

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

General Notes

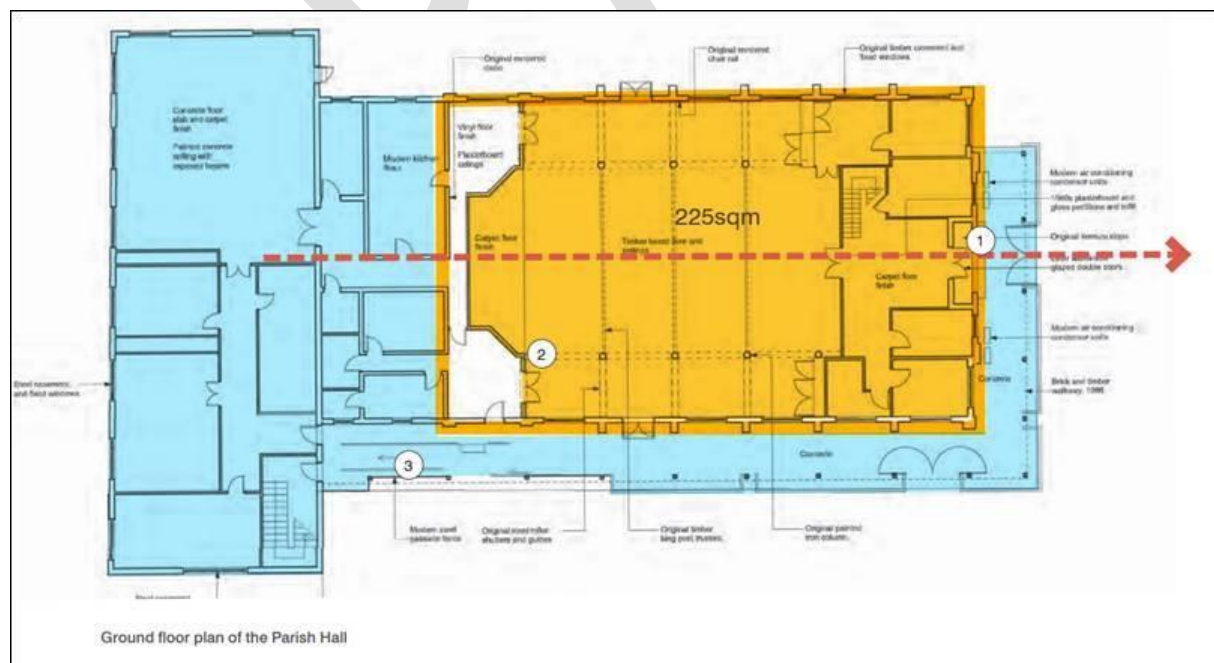
On 16 December 2019 the City of Parramatta Council resolved to endorse the St John's Planning Proposal for the purpose of forwarding it to the Department of Planning, Industry and Environment (DPIE) for a Gateway determination; and to prepare a site-specific Development Control Plan, progress a Planning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

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

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

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

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



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

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

Land to which this plan applies

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

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

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

Note for Public Exhibition version of SSDCP:

