

10th March 2022

Jattca Property Solutions
PO Box 141
Spit Junction. NSW. 2088
Attention: Jane Lloyd and Tina Tang

Dear Jane and Tina,

re St John's Cathedral Parramatta Planning Proposal - Heritage Addendum

I write to update our report of May 2018 (St John's Cathedral and surround site, Parramatta. Heritage Impact Statement for Planning Proposal) that was prepared as part of the submission on the St John's Cathedral site on behalf of the Anglican Church Property Trust Diocese of Sydney. The report was prepared in relation to the Planning Proposal and followed from the preparation of a Draft Conservation Management Plan by Design 5 dated May 2018 for the place that in turn informed the design options that were then set out. This update relates to the options around the St John's Church Hall. All other aspects of the report remain unchanged.

The options set out in the May 2018 report considered potential approaches to the St John's Hall, they are in summary:

- Option 1 Retain the hall and set development back around it
- Option 2 Retain the hall and cantilever new development over it at an appropriate height
- Option 3 Remove the hall and incorporate hall space within the new development.

This update does not set out the analysis of each option again as that material is already well covered.

City of Parramatta Council (CPC) at a meeting on 16th December 2019 approved the Planning Proposal and work commenced on a planning pathway that, in relation to the St John's Hall, looked to determine if the St John's Hall should be retained or removed as the DCP for the proposal was developed.

The outcome of this was to move to 2 options in contrast to the 3 earlier proposed. These are:

- Option A Remove and replace the hall (Option 3 In the May 2018 report)
- Option B Retain the 1910 portion of the hall and develop in relation to it.(Option 1 In the May 2018 report)

The cantilever option was by agreement removed.

CPC has confirmed that the part of the St John's Hall to be retained under Option B is the 1910 section of the building. Hector Abrahams Architects provided advice to Council on 15th November 2021 confirming that the original 1910 fabric was the section of the building that was intended to be retained in Option B. We agree that in the retention option (Option B) that only the 1910 form of the building is relevant, and that later works are of no heritage importance.

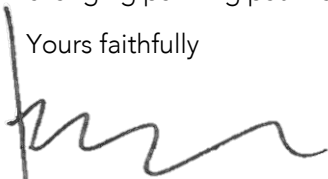
Whilst we support the Client's request for the option to remove and replace the St John's Hall consistent with the ongoing history of regeneration of premises on the site, we also are of the opinion that the two-option approach is appropriate. During the process of preparing the DCP we have been involved in detailed drafting with CPC and the client to ensure that there is consistency and clarity in the options set out.

Apart from the change from 3 to 2 options, all of the material provided in our 2018 report remains appropriate to the proposal as it is now presented. To summarise:

- 1 St John's Cathedral is the focal element of the place and re-establishing its spiritual and civic importance is central to the aims of the conservation documents and the planning proposal.
- 2 Despite the St John's Hall having local heritage significance there are potentially significant benefits that may be achieved from its removal. A decision to remove the building must be made in relation to achieving outstanding urban outcomes that include enhancing the setting of the cathedral. Option A is a merit-based approach.
- 3 The DCP draft controls provide a sound way of moving forward to allow the 2 options to be explored and tested.

We trust that this clarifies the status of the heritage impact assessment document in response to the changing planning pathway requirements that have evolved over the last two and a half years.

Yours faithfully



Paul Davies

Director
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Chartered Architect