

The table in this document indexes all submissions received during the public exhibition of the St John's Explanation of Intended Effect (EIE). Submissions have been categorised by Agency, Council, Public Submission or Confidential.

Submissions who requested to be identified as 'Confidential' will not be possible to search for the submission by name. To protect the privacy of individuals, even where submitters have not requested their name to be withheld, any reference to their address has also been removed.

| No. | Name | Support/Object | Key Theme | Summary | DPHI Response<br><br>Also see relevant section (s) in the Finalisation Report. |
|-----|------|----------------|-----------|---------|--|
|-----|------|----------------|-----------|---------|--|

#### Agencies and Council

|     |                            |         |                       |   |   |
|-----|----------------------------|---------|-----------------------|---|---|
| 27  | City of Parramatta Council | Support | Built form            | Council officers support the proposed increased FSR of 15.6:1 (inclusive of design excellence), as this closely aligns with, and does not exceed, the Council endorsed 17.5:1 FSR (inclusive of design excellence) for the northern site.   | Noted                                       |
| 77  | Transport for NSW (TfNSW)  | Neutral | Traffic and Transport | TfNSW does not support vehicle access / egress from the subject site onto Macquarie Street as this would direct vehicles into the light rail corridor and Sydney Metro Precinct and it would impact pedestrian safety and amenity within the Sydney Metro Precinct and create isolated delays across the Macquarie Street/Church Street intersection, thus impacting light rail journey time. | See section 5.3 in the Finalisation Report. |
|     |                            |         |                       | TfNSW suggest the requirement that all vehicular ramping must be contained within the footprint of the building envelope, and vehicular access through the square must be designed to be unobtrusive and well-integrated.   | See section 5.3 in the Finalisation Report. |
| 79. | Heritage NSW               | Neutral | Heritage              | Concern raised regarding crossover areas indicating the 'Northern Site' not being acknowledged in the EIE.  | See section 5.2 in the Finalisation Report. |

| No. | Name | Support/Object | Key Theme | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|------|----------------|-----------|--|--|
|     |      |                |           | Removal of Local Heritage items are not supported as they are inextricably linked to the SHR listed St John's Cathedral and act as a buffer to the Cathedral in terms of overshadowing and visual dominance. | See section 5.2 in the Finalisation Report.                                |
|     |      |                |           | Historical archaeology has not been investigated and further assessment is required under the <i>Heritage Act 1977</i> .   | See section 5.2 in the Finalisation Report.                                |
|     |      |                |           | A comprehensive Aboriginal Cultural Heritage Assessment is recommended to inform the proposal and protect Aboriginal cultural heritage value.  | See section 5.2 in the Finalisation Report.                                |
|     |      |                |           | Recommend the proposal to consider impacts to the Aboriginal cultural landscape, including potential impacts on visual corridors to and from the Cathedral and its setting.                                  | See section 5.2 in the Finalisation Report.                                |

| No. | Name | Support/Object | Key Theme | Summary | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|------|----------------|-----------|---------|--|
|-----|------|----------------|-----------|---------|--|

#### Public Submissions

|   |   |         |          |  |   |
|---|---|---------|----------|--|---|
| 1 | Confidential submission                   | Support | Other    | Notes that the Queensland Arcade is an outdated commercial building detracting from the aesthetic of Parramatta.         | The Queensland Arcade is not included as part this EIE. |
| 2 | National Trust Parramatta Regional Branch | Object  | Heritage | The EIE has little regard for the significance of St John's Cathedral and the Parish Hall as significant heritage items. | See section 5.2 in the Finalisation Report.             |