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



Figure 4.3.3.7.xx Land covered by this section

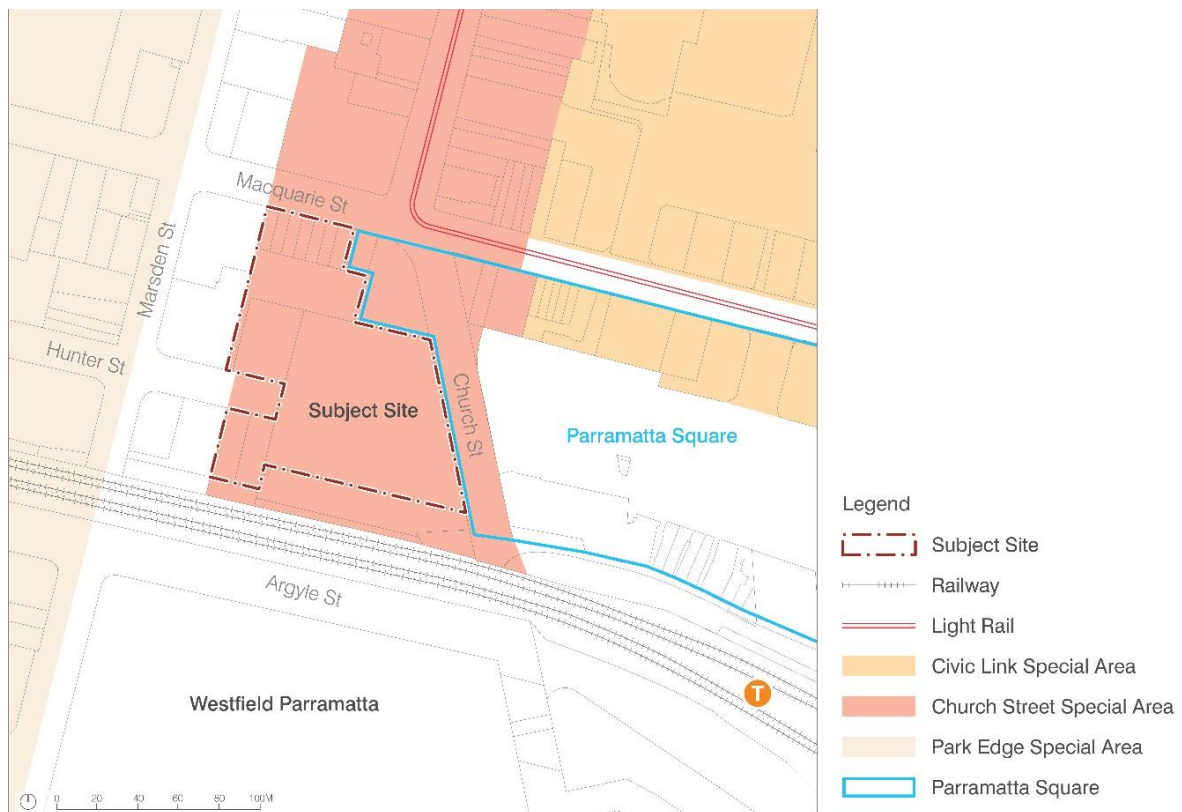


Figure 4.3.3.x The subject site and immediate surrounds.

