



**CITY OF
PARRAMATTA**

Community Engagement Report

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

D08727216

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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:

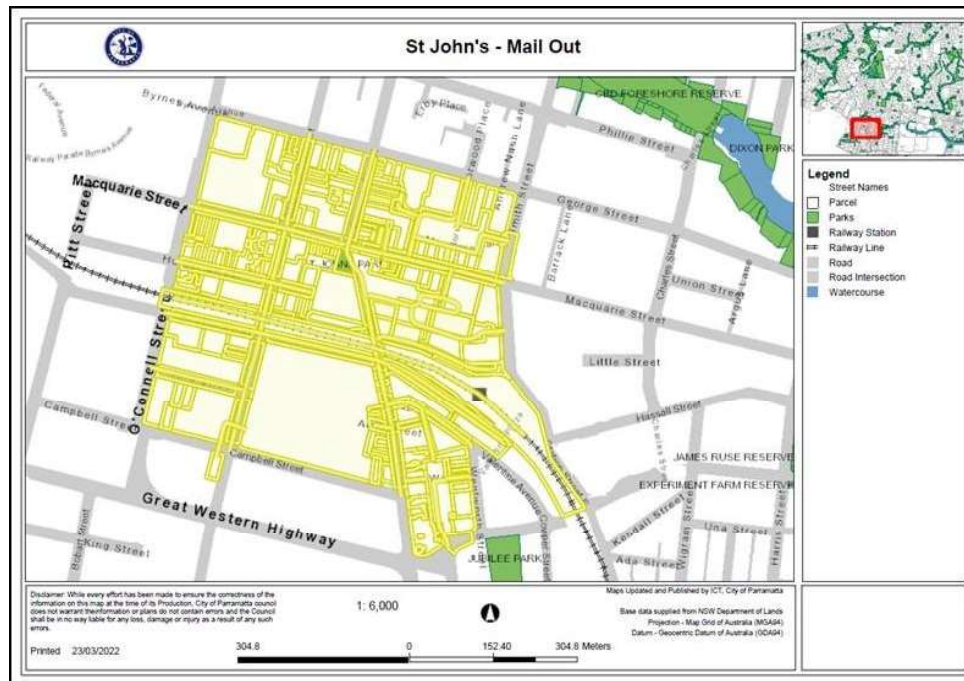
In accordance with Condition 3 of the Gateway Determination, issued by the Department of Planning and Environment on 8 September 2020, a suite of customised notification emails were prepared. The following Public Authorities, Service Providers and Peak Body Organisations were contacted via email:

- 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.nsw.gov.au/participate-parramatta)

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: - 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: - 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.

	the sharing of church spaces Will provide cost savings for City of Parramatta Council			
3	<u>Positive urban/planning design outcomes</u> Examples of points raised: - 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	<u>Positive public domain</u> Examples of points raised: - 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	<u>Support for Option A for Church Hall</u> Examples of points raised: - 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	<u>Positive heritage outcomes</u> Examples of points raised: - 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: • 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: • 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 his 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 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
<u>Other Submission 1 – Neutral:</u> • 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: • Theme 12, Environment and Sustainability.
<u>Other Submission 2 – Support (in part):</u> • 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: • 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.
<u>Other Submission 3 – Support (in part):</u> • 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: ○ 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: • Theme 1, Impacts on St John’s Cathedral and Grounds • Theme 6, Impacts on Public Open Space • Theme 8, Traffic and Transport Impacts

○ Development could overshadow nearby public spaces and create wind tunnel affects. ○ Concern with increased traffic and lack of electric vehicles charging infrastructure.	
<u>Other Submission 4 – Other:</u> • 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.	Refer to the Council officer response provided at Section 4.3: • Theme 5, Support for Option A Church Hall; and / or Refer to the Council officer response provided at Section 4.4: • 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

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 - 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 - 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 - 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 - 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 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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 - 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 Submitter supports the proposal.	Submission in support of the proposal is acknowledged.
18.	Submitter from Lincluden Place, Suburb Not Provided Submitter Number 20	Support 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 - 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 Submission Number 27	Support - 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 Submission Number 28	Support 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 Submission Number 29	Support 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 Submission Number 30	Support - 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 Submission Number 31	Support - 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 Submission Number 32	Support - 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.

26.	No Address Provided Submission Number 33	Support • 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	Support • 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	Support • 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	Support • 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	Support (Enquiry) • 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	Support • 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	Support • 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	Support • 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	Support • Submitter notes that the parish provide free services for community members of different language groups.	Submission in support of the proposal is acknowledged.

	Submission Number 45	• 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	Support • 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	Support • 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	Support • Submitter considers that the proposal will enhance City of Parramatta. • Submitter notes their support to <i>see 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 retainment of green park areas.	Submission in support of the proposal is acknowledged.
38.	Submitter from Helen Street, Westmead Submission Number 51	Support • 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	Support • Submitter is highly supportive of the project.	Submission in support of the proposal is acknowledged.
40.	Submitter from Church Street, Parramatta Submission Number 54	Support • 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.

