in the Council endorsed version of the CBD PP that permitted sites mapped on the Opportunity Site Map to access additional FSR subject to meeting certain criteria in the corresponding draft provision. 41-43 and 45 Hunter St were not mapped as Opportunity Sites and therefore could not access the intended FSR.
Concern is raised about a perceived discrepancy where one plan appears to show the southern tower having a 6m setback from Hunter St while another has a 3m setback.	Notwithstanding the above, the Department in finalising the PLEP 2011 (Amendment 56) removed the Opportunity Site provision and therefore is no longer relevant. It is assumed the plan referred to by the Submitter is one in the Reference Design. The setback of the southern development site to Hunter Street aligns with the 20m Parramatta Square setback from St John's Cathedral centre line.
	Notwithstanding the above, the reference design does not set controls for St John's site, or for surrounding sites. The DCP is where these controls are set out, and overrides any inconsistencies in the reference design does not clearly reflect the DCP controls.
Note this control: C.7. If site amalgamation of 41, 43 and 45 Hunter Street cannot be achieved, additional massing up to one (1) storey above the specified street wall may be considered for the Southern	No changes to this control (C.7) are recommended. Future DAs will be assessed for consistency with this control.

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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 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.	Submission notes that above control may be refined post-exhibition. Also notes that ICC and St John's are currently progressing with their own plans for each site, which may result in further refinement of the above clause.	The controls at the St John's site do not alter the controls that apply to 41-43 Hunter St; no additional burden is created. The DCP controls in Part 6 – Parramatta City Centre recently endorsed by Council on 31 October 2022 require the podiums of both buildings to be built to their shared boundary, with SS DCP control C.7 requiring on the southern development site (No. 45) - where amalgamation of 41, 43 and 45 Hunter St does not occur - any single level additional storey above the 14-16m street wall or podium interface to be setback 6m from Hunter St, and the setbacks to the east, south and west of this additional one storey to be established through detailed design taking into consideration potential development on 41-43 Hunter St.
	Submission would like to confirm that the setbacks of St John's planning proposal are equitably shared between both sites (St John's site and 43 Hunter Street), allowing for equitable development rights to be adhered too. Concern that 41-43 Hunter St will be disadvantaged by the St John's Planning Proposal.	The Applicant has made certain assumptions about surrounding development as part of their reference design. The reference design however does not set controls for St John's site, or for surrounding sites. The DCP is where these controls are set out, and overrides any inconsistencies in the reference design.
	The design competition for 41-43 Hunter St establishes a 6m setback from 45 Hunter St, and submission considers the 6m setback at 45 Hunter St (as exhibited) to be reasonable. There appear to be inconsistencies in the reference scheme for St John's with regards to this setback.	SS DCP control C.7 requires on the southern development site (No. 45) - where amalgamation of 41, 43 and 45 Hunter St does not occur - any single level additional storey above the 14-16m street wall or podium interface to be setback 6m from Hunter St, and the setbacks to the east, south and west of this additional one storey to be established through detailed design taking into consideration potential development on 41-43 Hunter St.
Representative of Strata Committee of 181 Church St (Queensland Arcade)		
Object and do not agree with Schedule 7 of the Planning Agreement (regarding temporary access terms).		It is understood that Queensland Arcade does not wish to pursue temporary access arrangements with the Church at this time, and Council officers note that Queensland Arcade is not compelled to agree to these terms.
Concern that Queensland Arcade was not consulted before the terms were drawn up.		The role of the Applicant in pursuing this public benefit is to be willing to provide the temporary access, and they have confirmed this through the drafting of the temporary access licence.
		However, it is made clear within the Planning Agreement that this is an ongoing discussion: the Planning Agreement acknowledges that "Council agrees to use its best endeavours to facilitate the discussion and negotiations between the Developer and Queensland Arcade Owner" about the temporary access licence, and it does not require Queensland Arcade to consent to the licence.

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	<p>It is understood that Queensland Arcade does not wish to pursue temporary access arrangements with the Church at this time.</p> <p>Council officers acknowledge and thank Queensland Arcade representatives for their time in several meetings that have been held over the course of the past few years. For reasons discussed below, Council officers do not support development uplift on this site. These reasons have been discussed with representatives previously.</p> <p>In summary, Council officers do not support changes to planning controls at Queensland Arcade to increase development potential. The key reason for this is that a redevelopment of the Queensland Arcade site would disrupt the heritage view line down Church Street to the St John's Cathedral steeple and beyond – i.e. the "Blue Sky" policy. Protecting this view line was a key heritage policy underpinning the controls of the CBD PP. A large portion of the Queensland Arcade site falls within this view line, and the remaining parts of the site are unlikely to be redevelopable from a buildability point of view due to their small size and/or long, thin shape.</p> <p>Council officers note that Queensland Arcade made a submission to the CBD PP exhibition requesting development uplift for their site. This requested change was assessed and classified as "Decision Pathway 2 – Red" (not supported) as part of the CBD PP exhibition consideration, and this recommendation was supported by both Council and DPE. Council officers' position on this matter has not changed since assessment of the CBD PP exhibition response.</p> <p>It is noted that surrounding properties have experienced development uplift through the CBD PP and other site-specific processes. As discussed above, the particular site constraints at Queensland Arcade do not lead Council officers to support development uplift at this site.</p> <p>The "Blue Sky" policy guides height limits down Church St to ensure that St John's Cathedral steeple is clearly seen with sky behind it. This policy formed a key part of the CBD PP controls and was supported by Council and DPE. This policy affects a number of sites including this site.</p> <p>It is not practical for this site to redevelop without severely compromising the Blue Sky policy, as a large portion of the site is located within this view axis. The remaining portions of the site are unlikely to be re-developable from a buildability perspective.</p> <p>Council officers have already met with Queensland Arcade on a number of occasions. The landowner is able to lodge a Planning Proposal for their land, if they deem this the appropriate course of action. Council officers are happy to arrange a pre-lodgment meeting on request.</p> <p>However, it should be noted that Council officers do not support development uplift on this site (as discussed above). Therefore, Council officers will not be directly approaching Queensland Arcade regarding a Planning Proposal process, as to do so would see the landowner expend (possibly significant) funds with a low likelihood that further development potential can be supported.</p> <p>Noted: Queensland Arcade may wish to engage planning or other appropriate consultant advice to advise them on potential courses of action for their landholdings.</p>
Queensland Arcade has made several attempts to Council to do something with the building, but has been rejected.	
Neighbouring properties are experiencing large development uplift.	
Questions are raised with the "Blue Sky" policy. The submission does not see an explanation for the Blue Sky policy.	
Requests that Council approach Queensland Arcade with an indication of what can be done with their building. The submission wishes to start a dialog between Council and the proponent.	
Concern raised about uncertainty for the future of the building and impact on the owners and tenants of the building.	
Walker Corporation	