Relationship to other parts of this DCP

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

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

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

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

Options for Development and Planning Pathway

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

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

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

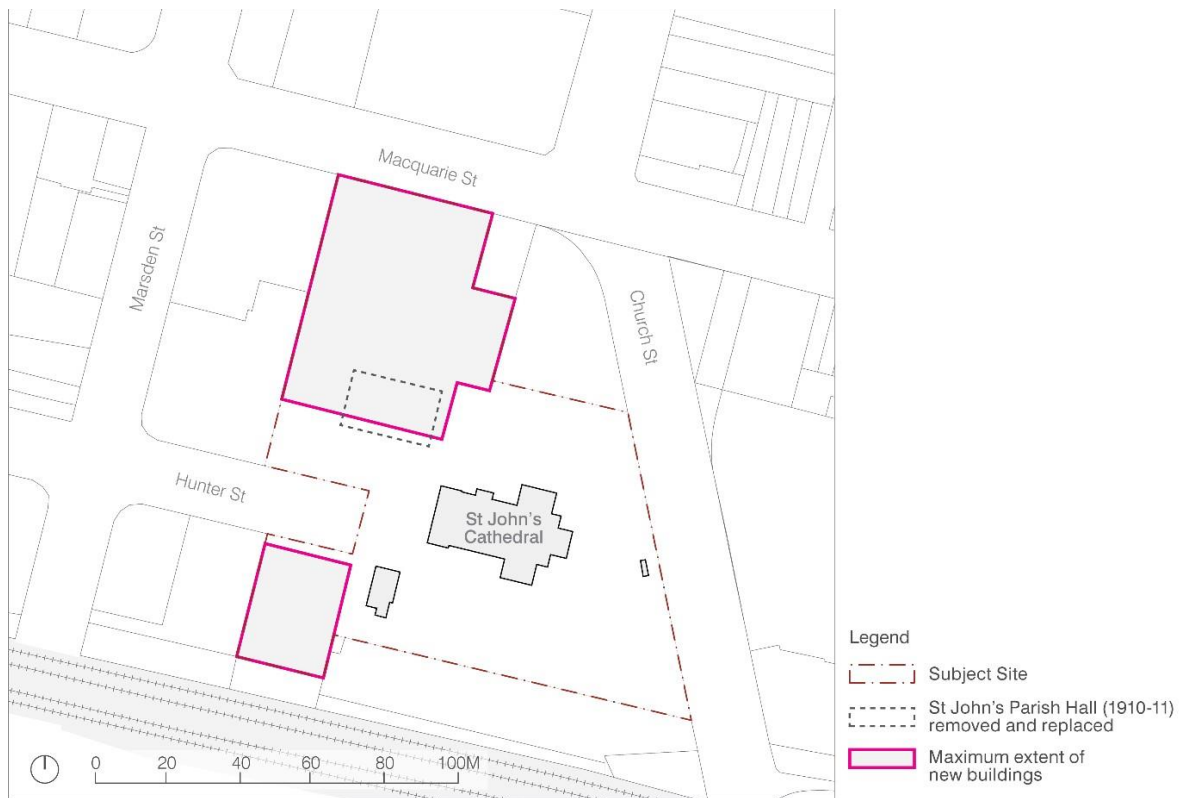


Figure 4.3.3.x St John's Parish Hall under Option A



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

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

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

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

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

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

OPTION A – St Johns Parish Hall removed and replaced

Desired Future Character

St John's Anglican Cathedral occupies a prominent site in the heart of the City of Parramatta. It is the oldest Church site and continuous place of Christian worship in Australia dating from 1803. Development of the site is to be congruent with the Cathedral's State heritage significance. This DCP supports the on-going role and heritage significance of St John's Anglican Cathedral, as a landmark site in the City of Parramatta.

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

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

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

Site objectives

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

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

Heritage

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

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

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

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

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

A. Heritage Listings

State heritage listing

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

Local heritage listing

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

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

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

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



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

A. General Principles

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

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

B. Understanding the Place

Objectives

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

Controls

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

C. Heritage Relationships

Objectives

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

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

Controls

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

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

D. Archival Recording

Objectives

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

Controls

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

E. Amalgamation of Lots and Landscape Setting

Objectives

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

Controls

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

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

F. Development to Benefit a Heritage Item

Objectives

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

Controls

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

G. Interpretation

Objectives

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

Controls

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

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

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

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

Public Domain

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

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

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

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

Note for Public Exhibition version of SSDCP:

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

Objectives

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

Controls

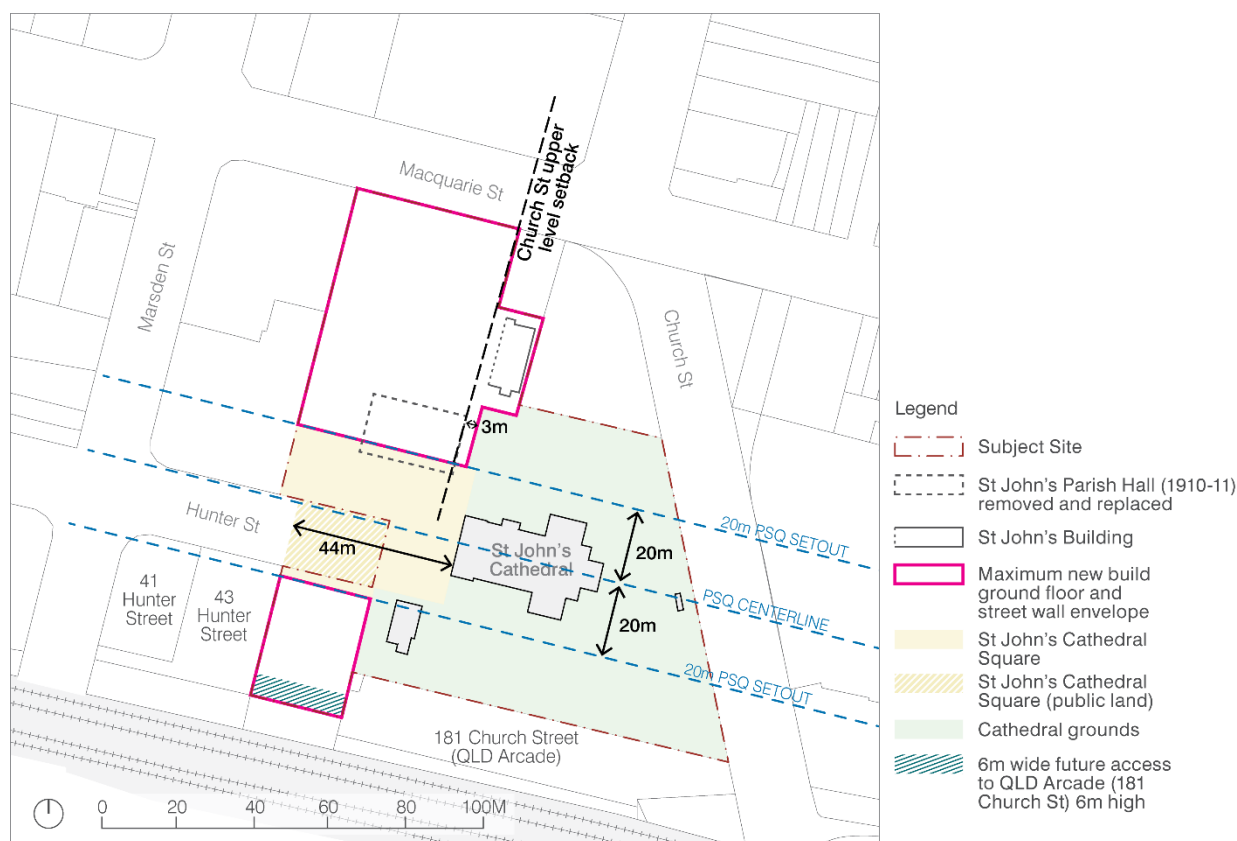


Figure 4.3.3.7.XX Public domain setout plan for Option A

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

Note for Public Exhibition version of SSDCP:

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

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

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

Built form

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

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

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

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

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

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

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

Objectives

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

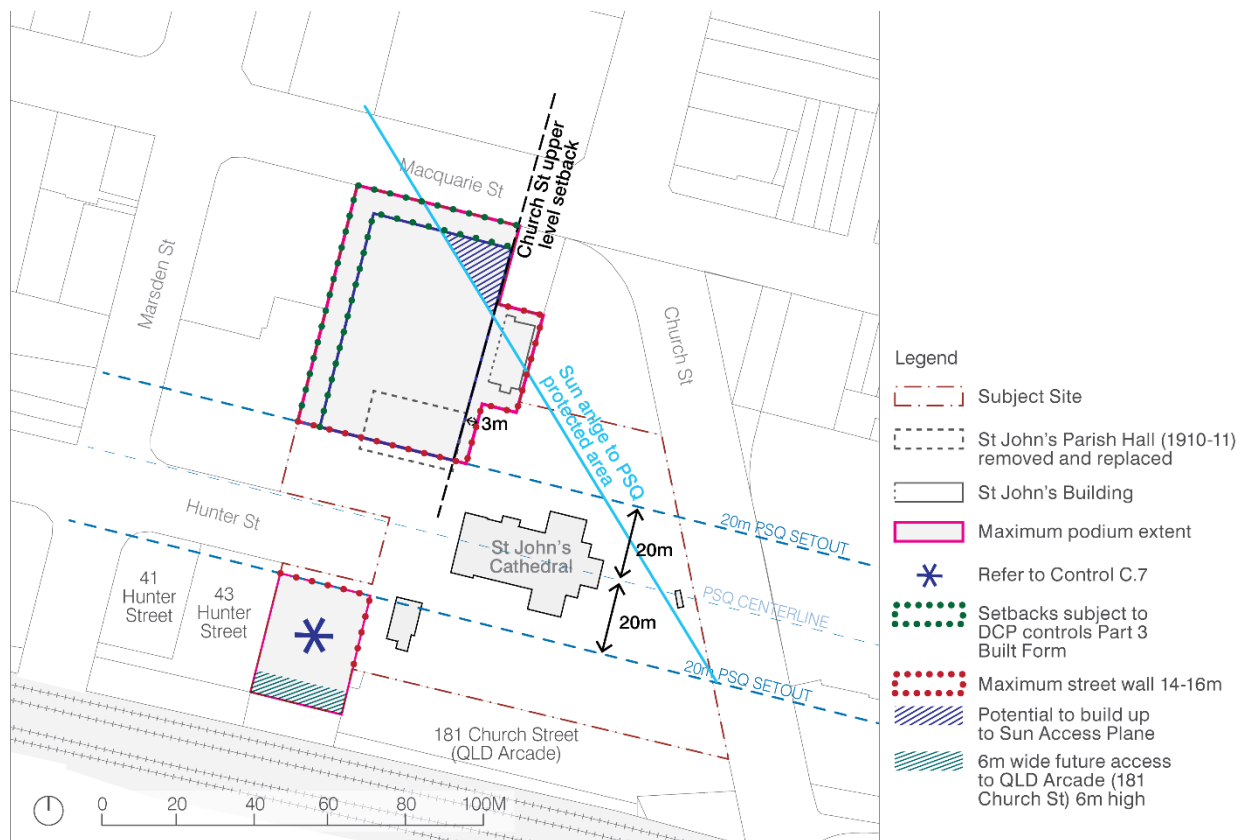


Figure 4.3.3.7.XX Built Form setout plan for Option A

Controls

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

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

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

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OPTION B - St Johns Parish Hall partially retained

Desired Future Character

St John's Anglican Cathedral occupies a prominent site in the heart of the City of Parramatta. It is the oldest Church site and continuous place of Christian worship in Australia dating from 1803. Development of the site is to be congruent with the Cathedral's State heritage significance. This DCP supports the on-going role and heritage significance of St John's Anglican Cathedral, as a landmark site in the City of Parramatta.

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

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

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

Site objectives

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

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

Heritage

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

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

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

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

A. Heritage Listings

State heritage listing

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

Local heritage listing

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

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

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

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



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

B. General Principles

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

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

C. Understanding the Place

Objectives

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

Controls

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

D. Heritage Relationships

Objectives

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

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

Controls

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

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

E. Archival Recording

Objectives

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

Controls

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

F. Amalgamation of Lots and Landscape Setting

Objectives

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

Controls

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

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

G. Development to Benefit a Heritage Item

Objectives

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

Controls

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

H. Interpretation

Objectives

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

Controls

- C.1. Interpret the heritage values of the St John's Anglican Cathedral complex in a way that does not adversely impact the heritage items or their setting. Any heritage interpretation that is part of proposed new buildings should be integrated into the design of the site and any new buildings.
- C.2. A Heritage Interpretation Strategy is to be prepared to inform the architectural design competition.
- C.3. A Heritage Interpretation Plan is to be developed and provided as part of the Stage 2 DA arising from the architectural design competition.
- C.4. The documents are to be derived from the heritage values of the site, and prepared in accordance with relevant guidelines and policy, as follows:

A Conservation Management Plan that is accepted by Council;

- NSW Heritage Manual;
- NSW Heritage Branch Interpreting Heritage Places and Items: Guidelines (August 2005);
- NSW Heritage Branch Heritage Interpretation Policy (endorsed by the Heritage Council August 2005); and
- Australia ICOMOS Burra Charter 2013.