41.	Submitter from Hassall Street, Parramatta Submission Number 55	Support • 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	Support • 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	Support • 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	Support • 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	Support • Submitter supports the proposal to change Hunter Street into a vibrant, modern, and user-friendly accessway and meeting place. • Submitter notes the dissatisfaction 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	Support • 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	Support • Submitter raises that the proposal provides significant public and commercial benefits.	Submission in support of the proposal is acknowledged.

		• 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	Support • 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	Support • 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	Support • 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	Support • 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 Submitter Number 68	Support • 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	Support • 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	Support • 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	- 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	Support - 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	Support 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	Support - 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	Support - 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	Support - 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	Support Submitter supports the proposal.	Submission in support of the proposal is acknowledged.
61.	Submitter from Darcy Street Submission Number 78	Support - 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	Support - 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	Support	Submission in support of the

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	Street, Carlingford Submission Number 80	• 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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.

		• 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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.

		• 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • Submitter considers that the proposal will provide additional space for the ever-growing Church congregation.	Submission in support of the proposal is acknowledged.

		• 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	Support • Submitter raises that the existing Parish Hall is very old and is no longer fit for purpose to accommodate the expending 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	Support • 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	Support • 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	Support • 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.

88.	Submitter from Macquarie Street, Parramatta Submission Number 124	Support • 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>.	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.
89.	Submitter from Elizabeth Street, Parramatta Submission Number 125	Support • 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.	Submission in support of the proposal is acknowledged.
90.	Submitter from Railway	Support	Submission in support of the

**195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta
St John's Anglican Church site [RZ/5/2018]**

	Street, Baulkham Hills Submission Number 126	• Submitter supports the removal of St John's Parish Hall, as it would <i>ensure the best possible use of land</i> 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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.

97.	Submitter from Oxford Street, Epping Submission Number 134	Support • Submitter considers that the proposal would provide <i>net benefit</i> to the church and surrounding community, 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • Submitter supports the development's plan to expand St John's for gatherings.	Submission in support of the proposal is acknowledged.
103.	Submitter from Wolseley Street, Rooty Hill Submission Number 144	Support • 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 Wolseley Street, Rooty Hill Submission Number 145	Support • 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.

		• 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • Submitter considers that the proposal will add to the attraction of Parramatta for investors and tourists.	Submission in support of the proposal is acknowledged.

	Submission Number 152	• Submitter notes that St John's Cathedral is <i>located well, conveniently accessible to all kinds of public transport</i>, 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 Robilliard Street, Mays Hill Submission Number 153	Support • 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 <i>better life physically, mentally, and spiritually</i>.	Submission in support of the proposal is acknowledged.
111.	Submitter from Sheffield Street, Merrylands Submission Number 154	Support • 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 • Submitter considers that the <i>Church has a long history of cooperating with Council in providing public benefit</i>. • Submitter considers that the proposal will enhance public benefit, including the provision of hireable function space. • Submitter considers that the <i>contemporary design</i> 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 • Submitter considers that the Parish Hall <i>is not a building of great heritage significance</i>, 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 • Submitter considers that the proposal will <i>greatly enhance the aesthetic aspect of the area and complement the modernisation of Parramatta City</i>, 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

	Submission Number 209	• 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	Support • Submitter supports the proposal.	Submission in support of the proposal is acknowledged.
117.	Submitter from Winston Hills Submission Number 212	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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.

		therefore there is a need for additional meeting space for the Church congregation. • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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	• 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

128.	Submitter from Cheriton Avenue, Castle Hill Submission number 274	Support • 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 • 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 • 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 • 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 • 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 • Supporter of the services provided by the Church and provides the following suggestions regarding the planning proposal: ◦ 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 • 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.

		for public enjoyment, which will bring much needed liveliness and activity to the area.	
135.	Submitter from Holdsworth Street, Merrylands Submission Number 290	Support - 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 benefitting the community for decades to come.	Submission in support of the proposal is acknowledged.
136.	No Address Provided Submission Number 296	Support - 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	Support - 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	Support - 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	Support - 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	Support - 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'.

141.	No Address Provided Submission Number 323	Support • 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	Support • 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	Support • 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.

		<i>imagination.</i> • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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	Support • 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.