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<p>The submission communicates Walker's support for the redevelopment of the Parramatta CBD, design excellence, positive contributions to community/visitors, and protection of historical buildings, and the positioning of Parramatta Square in support of these goals.</p>	<p>Noted.</p>
<p>The western end of Parramatta Square is of great historical significance, and new development and heritage must be balanced to maintain a sense of place. The cluster of heritage buildings at west end of Parramatta Square / St John's Cathedral site is noted, and submission argues their importance can only be showcased through their retention and careful planning of buildings around them.</p>	<p>Noted. Council has ultimately come to the view that additional uplift on the St John's site can be accommodated and the SSDCP controls include a preferred planning pathway to assess relevant matters for a future design response.</p>
<p>The submission summarises the current and proposed controls, and notes that the Applicant would benefit from approximately 18,539sqm additional GFA in Option A as compared to Option B. The submission argues that in either scenario Council should benefit from the uplift.</p>	<p>The appropriate development contribution will be applied to any future DA and the resulting income put towards development-generated infrastructure needs and costs that ultimately benefit the community and council.</p>
<p>The submission does not oppose development of the site, but argues that the new controls must ensure design excellence, retention of heritage buildings, and that Council benefits from the uplift in the value of the land. Submission argues that these things are not achieved by the draft Planning Scheme.</p>	<p>This view is noted. As stated elsewhere in this report, Council has formed the view that – on balance – the public benefits offset the loss of the Parish Hall; and that the preferred planning pathway outlined in the SSDCP provides for a rigorous process to assess the heritage matters.</p>
<p>Heritage concerns:</p> <p>The submission summarises Heritage listings at the subject site and nearby items, arguing that they form a "unique family of heritage items that anchor the western end of Parramatta Square". The submission also summarises the history of heritage consideration as part of this Planning Proposal.</p>	<p>Noted.</p>
<p>The submission notes that Council and Applicant Heritage consultants debated the demolition of the Hall, and both agreed that the Hall has heritage significance.</p>	<p>This point is agreed.</p>
<p>It argues that the "area of contention is whether the public benefits from the demolition of the Parish Hall outweigh the advantages of its retention (and/or integration with a new commercial tower".</p>	<p>This point is agreed and described elsewhere in this report.</p>
<p>The submission considers the Applicant has presented an "either/or" scenario, "where the primary focus of the heritage debate has been on the benefits of the item's demolition with limited design scenarios presented to Council". Concern is raised that a scenario in which the public benefits are delivered <i>and</i> the Hall is retained has not been adequately explored.</p>	<p>Changes to Ministerial directions and the decision the Department made to remove value sharing provisions from Council's CED PP means contribution towards infrastructure will be collected via Council CED Development Contribution Plan when the development proceeds.</p> <p>The landowner has only offered these benefits in the context of the Hall being approved for removal, and Council cannot compel them to do otherwise unless a compulsory acquisition process is considered.</p>