Public Domain

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

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

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

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

Note for Public Exhibition version of SSDCP:

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

Objectives

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

Controls

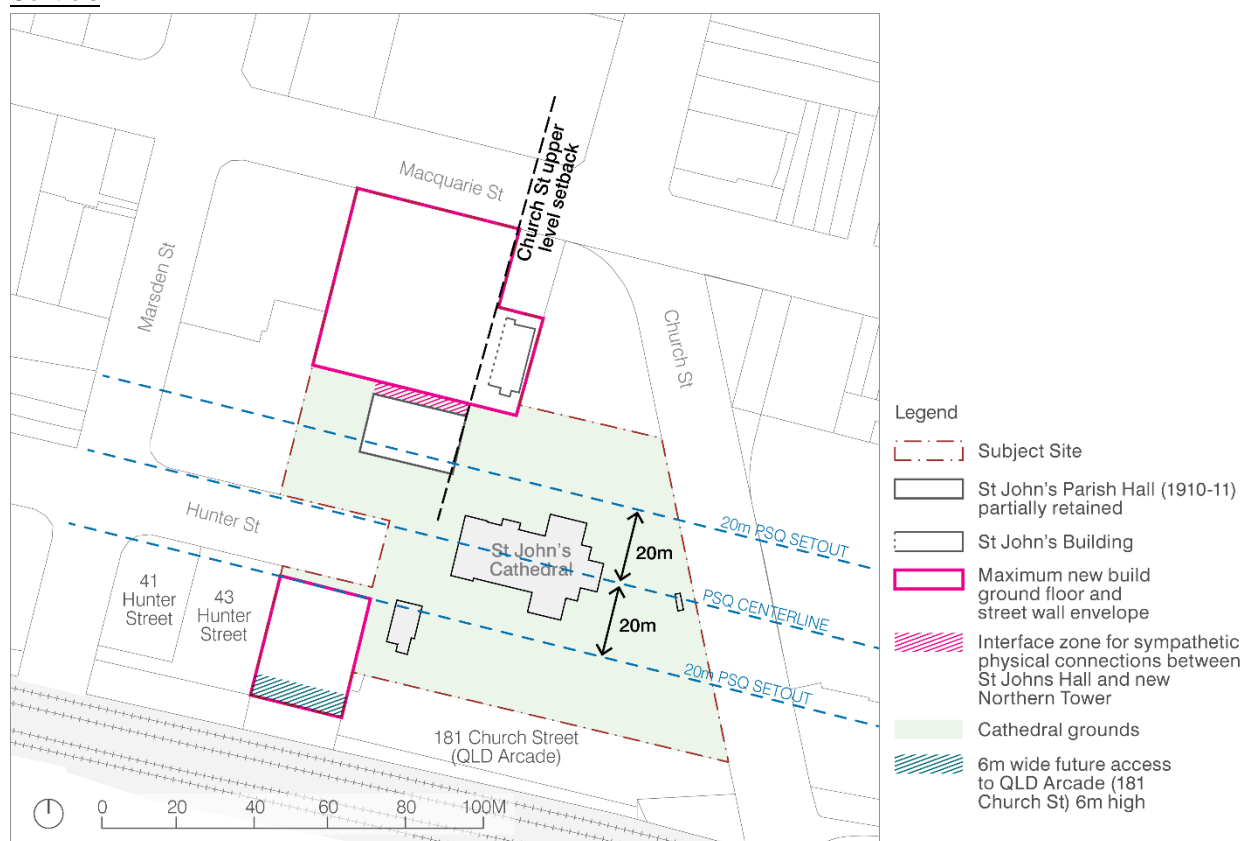


Figure 4.3.3.7.XX Public domain setout plan for Option B

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

Note for Public Exhibition version of SSDCP:

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

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

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

Built form

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

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

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

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

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

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

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

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

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

Objectives

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

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

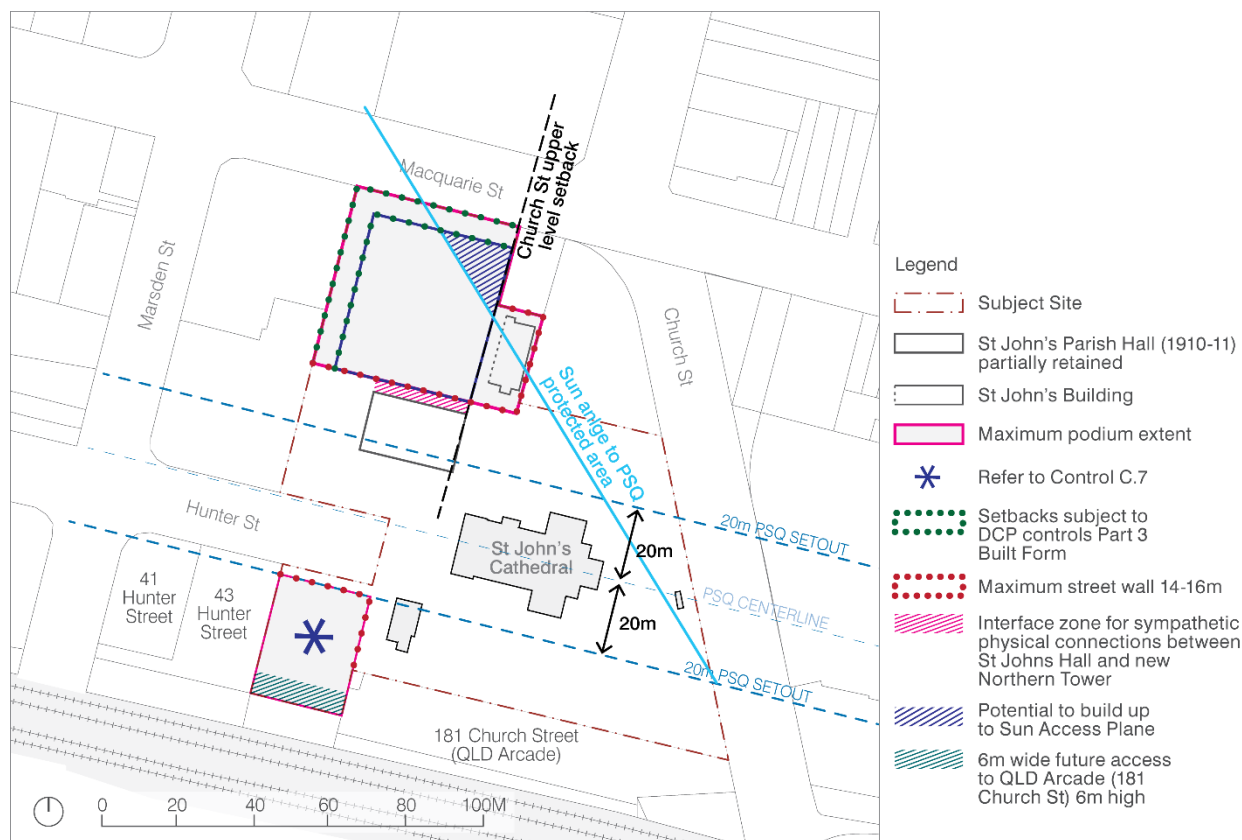


Figure 4.3.3.7.XX Built Form setout plan for Option B

Controls

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

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

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

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Vehicle access, parking, and servicing

