

## SYDNEY CENTRAL CITY PLANNING PANEL

	PPS-2018SWC081
<b>JRPP No</b>	<b>ADDENDUM TO ASSESSMENT REPORT</b>
<b>Date</b>	24 October 2019
<b>DA No.</b>	DA/469/2018
<b>LGA</b>	City of Parramatta
<b>Proposed development</b>	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.
<b>Street address</b>	163- 165 George Street PARRAMATTA
<b>Property Description</b>	Lot 1 DP 78716, Lot 1 DP 113513, Lot 1 DP 650704
<b>Applicant</b>	The Hellenic Orthodox Community of Parramatta
<b>Owner</b>	The Hellenic Orthodox Community of Parramatta
<b>Recommendation</b>	Approval, subject to conditions of consent
<b>Report by</b>	Tina Christy  City Plan Strategy and Development on behalf of City of Parramatta Council

## Background

A report on this application was considered by the Sydney Central City Planning Panel (the Panel) on 31 July 2019. At that meeting, the Panel resolved to defer the decision for the following reasons:

### DECISION

*The Panel will defer the matter for the applicant to respond to the seven (7) key issues identified at the meeting (Building height, Flooding, Heritage and Urban Design, Parking, Tree removal, Transport for NSW concurrence and Contamination) in consultation with Council Officers. The matter is to be reported back to the Panel at its meeting in November 2019.*

*The Panel is concerned about the comments of the Council's engineer and requires the matter of the flooding to be dealt with by amendments to the plans.*

The purpose of this report is to supplement the original assessment by addressing relevant matters arising from the submission of amended plans.

## 1. Matters addressed in this report

This report considers the following:

- Amended plans submitted to Council by the applicant dated September 2019
- Additional information submitted to Council by the applicant dated September 2019
- Amended plans submitted to Council by the applicant dated September 2019

### 1.1 Submission of amended plans

In response to the Panel's decision on 31 July 2019, the applicant has modified the proposal in the following manner:

- Site plan – has been altered to reflect 420 total seating capacity, in lieu of 338 previously;
- Basement 1 –
  - the multi-purpose hall and servery area has been converted to private parking and storage areas, thus not constituting "habitable" areas.
  - An additional five (5) parking spaces have been provided, specifically to be used by the persons conducting the church services;
  - The sunken garden and courtyard in the front setback have been deleted;
  - The fire stair from the basement near the front courtyard has been re-oriented;
  - A new fire stair south of the bin room has been provided.
- Ground Floor Plan –

- design amendments have been made to the courtyard and landscaping within the front setback, including re-orientation of stairs;
- Seating capacity has increased to 240 seats;
- Mezzanine Level –
  - Floor space has been increased by 50sqm, with an increase in seating capacity to 170 seats;
  - Deletion of the storage area above the priest office in the south-western corner;
- Elevations – deletion of the spire/tower located in the south-western corner above the priest office, significantly reducing the overall height of the proposal;

The following additional documentation has been provided to support the application:

- New Flood Evacuation Zone diagrams prepared by design delta Architects dated 4 September 2019,
- Detailed Site Investigation Report prepared by Geotechnical Consultants Australia Pty Ltd dated 5 September 2019 and a Stage 2 Contamination Assessment Detailed Site Investigation Report prepared by Geotechnical Consultants Australia Pty Ltd, dated 5 August 2019;
- Tree Assessment Report prepared by Stuart Pittendrigh Registered Landscape Architect and Horticulturist dated September 2019;
- Stormwater Flood Risk Management Report prepared by Wilson Consulting Engineers dated 09/09/19;
- Revised Clause 4.6 dated Sept 2019;
- Legal advice regarding Architectural Roof Features dated 2 October 2019;
- Parking Analysis prepared by Transport and Traffic Planning Associates dated 25 September 2019;
- Heritage Impact Statement prepared by Form Architects Pty Ltd dated September 2019;
- Letter in relation to the Urban Design and Context Analysis prepared by Think Planners Pty Ltd dated 30 September 2019; and
- Concurrence advice from Transport for NSW dated 21 October 2019