| No. | Name                    | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|---|--|
|     |                         |                | Heritage   | The FSR must remain at 10:1 to protect the curtilage and setting of St John's Cathedral and St John's Parish Hall which is an integral part of the history and development of the oldest site of worship in Australia.      | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Built Form | To allow a proposed FSR of 15.6:1 will result in a development that is bulky and overbearing on Centenary Square and not consistent with the surrounding zonings.   | See section 5.1 in the Finalisation Report.                                |
|     |                         |                | Heritage   | This site-specific increase in FSR and the potential impact on the Parish Hall creates a precedent for the delisting and demolition of heritage items to benefit the developer only, and to the detriment of the community. | See section 5.2 in the Finalisation Report.                                |
| 3   | Confidential submission | Object         | Heritage   | The EIE has little regard for the significance of St John's Cathedral and the Parish Hall as significant heritage items.  | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Heritage   | The FSR must remain at 10:1 to protect the curtilage and setting of St John's Cathedral and St John's Parish Hall which is an integral part of the history and development of the oldest site of worship in Australia.      | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Built Form | Notes that the proposed FSR of 15.6:1 will result in a development that is bulky and overbearing on Centenary Square and not consistent with the surrounding zonings.   | See section 5.1 in the Finalisation Report.                                |

| No. | Name                    | Support/Object | Key Theme               | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|-------------------------|---|--|
|     |                         |                | Heritage                | This site-specific increase in FSR and the potential impact on the Parish Hall creates a precedent for the delisting and demolition of heritage items to benefit the developer only, and to the detriment of the community. | See section 5.2 in the Finalisation Report.                                |
| 4   | Margaret Neyle          | Object         | Built form and Heritage | The increased FSR will spoil the appearance of the historic church standing out on its own.   | See section 5.1 and 5.2 in the Finalisation Report.                        |
| 5   | Les Tod                 | Object         | Heritage                | The proposed high-rise tower next to St John's Cathedral in Parramatta threatens the area's heritage, including the only cathedral in Sydney's western suburbs and the heritage-listed Parish Hall.                         | See section 5.1 and 5.2 in the Finalisation Report.                        |
|     |                         |                | Built form and Heritage | The proposed floor space ratio of 15.6:1 would result in a building overshadowing the cathedral and hall, undermining the historical and architectural significance of the site.  | See section 5.1 and 5.2 in the Finalisation Report.                        |
| 6   | Confidential submission | Object         | Heritage                | Raises concern on its impact to the current State Heritage status.  | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Heritage                | Notes historical sightlines from the Town Hall and Centenary Square are currently uninterrupted and will be destroyed if the FSR increase proceeds.   | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Built form              | The proposed FSR will overshadow the public space.  | See section 5.1 in the Finalisation Report.                                |
|     |                         |                | Other                   | The proposed FSR increase contradicts community expectations and undermines Council's responsibility to protect heritage.<br><br>The increase is not in the public interest, which Council must prioritize.                 | See section 5.4 in the Finalisation Report.                                |

| No. | Name                    | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|---|--|
| 7   | Confidential submission | Object         | Heritage   | Objects to the proposed FSR increase to 15.6:1. Notes that St John's Cathedral precinct includes two heritage-listed buildings and presents historical significance of the City of Parramatta. The FSR should be limited to 10.1, as decided in June 2023, to protect this historic area. | See section 5.2 in the Finalisation Report.                                |
| 8   | Michael Unwin           | Object         | Built Form | Raises concern that the proposal will overshadow St Johns's Cathedral and the surrounding land.   | See section 5.1 in the Finalisation Report.                                |
|     |                         |                | Heritage   | Raises concerns that the proposal will impact on the heritage setting of the area, noting its significance as a meeting place for the community.  | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Other      | Raises concerns that the proposal will set a precedent to challenge other sites in the vicinity to amend planning controls for the Southern site and further eroding the importance of the St John's Cathedral.   | See section 5.3 in the Finalisation Report.                                |
| 9   | Pamela Coleman          | Object         | Heritage   | Notes that the increase of the FSR will impact on the heritage setting of the church, as well sightlines and visual impact.   | See section 5.2 in the Finalisation Report.                                |
|     |                         |                | Built Form | Notes that the increase of the FSR will overshadow Centenary Square.  | See section 5.1 in the Finalisation Report.                                |
| 10  | Ian Johnston            | Support        | Built form | Supports the proposed uplift recommended by GANSW. Supports the planning proposal as endorsed by the Local Planning Panel and the City of Parramatta Council.   | Noted.   |
| 11  | Keith Baker             | Object         | Built form | Objects to the proposed uplift as it will impact on the surrounding area and public open space.   | See section 5.1 in the Finalisation Report.                                |