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

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

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

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

Objectives

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

Controls

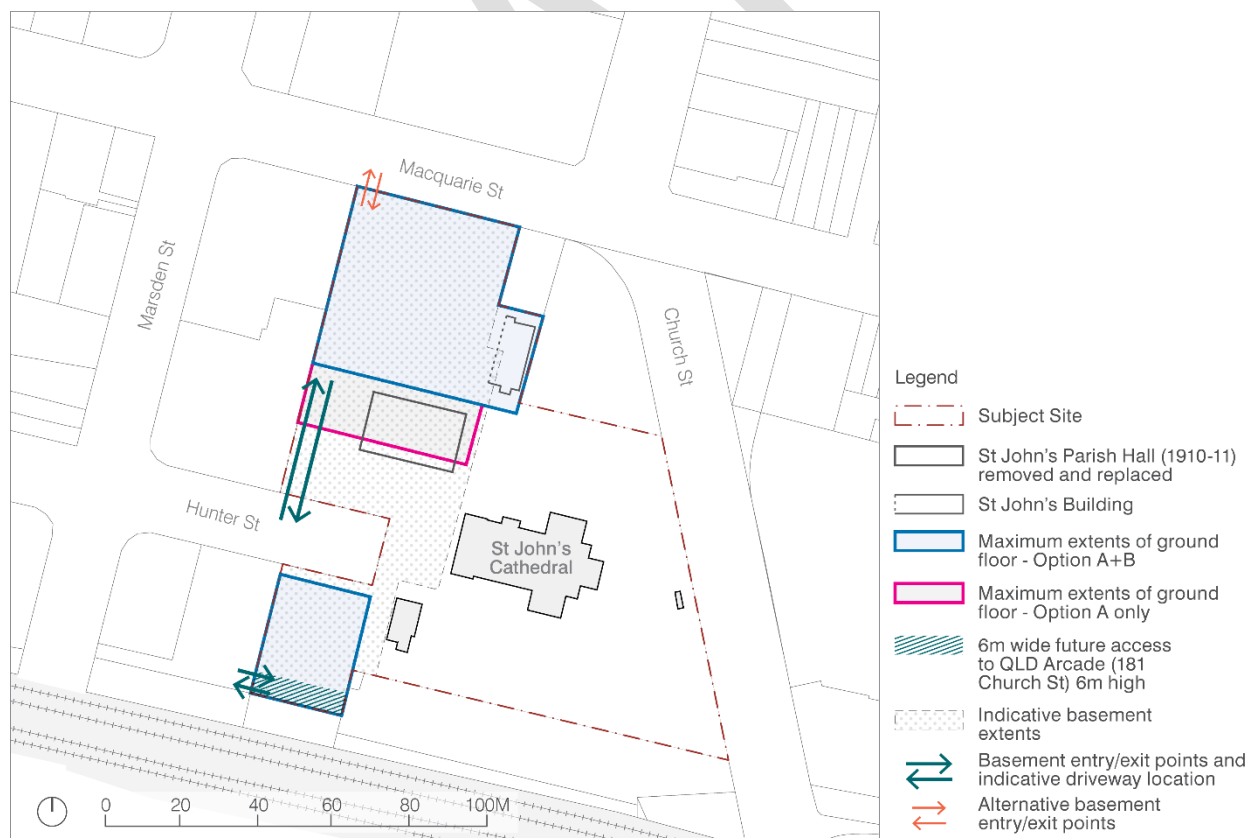


Figure 4.3.3.7.xx Vehicular access

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

Flood Risk and Rainwater Management

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

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

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

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

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

Objectives

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

Controls

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

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

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

Environmental Sustainability

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

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

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

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

Objectives

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

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

Controls

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

... end ...