

So once again we recommend you make solid decisions now with an eye on the long-term consequences and benefits for our city.

Yours sincerely

Luke Magee

STAFF RESPONSE

No staff response provided.

9.2 **SUBJECT** PUBLIC FORUM 2: for Item 11.2 - Rescission Motion - Notice of Motion of Rescission: Item 13.1 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 - D08778731

FROM Cheryl Bates OAM - Chair, National Trust (NSW) Parramatta Regional Branch

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

My name is Cheryl Bates and I represent over 1,000 members of the National Trust Parramatta Branch.

This is the sixth time we have spoken to oppose this proposal. The Branch continues to voice their opposition to the magnitude of rezonings leading to random planning decisions in Parramatta. We have followed the proposal and are extremely disappointed by Council's nonadherence to their guiding principles for the treatment of heritage particularly in the CBD.

This contentious rezoning has never been supported by a genuine Councillor consensus in the past and we implore you not to approve this rezoning that will be viewed by future generations as an appalling planning decision. Your decision tonight will be on public record in perpetuity.

The developer has from the outset suggested a 45 and 42 storey tower, but a 211-metre building height will allow up to 70 storeys to be built on this site.

The Branch has followed this rezoning since 2018 and has witnessed the developer's unwillingness to negotiate any changes to "their vision" a vision that will destroy the setting of the nationally significant Cathedral, the Parish Hall, and the highly significant Centenary Square.

We put to you several points to support our opposition. Let us stress to you as individually elected Councillors, this is a planning decision not a political decision.

1. The developer championed the construction of two tower buildings to better present the Cathedral. We believe that greater respect would be shown to the Cathedral if its curtilage was not used as a parking lot by the developer.
2. Council has deemed, after a lengthy process of community consultation for the CBD Plan, that a maximum 36 metres height is appropriate.
3. The developer misrepresents the offer of 50% more accessible community space through a Voluntary Planning Agreement, and this square will discriminate against LGBTQ members of the community.
4. A speaker supporting the proposal at the planning panel stated that the high-rise tower will allow breastfeeding and nappy changing facilities to be built. Could this not be easily achieved through a low-rise building on this expansive site?
5. The proposed towers will introduce unacceptable impacts on the landmark qualities of the Cathedral and its setting.
6. The amenity of Centenary Square, a gathering place for over 230 years will be compromised by towers that are too high and overbearing.

In 2018 a Sydney Morning Herald headline described Parramatta as “Disneyland for Developers”. Sadly, we feel this headline has now come to fruition and the community are being taken on a rollercoaster ride of developer led planning decisions that will destroy our heritage city.

STAFF RESPONSE

No staff response was provided.

9.3 **SUBJECT** PUBLIC FORUM 3: for Item 11.2 - Rescission Motion - Notice of Motion of Rescission: Item 13.1 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 - D08780925

FROM Reverend Bruce Morrison

Lord Mayor and Councillors. I acknowledge the Burramatta People. Thank you for your support. Lord Mayor, thank you for ensuring we have this opportunity to clarify misconceptions.

Misconception: The church is ‘just another developer’.

I should like to ask: Are you aware of any developer who has owned their land for 220 years, contributed to the life and community of the city since its inception, has a membership of 1000 people across the LGA, opened their grounds to the public for 80 years, and who will remain here for the next 220 years?

We are a 'not-for-profit' organisation. Everything goes back into churches, and the community. I am senior minister. I've been working on this project for over a decade. I will not get a bonus on completion, just my usual stipend.

Misconception: Our proposal undermines the CBD planning process.

We have followed due process for 6 years. We have the support of two elected councils and two planning panels, and gateway approval from the Department of Planning. Council officers have made their recommendation. We have made changes in the face of backflips and reversals. And here we are again. If this is planning on the run, then I'd hate to see it on a stroll.

The ink is barely dry on the CBD Planning Proposal because our PP was developed in tandem with it, each being drawn up in consideration of the other. There are many more site specific proposals that will come to this chamber. I'm sure that their proponents are watching with some anxiety, given the capital that we, and they, have expended.