| No. | Name   | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|--|----------------|------------|---|--|
|     |  |                | Heritage   | Raises concerns that the proposed development will impact on the heritage setting.  | See section 5.2 in the Finalisation Report.                                |
|     |  |                | Built form | Proposed development will overshadow, reducing sunlight and harm the natural environment.   | See section 5.1 in the Finalisation Report.                                |
|     |  |                | Heritage   | Rejects the developer's assertion to delist and demolish the St John's Parish Hall  | See section 5.2 in the Finalisation Report.                                |
| 12  | Urbis on behalf of the Anglican Property Trust Diocese of Sydney | Support        | Built form | <p>The proposed FSR of 15.6:1 is consistent with other sites in Parramatta CBD and follows the recommendation of the independent review by the GANSW.</p> <p>Additional FSR is supported by additional design considerations including site-specific built form controls, building setback from the adjacent heritage item and vehicular access.</p> <p>The site-specific DCP will be finalised by Council having considered all the additional design recommendations.</p> | Noted.   |
| 13  | Justin Ng  | Support        | Built form | Supports the proposed uplift in FSR, reaffirming the decision made by the Local Planning Panel and City of Parramatta Council.  | Noted.   |
| 14  | Subhakant Panda  | Support        | Built form | The proposed FSR is consistent with the recommendations by the Local Planning Panel and the City of Parramatta in their deliberations in 2022.  | Noted.   |
| 15  | Xin Huang  | Support        | Built form | The proposed additional 4.1:1 FSR should be accepted as this was agreed upon initially.   | Noted.   |

| No. | Name                    | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|---|--|
| 16  | Confidential submission | Support        | Built form | The report by GANSW should be endorsed and the additional FSR reinstated to benefit this important community space.   | Noted.   |
| 17  | Confidential submission | Support        | Built form | The report by GANSW should be endorsed. The proposed FSR is consistent with the recommendations by the Local Planning Panel and the City of Parramatta in their deliberations in 2022.  | Noted.   |
| 18  | Confidential submission | Support        | Built form | The additional 4.1:1 FSR is supported, and this would allow St John's Anglican Cathedral to realise its long term vision for further growth within Parramatta.  | Noted.   |
| 19  | Matthew Hiller          | Support        | Built form | Supports the St John's development for the future of the church and development of Parramatta.  | Noted.   |
| 20  | Sofia Yao               | Support        | Built form | The FSR of up to 15.6:1 would be fitting to make the town square/cathedral area a functional and iconic centrepiece of the city.  | Noted.   |
| 21  | Jeff Ke                 | Support        | Built form | Support the proposed for the FSR for St John's as it would be beneficial for the wider Parramatta area community.   | Noted.   |
| 22  | Confidential submission | Support        | Built form | Supports the proposed FSR and notes it would be a positive step in injecting more vibrancy and prominence into the heart of the city. Notes that Parramatta deserves a bold and iconic development which could be delivered by the St John's Cathedral development. | Noted.   |
| 23  | Tien Dang               | Support        | Built form | Support the proposed submission to increase St John land space as it would be beneficial to Parramatta's community  | Noted.   |