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<p>The Submission argues that the site can be redeveloped with two towers, while also improving the public domain and retaining the Hall.</p> <p>The submission argues that the area of civic space that should be revitalized includes an extended area of the Cathedral's grounds, not just the proposed Civic Square.</p> <p>Citing DPE's NSW Guide to Activation: Public Spaces, the submission argues that activation of the civic space can happen through various ways and does not depend on the removal of the Hall and redevelopment of a commercial tower.</p> <p>The submission argues that, in order to avoid making a decision on de-listing, Council has exhibited a draft DCP with scenarios. The submission considers that advancing a PP to exhibition stage without clarity on development outcomes is unacceptable and inconsistent with Section 3.33 of the Environmental Planning and Assessment Act.</p>	<p>Outside of compulsory acquisition, there is no viable mechanism to consider the delivery of the benefits enumerated in the Planning Agreement and retain the Hall.</p> <p>Council officers do not consider compulsory acquisition to be viable, and are instead considering the offer that was made by the Applicant.</p> <p>There may be an opportunity in the future (if the demolition of the Hall is refused) to try and negotiate some of the benefits as an offset against payable contributions. However, the Applicant has made it clear in negotiations that if the Hall is not approved for demolition, they have no interest in providing the Planning Agreement benefits.</p> <p>Noted; refer to comments in above cell. To reiterate, the Applicant has not expressed the desire to develop the site in this way. It is acknowledged that a portion of the Applicant's land functions as "public domain", however this land is actually privately owned, and Council cannot compel the Applicant to take any particular actions with it (outside of those responsibilities already listed in an existing agreement between Council and the Church).</p> <p>Refer to the discussion in the above cells about the land being privately owned and the offer by the Applicant.</p> <p>The area of the Cathedral grounds subject to revitalisation includes the area generally of the west of the Cathedral, including the Civic Square. The existing grassed area to the east will not be subject to works. The Planning Agreement that formed part of the exhibition documentation details the area subject to revitalisation.</p> <p>This view is noted. Council officers agree that activation along the southern side of the Hall (if Hall retained) or northern side of the new civic space (if Hall is not retained) is desirable, and would seek to achieve the relevant activation outcome depending on what happens with the Stage 1 DA process.</p> <p>Council exhibited the Planning Scheme with options to address DPE's stated preference to defer consideration of the outcomes for the Hall to DA stage. This preference was detailed in the Gateway determination letter dated 8 September 2020 and formed part of the exhibition documentation.</p> <p>It would not have been appropriate to exhibit a DCP with controls that only contemplated removal of the Hall, because this would undermine the integrity of the DA process – i.e. it would accept as a <u>fait accompli</u> the outcome that the Hall would be demolished prior to a proper assessment of the acceptability of that outcome being performed.</p> <p>Therefore, the DCP contains controls that respond to a scenario in which the Hall is removed (Option A) and a scenario in which it is retained (Option B), and the LEP controls facilitate a Stage 1 DA process in which the appropriate of those two options will be selected through an assessment process.</p>
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<p>Endorsing a DCP and Planning Agreement with the heritage scenarios presents as an incentive for developers to destroy heritage items rather than retain them. This is poor governance, as Council should be advocating for the protection and retention of heritage items.</p> <p>The Church and surrounding buildings (including the Hall) are an important historic anchor point for the CBD and the removal of the Hall should not be contemplated, particularly given the public benefit offer, which the submission argues is "a lackluster offer...to provide minor public domain improvement works".</p> <p>The public domain surrounding the church should be improved in any development scenario to provide an improved connection congruent with the outdoor space with Parramatta Square.</p> <p>The loss of this prominent item is unjustified, and DPE's comments that "there has been no strong evidence provided to allow the proposed removal of [the Hall] from the heritage schedule of [PLEP 2011]" are cited. The presentation of two options undermines public trust. Council should be committed to retaining historic built heritage, and the DCP should be amended to provide additional protection to the heritage buildings.</p> <p>The submitter does not support demolition of the Hall, and considers the Planning Agreement and DCP undermine the planning system and set an undesirable precedent.</p>	<p>The alternate option in the DCP also facilitates clarity on the role of the Planning Agreement. If the DCP had remained silent on the removal of the Hall, there would have been no context for the Planning Agreement which Council resolved to pursue.</p> <p>This concern is noted and if a similar request were to be received by Council for another heritage listed site, the same rigorous and assessment process against heritage controls and the broader strategic framework would be required.</p> <p>For this site, Council exhibited the Planning Scheme with options to address DPE's stated preference to defer consideration of the outcomes for the Hall to DA stage.</p> <p>The Planning Agreement has been a matter of consideration when assessing the PP, as Council had to assess the impacts of the proposal and whether or not these were mitigated.</p> <p>On balance, Council concluded that the public benefits offered were appropriate to offset the impacts from the loss of the Heritage item.</p> <p>Through the Stage 1 DA process, the future of the Hall will be assessed. The Planning Agreement is a matter for consideration for the assessment, as is a Heritage assessment of any proposal put forward.</p> <p>The public benefit offer is for the carrying out of works (including works to the land that functions as "public domain"), provision of access and monetary contributions towards the delivery of public infrastructure and amenities in connection with the Planning Proposal and proposed development of land.</p> <p>The offer of 'access in perpetuity' to the land that currently functions as public domain is considered by Council officers to be a significant public benefit, as is the embellishment and maintenance of that land to Council's standards. These benefits could only otherwise be achieved via a very costly compulsory acquisition process.</p> <p>This issue has been addressed in above comments from Council officers. To reiterate, the "public domain" around the church is privately-owned land, and Council does not have the practical means outside of a compulsory acquisition process to compel the landowner to undertake what the submitter is suggesting.</p> <p>Refer to comments above addressing these issues.</p> <p>This view is noted.</p>
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<p>Planning Agreement - Requirement for demolition</p> <ul style="list-style-type: none"> - Council has not supported their engaged Heritage expert and so has exhibited a DCP with scenarios - The removal of the Hall only benefits the Applicant with more floor space, so it is unclear why Council has considered this for exhibition - The items in the Planning Agreement do not provide a tangible public benefit that warrants removal from the item, and "incentivize the demolition of a heritage building for money". - The civic domain improvements should be required in any redevelopment, and this would be necessary anyway given the extensive basement excavations proposed. Rather than classifying them as 'benefits', they should simply be included in any future DCP controls seeking to improve public domain as part of any development. - If the Applicant was serious about public benefit, the Hall would be retained and the public domain works expanded. The Applicant acknowledges the importance their land plays for public access, but the contribution is insufficient. - This approach to demolition of Heritage items undermines community confidence and creates an undesirable precedent. - It is unclear how Council can accept the offered benefits to justify the removal of a heritage item as being within the scope of "public purpose" – which is a relevant legislative requirement. While the submitter appreciates a PA is not to influence the decision of a PP or removal of the item, concern is raised that could undermine community confidence in Council and the planning process 	<p>Council exhibited the Planning Scheme with options to address DPE's stated preference in the Gateway determination to defer consideration of the outcomes for the Hall to DA stage.</p> <p>The Planning Agreement has been a matter of consideration when assessing the PP, as Council had to assess the impacts of the proposal and whether or not these were mitigated. On balance, Council concluded that the public benefits offered were appropriate to offset the impacts from the loss of the Heritage item.</p> <p>The Stage 1 DA process, the future of the Hall will be assessed. The Planning Agreement is a matter for consideration for the assessment, as is a Heritage assessment of any proposal put forward.</p> <p>As noted in previous comments above, the "public domain" around the church is privately-owned land, and Council does not have the practical means outside of a compulsory acquisition process to compel the landowner to undertake what the submitter is suggesting.</p>
<p>Planning Agreement - Ambiguity</p> <ul style="list-style-type: none"> - The \$4.6 million contribution of the Planning Agreement is questioned. (being \$1.1 million for no through site link being provided, and \$3.5 million for the "risk Council is accepting due to the public access not being legally recognised on the land title and acceptance of limitations on public access") - Why was \$1.1 million offered, and how was it calculated? The loss of the through site link is a result of TfNSW's requirements. Why should the Applicant pay for something that is out of their control? Concern is raised that this is just additional justification for demolition of the item, and Council accepting this is not in the spirit of the terms that a Planning Agreement is to be made. - What is the justification for the \$3.5 million? Council should be transparent in its method of calculating the contribution. 	<p>The Council Report for the Extraordinary Council Meeting on 21 March 2022 (Item 12.3) included Attachment 1 being the Term Sheet – St John's Cathedral: Planning Agreement - dated 15 March 2022.</p> <p>This document set out and explained the proposed provisions and issues to form part of the planning agreement.</p> <p>An Explanatory Note of the draft Planning Agreement, letter from Council's solicitor and Planning Agreement were all part of exhibition material. Council is satisfied that proper process has been followed consistent with Section 7.4 of the Environmental Planning and Assessment Act.</p>

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<p>Planning Agreement - public access to Church Land</p> <ul style="list-style-type: none"> - The submission notes that the public access to church land is through a license rather than an easement, and \$3.5 million has been offered to justify this. This is unjustified and does not adequately represent the public benefit of public access through an easement. - Council should require an easement as well as additional public domain improvements works. The terms of the easement can be negotiated between Council and Applicant. This would ensure public access in perpetuity, which is not ensured under the proposed arrangement (i.e. if the land is sold). Providing easements is a common process and there shouldn't be an exception here. - If the Applicant is not willing to offer such benefits, perhaps Council should reconsider the PP. 	<p>Refer to comments above addressing these issues.</p> <p>Council officers note that this option formed part of negotiations, and the licence was ultimately considered an acceptable alternative given that the additional risks posed by a licence compared to an easement were addressed by the applicant.</p>
<p>Solar Access</p> <ul style="list-style-type: none"> - The submission summarises the solar access controls within the exhibited PP vs the CBD PP - The clause exhibited in the St John's proposal is not consistent with the CBD PP, as the St John's provision does not provide additional protection between 1pm-2pm on the March/September equinox periods as required by the CBD PP. The clause would result in less protection than the current solar access provisions of PLEP by allowing overshadowing between 12-1pm if there is a compensatory area of solar access elsewhere in the square. - The provision should be amended to ensure consistency with the CBD PP so that the PP is in accordance with the Gateway determination. - The drafted clause does not provide a map of the compensatory area to be protected. This makes it unclear how the control is to apply. Exhibited PP should be unambiguous and any proposed map amendments need to be included in accordance with the relevant section of the EP&A Act. This needs to be remedied to ensure clarity, consistency with CBD PP, and consistency with the EP&A Act. 	<p>The Gateway determination dated 8 September 2020 included two conditions related to solar access for Parramatta Square. Condition 1(a) required an additional site specific clause to be included in the Planning Proposal for St John's to require consistency with the solar access requirements for Parramatta Square, including requirement for compensatory area, and Condition 5 required prior to finalisation, the planning proposal is to be consistent with the Parramatta CBD Planning Proposal's position in relation to solar access to Parramatta Square.</p> <p>The site-specific PP was exhibited in April/May 2022 with a clause consistent with the solar access requirements for Parramatta Square including the compensatory area as per the CBD PP endorsed by Council June 2021. While a map of the compensatory area was not part of PP exhibited material, references to the CBD PP were included and available. The parts of the finalised Clause 7.5 Sun access in LEP 2011 (Amendment 56) related to Parramatta Square were not amended.</p> <p>The Applicant's Urban Design Report included solar testing and this document was part of the exhibition material. Detailed analysis of overshadowing impacts at the DA stage will be required to assess compliance with the sun access controls in PLEP Amendment 56.</p>