		- historical aspect of St John's Church and the connection to Sydney and Parramatta's heritage. - Submitter supports the increase in public open space that will soften the impact of high-rise developments.	
152.	Address Not Provided Submission Number 377	Support - 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	Support - 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	Support - 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	Support 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	Support - Submitter considers that the proposal will enhance the Cathedral. - Submitter considers that the proposal <i>is good for the community</i>, - 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

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	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 10 [Need for Proposal] Theme 12 [Environment and Sustainability]
2.	Submitter from Seven Hills Submitter Number 22	Object • 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	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 10 [Need for Proposal]

4.	Submitter from Veron Street, Wentworthville Submitter Number 24	Object 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 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 - 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 - 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 - 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 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]

	Submission Number 47	residents.	Theme 10 [Need for proposal]
10.	Submitter from Lower Mount Street, Wentworthville Submission Number 49	Object • 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.	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 10 [Need for proposal] Theme 13 [Overdevelopment]
11.	Submitter from Burton Avenue, Northmead Submission Number 52	Object • 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 eyesore</i> and will impact the <i>once pedestrian orientated 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 5 [Development contributions / private benefit] Theme 6 [Impacts on public open space] Theme 7 [Impacts on Hunter Street]
12.	Submitter from Brickketwood Drive, Woodcroft Submission Number 64	Object • 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.	Theme 4 [St John's Hall] Theme 11 [Relationship to Planning Instruments / Processes]

13.	Submitter from Macquarie Street, Parramatta Submission Number 66	Object - 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.	Theme 9 [Social and infrastructure impacts and community interest] Theme 13 [Overdevelopment]
14.	Submitter from Brickwood Drive, Woodcroft Submission Number 77	Object - 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.	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]
15.	Submitter from North Parramatta Submission Number 98	Object - 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.	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]
16.	Submitter from Bogalara Road, Old Toongabbie Submission Number 99	Object - Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: - 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	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]

		- 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	Object - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 14 (Building design and general impacts) Theme 7 [Impacts on Hunter Street]
18.	No Address Provided Submission Number 103	Object - 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.	Theme 3 [Relationship to history and heritage] Theme 13 [Overdevelopment]
19.	No Address Provided Submission Number 105	Object - 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.	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]
20.	No Address Provided Submission Number 106	Object - 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>.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 13 [Overdevelopment]
21.	No Address Provided Submission Number 107	Object - Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall]

		- o The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. - o The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. - o The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. - 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.	Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
22.	No Address Provided Submission Number 109	Object • 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 <i>the history of the nation</i>. • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: - o 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. - o The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. - o The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. - o The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces. - 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.	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] Theme 10 [Need for Proposal] Theme 11 [Relationship to Planning Instruments / Processes]
23.	No Address Provided Submission Number 111	Object • 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: - o 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. - o The development is inconsistent with the DDCP's objective to <i>generate towers of slender proportions</i>. - o The development is inconsistent with mitigating the <i>potential adverse effects that buildings may have on a public domain</i>. - o The development will result in significant overshadowing to areas identified as Sun Access Protection Surfaces.	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]

		- 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	Object • 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.	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]
25.	Submitter from Elsie Street, Kallangur Submission Number 113	Object • 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.	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]
26.	No Address Provided Submission Number 114	Object • 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.	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] Theme 11 [Relationship to Planning Instruments / Processes]

	• Submitter acknowledges that whilst these sites are within private ownership, <i>there is a civic responsibility to ensure any development also has the community and the city's civic life a priority.</i> • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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.	
27.	Submitter from Shirley Road, Roseville Submission Number 115 Object • Submitter strongly objects to the proposal for the following reasons: ◦ 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 <i>slender proportions.</i> ◦ 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.	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]
28.	Submitter from Plunkett Street, Drummoyne Submission Number 117 Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]
29.	Submitter from Adelaide Street, Meadowbank Submission Number 118 Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall]

		• 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 delisting and 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>.	Theme 6 [Impacts on public open space] Theme 7 [Impacts on Hunter Street] Theme 9 [Social and infrastructure impacts and community interest]
30.	Submitter from Charles Street, Springwood Submission Number 120	Object • 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	Object • 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.	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] Theme 7 [Impacts on Hunter Street]
32.	Submitter from Regent Street, New Lambton Submission Number 122	Object • 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	Object • 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	Object • 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.	Theme 1 [Impacts on St John's Cathedral and Grounds] Theme 3 [Relationship to history and heritage]

		• Submitter considers that <i>Parramatta deserves to be recognised as a city that cares about its heritage, instead of trying to destroy it.</i>	Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]
35.	Submitter from Lagavulin Court, Greenwith South Australia Submission Number 135	Object • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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.	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]
36.	No Address Provided Submission Number 137	Object • 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 <i>get their own way.</i>	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]
37.	Submitter from View Street, Annandale Submission Number 138	Object • 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 <i>totally inappropriate.</i> • Submitter considers that demolishing St John's Parish Hall will remove an important part of the site's ongoing history and treats <i>heritage protection as expendable and insignificant.</i> • Submitter considers that the proposal will <i>unacceptably dominate</i> the historical site, and will overshadow Centenary Square, rendering the space as unusable.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]
38.	Submitter from Folini Avenue, Westmead Submission Number 142	Object • Submitter raises concerns that the proposal is out of character with St John's Cathedral. • Submitter considers the proposal to be a <i>massive overdevelopment.</i>	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 13 [Overdevelopment]