| No. | Name  | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|---|----------------|------------|---|--|
| 24  | Henry Shum  | Support        | Built form | Support the proposed Floor Space Ratio (FSR) change as it would enhance community's vibrancy and functionality and help preserve the heritage while meeting modern needs. The proposed change is backed by extensive community consultation and rigorous planning assessments, highlighting its merit and alignment with local aspirations. | Noted.   |
| 25  | Susan Bai   | Support        | Built form | The proposed change of FSR will reinstate previous approval by both the Local Planning Panel and the City of Parramatta and enable St John's to achieve its vision, it will be beneficial for the community.  | Noted.   |
| 26  | Scott Lincoln On behalf of the Anglican Church Property Trust Diocese of Sydney | Support        | Built form | Support the change of FSR as thorough planning and consultation process including reporting to Council staff, Councillors and the NSW DPHI have been carried out. This will allow St John's Anglican Cathedral to implement its vision for the parish's 100 year masterplan.  | Noted.   |
| 28  | Linda Zacharia  | Support        | Built form | The report by GANSW should be endorsed and the uplift in FSR should be maintained as it is an independent report that supports the original application   | Noted.   |
| 29  | Ross Abraham  | Support        | Built form | Support of the GANSW report for the FSR change that was recommended by the Local Planning Panel and the City of Parramatta.   | Noted.   |
| 30  | Alexander Huang   | Support        | Built form | The FSR has already been endorsed by the Local Planning Panel and the City of Parramatta in 2018 and 2022 and should be supported.  | Noted.   |



| No. | Name                    | Support/Object | Key Theme  | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|--|--|
| 31  | Confidential submission | Support        | Built form | This St Johns application has been through a lot of planning on consultation since 2018 and the proposed FSR should be supported.  | Noted.   |
| 32  | Natalie Kwok            | Support        | Built form | This GANSW report shows not just the FSR considerations but also consideration of other important items on this site should be supported.  | Noted.   |
| 33  | Confidential submission | Support        | Built form | The GANSW report commissioned by DPHI advocates for the partial reinstatement of the FSR as recommended by the Local Planning Panel and the City of Parramatta in their 2022 deliberations and should be endorsed. | Noted.   |
| 34  | Confidential submission | Support        | Built form | The proposal has been through various planning/consultation process and the uplift in FSR is to be supported.  | Noted.   |
| 35  | Anne Abraham            | Support        | Built form | The independent report by GNSW is a strong endorsement of the Local Planning Panel and City of Parramatta's approvals in 2022 and should be supported.   | Noted.   |
| 36  | Jaison Jacob            | Support        | Built form | Support for GANSW report as recommended by the Local Planning Panel and the City of Parramatta. The DCP controls remain the same.  | Noted.   |
| 37  | Adrian Bowen            | Support        | Built form | Support for GANSW report for the partial reinstatement of the FSR as recommended by the Local Planning Panel and the City of Parramatta in their deliberations of 2022.  | Noted.   |

| No. | Name                    | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|---|--|
| 38  | Confidential submission | Support        | Built form | The GANSW report strongly supports increasing the Floor Space Ratio (FSR) for the site and it endorses the approvals made by the Local Planning Panel and City of Parramatta in 2022 which should be supported. | Noted.   |
| 39  | Confidential submission | Support        | Built form | Support for the GANSW report as recommended by the Local Planning Panel and the City of Parramatta.   | Noted.   |
| 40  | Confidential submission | Support        | Built form | Support for the GANSW report as recommended by the Local Planning Panel and the City of Parramatta.   | Noted.   |
| 41  | Confidential submission | Support        | Built form | Support for the GANSW report to uplift of the FSR on site as well as the endorsement of the local planning panel.   | Noted.   |
| 42  | Confidential submission | Support        | Built form | Support for the GANSW report and proposed change of FSR as recommended by the Local Planning Panel and the City of Parramatta.  | Noted.   |
| 43  | Confidential submission | Support        | Built form | Support for the GANSW recommendation report to have the increased FSR in the northern site of St John's Cathedral in line with all the properties around the site.  | Noted.   |
| 44  | Victor Fang             | Support        | Built form | Support the GANSW report which recommends the partial reinstatement of the FSR as advised by the Local Planning Panel and the City of Parramatta in 2022.   | Noted.   |
| 45  | Confidential submission | Support        | Built form | Support the GANSW recommended FSR for the St John's development to match the cityscape of Parramatta whilst maintaining its integrity as a heritage site.   | Noted.   |