## **2.2 Assessment of Amended Plans**

### **1. HEIGHT**

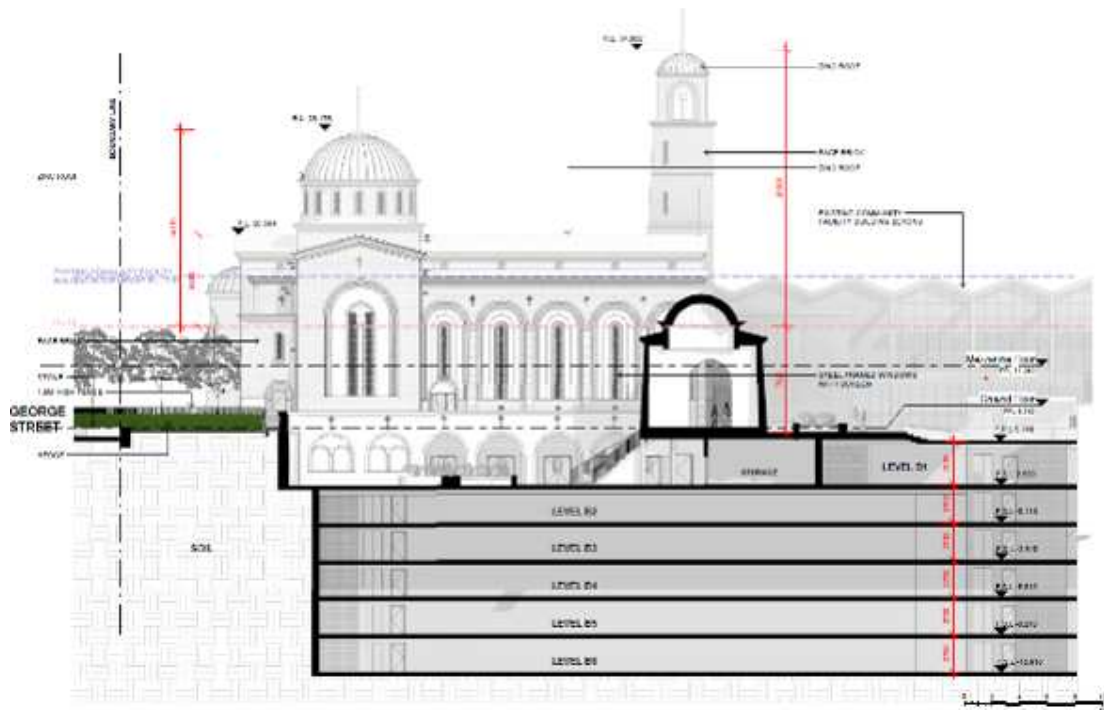
The original report raised concerns regarding the proposed height and the validity of the Clause 4.6 Variation to Clause 4.3 – Building Height within the Parramatta LEP 2001.

Amendments have been made to delete one tower, thus reducing the maximum height overall. The table below and Figures 1 – 6 show the changes to the height of the proposal.

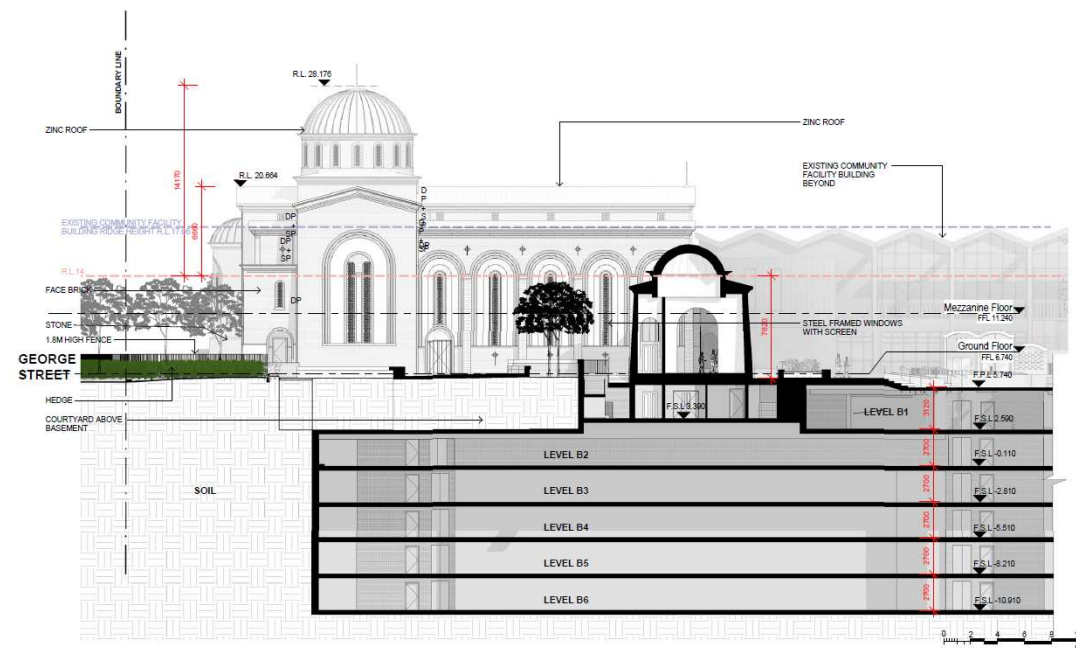
Further to this, an amended Clause 4.6 – Exceptions to development standard Request has been submitted combined with legal advice as to what constitutes an “Architectural Roof Feature” under Clause 5.6 of the Parramatta LEP 2011. These will be discussed in detail below.