Misconception: We have not compromised at all. Let me list some:

- There are no 'Twin Towers'! The south building at 45 Hunter St. will be developed within the new CBD PP at 6:1 FSR.
- The floorplate is greatly reduced to create a 'slender tower'. It will certainly appear slender in comparison to Parramatta Square.
- The FSR is reduced from unlimited to 17.5:1.
- The VPA includes financial concessions, responsibility to create and maintain the public space, and provision of access to Queensland arcade through St. John's property.

Further concessions run the risk of making it uneconomic.

Misconception: Department of Planning stopped us from delisting the Hall. Incorrect. They simply changed the procedure. The proper process is in place to deal with the hall on a merit based assessment.

Misconception: There is no advantage in the Public Domain access in the VPA

The present agreement is for access across the paved areas only. Presently no activity is permitted without St. John's approval. It expires in 19 years. 19 years flies by pretty quickly. What would a developer do? Perhaps build a fence and turn it into a car park. Is that my intention? No! But I won't be around. Is there value in a VPA that ensures access in perpetuity? Absolutely.

Misconception: We should wait for the SEPP 2 Report.

St. John's is not in the SEPP 2 area. It is south of Macquarie St., aligned East to West with Parramatta Square, which we are seeking to extend. It belongs to the CBD not the Western Fringe.

Thank you, councillors, for your attention and support.

STAFF RESPONSE

No staff response provided.

9.4 **SUBJECT** PUBLIC FORUM 4: Item 11.2 - Notice of Motion of Rescission: Item 13.1 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 - D08780928

FROM Helen Westwood

Good evening Lord Mayor and Councillors, my name is Helen Westwood. I am a resident and ratepayer of Parramatta City Council. I wish to speak tonight in relation to item 11.2 of tonight's meeting.

My Public Forum is in relation to the Planning Agreement of the development proposal by St John's Parramatta Endowment Fund which provides for community benefits including licencing in perpetuity for public access to the open space surrounding the Cathedral to create a civic space.

The social covenant applied to the use of this open civic space by the developer St John's will exclude the use and activities by some members of our Parramatta community.

While some of these exclusions would apply to most if not all public open space in Parramatta such as the manufacture or sale of armament or weapons of war, others do not. This social covenant will prohibit:

- The practice or advocacy of other faiths or spiritualities which are inconsistent with the doctrines, tenets and beliefs of the Anglican Church of Australia in the Diocese of Sydney;
- the celebration or blessings of same sex weddings or relationships;
- the provision of services in connection with, or advocacy for, gender re-assignment;
- the referral for or advocacy for abortions and abortion like contraceptives or stem cell research;

- and the provision of services in connection with, or advocacy for euthanasia.

All of these activities and services are legal in the state of New South Wales and occur every day across our state and city.

For decades this open civic space has been used for a wide range of community events including rallies, information days, celebrations and vigils. Events such as International Women's Day with stalls from women's health centres with information about reproductive health including abortion and the 'morning after pill'; Human rights rallies and vigils including the human rights of same sex couples and trans people.

The report to Councillors on this development is silent on the social or legal implications of agreeing to a licence that excludes some of our community from equal access to this open civic space. Silent on this very important issue of exclusion and discrimination.

The developer is paying Council \$3.5million to recognise Council's risk from accepting limitations outlined in the Church's social covenant, because Council could be the subject of legal action under anti-discrimination laws.

The developer is dictating which members of our community can benefit from the infrastructure provided through the VPA based on the developer's prejudicial beliefs about minority groups?

Council's website states:

'The City of Parramatta is home and destination for diverse communities.

LGBTQIA+ communities are equally valued and welcomed in the Parramatta area. In support of thriving and resilient communities, Council works with local partners to improve community inclusion and reduce discrimination for all.'

Young people who are struggling or realising their identity can be very vulnerable when they feel excluded and isolated.

It is important that as community leaders you let them know they belong to the Parramatta community, they are valued by Council for the contribution they make to our community and are welcome to call Parramatta home

STAFF RESPONSE

No staff response provided.

9.5 SUBJECT PUBLIC FORUM 5: for Item 13.2 - Refusal of the Planning Proposal for land at 361-365 North Rocks Road, North Rocks