39.	No Address Provided Submission Number 146	Object • 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: ◦ 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 10 [Need for Proposal] Theme 11 [Relationship to Planning Instruments / Processes]
40.	Submitter from Tennyson Street, Parramatta Submission Number 148 Submission Number 306	Object • 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. Object • 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).	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]
41.	Submitter from Stanhope Gardens Submission Number 155	Object • 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>	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]

		• 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	Object • 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	Object • 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 <i>should be advised of any possible changes well in advance</i>. • 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	Object • 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	Object • 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]

		• 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	Object • 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</i> of Parramatta. • 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	Object • 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	Object • Submitter considers that the proposal <i>will 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	Object • 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: ◦ 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]

50.	No Address Provided Submission Number 164	Object • 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	Object • 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	Object • 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	Object • 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	Object • 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	Object • 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	Object • 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	Object • 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]

		• 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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]

		• Submitter raises concerns that approving the development will enable other buildings to be developed close to historical sites.	
65.	Submitter from Rosebank Avenue, Epping Submission Number 179	Object • 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>.	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]
66.	No Address Provided Submission Number 180	Object • 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.	No Address Provided Submission Number 181	Object • 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 <i>swayed by money</i>.	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
68.	No Address Provided Submission Number 182	Object • Submitter objects to the proposal.	Theme 15 (Oppose – no reasons)
69.	No Address Provided Submission Number 183	Object • 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.	No Address Provided Submission Number 184	Object • 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]

71.	Submitter from Frenchs Forest Submission Number 185	Object • 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 • 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 • 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 • 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 • 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 • 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 • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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]

		<i>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.	Theme 11 [Relationship to Planning Instruments / Processes]
78.	Submitter from Chelmsford Street, Newtown Submission Number 192	Object ● 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
79.	No Address Provided Submission Number 193	Object ● 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.	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
80.	No Address Provided Submission Number 194	Object ● 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 overwhelm</i> the Cathedral site, which should remain the focal piece. ● Submitter urges decision makers to adopt a balanced approach.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
81.	No Address Provided Submission Number 195	Object ● 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.	Theme 3 [Relationship to history and heritage]
82.	No Address Provided Submission Number 196	Object ● 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]

83.	No Address Provided Submission Number 197	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
84.	No Address Provided Submission Number 198	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 11 [Relationship to Planning Instruments / Processes]
85.	No Address Provided Submission Number 199	Object • Submitter objects to the proposed site rezoning.	Theme 15 (Oppose – no reasons)
86.	No Address Provided Submission Number 200	Object • 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	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes] Theme 13 [Overdevelopment]
88.	Submitter from Macquarie Street, Boonah Submission Number 204	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]

		• 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	Object • 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: ◦ 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.	Theme 1 [Impacts on St John's Cathedral and grounds] 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]
90.	Submitter from Isaac Smith Parade, Kings Langley Submission Number 207	Object • 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>	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]

		<i>and historical value of the precinct.</i>	
91.	No Address Provided Submission Number 211	Object • 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 • 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 • 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 • 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 • 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 • 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 • 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 • 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

		surrounding it and the adjacent Centenary Square are <i>rich in colonial history and steeped in stories of the colony's earliest days</i>. • 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	Object • Submitter objects to the proposal for the following reasons: ◦ 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.	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]
100.	Submitter from Oak Street, North Sydney Submission Number 221	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall]
101.	No Address Provided Submission Number 222	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds]
102.	No Address Provided Submission Number 223	Object • Submitter raises the historical importance of St John's Cathedral for future generations to enjoy.	Theme 1 [Impacts on St John's Cathedral and grounds]
103.	No Address Provided Submission Number 224	Object • Submitter objects to the proposal. • Submitter raises concerns regarding developers and their influence on Parramatta.	Theme 5 [Development contributions / private benefit]
104.	Submitter from Truscott Street, North Ryde Submission Number 225	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 13 [Overdevelopment]
105.	Submitter from Carson	Object	Theme 1 [Impacts on St John's Cathedral and grounds]

	Street, Dundas Valley Submission Number 226	• 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	Object • 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	Object • Submitter objects to the proposal.	Theme 15 (Oppose – no reasons)
108.	No Address Provided Submission Number 229	Object • Submitter objects the proposal for the following reasons: ◦ 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	Object • 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	Object • 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	Object • Submitter objects the proposal. • Submitter requests more green spaces for life and clean air to breathe.	Theme 12 [Environment and sustainability]

		• 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	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 9 [Social and infrastructure impacts and community interest]
113.	Submitter from Alderson Avenue, North Rocks Submission Number 235 Submission Number 319	Object • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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.	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] Theme 11 [Relationship to Planning Instruments / Processes]
114.	No Address Provided Submission Number 236	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
115.	No Address Provided	Object	Theme 3 [Relationship to history and

	Submission Number 238	• 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	Object • 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	Object • 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	Object • 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	Object • 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	Object • 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 Chircan Street, Old Toongabbie Submission Number 245	Object • 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	Object • 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]

		heritage]	
		Theme 6 [Impacts on public open space]	
123.	Submitter from Hill Street, Wentworthville Submission Number 247	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]	Object • 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.
124.	No Address Provided Submission Number 248	Theme 3 [Relationship to history and heritage]	Object • 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.
125.	No Address Provided Submission Number 249	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]	Object • 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.
126.	No Address Provided Submission Number 250	Theme 3 [Relationship to history and heritage]	Object • 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.
127.	No Address Provided Submission Number 252	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]	Object • 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.

