

INNOVATIVE

ITEM NUMBER	18.6
SUBJECT	DEFERRED ITEM Planning Proposal for 163-165 George Street, Parramatta (St Ioannis Greek Orthodox Church)
REFERENCE	RZ/3/2018 - D06851078
REPORT OF	Project Officer Council at its meeting on 22 July 2019 resolved that the matter be deferred to the meeting to be held on 12 August 2019.
LANDOWNER	The Hellenic Orthodox Community of Parramatta and Districts
APPLICANT	Think Planners Pty Ltd

PURPOSE:

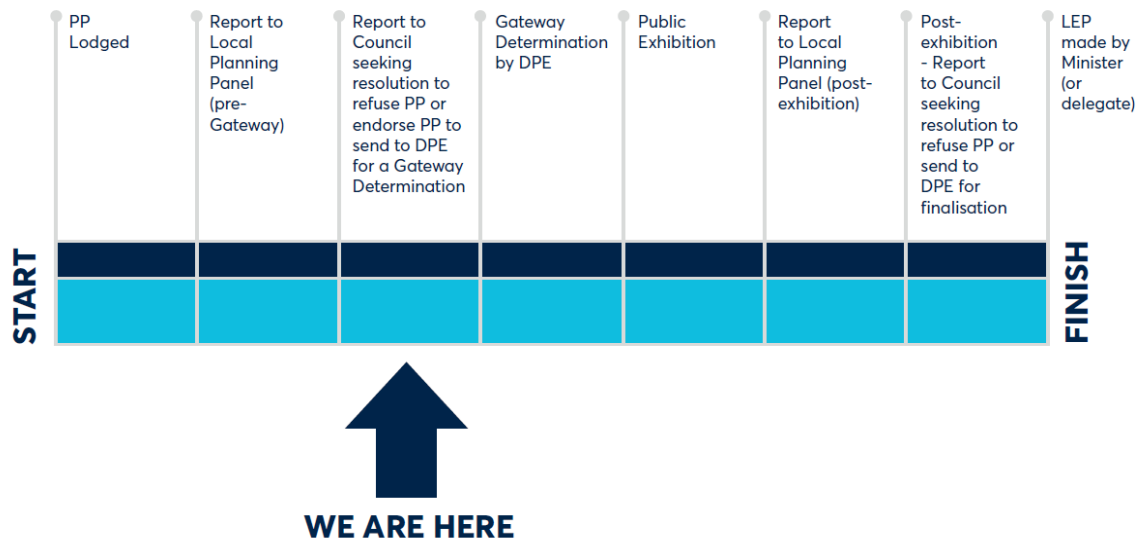
To seek Council's endorsement of a Planning Proposal to:

- Increase height of building controls for a part of the site; and
 - Include a clause which allows car parking on the site to be used for paid parking by the general public during periods of low demand by the church;
- for the purposes of requesting a Gateway Determination from the Department of Planning and Environment.

RECOMMENDATION

- (a) **That** Council note the recommendation of the Local Planning Panel on 18 June 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council Officer recommendation.
- (b) **That** Council endorse the Planning Proposal at **Attachment 1** for land at 163-165 George and 1 Purchase Streets, Parramatta, which seeks to:
 - i. Amend the control on the Height of Buildings map from RL 14 metres to RL 21 metres, but only on the part of the site at which the proposed Cathedral is to be built;
 - ii. Insert a clause so that the Height of Buildings control on the site can be exceeded for the purposes of a steeple or similar, but only if the consent authority is satisfied that the heritage impact is acceptable and the height is no greater than RL 40m (allow a steeple up to RL 34m and cross upon it up to RL 40m); and
 - iii. Add car parking as an additional permitted use on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request a Gateway determination be issued.
- (d) **That** Council advise the Department of Planning and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (e) **Further, that** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Planning Proposal Timeline



BACKGROUND

1. Since 2016, the Hellenic Orthodox Community of Parramatta and Districts has used the subject site as a place of public worship, childcare centre, school community hall and other ancillary community uses.
2. In March 2018, the applicant lodged a Planning Proposal seeking to permit 'car parking' as an additional permitted use on the subject site. The purpose of this Planning Proposal is to permit commercial pay car parking operation when the place of public worship experiences low parking demand, that is, during weekdays.
3. In July 2018, a Development Application was lodged for the construction of a Grand Cathedral, public forecourt space, multipurpose hall and associated basement car parking. The proposed height of the Cathedral steeple is RL 34 metres, not including the spire on the dome.
4. As the current height control for the site is RL 14 metres, the applicant's Development Application included a Clause 4.6 variation seeking exemption from the height control. The Sydney Central City Planning Panel, as the relevant consent authority, advised Council Officers that the height variation cannot be supported by the Panel.
5. The applicant submitted an addendum to their original Planning Proposal seeking an amendment to the Parramatta LEP 2011 to allow for the Cathedral development, consistent with the Development Application, via either a clause to permit the additional height, or an amended mapped height of buildings control.
6. Council's Heritage Advisor did not raise any in-principle objection to the higher height of buildings control as the proposed tall and narrow form of the steeple

and the relatively small footprint of the building do not negatively impact on heritage values.