| No. | Name                    | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|---|--|
| 46  | Confidential submission | Support        | Built form | Support the proposed FSR which will benefit the community.  | Noted.   |
| 47  | Confidential submission | Support        | Built form | Support for the recent GANSW report that outlines the new development of this key Parramatta site which will provide benefit to the community. Notes that the economic downfall if the FSR is not supported | Noted.   |
| 48  | Confidential submission | Support        | Built form | Support for the GANSW report, advocating for the partial reinstatement of the FSR as recommended by the Local Planning Panel and the City of Parramatta in their 2022 deliberations.                        | Noted.   |
| 49  | Confidential submission | Support        | Built form | Support for the GANSW report for the floor space to be the previously submitted ratios.   | Noted.   |
| 50  | Confidential submission | Support        | Built form | Support the uplift of the floor space ratio for the site and for the St John Anglican Cathedral hall to be refined and innovated to match the advancing designs of parramatta.                              | Noted.   |
| 51  | Confidential submission | Support        | Built form | Support for the GANSW's NSW report and the increasing of the FSR.   | Noted.   |
| 52  | Confidential submission | Support        | Built form | Support the GANSW proposal of an additional 4.1:1 FSR as it aligns with the recommendations made by the Local Planning Panel and the City of Parramatta in their 2022 deliberations.                        | Noted.   |
| 53  | Confidential submission | Support        | Built form | The additional FSR will provide more spaces for community and businesses to thrive in the heart of Parramatta.  | Noted.   |

| No. | Name                         | Support/Object | Key Theme  | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|------------------------------|----------------|------------|--|--|
| 54  | Confidential submission      | Object         | Built form | Raises concern that the increase FSR will result in a bulky, dominating building that will overshadow and visually impact on St John's Cathedral.  | See section 5.1 in the Finalisation Report.                                |
|     |                              |                | Heritage   | Notes that the argument from the developer is to demolish the heritage-listed Parish Hall  | See section 5.2 of the Finalisation Report.                                |
|     |                              |                | Heritage   | The Parish Hall is an important long term religious and cultural centre for the community and important to retain its heritage status  | See section 5.2 of the Finalisation Report.                                |
| 55  | ST John's Anglican Cathedral | Support        | Built form | Notes that the proposed FSR is supported by an independent review by the Government Architect NSW, addressing key considerations of the proposal. Acknowledges that the proposed FSR is consistent with other Parramatta City Centre sites' maximum FSRs, and was endorsed by the City of Parramatta Council and the Local Planning Panel. | Noted.   |
| 56  | Confidential submission      | Support        | Built form | The Government Architect NSW (GANSW) has provided a comprehensive report which supports the proposed FSR. Notes that the original application was approved by both the Local Planning Panel and the City of Parramatta Council.  | Noted.   |
| 57  | Confidential submission      | Support        | Built form | The report by GANSW provides a thorough review of the materials submitted by St John's and justified the increased FSR for the site.   | Noted.   |

| No. | Name                    | Support/Object | Key Theme  | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|--|--|
| 58  | Confidential submission | Support        | Built form | The independent report by GANSW is an endorsement of the Local Planning Panel and City of Parramatta's approvals in 2022. The recommended additional FSR should be supported.  | Noted.   |
| 59  | Confidential submission | Support        | Built form | The report by GANSW provides a thorough review of the materials submitted by St John's, substantiating the justification for the increased FSR on the site Which should be supported as proposed by the Local Planning Panel and the City of Parramatta in their 2022 deliberations. | Noted.   |
| 60  | Roger Gallagher         | Support        | Built form | Support of the comprehensive GANSW report for the partial reinstatement of the FSR as was recommended by the Local Planning Panel and the City of Parramatta when they deliberated on the matter in 2022.  | Noted.   |
| 61  | Celline Caster          | Support        | Built form | The report by GANSW should be supported with the recommended FSR as it is consistent with local strategy   | Noted.   |
| 62  | Confidential submission | Support        | Built form | This application has been with City of Parramatta Council since 2018 and has been through a thorough planning and consultation process. The endorsement by the GANSW of the original uplift in FSR is to be supported.   | Noted.   |
| 63  | David Osbourne          | Support        | Built form | The Local Planning Panel and the City of Parramatta have endorsed higher level of FSR in previous occasions and the proposed FSR as recommended by GANSW should be supported to implementation.  | Noted.   |