		• Submitter recommends that the entire zone be preserved.	
128.	No Address Provided Submission Number 254	Object • 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 implications on future generations.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
129.	No Address Provided Submission Number 256	Object • 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.	Theme 3 [Relationship to history and heritage]
130.	No Address Provided Submission Number 257	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
131.	No Address Provided Submission Number 258	Object • 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.	Theme 3 [Relationship to history and heritage]
132.	No Address Provided Submission Number 259	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 10 [Need for Proposal]
133.	No Address Provided Submission Number 260	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 12 [Environment and sustainability]
134.	No Address Provided Submission Number 262	Object • No comments provided.	Theme 15 (Oppose – no reasons)
135.	No Address Provided	Object	Theme 1 [Impacts on St John's Cathedral and grounds]

	Submission Number 263	• 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.	Submitter from Caprera Road, Northmead Submission Number 264	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 7 [Impacts on Hunter Street] Theme 8 (Traffic and Transport Impacts) Theme 10 [Need for Proposal]
137.	No Address Provided Submission Number 265	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 9 [Social and infrastructure impacts and community interest]
138.	No Address Provided Submission Number 266	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 14 (Building design and general impacts)
139.	Submitter from Munro Street, McMahan's Point Submission Number 267	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
140.	Submitter from Palmer Street, Parramatta	Object • Submitter objects to the height and bulkiness of the development, citing the potential overshadowing of	Theme 1 [Impacts on St John's Cathedral and grounds]

	Submission Number 268	- Centenary Square and loss of solar access for the public domain. - Submitter raises that heritage is continually being lost.	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
141.	Submitter from Chircan Street, Old Toongabbie Submission Number 272	Object - 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.	Theme 3 [Relationship to history and heritage]
142.	Submitter from Dryden Avenue, Carlingford Submission number 273	Object - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 4 [St John's Hall] Theme 6 [Impacts on public open space]
143.	Submitter from Hemsworth Avenue, Northmead Submission Number 275	Object - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes] Theme 14 (Building design and general impacts)
144.	Submitter from Porters Road, Kenthurst Submission Number 277	Object - Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: - 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.	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]

		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 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 - 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 No comments provided.	Theme 15 (Oppose – no reasons)
148.	Submitter from Bellevue Street, North Parramatta Submission Number 285	Object - 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 - 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 - 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 - 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]

		<i>latest trends in modern architecture.</i> • 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.	Theme 4 [St John's Hall] Theme 6 [Impacts on public open space] Theme 7 [Impacts on Hunter Street]
152. No Address Provided Submission Number 291		Object • 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. <u>Height</u> • 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. <u>Access to sunlight and overshadowing</u> • 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.	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)

	• 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. <u>Heritage</u> • 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: ◦ 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. <u>Voluntary Planning Agreement (VPA) and St John's Parish Hall</u> • 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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		- 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. - Submitter makes specific comments on aspects of the proposal that have been offered as public benefits: - 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	Object - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 13 [Overdevelopment]
154.	Submitter from North Parramatta Submission Number 293	Object - 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>.	Theme 3 [Relationship to history and heritage] Theme 4 [St John's Hall]
155.	Submitter from Ithaca Road, Elizabeth Bay Submission Number 294	Object - 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 5 [Development contributions / private benefit] Theme 6 [Impacts on public open space]

		• Submitter considers that the proposal should be rejected.	
156.	Submitter from Dugald Road, Mosman Submission Number 295	Object • Submitter opposes the proposal to rezone the site to <i>allow excessively tall development</i>. • Submitter considers that any development in the vicinity of the State heritage-listed Cathedral must <i>respect the heritage significance of the building by having a height no taller than [what is] currently allowed under the LEP</i> 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 <i>absolutely no justification to support this rezoning application</i>.	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 13 [Overdevelopment]
157.	No Address Provided Submission Number 297	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
158.	Submitter from Rawson Street, Aberdare Submission Number 298	Object • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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 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.	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] Theme 11 [Relationship to Planning Instruments / Processes]

		• Submitter questions how building works and construction will impact St John's Cathedral.	
159.	No Address Provided Submission Number 300	Object • 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	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 14 (Building design and general impacts)
161.	Address Not Provided Submission Number 303	Object • Submitter notes that the proposal is inconsistent with Parramatta's Local Environment Plan and Development Control Plan, as: ◦ 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 PDCCP 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.	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]

