



Jazmin van Veen, A/Director, Central (GPOP)  
Central River City and Western Parkland City  
Department of Planning, Industry and  
Environment

Via email: [jazmin.vanveen@planning.nsw.gov.au](mailto:jazmin.vanveen@planning.nsw.gov.au)

<b>Your Reference</b>	PP_2020_2179
<b>Our Reference</b>	RZ/5/2018
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**6 December 2022**

Dear Ms van Veen

**RE: Site-specific Planning Proposal: St John's Cathedral site at 195 Church Street, 65-79 Macquarie Street and 38 and 41-45 Hunter Street, Parramatta (Department Ref: PP\_2020\_2179)**

Please find attached a Planning Proposal for land at St John's Cathedral site at 195 Church Street, 65-79 Macquarie Street and 38 and 41-45 Hunter Street, Parramatta that is submitted to the Department of Planning and Environment for finalisation. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 by changing the zoning of some of the land, amending the permissible density controls on the site (height of buildings and floor space ratio) and identifying a portion of land on the Land Reservation Acquisition Map together with some other amendments.

Council at its meeting on 14 November 2022 resolved as follows:

- (a) **That** Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in **Attachment 4** for the St John's Anglican Church Site.
- (b) **That** Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at **Attachment 5** and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.
- (c) **That** Council approve the finalisation of the Planning Proposal (at **Attachment 1**) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
  - a. For the northern development site:
    - i. Rezone from B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core and part SP1 - Special Activities (Place of Public Worship);
    - ii. A maximum Height of Building Control of 211 RL; and
    - iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a site-specific clause permitting a maximum FSR of 6:1 for office uses.
  - b. For the southern development site:

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- i. Include on the Land Reservation Acquisition (LRA) map at 41-45 Hunter Street a 6m wide accessway along the boundary to the rail line;*
    - ii. Application of the FSR sliding scale; and*
    - iii. Allow **basement** car parking on small portion of SP1-zoned land.*
  - c. The following amendments:*
    - i. For the northern development site:*
      - 1. Amendments to include site specific local provisions that address:*
        - a. Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1;*
        - b. Limiting the height to 211 RL inclusive of a design excellence bonus; and*
        - c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.*
    - ii. For the southern development site:*
      - 1. Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:*
        - a. A maximum Height of Building Control of 211 RL; and*
        - b. A maximum FSR of 10:1.*
    - iii. For both development sites:*
      - 1. Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:*
        - a. Parramatta Square solar access,*
        - b. Aerospace investigations, and*
        - c. Car parking.*
      - 2. Amendments to address the following two minor Gateway compliance issues discussed in this report:*
        - a. Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and*
        - b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.*
      - 3. Noting the following unresolved matters raised by State Agencies **are to be referred to the DPE for their consideration:***
        - a. Transport for NSW: objects to the number of car parking spaces on the site;*
        - b. Department of Planning and Environment – Environment and Heritage Group: raises concern about the inconsistency of the Planning Proposal with Ministerial Direction 4.3 Flood Prone Land*
        - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.*
- (d) **That** Council forward the amended Planning Proposal at **Attachment 1** including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.*
- (e) **That** Council approve the DCP controls at **Attachment 2** including the amendments summarised at Table 10 in **Attachment 6**.*



- (f) ***That*** Council enters into the Planning Agreement at **Attachment 3** and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) ***That*** in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) ***Further, that*** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.

It is noted that the Council resolution of 14 November 2022 was subject to a Rescission Motion. However, the Rescission Motion was not supported by Council at its meeting on 28 November 2022 so that Council's resolution of 14 November remains the official resolution.

The Department is also advised there are three (3) unresolved matters raised by State Agencies and these are referred to the DPE for their consideration as part of the finalisation process.

In accordance with the Council resolution of 14 November 2022, Council requests that the Department prepare a draft instrument under Section 3.36 of the Environmental Planning and Assessment Act 1979 as Amendment No. 68 to Parramatta LEP 2011.

The following information accompanies this letter: the Planning Proposal with appendices, Council and Local Planning Panel minutes and reports, together with PDF version of maps, Map Cover Sheet and spatial data files.

Should you have any queries regarding this matter, please contact me at 9806 5771 or [jscully@cityofparramatta.nsw.gov.au](mailto:jscully@cityofparramatta.nsw.gov.au).

Regards,

*Janelle scully*

Janelle Scully  
**Land Use Planning Manager: Strategic Land Use Planning**