Appendix D – Public Authorities and Service Providers Summaries

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APPENDIX D: Submissions from Public Authorities and Service Providers Submission Summaries and Officer Responses

Issue	Officer Response
Endeavour Energy	
Did not object to the Planning Proposal. The submission included technical advice and documentation outlining location of electrical easements on site, standard conditions of consent, etc.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
Civil Aviation Safety Authority (CASA)	
Did not object to the Planning Proposal. CASA will assess the building as appropriate at DA stage. As there will be other obstacles in the vicinity (such as Parramatta Square) it is unlikely that CASA will make specific recommendations for the building, except perhaps obstacle lighting.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
Department of Infrastructure, Transport, Regional Development and Communication (DIRD)	
Did not object to the Planning Proposal. The proposal may result in activities that intrude into protected airspace, and applications for potential controlled activities are required to be referred to the relevant airport for assessment and approvals. Early engagement with Bankstown and Sydney Airports is encouraged to ensure intrusions are identified, assessed and mitigated where possible.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project. CASA was also consulted (see above).
Sydney Water	
Did not object to the Planning Proposal. The agency notes that the proposal presents potentially large servicing demands and recommends further steps are taken to address this issue including investigations to determine the servicing requirements, engaging a Water Servicing Coordinator, lodging a feasibility application with Sydney Water, and having an inception meeting with the agency at detailed concept stage.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
Department of Planning and Environment – Environment and Heritage Group	
Did not object to the Planning Proposal, but did raise various issues and recommendations as summarised below. Advises Council to carefully consider the inconsistencies of the Planning Proposal with the requirements of the relevant Section 9.1 Direction relating to Flood Prone Land	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project. Council's flood engineers have not raised concerns with the Planning Proposal's consistency with this Section 9.1 Direction, nor has DPE flagged any issues with this direction when issuing a Gateway for this Proposal. This land will be subject to floodplain risk management controls as a result of the CBD PP, and site-specific DCP controls relevant to flooding and rainwater management are also proposed.

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<p>Also, DPE is the plan-making authority in this instance, so will have the final approval in regard to Section 9.1 Directions.</p>	<p>Also, DPE is the plan-making authority in this instance, so will have the final approval in regard to Section 9.1 Directions.</p>
<p>Recommends that State Emergency Services (SES) NSW is consulted.</p> <p>Recommends that the DCP includes a control that trees removed are replaced at a ratio of 1:4.</p>	<p>SESNSW was consulted as part of the exhibition.</p> <p>Rather than define public domain outcomes in specific terms ahead of time, this DCP has taken the approach of ensuring that Council has to approve an agreed detailed design brief and public domain design prior to submission of a future DA.</p>
<p>Recommends that the DCP includes a control to use native species to improve local biodiversity and ecological services at the site.</p>	<p>This gives Council ample opportunity to consider landscaping issues such as those raised at left early in the development process and ensure that Council is satisfied on all accounts in light of Council's public domain policy position for the CBD (which includes the Parramatta DCP – Part 6 City Centre controls and Public Domain Guidelines 2017).</p>
<p>Recommends that the DCP includes a control that where view lines to the Cathedral are to be maintained that small to medium sized local native tree species are used.</p>	<p>Council officers consider that this flexible and design-led approach is preferred, given the unique nature of this project which will require a collaborative and iterative process between Applicant and Council to design the new public domain.</p> <p>Notwithstanding the above, Council officers accept that the control relating to the size of trees could be clarified, so as not to prejudice outcomes about the size of trees in light of heritage view lines. The following minor DCP amendment is recommended:</p>
	<p>Original control:</p> <p><i>"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."</i></p> <p>Proposed amended control:</p> <p><i>"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. The size of trees shall be maximized, within the considerations otherwise outlined in this control."</i></p>
<p>Recommends that the DCP includes a control that a pre-clearing inspection is undertaken by a suitably qualified ecologist prior to any clearing of vegetation.</p> <p>In further advice, EHG clarified that the purpose of this request is to identify whether the trees proposed for removal in the concept plan provide habitat for native fauna. EHG also provided further technical advice on what this review should entail, and how any native habitat and/or fauna – if found – should be properly taken care of. EHG's view is that this assessment should be undertaken at DA stage, and the</p>	<p>This is a more onerous control than Council would normally include in site-specific DCP controls, and there are existing controls within PDCP 2011 that address biodiversity (Section 2.4.7) and preservation of trees and vegetation (Section 5.4). These controls detail application requirements and matters for consideration to undertake tree works including heritage values and potential to provide habitat for native fauna.</p>

