

REFERENCE F2022/00105 - D08764501

REPORT OF Lord Mayor, Councillor Donna Davis

4069 RESOLVED (Davis/Bradley)

(a) **That** Council congratulate Amar Singh, founder and President of Turbans 4 Australia, who was recognised as NSW Local Hero for the 2023 Australian of the Year Awards; and

(b) **Further, that** the Lord Mayor write to Amar Singh to congratulate him on the achievement and thank him for his service to our community.

8.3 SUBJECT City of Parramatta Council v. Cumberland City Council Cricket Match

REFERENCE F2021/02779 - D08764203

REPORT OF Lord Mayor, Councillor Donna Davis

4070 RESOLVED (Davis/Garrard)

That Council organises the City of Parramatta Council vs. Cumberland City Council Mayoral Challenge Cricket Match, to be held in the first quarter of 2023.

9. PUBLIC FORUM

9.1 SUBJECT PUBLIC FORUM 1: Item 13.1A Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE F2022/00105 - D08761075

FROM Cheryl Bates

Note: Suzette Meade spoke on behalf of Cheryl Bates.

Thank you, Lord Mayor, and Councillors for the opportunity to speak to this item.

This submission is by Cheryl Bates OAM as Chair of the National Trust Parramatta Regional Branch.

The Branch continues to voice their opposition to the magnitude of rezonings that are leading to haphazard planning in Parramatta. These Council decisions are severely impacting on heritage settings and, at worst, leading to the destruction of listed heritage items.

The Branch **STRONGLY OPPOSES** this Planning Proposal, DCP and Voluntary Planning Agreement.

The nine-year CBD Planning process identified the appropriate maximum building heights on this site to be 18 – 36 metres and this was decided with community consultation. Now, with the ink hardly dry on the CBD plan, Council is considering increasing the building height almost tenfold and changing the zoning of the site.

Our Branch has followed this Planning Proposal since 2018 and has noted the developer's unwillingness to negotiate any changes to their "vision" despite significant opposition to the proposal.

Council's own Heritage Advisory Committee objected to the proposal in 2019 but this was not reported to a committee again in the post-exhibition assessment phase. The reason why this did not occur was - and I quote "the proposal in the post exhibition phase is largely the same" and "it was considered unnecessary to seek another comment". How can a proposal be largely unchanged in the face of significant community objections and several unfavourable reports by heritage experts?

Do not be misled, the Church is a developer and should be treated as such. The Church is building what is predominantly a commercial development to be sold to members of the public and not only for their church parishioners.

I put to you several points to support our opposition:

1. The proposed towers will introduce unacceptable impacts on the landmark qualities of the Cathedral and its setting.
2. The amenity of Centenary Square, a gathering place for over 230 years will be compromised by towers that are too high and too bulky.
3. The perceived unwillingness of the developer to acknowledge heritage community concerns and negotiate any changes to their vision for a site that has nationwide significance.

The Branch also has many more concerns about the St John's Site DCP, and we believe that the Voluntary Planning Agreement, as stated, holds Council to ransom to delist and demolish the listed Parish Hall. We will address our significant concerns that such agreements are being used to "sell off" heritage items at a later stage.

This Planning Proposal will destroy the significant heritage centre of Parramatta and should not proceed.

STAFF RESPONSE

No staff response was provided.

9.2 SUBJECT PUBLIC FORUM 2: Item 13.1A Post-exhibition -
Planning Proposal, draft Development Control Plan and
draft Planning Agreement for 195 Church Street, 65-79
Macquarie Street, 38 and 45 Hunter Street, Parramatta
(St John's Anglican Church)

REFERENCE F2022/00105 - D08761668

FROM Bruce Morrison

Thank you, Lord Mayor and Councillors. I too acknowledge the
Burramatta People of the Dharug Nation and pay my respects to their
elders past, present, and emerging.

We would like to thank the Council for their efforts in support of our
application. At this last milestone with Council we would reflect on the
following:

- Two groups of elected Parramatta Councillors have endorsed our proposal.
- The DPE provided gateway approval.
- We have agreed with Council the draft LEP and DCP and a VPA.
- We have worked with Council and DPE through amendments to the CBD LEP that changed the context and assessment framework for our Planning Proposal whilst under public exhibition.
- And DPE wrote on 17 October outlining three key areas of focus – Amenity, Character and Resilience. We believe that our Proposal meets and exceeds in each of these focus areas.
- We believe we can address any unresolved issues raised by government agencies in their submissions at a future DA stage – as agreed by Council officers.
- We have the support of the local planning panel.
- We have survived a global pandemic!

On a significant site we expect high levels of engagement in the community, as reflected in the submissions. We have held this site for over 220 years. We are deeply aware of our stewardship responsibilities. We appreciate the support of almost half the submissions.

So let me address what we believe to be the key issues raised in those community submissions which were not in support of our Planning Proposal.

The major heritage asset on the site is St John's Cathedral - the oldest continuously operating church in Australia. The land around the Cathedral has been acquired progressively since the 1880's. Various buildings have been renovated, extended, relocated, and replaced over many, many years. Our Planning Proposal is the product and fruit of a vision held for over a century by our forebears. Our aim is:.

