

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

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

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

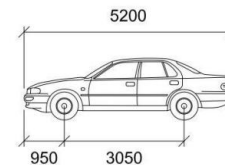
1.	<b>Public Access to Civic Plaza ie Public Area</b>	Licence in perpetuity in favour CoP from the Trust over the open space surrounding the Cathedral on the Site including part Hunter St for the purpose of public access (“ <b>Public Area</b> ”).	<ul style="list-style-type: none"> <li>a. Deed of Licence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

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

5.	<b>Removal of Public Laneway and new driveway access</b>	St Johns was to deliver laneway to west of North Tower and adjoining 57 Macquarie St and there is a reduction of public space due to driveway requirement (off Hunter St).	a. CoP and the Church acknowledge the <ul style="list-style-type: none"> <li>i. Public dedicated laneway to the west of the north tower on the Site is no longer required and the estimated area of the laneway was approximately 340 m2</li> <li>ii. The reduction in public passive recreation space due to the driveway for the North Tower off Hunter Street and the estimated area of the driveway is approximately 120 m2</li> </ul>	Reduction in value estimated at \$1.1M @ \$2,400/m2.  St John's will provide payment of \$1.1m upon grant of Occupation Certificate for the Northern Tower
6.	<b>Planning agreement Consideration</b>	Consideration for planning agreement	a. The Church agrees to pay the planning agreement Consideration of \$3.5 million to CoP upon the earlier of: <ul style="list-style-type: none"> <li>i. [Construction certificate being granted for Northern tower on the Site]</li> <li>ii. [Practical completion of the embellishments for the public access part of the Site the subject of the Deed of Licence]</li> </ul> b. That the funds should be allocated to one of the works included in Council draft CBD Contributions Plan included in Appendix 2 of this document, with the Applicant's preferred item being ITEM 13 - Hunter Street public domain works – including paving and tree cells Hunter St between Pitt St & St John's Church with a value of \$7,795,040.	St John's will provide payment of \$3.5m upon grant of Occupation Certificate for the Northern Tower



Scale 1:150



	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

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

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