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requirement for a pre-clearing inspection should be included as a condition of consent on any further lodged DA's.	The site-specific DCP also requires an arborist report as part of the Stage 1 DA and Council's City Significant Development team (CSD) and Tree Preservation Officers advise that a good arborist's report would address fauna.
State Emergency Service NSW [SESNSW]	
The submission does not clearly support or object to the proposal, however, some of the comments therein could be read as objecting to the Proposal (see further below).	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
The submission provides guidelines developed for the Hawkesbury Nepean Valley as a resource.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
Reference is made to comments that SESNSW submitted to the Parramatta CBD DCP exhibition. In summary, SESNSW prefers evacuation to a "shelter-in-place" approach, due to human behaviour during floods and the need for additional monitoring of areas where people are sheltering. However, where safe evacuation is compromised by a lack of adequate infrastructure and/or warning time, the NSW SES recognises that the situation may result in it being safer for a population at risk to remain in place, so long as buildings are structurally sound and there are safe and adequate places to shelter.	These concerns relate to the flood planning and management policy framework that applies to the entire CBD and are not particular to this site. DPE in finalising the CBD PP (Amendment 56) supported and implemented Council's policy framework despite the SES concerns. The remaining part of this policy framework which needs to be implemented are broader DCP controls for the City Centre related to flooding and evacuation policy which at the time of preparing this report are under consideration by Council for finalisation. Further, the Parramatta DCP – Part 6 City Centre controls contains a note that acknowledges this issue as follows: <i>"For many sites, conventional (horizontal) evacuation of a building during a flood event is suitable. For sites where this is not possible, taking refuge within buildings above the Probable Maximum Flood is required. This is termed 'Shelter in Place'. This DCP explains how these alternatives are pursued for new and upgrading development."</i> This note is consistent with the broader controls that have already been given effect as part of the broader CBD PP and a future DA will be assessed against the relevant flood planning controls.
Recommends that the site-specific DCP is made consistent with the new broader Parramatta CBD DCP once the latter is finalised.	The site-specific DCP complements and is consistent with the broader controls to be introduced as part of the new Parramatta DCP – Part 6 City Centre controls.
The consent authority will need to ensure that the proposal is considered against relevant Section 9.1 Direction and is consistent with the NSW Flood Prone Land Policy as set out in the NSW Floodplain Development Manual 2005.	Council's flood engineers have not raised concerns with the Planning Proposal's consistency with this Section 9.1 Direction, nor has DPE flagged any issues with this direction when issuing a Gateway for this Proposal. This land will be subject to floodplain risk management controls as a result of the CBD PP, and site-specific DCP controls relevant to flooding and rainwater management are also proposed.

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	Also, DPE is the plan-making authority in this instance, so will have the final approval in regard to Section 9.1 Directions.
Zoning should not enable development that will result in an increase in risk to life, health or property of people living on the floodplain. The site is above the 1% AEP flood level, though roads adjacent to the site are affected by relatively frequent (1 in 5 year) flooding and the site is subject to Probable Maximum Flood flooding.	The key stormwater and flood risk management issue for the CBD Planning Proposal is balancing growth in the CBD with managing risks to life and property from flooding. Further, while the planning proposal increases the overall population at risk, it will also provide the opportunity to decrease the risk to that population through encouraging redevelopment which is more compatible with the flood risk. Both the site-specific and broader Parramatta DCP – Part 6 City Centre controls support this goal.
Risk assessment should consider the full range of flooding, including events up to the PMF and not focus only on the 1% AEP flood. Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. NSW SES notes and supports the site-specific controls included in the DCP regarding the design to consider riverine and local overland flow and modelling the interaction of flooding and built form.	Noted. The Parramatta DCP – Part 6 City Centre controls includes a control requiring a merit-based flood hazard and risk assessment to ensure buildings and the uses they contain are compatible with the identified flood risk.
In the context of future development, self-evacuation of the community should be achievable, as far as possible, in a manner which is consistent with the NSW SES's principles for evacuation. Future development must not conflict with the NSW SES's flood response and evacuation strategy for the existing community. Evacuation must not require people to drive or walk-through flood water. Therefore, development at this site must ensure any evacuation is complete prior to the adjacent roads becoming flooded (in as early as a 1 in 5 year flood). Given this is a flash flood environment, there may be insufficient time to complete evacuation and further site-specific advice is provided below.	Emergency planning for any future development is a matter for consideration as part of a future DA. Specifically, Parramatta DCP – Part 6 City Centre controls requires a Flood Emergency Response Plan (FERP) to be submitted with a DA that would include requirements for evacuation or sheltering within a building.
Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation. St John's Anglican Church Site DCP regarding Flood Risk and Rainwater Management C.12 should be changed to clarify that horizontal evacuation is the preferred primary strategy where feasible.	This issue is addressed above. Further, the Parramatta DCP – Part 6 City Centre controls also requires a FERP that will look at this in detail at the DA stage as well as hazard, risk and safety assessments to demonstrate how risk and potential for harm to people, property, buildings, and the environment from floodwaters will be mitigated.
Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES. This should be included as a control measure in the DCP.	Council officers do not consider that the controls imply that mass rescue will be required. It contains numerous controls to ensure that 'shelter in place' evacuation is implemented in a safe and satisfactory manner.
Normally the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management. However, given the level of	The Parramatta DCP – Part 6 City Centre controls also contains a control requiring fail safe access to an exit-entry point above the 1% flood level + freeboard that enables people to exit the building during a fire and/or flood, and allows emergency personnel to enter to attend to a medical emergency (6.7.4 C.07b). Noted. Flooding will be an important consideration at DA stage, and guided by the flood controls in the LEP, CBD DCP and SSDCP. Specifically, the Parramatta DCP – Part 6 City Centre includes a control requiring a merit-based flood hazard and risk