7. Council's Traffic and Transport Engineers and Transport Planners support the inclusion of a clause that allows for efficient use of Church parking in periods of low use by the Church. However, this proposed clause will not allow additional parking in excess of what is needed to meet the peak needs of the Church. The number of car parking spaces on site to meet the needs of the Church (and ancillary uses) will be determined at the Development Application stage.
8. This summary report is supported by a detailed assessment report provided at **Attachment 2**. The Planning Proposal (refer to **Attachment 1**) seeks to amend the Parramatta Local Environmental Plan 2011 by:
 - i. Amending the Height of Buildings control from RL 14 metres to RL 21 metres, but only for the part of the site where the proposed Cathedral is to be built;
 - ii. Inserting a clause so that the Height of Buildings control on the site can be exceeded for the purposes of a steeple or similar, but only if the consent authority is satisfied that the heritage impact is acceptable and the height is no greater than RL 40 metres (allow a steeple up to RL 34m and cross upon it up to RL 40 metres); and
 - iii. Adding car parking as an additional permitted use on the site.

THE LOCAL PLANNING PANEL'S DETERMINATION

9. As per the Ministerial direction issued on 27 September 2018, Council is required to refer all Planning Proposals prepared after 1 June 2018 to the Local Planning Panel for advice before Council considers whether or not to forward it to the Department of Planning and Environment for a Gateway Determination.
10. At its meeting on 18 June 2019, the Local Planning Panel supported the Council Officer recommendations as detailed in Clause 8 of this report.

CONSULTATION & TIMING

11. Should Council resolve to proceed with a Planning Proposal for the site the City will forward it to the Department of Planning and Environment for a Gateway Determination.
12. If a Gateway Determination is received, the Planning Proposal will be placed on public exhibition. A report on the outcomes of the public exhibition will be provided to Council addressing any objections received.

FINANCIAL IMPLICATION FOR COUNCIL

13. There are no financial implications related to this matter. There is no Planning Agreement associated with the Planning Proposal as the matter does not increase the residential density of the site.

CONCLUSION

14. This Planning Proposal will need to be publicly exhibited, endorsed by Council after the exhibition and finalised, so that development consent for a Grand Cathedral with a height above the current RL 14 metre control can be granted.

Marko Rubcic
Project Officer Land Use Planning

Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Executive Director City Strategy and Development

ATTACHMENTS:

- 1 Planning Proposal 26 Pages
- 2 LPP Assessment Report 10 Pages

REFERENCE MATERIAL

FOR ACTION

COUNCIL**12/08/2019****TO:** Project Officer, Land Use Planning (Rubcic, Marko)

Subject: DEFERRED ITEM Planning Proposal for 163-165 George Street, Parramatta (St Ioannis Greek Orthodox Church)
Target Date: 21/08/2019
Notes:
File <FOLDERNUMBER> D06851078
Reference:

RESOLVED (Esber/Tyrrell)

- (a) **That** Council note the recommendation of the Local Planning Panel on 18 June 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council Officer recommendation.
- (b) **That** Council endorse the Planning Proposal at **Attachment 1** for land at 163-165 George and 1 Purchase Streets, Parramatta, which seeks to:
- Amend the control on the Height of Buildings map from RL 14 metres to RL 21 metres, but only on the part of the site at which the proposed Cathedral is to be built;
 - Insert a clause so that the Height of Buildings control on the site can be exceeded for the purposes of a steeple or similar, but only if the consent authority is satisfied that the heritage impact is acceptable and the height is no greater than RL 40m (allow a steeple up to RL 34m and cross upon it up to RL 40m); and
 - Add car parking as an additional permitted use on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request a Gateway determination be issued.
- (d) **That** Council advise the Department of Planning and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (e) **Further, that** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

DIVISION The result being:-

AYES: Ctrs P Bradley, D Davis, B Dwyer, P Esber, M Garrard, S Issa, P Prociv, W Tyrrell and A Wilson

NOES: Nil

[Open Item in Minutes](#)

This action sheet has been automatically produced by the Governance Unit using **InfoCouncil**, the agenda and minutes database.

Please Update & Finalise this action by using the InfoCouncil Actions button

All Action Notes entered through the InfoCouncil Outstanding Actions Screen will automatically appear in **TRIM**