		• 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 retainment of St John's Parish Hall (Option B).	
162.	Address Not Provided Submission Number 304	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
163.	Address Not Provided Submission Number 305	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 9 [Social and infrastructure impacts and community interest]
164.	Address Not Provided Submission Number 307	Object • 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.	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 14 (Building design and general impacts)
165.	North Parramatta Residents Action Group (NPRAG) Submission Number 309	Object • 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: ◦ 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space] Theme 11 [Relationship to Planning Instruments / Processes]

		○ 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.	Submitter from Boromi Way, Cromer Submission Number 310	Object • 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.	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]
167.	Address Not Provided Submission Number 311	Object • 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 <i>2 hours of daylight in winter</i> 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</i> or deserving of reward.	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] Theme 12 [Environment and sustainability] Theme 14 (Building design and general impacts)
168.	Address Not Provided Submission Number 312	Object • Submitter objects to the proposal noting that <i>Parramatta's rich history has already been destroyed.</i>	Theme 3 [Relationship to history and heritage]

		• Submitter raises the value of heritage within European cities and questions why Parramatta does not align with this practice.	
169.	Address Not Provided Submission Number 313	Object • 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 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space] Theme 12 [Environment and sustainability]
170.	Address Not Provided Submission Number 314	Object • 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 <i>has been kept as a liveable city up until now</i>. • 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	Object • 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 <i>money-making venture for the developer</i>. • 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	Object • Submitter notes that it is critical for <i>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</i>. • 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 <i>potential adverse effects that buildings may have on a public domain</i>. • 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	Object • 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]

	• 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 tragic and movement issues within Parramatta CBD.	Theme 9 [Social and infrastructure impacts and community interest]
174.	Address Not Provided Submission Number 318 Object • 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 Object • Submitter considers that there is very little heritage left in Parramatta now <i>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.</i> • 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 Object • 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 Object • 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 <i>old Parramatta</i> has already been lost and cites Willow Grove as an example of <i>failure and neglect</i>.	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 Arncliffe Submission Number 327 Object • Submitter opposes the proposal as <i>our historic heritage is being destroyed</i>. • 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]

		• settlement. • 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 <i>being lost amongst the steel and glass of monster buildings</i>.	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
179.	No Address Provided Submission Number 328	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 11 [Relationship to Planning Instruments / Processes]
180.	No Address Provided Submission Number 329	Object • Submitter opposes the proposal for the following reasons: ◦ 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.	Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
181.	No Address Provided Submission Number 330	Object • 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>.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
182.	No Address Provided Submission Number 331	Object • 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.	Theme 3 [Relationship to history and heritage]
183.	No Address Provided Submission Number 332	Object • Submitter opposes the proposal for the following reasons: ◦ 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]

		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.	
184.	No Address Provided Submission Number 333	Object - 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 2 [Demolition of St John's Cathedral] Theme 3 [Relationship to history and heritage]
185.	No Address Provided Submission Number 334	Object - 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 3 [Relationship to history and heritage] Theme 6 [Impacts on public open space]
186.	No Address Provided Submission Number 335	Object - Submitter opposes the proposal for the following reasons: - 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 1 [Impacts on St John's Cathedral and grounds] Theme 6 [Impacts on public open space]
187.	No Address Provided Submission Number 336	Object Submitter objects to the proposal.	Theme 15 [Oppose – no reasons]
188.	No Address Provided Submission Number 337	Object - 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 14 (Building design and general impacts)
189.	No Address Provided Submission Number 338	Object - 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 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
190.	Submitter from Dorothy Street, Rydalmere Submission Number 339	Object 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]

	Submission Number 340	• 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	Object • 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	Object • 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	Object • 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	Object • 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	Object • Submitters object in the <i>strongest possible terms</i> to the site rezoning for the following reasons: ◦ 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]

197.	No Address Provided Submission Number 347	Object • Submitter opposes the proposed height, which they view as being <i>far too excessive</i>. • 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 • 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 <i>belongs</i> 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 • 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 • 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 • 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 • 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 • 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]

	Submission Number 353	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 No comments provided.	Theme 15 (Oppose – no reasons)
205.	Address Not Provided Submission Number 356	Object - 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 - 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 - 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 - 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 - 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 innovate 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]

	Submission Number 364	• Submitter objects to the proposal, citing the historical significance of the site.	heritage]
211.	Address Not Provided Submission Number 366	Object • 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 • 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 • 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 • 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 • Submitter objects to the proposed height of the development. • Submitter references City of Parramatta Council's website, noting that Council is committed to managing and preserving the objects, artefacts, structures, spaces, and practices which are of historical significance to the community. 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 • 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 • 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]