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<p>redevelopment in the CBD and the extent of flood considerations in the objectives and controls outlined in the draft DCP, the NSW SES notes that development applications should demonstrate sound flood evacuation risk assessment has been undertaken.</p>	<p>assessment and submission of a FERP that includes both warning and evacuation measures for horizontal or vertical for all building occupants that includes the most appropriate 'safe areas' and 'safe evacuation routes' (6.7.4 C.02).</p> <p>The controls also contains a control requiring fail safe access to an exit-entry point above the 1% flood level + freeboard that enables people to exit the building during a fire and/or flood, and allows emergency personnel to enter to attend to a medical emergency (6.7.4 C.07b).</p>
<p>The habitable floors of any residential development (including aged care) should be located above the PMF with the building structurally designed for the likely flood and debris impacts. NSW SES notes that this is included in the draft Parramatta CBD DCP as control 7.2 C.01.</p> <p>All ground floor businesses and retail floors must be above the 1% AEP flood levels and access to the basement must be above PMF. There must also be the provision of sufficient readily accessible habitable areas above the PMF cater for the safety of potential occupants, clients and visitors in commercial development.</p>	<p>Noted.</p>
<p>Any Childcare facilities, schools, medical centres, day hospital within the building must be located with floor levels above the PMF level. However, at minimum there should be the provision of access to adequate shared space above the PMF for patients, students, staff and visitors within the building. NSW SES notes that this is included in the draft Parramatta CBD DCP as control 6.7.2 C.02 and control 6.7.3.</p> <p>Ensuring buildings are designed for the potential flood and debris loadings of the PMF so that structural failure is avoided during a flood. NSW SES notes that this is included in the draft Parramatta CBD DCP as control 6.7.1 C.01.</p> <p>Limiting exposure of people to floodwaters can be aided by providing sufficient readily accessible areas above the PMF to cater for potential occupants, clients and visitors. Building security and access should ensure accessibility to habitable areas within the building above the PMF.</p>	<p>There is no habitable floor space below the Flood Planning Level in the reference design. Furthermore, this is an issue for assessment in the DA stage – and there are controls relevant to this topic in Parramatta DCP – Part 6 City Centre.</p> <p>Placing vehicle access above PMF is not practicable; alternatively, the Parramatta DCP – Part 6 City Centre contains controls ensuring the basement is protected up to the PMF.</p> <p>There are also controls in Parramatta DCP – Part 6 City Centre about shelter in place evacuation that is required to be safe and satisfactory, and accounts for occupants, clients and visitors as well.</p>
<p>Any Childcare facilities, schools, medical centres, day hospital within the building must be located with floor levels above the PMF level. However, at minimum there should be the provision of access to adequate shared space above the PMF for patients, students, staff and visitors within the building. NSW SES notes that this is included in the draft Parramatta CBD DCP as control 6.7.2 C.02 and control 6.7.3.</p> <p>Ensuring buildings are designed for the potential flood and debris loadings of the PMF so that structural failure is avoided during a flood. NSW SES notes that this is included in the draft Parramatta CBD DCP as control 6.7.1 C.01.</p> <p>Limiting exposure of people to floodwaters can be aided by providing sufficient readily accessible areas above the PMF to cater for potential occupants, clients and visitors. Building security and access should ensure accessibility to habitable areas within the building above the PMF.</p>	<p>Noted.</p>
<p>NSW SES notes that basement car parks are a component of the proposed development. Due to risks associated with basement car parks, it is recommended that parking should be above ground level to facilitate safe and effective vehicular</p>	<p>The Parramatta DCP – Part 6 City Centre controls contain requirements to this effect, specifically there must be Shelter in Place provided above the PMF for residents, workers and visitors (6.7.4 C.04) and there must be fail safe access to the refuge areas from anywhere in the building that is protected by floodwaters up to the PMF (6.7.4 C.07a).</p> <p>The parking is proposed to be below ground, and DCP controls are in place to ensure this is achieved in a flood-safe manner (as with other development across the CBD). Parramatta DCP – Part 6 City Centre control 6.7.4 C.07a includes that the basement</p>

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evacuation and have pedestrian access to a podium level above the PMF to increase human safety.	must have fail safe access to the safe refuge area that is protected from floodwaters up to the PMF.
Provision of publicly accessible space or access to space above the PMF (with adequate infrastructure to enable the physically impaired to access such space) that is easily accessible 24 hours a day for seven days a week which is clearly identified for this purpose with associated directional signage. This should include building security considerations to ensure the appropriate areas above the PMF remain accessible. This should be included in the site specific DCP, if not already included in the revised Parramatta CBD DCP.	This view is noted. The issue of where people in the public domain will evacuate to is a broader strategic issue for emergency/evacuation planning processes and a potential future iteration of the Parramatta DCP – Part 6 City Centre controls. This is not considered an issue that should prevent this particular site-specific Planning Proposal from progressing consistent with Council's adopted framework relating to flood controls for the CBD.
Undertaking regular exercising of a building flood emergency response plan similar to a building fire evacuation drill is recommended.	The Parramatta DCP – Part 6 City Centre requirements for a FERP include a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually.
Council should have community awareness strategies that include requiring current and future building owners to participate in increasing this awareness. This may also include an emergency warning notification (or PA) system to provide evacuation and safety directions to the community as identified the recently adopted Floodplain Risk Management Plan. The NSW SES recommends that Council considers the establishment of outdoor CBD-wide PA system (like that used in Sydney CBD). This would reduce the risks for the itinerant population as well as building occupants moving in and out of the building.	This view is noted. The Parramatta DCP – Part 6 City Centre requirements for a FERP include a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually. These are broader flood emergency and evacuation planning issues. Council is presently progressing a holistic update to its emergency response plans in conjunction with relevant combat agencies. It is expected that this update will be completed this year, with more detailed evacuation planning to follow. Broader emergency planning approaches such as community awareness strategies, emergency drills, and emergency warning notification systems are best considered strategically, rather than as part of a site-specific planning proposal. SESNSW is involved in the project to update the city's current emergency plan. Council's Local Emergency Management Officer (LEMO) has been forwarded a copy of SES's submission to this Planning Scheme for their information. It is considered that these issues could be further considered at a strategic level in that arena.
Providing adequate services so people are less likely to enter floodwaters. This includes access to ablutions, water, power and basic first aid equipment. Consideration must be given to the availability of on-site systems to provide for power, water and sewage services for the likely flood duration of surrounding areas (which may exceed several hours) plus a further period to provide allowance for restoration of external services and infrastructure damage, as identified in draft Parramatta CBD DCP control 6.7.4 C.05.	Noted.
To minimise the increased risk of fire and to reduce both the potential for adverse outcomes in the case of a medical emergency and the risks to those who may aid the patient, Council, DPE, NSW SES, Ambulance NSW and the relevant Health	The issue of coincident emergencies – i.e. medical emergency or fire during flood – is not specific to this site, but is a broader strategic emergency planning question. The Parramatta DCP – Part 6 City Centre contains controls responding to this issue as follows:

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Functional area and fire agency servicing the area, should be consulted to determine appropriate risk management strategies during flooding.	<ul style="list-style-type: none"> The Parramatta DCP – Part 6 City Centre requirements for a FERP include evidence of consultation undertaken with relevant state and local agencies in the preparation of the FERP. The Parramatta DCP – Part 6 City Centre contains a control requiring fail safe access to an exit-entry point above the 1% flood level + freeboard that enables people to exit the building during a fire and/or flood, and allows emergency personnel to enter to attend to a medical emergency (6.7.4 C.07b). <p>Furthermore, Council is presently progressing a holistic update to its emergency response plans in conjunction with relevant combat agencies. It is expected that this update will be completed this year, with more detailed evacuation planning to follow. Part of this work also include evacuation strategies. It is noted that SESNSW is involved in that process. SESNSW submission has been forwarded to Council's Local Emergency Management Officer (LEMO) for consideration. It is considered that this question could be further considered at a strategic level in that arena.</p>
Transport for NSW (TfNSW)	
Suggested wording related to the DCP came in as pre-exhibition comment and was included in the exhibition documentation. Preference for vehicle access to/from the site via Hunter Street given strategic investigations at the time for the provision for future transport infrastructure.	This preference is reflected in the exhibited SS DCP controls (see C.1 and C.2 under the heading 'Vehicle access, parking, and servicing') and requiring the preferred parking/service access for the St John's Anglican Cathedral complex to be designed in consultation with Transport for NSW.
The submission does not clearly support or object to the proposal, however, some of the comments therein could be read as objecting to the Proposal (see further below).	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
	Given the comments discussed below, Council officers consider this an unresolved objection and will refer to DPE as such.
The new intersection of Marsden Street / proposed new laneway at rear of 41-45 Hunter Street should be designed in accordance with relevant guidelines and assessed once the land acquisition is finalised.	Noted.
TfNSW does not support the car parking spaces stated in the traffic impact assessment, due to good public transport opportunities in close proximity.	The car parking spaces were calculated using the rates and formula established as part of the CBD PP.
	Officers do note that the Applicant has included land zoned SP1 Place of Public Worship in the formula calculation for commercial parking. Council officers would not include this land in the calculation, as this land is not being rezoned or redeveloped. Therefore the actual number of approved spaces may actually be less than that shown in the TIA.
	Regardless of the car parking spaces estimated in the TIA, the new CBD PP rates sought under this site-specific PP have already been given effect as part of PLEP Am