- To provide new parish facilities
- To undertake conservation works to St John's Cathedral
- To provide an appropriate setting for a heritage jewel in the centre of a dynamic new city.
- To provide an opportunity for reflection and interpretation of the aboriginal history associated with this site.

In relation to the built form of the north tower:

- We have set the building back to create more space around the Cathedral.
- We have conformed to the setbacks and view corridors in the CBD DCP – south from Lennox Bridge, and the 20 metre setback from the centre line of the Cathedral.
- We have respected the solar access to Parramatta Square as required by DPE and CPC.
- We expect to design a building subject to Council's design excellence processes befitting.
- We hope to attract national tenants, adding to the vibrant commercial hub.
- The accommodation for those jobs moves people closer their homes. This validates State Government infrastructure investment. It supports Council's long held view that Parramatta is a Metropolitan Centre of national and global significance..

In relation to the setting:

- Work with neighbours to provide separation between buildings.
- We will create a third square with improved public domain activation to create a new and greatly improved precinct by extending Parramatta Square almost 100 meters west towards Marsden St.
- Increase the number of trees.
- Remove cars from street level.
- And provide access in perpetuity to one of the only privately owned green spaces in the centre of Parramatta.
- In short, we will expand the public domain on our site by over 50%.

St John's Cathedral Community shares this vision for the Cathedral and a great urban outcome for Parramatta. We support the Planning framework, which we have worked on, with Council, for 6 years to support the amenity, character and resilience of the built form and public domain design.

My involvement in this project spans over 15 years, much longer than the 6 years we have been engaged with Council and DPE. We are asking today that the Panel support the proposal so that we may move forward with the new Planning framework.

Thank you for your time today.

STAFF RESPONSE

No staff response was provided.

9.3 SUBJECT PUBLIC FORUM 3: Item 13.1A Post-exhibition -
Planning Proposal, draft Development Control Plan and
draft Planning Agreement for 195 Church Street, 65-79
Macquarie Street, 38 and 45 Hunter Street, Parramatta
(St John's Anglican Church)

REFERENCE F2022/00105 - D08761759

FROM James Colman

Dear Lord Mayor and Councillors - thanks for the opportunity to speak in this item.

Tonight you are dealing with a unique site - the first in Australia to be consecrated. In the public interest your responsibility is unusually heavy and the community is watching. Nearly 60% of public submissions to this proposal were objections. It is not a matter to be dealt with lightly.

Approval may see the demolition of the State-heritage listed Church Hall. This well-loved and well-used building is in good condition. It is not ruinous. It is not obsolete. As the Cathedral's partner it has a healthy future. And it also affords rare sky views which stand to be lost if the proposal proceeds.

Approval will inevitably add to more afternoon winter overshadowing of nearby public spaces including Centenary Square.

There is no such thing as a "slender" high rise tower. No 4-storey building on a constrained site could possibly be described as slender, especially when viewed from pedestrian level.

Approval will demonstrate a preference for blatant commercialism as the principal driver of the project. Two centuries of civic importance and value will be degraded as we are presented with two massive speculative towers which will be with us for generations.

These towers will stand as unashamed symbols of corporate ambition which will permanently degrade a space which must surely stand as the jewel in Parramatta's civic crown.

As an outsider I can confirm a simple home truth. Affection for this treasured precinct goes far beyond Parramatta. The wider public-including our First Peoples - regard the Church and you the Council as its custodians. The wider community places a very high value on protecting the civic and spiritual associations of the site and its curtilage.

The Council and the Church can do better. How ?

By deferring the Proposal, the DCP and the Agreement for further study and review.

I suggest that deferral should be followed by calling for a national architectural competition to achieve real design excellence for this nationally important site - with an emphasis on height reduction and the provision of generous mid-winter solar access within an enhanced public domain.

STAFF RESPONSE

No staff response was provided.

9.4 SUBJECT PUBLIC FORUM 4: Item 13.1A Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE F2022/00105 - D08761965

FROM Dr Ian Grady

Lord Mayor, Councillors of the City of Parramatta. Thank you for the opportunity to address you. I acknowledge the Burramattagal people as the traditional custodians of this place.

My Name is Ian Grady. My family and I were ratepayers in LGA Parramatta for many years. I resided at North Parramatta for a number of years and all my children attended state schools in the Parramatta LGA.

Trained as an historian, I am author of four books of Australiana, one of which concerns the history of St John's.

I am also very familiar with the historic centres of most European and Mediterranean cities. Many of these have historic churches and cathedrals in the middle of the town square. Most of the churches are on a much grander scale than the modest structure of St John's and are considerably older. However, a large part of their grandeur is the fact that they are set apart from other buildings, i.e. that there is space around them on all sides.

The preferred development model by the church envisages demolition of the church hall. I understand some people oppose this, because it is a locally listed heritage building. I have to say that the hall is a particularly unimpressive structure, with an ugly agglomeration of dark brick buildings attached to its rear. In my view it actively detracts from the Cathedral by being too close to it and imposing itself in the space that should belong to the Cathedral.

The cathedral building will gain in significance and importance as a landmark and as an historic building if there is adequate space