

22 February, 2019

Ms Carolyn McNally
Secretary
NSW Department of Environment and Planning
GPO Box 39,
Sydney NSW 2001

Dear Ms McNally,

RE: Parramatta Leagues Club Hotel - SSD 17_8800 - Construction of a 17 storey hotel comprising 209 hotel rooms, one basement level for services, ancillary uses including a pool, gym, cafe, bars and function room, vehicular access from O'Connell Street, public domain works and tree removal.

The National Trust of Australia (NSW) lodges a strong objection to the State Significant Development Application for the construction of a 17 storey commercial hotel within Parramatta Park adjacent to the ***Australian Convict Sites World Heritage Property Parramatta Park*** and the National Heritage Listed ***Parramatta Female Factory and Institutions Precinct***.

The original gazettal of Parramatta Park on 6 August, 1858 set aside an area of 246 acres (99.6 hectares), including the site of this current development proposal. Parramatta Park today has been reduced in area to 85 hectares, with 75% of this alienation having occurred in the last fifty five years. The new stadium development is yet another massive alienation of the diminishing parkland.

The construction of the new Parramatta Stadium has placed a huge, dominating structure within Parramatta Park and it is now argued that this would also justify a 17 storey commercial hotel within the Park.

If this were to proceed within such a significant park (World Heritage, National Heritage and State Heritage listings) then it would set a precedent for other sporting clubs to argue for their own multi-storey commercial developments, most likely in important parklands.

And this at a time when public parkland and open space are all the more precious given the scale of multi-storey residential and commercial development throughout Sydney.

While it is still argued that the new Stadium does not impact on the National Trust's own Old Government House in Parramatta Park, it can be clearly seen dominating the skyline from the front steps of the building.

The proposed new tower will further impact on that important view and for that reason, the further alienation of Parramatta's most important parkland and the precedent that will be set for other important and rare parkland in New South Wales, the Trust objects to this proposal.

Yours sincerely,

Graham Quint
Director, Conservation