| No. | Name                    | Support/Object | Key Theme  | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|-------------------------|----------------|------------|--|--|
| 64  | Belinda James           | Support        | Built form | The independent report by the GANSW has considered wider planning issues and should be endorsed with the additional FSR.   | Noted.   |
| 65  | Confidential submission | Support        | Built form | The GANSW report was comprehensive and again endorses the uplift in FSR in the same way that the Local Planning Panel and the City of Parramatta have done on two previous occasions. It is also consistent with St John's 100 year master plan. | Noted.   |
| 66  | Davidson James          | Support        | Built form | The proposed FSR that has been previously approved by the Local Planning Panel and by the City of Parramatta.<br>It is consistent with the vision for the site.  | Noted.   |
| 67  | Gary Smith              | Support        | Built form | The independent report by GANSW has considered all the previously submitted information the recommended additional FSR should be supported.  | Noted.   |
| 68  | Jolema Alvarez          | Support        | Built form | The GANSW report provides a comprehensive review of the application and reinstatement of the FSR as recommended by the Local Planning Panel and the City of Parramatta in their deliberations of 2022.   | Noted.   |
| 69  | Judith Taylor           | Support        | Built form | The proposed FSR should be supported as this will provide a space for the growing community.   | Noted.   |
| 70  | Lyn Morrish             | Support        | Built form | Support the change to reinstate the FSR The development enables enhancements of the many services for the wider community and strengthening existing services which would otherwise struggle.  | Noted.   |

| No. | Name                                       | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report.  |
|-----|--|----------------|------------|---|---|
| 71  | The North Parramatta Resident Action Group | Object         | Built form | Raises concerns regarding the proposed FSR creating, wind turbulence at the foot of the towers, overshadowing of key public spaces and causing a loss of clear sky views. | See section 5.1 in the Finalisation Report.   |
|     |  |                | Heritage   | Notes that the heritage impacts could be improved by building materials in sympathy with heritage materials, colours, surfaces and greening of the space.                 | Clause 7.44(2) of the PLEP 2023 requires design matters such as heritage and building materials, colours, surfaces and impact on the public domain be addressed through the preparation of a Development Control Plan (DCP). Council has worked with the proponent on a site specific DCP which progressed in parallel with the planning proposal. Council may consider these design elements for inclusion as part of their update to the site-specific DCP. |
|     |  |                | Heritage   | Request that there should be a mandated dedication of funds to support future maintenance and remediation of local heritage items in perpetuity.                          | The Department acknowledges the importance of maintaining local heritage items. However, mandating the dedication of funds for their maintenance and remediation of local heritage items in perpetuity is not within the scope of the SEPP amendment. This matter is better addressed at the local level by Council which has the authority to manage heritage conservation efforts.  |

| No. | Name | Support/Object | Key Theme | Summary   | DPHI Response<br><br>Also see relevant section (s) in the Finalisation Report.  |
|-----|------|----------------|-----------|---|---|
|     |      |                | Other     | NPRAG argues there is no evidence that the project's viability depends on the additional 4.1:1 FSR. The group believes the extra floor space will financially benefit the developer with minimal public gain. | The Department acknowledges the concerns regarding the proposed additional FSR. The Government Architect NSW recommendations report highlighted that the current controls may not achieve the intended building heights due to the commercial efficiencies and minimum setback requirements. Consequently, the proposed additional FSR for commercial floor space aims to align with the strategic vision for the Parramatta CBD, ensuring that building outcomes are optimised while balancing development feasibility with urban design principles and public benefits. |
|     |      |                | Other     | Notes that office space is not the best use and should consider mixed use development to provide accommodation for essential staff  | The site is zoned E2 Commercial Centre and does not permit residential uses on the site. The purpose of the E2 zoning is to strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.  |
|     |      |                | Other     | Request for more floor space for community uses in the CBD.   | The site is zoned E2 Commercial Centre and permits the development  |