		• 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	Object • 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.	Theme 1 [Impacts on St John's Cathedral and grounds] Theme 3 [Relationship to history and heritage]
219.	Address Not Provided Submission Number 376	Object • 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	Object • 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	Object • 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.	Theme 1 [Development Impact] Theme 3 [Relationship to history and heritage]
222.	Address Not Provided Submission Number 380	Object • 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.	Theme 3 [Relationship to history and heritage] Theme 9 [Social and Infrastructure Impacts]
223.	Address Not Provided Submission Number 381	Object • 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.	Theme 1 [Development Impact] Theme 3 [Relationship to history and heritage] Theme 13 [Overdevelopment]
224.	Address Not Provided Submission Number 382	Object • 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	Object • 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]

**195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta
St John's Anglican Church site [RZ/5/2018]**

226.	Submitter from Rossi Street, Yass Submission Number 384	Object • 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 • 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, Bowning Submission Number 389	Object • 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 • 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

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 • 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) • 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.

38	Submitter from Picasso Crescent, Old Toongabbie Submission Number 38	Support (in part) • 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.	Refer to "Section 4.5 Other Submission Response Three"
206	No Address Provided Submission Number 206	Other • Submitter considers that Church should be demolished and rebuilt. • Submitter considers that the new development would be inconsistent with the old Church building.	NB: It is not clear if the Submitter is referring to the Church (Cathedral) or the Church Hall (Parish Hall). Refer to Section 4.4 Submissions not Supporting – Summary and Analysis for comments on the issues of concerns raised. Refer to "Section 4.5 Other Submission Response Four"

Appendix B – Institutions, Organisations and Interest Groups Submission Summaries

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.	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. 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. 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. The Planning Agreement contains the public benefits that Council considers offset the loss of the Hall. 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. 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. 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.
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: - 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.	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. 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

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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.
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	This view is noted. The Stage 1 DA process will essentially determine whether Option A or B proceeds.
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.	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.
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.	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.

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	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. 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. 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. 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 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. Images to demonstrate the benefits of this are contained in the 9 November 2022 Local Planning Panel Report. 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. 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. 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. This view is noted and addressed in the response above.
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).	
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.	
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	

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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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.	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). 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.
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, Councilors and Minister for Planning). The submission raises concern about setting a precedent for other sites to ask for a similar uplift.	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. 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.
The submission objects to the use of a Planning Agreement to justify the delisting and demolition of the Parish Hall.	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.
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. The EP&A Act requires a Planning Agreement to be advertised. 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]"	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. The Planning Agreement was exhibited alongside the Planning Proposal. 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. 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. 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.
The submission takes issues with the specific public benefits offered as follows: 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.	

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 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. 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. 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 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. 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. Noted. Any future DA will be assessed against this clause if applicable.
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.	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
The proposal will significantly overshadow Centenary Square, impacting on its amenity and appreciation of its history (which the submission summarises)	
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 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 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.	
Unacceptable impacts on centre of Parramatta.	

	Department of Infrastructure, Transport, Regional Development and Communication as part of the public exhibition. 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. 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.
Targeting delisting/demolition of the Heritage item should not be considered purely for the convenience of the developer.	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. 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.
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	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.
	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

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	'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". 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 SHR listed Cathedral. It is noted that Heritage NSW and the Department of Infrastructure, Transport, Regional Development and Communication have not objected to the proposal. This view is noted and addressed in the response above.
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. 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	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. 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. 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
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	

	Cathedral subject to the design of the tower being consistent with the building envelope and tower slenderness controls in the DCP. 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. 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. This view is noted and addressed in the response above.
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. The proposal does not comply with the LEP by an order of magnitude of 10 (243 metre height) The form of the proposal does not meet the DCP objective to be of slender proportions	Acknowledged. This is because the proposal seeks to vary the present LEP controls. 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. 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). 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. 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.
Public Space identified for protection under the LEP (Centenary Square, Parramatta Town – former Market Square, and Parramatta Square) will be overshadowed in the afternoon.	
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	

spatial structure of the whole complex, and introduces a 45 storey building	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. 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. This view is noted and addressed in the responses above.
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: - 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	This view is noted and addressed in the responses above, and these additional points are also made in response: • 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.
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. 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 though genuinely collaborative planning processes, with full and informed consent, rather than offsets.	This view is noted and addressed in the responses above.

A properly integrated landscape heritage review and assessment is needed, which includes relationship to its broader context and international significance.	In response to AILA'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: <u>Original objective:</u> <i>"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."</i> <u>Original control:</u> <i>"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."</i> <u>Proposed amended objective:</u> 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. <u>Proposed amended control:</u> "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".
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Appendix C – Developers, Major Landowners and Planning Consultant Summaries

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.	Noted.
This site is the subject of a site-specific Planning Proposal lodged with Council; this process is currently "paused".	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.
"No in principle objection" position is contingent on St John's not constraining 57 Macquarie St site's development.	Noted; refer to comment in above cell. 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.
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.	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. 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.
	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. 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).