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<p>56. Therefore the site-specific PP is consistent and there is no need to introduce these controls as part of this site-specific proposal.</p> <p>It is noted that the PLEP Am 56 rates apply to sites across the CBD, and all sites in the CBD enjoy good public transport opportunities in close proximity. Council officers do not consider there is any argument to withhold applying those rates to this particular site based on proximity to transport options.</p> <p>The ultimate number of apartments and areas allocated for the specific land uses within the buildings may alter at Concept and or DA stage, with the relevant car parking rate applied and assessed accordingly. Submission of a Parking and Access Report may also be required consistent with PDCP 2011 dependent on the final arrangement of buildings and uses and whether one DA is lodged for the whole site.</p> <p>Noted. While the reference design shows loading activities occurring onsite, officers consider that this matter could be strengthened in the DCP controls. An additional objective and control is proposed as follows:</p>	<p>Concern is raised with service vehicles and impacts to on-street parking. Servicing must take place on site, and further assessment is needed. A future DA must provide the type of spaces proposed.</p>
<p>"Oxx. Minimise the impact of vehicular servicing and loading activities on the surrounding street network."</p> <p>"Cxx. All vehicular servicing and loading activities shall be accommodated on-site."</p> <p>Parking matters in a future DA will be assessed against the relevant controls including finalised CBD PP controls and forthcoming CBD DCP.</p>	<p>The submission supports ingress/egress on Hunter St, as Macquarie St is currently under investigation for future Transport infrastructure.</p>
<p>Noted. The DCP states that "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", as well as a control supporting this aim. Officers consider this sufficient to bring the issue to the fore, and also note Transport's concurrence on future development at this site which essentially gives the agency the power to 'veto' an undesirable access point.</p> <p>Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.</p>	<p>The submission included information that TfNSW would require for any future DA, including: Construction Pedestrian and Transport Management Plan; Green Travel Plan and Travel Access Guide; Freight, Servicing and Car Park Management Plan.</p> <p>The indicative timeframe of construction works is queried.</p>
<p>The indicative timeframe of construction is unknown. Several steps in the development process, including finalisation of the planning scheme, lodgment and approval of Stage 1 DA, Design Competition, and lodgment and approval of detailed DA are yet to occur.</p>	<p>Submission queries whether Church Street would be used as maintenance or emergency vehicular access for this development, and notes that if so, consultation with light rail would be required.</p>
<p>Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.</p> <p>Also, as noted elsewhere in this report, Council officers are considering a response to Church Street access (at Darcy Street) that addresses pedestrian safety issues.</p>	

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Submission queries whether there would be any planned church events/activities which might cause unexpected high volumes of vehicle/pedestrian traffic that might require arrangement with light rail to ensure safety.	Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.
Submission requests consultation with light rail on the proposed management of construction vehicle traffic, noting that light rail has not been designed to cater for construction vehicles.	Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.
Submission requests a reflectivity assessment report to ensure that road users would not be adversely impacted by reflectivity impacts.	Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.
Any application of Road Occupancy Licenses associated with this development would require consultation with light rail.	Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.
Any works which require access through the light rail corridor need consultation with and approval by light rail.	Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process.
Heritage NSW	
The submission does not object to the proposal.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
Advises Council that the assessment and consideration of any impacts of options in relation to the local heritage item St John's Parish Hall rests with Council, and notes that the removal of this local heritage item presents potential opportunities and constraints in relation to the SHR listed cathedral.	Council officers agree that the assessment of the options in relation to the Hall is a DA issue, and one to be assessed by Council. The site specific DCP controls have been drafted to enable this and relevant consultation would occur as part of any concurrence process triggered in relation to the SHR listed cathedral.
Submission comments that it appears there are no changes to the planning controls within the SHR curtilage, but if any are proposed these require approval under the Heritage Act 1977.	As noted above the triggering of any concurrence process and required action will be determined as part of the assessment of the DA.
The options for St John's Parish Hall provides the following opportunities and constraints: <ul style="list-style-type: none"> Option A: Removal of the hall would enable reinterpretation of the public realm surrounding the SHR item, opening up views to its northern façade, and improving the pedestrian amenity Option B: Retention of the hall would maintain the historic connection between the two heritage items and provide opportunities to interpret the historic context of the whole site. 	Noted.
Considers that the proposed height and density could result in buildings of 211 m near to the SHR item resulting in adverse visual and overshadowing impacts to the item and its setting. Although the reference designs provide some indication of potential impacts further detail is needed through supporting studies such as a Heritage impact statement in the assessment.	It should be noted that the recommendation to limit the FSR to 17.5:1 makes it much less likely that the maximum height of 211mRL will be realised.
Considers that regardless of option chosen for the local heritage item detailed design of the new towers should be taken through a design excellence process to minimise impacts and ensure sympathetic development.	Objectives and provisions of the site specific DCP require: <ul style="list-style-type: none"> adequate studies, including a Heritage Impact Statement, are undertaken to inform the Stage 1 Development Application for the site to avoid adverse impacts on the Cathedral; and development is undertaken in accordance with Council's design excellence process to minimise impacts and ensure sympathetic development.

