

COUNCIL ASSESSMENT REPORT

Panel Reference	PPS-2018SWC081
DA Number	DA/469/2018
LGA	City of Parramatta Council
Proposed Development	Construction of a place of worship building comprising a Grand Cathedral, public forecourt space, multipurpose hall and associated basement parking. The application is identified as Integrated Development for the purposes of the Water Management Act 2000.
Street Address	163 – 165 George Street Parramatta
Applicant/Owner	The Hellenic Orthodox Community of Parramatta
Date of DA lodgement	16/07/2018
Number of Submissions	2
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Private infrastructure and community facilities over \$5 million – Place of Public Worship
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act and Regulations • Water Management Act 2000 • State Environmental Planning Policy No. 55 • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	• Amended plans – submitted September 2019 • Amended clause 4.6 – submitted September 2019 • Transport for NSW Concurrence Letter • GTAs –Water NSW • Draft Conditions of Consent
Report prepared by	Tina Christy (City Plan Services on behalf of City of Parramatta Council)
Report date	24 October 2019

Summary of s4.15 matters

Yes

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Legislative clauses requiring consent authority satisfaction

Yes

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

Yes

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Special Infrastructure Contributions

No

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Yes

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report