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. 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 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.	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. 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.
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.	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.

	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. 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. 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. 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.
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.	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. 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. 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.
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.	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.

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	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.
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.	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.
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.	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.
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.	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.
A 6m wide laneway next to the northern commercial tower is a poor urban design outcome. A greater setback could help improve the laneway.	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.
The upper floors of the tower should be pushed towards Macquarie St.	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.
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.	"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.
	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.

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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 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 <i>"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"</i> . 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. 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.	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 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. Notwithstanding the above, the Department in finalising the PLEP 2011 (Amendment 56) removed the Opportunity Site provision and therefore is no longer relevant.
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.	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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<i>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.</i> 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.	
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 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.
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. The northern boundary setback above podium level should be a minimum of 6m if a tower form is proposed here.	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. 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.

	It is understood that Queensland Arcade does not wish to pursue temporary access arrangements with the Church at this time. 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. 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. 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. 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. 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. 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. 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. 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. Noted. Queensland Arcade may wish to engage planning or other appropriate consultant advice to advise them on potential courses of action for their landholdings.
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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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.	Noted.
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.	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.
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.	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.
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.	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.
Heritage concerns: 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.	Noted.
The submission notes that Council and Applicant Heritage consultants debated the demolition of the Hall, and both agreed that the Hall has heritage significance.	This point is agreed.
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".	This point is agreed and described elsewhere in this report.
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.	Changes to Ministerial directions and the decision the Department made to remove value sharing provisions from Council's CBD PP means contribution towards infrastructure will be collected via Council CBD Development Contribution Plan when the development proceeds. 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.

The Submission argues that the site can be redeveloped with two towers, while also improving the public domain and retaining the Hall. 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. 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. 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.	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. Council officers do not consider compulsory acquisition to be viable, and are instead considering the offer that was made by the Applicant. 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. 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). Refer to the discussion in the above cells about the land being privately owned and the offer by the Applicant. 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. 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. 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. 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. 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.
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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. 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". 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. 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. 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.	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. 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. 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. 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. 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. 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. 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. 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. Refer to comments above addressing these issues. This view is noted.
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Planning Agreement - Requirement for demolition - 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	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. 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 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. 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.
Planning Agreement - Ambiguity: - 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.	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'. This document set out and explained the proposed provisions and issues to form part of the planning agreement. 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.

Planning Agreement – public access to Church Land - 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.	Refer to comments above addressing these issues. 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.
Solar Access - 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.	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. 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. 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.

Appendix D – Public Authorities and Service Providers Summaries

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.	Noted. The agency's submission has been forwarded to the Applicant for their information and assistance in progressing the project.
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	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. SESNSW was consulted as part of the exhibition.
Recommends that State Emergency Services [SES] NSW is consulted. Recommends that the DCP includes a control that trees removed are replaced at a ratio of 1:4. Recommends that the DCP includes a control to use native species to improve local biodiversity and ecological services at the site. 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.	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. 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). 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. 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: Original control: <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> Proposed amended control: <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> 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.
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. 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	

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 Johns 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 matter. 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).
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	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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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.	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). 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).
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.	Noted.
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.	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. 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. 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.
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.	Noted.
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.	Noted.
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.	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).
NSW SES notes that basement car parks are a component of the proposed development. Due to risks associated with basement carparks, it is recommended that parking should be above ground level to facilitate safe and effective vehicular	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

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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:

Functional area and fire agency servicing the area, should be consulted to determine appropriate risk management strategies during flooding.	- 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). 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.
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.
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.	Given the comments discussed below, Council officers consider this an unresolved objection and will refer to DPE as such.
TfNSW does not support the car parking spaces stated in the traffic impact assessment, due to good public transport opportunities in close proximity.	Noted.
	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

	56. Therefore, the site-specific PP is consistent and there is no need to introduce these controls as part of this site-specific proposal. 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. 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. 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: <i>"Oxx. Minimise the impact of vehicular servicing and loading activities on the surrounding street network."</i> <i>"Cxx. All vehicular servicing and loading activities shall be accommodated on-site."</i> Parking matters in a future DA will be assessed against the relevant controls including finalised CBD PP controls and forthcoming CBD DCP. 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. Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process. 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. Noted. Council officers consider this a DA issue, and relevant consultation would occur as part of a concurrence process. 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.
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.	
The submission supports ingress/egress on Hunter St, as Macquarie St is currently under investigation for future Transport infrastructure.	
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.	
The indicative timeframe of construction works is queried.	
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.	

**195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta
St John's Anglican Church site [RZ/5/2018]**

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: - 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: - 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.

Supports overall objectives of the draft SS DCP including provisions to: • 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.	Support for the overall objectives and provisions of the draft SS DCP are noted.
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. 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.	The Planning Proposal is accompanied by an archaeological report (2018), that includes the following statements: • 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. 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: (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. (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:

	<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> <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>
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