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<p>Supports overall objectives of the draft SS DCP including provisions to:</p> <ul style="list-style-type: none"> • retain the cathedrals pre-eminent status in city Centre • provide a setting for the Cathedral then is that clearly heritage significance of the site • requirement for a heritage impact statement, heritage interpretation strategy visual impact assessment and patient management plan to inform the development application for the site. • requirement that new development is undertaken in accordance with Council's design excellence process. 	<p>Support for the overall objectives and provisions of the draft SS DCP are noted.</p>
<p>Recommends a full archaeological assessment to inform the planning proposal and any future development applications for the site. Notes that the subject site has potential State significant archaeology and exceptional archaeological research potential.</p> <p>Recommends that an aboriginal cultural heritage assessment report be prepared to help inform this planning proposal. States that there is a risk that without an appropriate level of assessment at the Planning Proposal stage it may not be possible to avoid harm to Aboriginal cultural heritage values identified later in the development process.</p>	<p>The Planning Proposal is accompanied by an archaeological report (2018), that includes the following statements:</p> <ul style="list-style-type: none"> • The site has moderate to high potential to retain Aboriginal archaeological deposits (pre-and post-contact) as well as historical archaeological deposits of both State and local significance, regardless of presence of existing structures. • Early archaeological test excavation is recommended to determine the extent to which archaeological resources exist that will provide the NSW Heritage Division and OEH with certainty with respect to their archaeological requirements for the study area. • An Aboriginal Cultural Heritage Assessment report (ACHA) an Aboriginal Heritage Impact Permit (AHIP) will be required for a Development Application. • Section 140 permits will be required from the NSW Heritage division in accordance with the Heritage Act, for historical archaeology. <p>It is considered that the Planning Proposal has given appropriate preliminary consideration to the identification and protection of archaeological resources and that more detailed reports can be provided as required and dealt with at the Development Application stage. Nevertheless, the report's recommendation for early test excavation is noted and supported, and a revision to the DCP is proposed as follows:</p> <p>(i) In the steps outlined for the staged DA process under the heading 'Options for Development and Planning Pathway', a new report is required in the first step being an Archaeological report, based on archaeological testing.</p> <p>(ii) In 'Part B Understanding the Place' of the Heritage Controls for both Option A and Option B to align with the requirement for an archaeology report to be submitted with the Stage 1 DA, a new objective and control is proposed as follows:</p>

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	<p>"O.3. Ensure the archaeological resources of the place determined through early archaeological test excavations and incorporated into the Archaeological report inform the detailed design for the site. of the excavations are incorporated into the detailed design".</p> <p>"C.2. The recommendations of the Archaeological report (that includes the results of the test excavations) are to be incorporated into the detailed design. This includes the conservation of local and State significant archaeology. Where this is not possible or practical, excavation, salvage, reuse and/or interpretation of the archaeology in accordance with an approved archaeological research design and excavation methodology is to occur".</p>
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Department of Planning and Environment



Our ref: IRF22/3479

Mr Bryan Hynes
Acting Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Via email: jconcato@cityofparramatta.nsw.gov.au, rcologna@cityofparramatta.nsw.gov.au

17 October 2022

Dear Mr Hynes,

Thank you for your correspondence from City of Parramatta Council (Council) dated 26 July 2022 regarding the Parramatta Central Business District (CBD) Planning Proposal (Amendment 56).

I note the resolution of Council from its meeting on 25 July 2022 and the request to enable additional floor space for commercial and office development within Parramatta CBD through the preparation of two State Environmental Planning Policies (SEPPs) by the Department.

Following the recent letter from The Hon. Anthony Roberts MP, Minister for Planning and Homes to Lord Mayor, Councillor Donna Davis, the Department of Planning and Environment (Department) has completed the first SEPP focused on the central CBD and progressed investigation of the second SEPP seeking to introduce additional floor space that allows for commercial uses for certain land zoned B4 Mixed Use and B3 Commercial Core (outside of the central commercial core area).

To support the preparation of this second SEPP, the Department is undertaking further analysis to address the issues identified in the finalisation report for the Parramatta CBD Local Environmental Plan (LEP). This analysis will also aim to determine the appropriateness and location of additional floor space and to what degree this may be increased. The Department has commissioned a consultant to undertake the analysis and re-interrogate the strategic framework, specialist studies which have informed Council's CBD planning proposal and LEP Amendment 56.

I understand Council requires preliminary advice from the Department regarding the progress of this SEPP to assist with Council's consideration of a site-specific planning proposal for the St Johns Church site in Parramatta CBD. Although the SEPP work is still ongoing, the Department provides the following update regarding the key principles and preliminary findings as they apply to SEPP sites generally for assistance. I note the SEPP2 work underway has prioritised an area identified as "the Western Edge Precinct" of the CBD (SEPP 2 sites in vicinity of Church Street and north of Macquarie Street).

The Department notes when assessing the suitability of sites to accommodate additional floor space ratio (FSR), the SEPP 2 study (study) seeks to balance the risk of impact to place values and the opportunities to encourage achievement of the strategic outcomes including to increase employment generation and attract investment. In determining the place values, the study underway has identified a number of key principles centred on three key themes of amenity, character and resilience. These principles have been informed in part by Council's development control plan for the CBD.

Department of Planning and Environment

**Amenity:**

- Provide adequate open space and conditions for residents to use public spaces and vegetation to grow
- Development to provide meaningful, usable spaces for people while increasing ground floor activation and street vitality
- Minimise above ground parking, vehicular access and servicing impacts on the public domain
- Provide a transition buffer towards sensitive uses at the CBD edges, including residential and open spaces
- Minimise impact on access to light, air and outlook for occupants of existing and future buildings and from the public domain

Character:

- Contribute to the character, legibility, attractiveness and identity of place and of the overall CBD
- Retain/enhance views and vistas into and within the CBD including views to and from the Parramatta Square, Parramatta Park, the Old Government House and Parramatta River
- Retain/enhance the spatial definition of the street, urban grain and streetscape character
- Enhance visual and physical connections to cultural/character-defining features and places
- Retain existing heritage items and provide appropriate transitions and interfaces to character-defining features (including natural features) and places

Resilience:

- Respond to cumulative environmental, social and economic impacts including retaining re-development potential of adjoining sites
- Retain employment uses, reuse existing buildings and provide flexible spaces for future employment
- Retain/enhance drainage corridors, deep-soil, vegetation and canopy cover, reduce urban heat
- Building massing to consider impacts and benefits of development within a place and CBD-wide scale

Once the balance between risk to place values and achievement of strategic outcomes is determined, the capacity and appropriateness of sites to accommodate additional FSR within existing heights will inform the recommendations of the SEPP2 study. The study will also explore mechanism which could be introduced to manage place risk where additional floor space is provided to achieve the strategic objectives.

In reference to the preliminary findings, the Department considers additional FSR for any SEPP2 site within the Western Edge Precinct would have a significant impact on the place values and notes other SEPP2 sites may be better aligned to achieve the strategic objective of potential additional employment floor space. As such, no additional FSR for any SEPP2 site within the Western Edge Precinct is recommended.

Should you have any questions, you are welcome to contact Alison McLaren, Executive Director, Metro Central and North, at the Department on 9274 6406.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Raimond'.

Tim Raimond
Deputy Secretary
Planning and Land Use Strategy