| No. | Name | Support/Object | Key Theme             | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report.  |
|-----|------|----------------|-----------------------|--|---|
|     |      |                | Other                 | Acknowledge the site's significance of being a meeting place for the community and a civic place for the community. Ground floor should be dedicated for community facilities. | of community facilities within the Parramatta CBD. The provision of such facilities is ultimately determined by the landowner.  |
|     |      |                | Built form            | Height of the building should not exceed 26 storeys to reduce shadows and improve sky views.   | No changes are being proposed to the height of building control. See section 5.1 of the Finalisation Report.  |
|     |      |                | Heritage              | Notes that the Church Hall must be retained for its heritage value.  | See section 5.2 of the Finalisation Report.   |
|     |      |                | Heritage              | Notes that the Heritage values of the precinct will be degraded by the proposed development.   | See section 5.2 of the Finalisation Report.   |
|     |      |                | Traffic and Transport | The proposal has inadequate parking and traffic strategies.  | See section 5.3 of the Finalisation Report.   |
|     |      |                | Other                 | No consideration given for the recent release of the Parramatta Flood River Strategy.  | The land is identified as being flood prone land, being affected by the Probable Maximum Flood and is identified as low flood hazard. This amendment does not alter flooding planning controls. A detailed flood impact assessment will be required as part of the development application stage to demonstrate compliance with the controls under the Parramatta LEP 2023 and Parramatta DCP 2023. |

| No. | Name                         | Support/Object | Key Theme  | Summary   | DPHI Response<br>Also see relevant section (s) in the Finalisation Report. |
|-----|------------------------------|----------------|------------|---|--|
| 72  | Amy Anderson                 | Support        | Built form | The proposed increased FSR will allow St John's Cathedral to develop the valuable space in Parramatta into useful infrastructure for the community.   | Noted.   |
| 73  | Confidential submission      | Support        | Built form | Supports the FSR and recommendations set out in the GANSW report.   | Noted.   |
| 74  | Gary Koo                     | Support        | Built form | The independent report prepared by GANSW is consistent with previous recommendation and a concludes that the St Johns site can sustain a higher level of FSR.   | Noted.   |
| 75  | ST John's Anglican Cathedral | Support        | Built form | Petition signed by 332 people. Notes that the proposed change to the maximum FSR standard for the Northern Site means the St John's Parish can achieve its vision to deliver a 100-year master plan at the heart of the new Parramatta. It will ensure the Cathedral itself continues to be conserved as a vitally important element of cultural heritage in the CBD. | Noted.   |
| 76  | Marilyn Wise                 | Object         | Built form | Objects to the proposed increase in FSR for the Northern Site from 10:1 to 15.6:1. It is important to ensure that this iconic and one of the most important heritage sites in Parramatta is not diminished by over-development of the site.   | See section 5.1 in the Finalisation Report.                                |
|     |                              |                | Heritage   | Stresses the importance of preserving the Cathedral and 1909 Parish Hall, surrounding churchyard and part to main the historic and visual balance with the Town Hall setting.   | See section 5.2 in the Finalisation Report.                                |

| No. | Name  | Support/Object | Key Theme  | Summary  | DPHI Response<br>Also see relevant section (s) in the Finalisation Report.   |
|-----|---|----------------|------------|--|--|
| 78  | GAT & Associates Pty Ltd on behalf of owners of the property at 87 Marsden Street, Parramatta (Late submission) | Object         | Built form | Raised concerns relating to setbacks, lack of overshadowing analysis, lack of site-specific DCP and burden the redevelopment potential of 87 Marsden Street. | See section 5.1 in the Finalisation Report.  |
|     |   |                | Other      | Stresses the increase in commercial FSR will impact the economic viability of the surrounding properties.  | The Department acknowledges the concerns regarding the proposed additional FSR. The Government Architect NSW recommendations report highlighted that the current controls may not achieve the intended building heights due to the commercial efficiencies and minimum setback requirements. Consequently, the proposed additional FSR for commercial floor space aims to align with the strategic vision for Parramatta as Sydney's second CBD, ensuring that building outcomes are optimised while balancing development feasibility with urban design principles and public benefits. |