Maximum height under PLEP 2011	Proposed Building Height  (original plans)	Proposed Building Height  (as amended)	Degree of variation and merit
<b>RL 14.0</b>	RL 20.664 to top of main roof and majority of main building,	RL 20.664 to top of main roof and majority of main building,	No change to top of main roof. Exceeds height by 6.66m or 47.6%
	RL 28.176 to top of north-western tower, and	RL 28.176 to top of north- western tower (not including the cross element).  The cross is approximately 1.6m above the roof, thus approx. RL 29.776.	No change to top of north- western tower.  Exceeds height by 14.17m or 101.26% to the top of the dome and 15.776 or 112.7% to top of cross.  This is now the tallest element of the proposal.
	RL 34.002 to top of south-western tower	South-western tower has been deleted with roof approx. RL 14.6	N/A

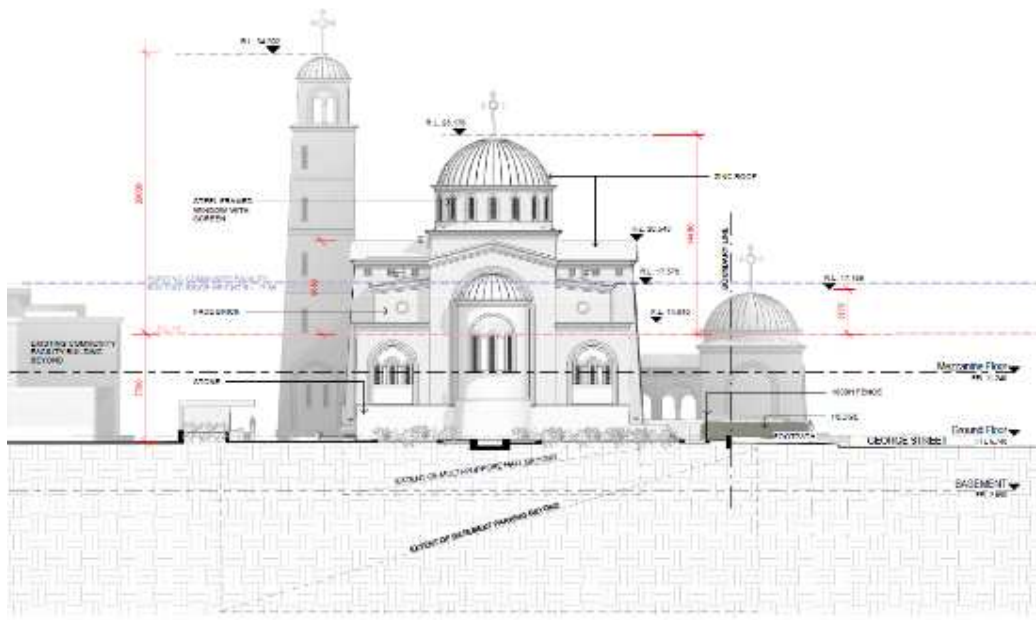
**Figure 1:** Extract of Northern Elevation (George Street) showing exceedance in building height. (Original Plans)



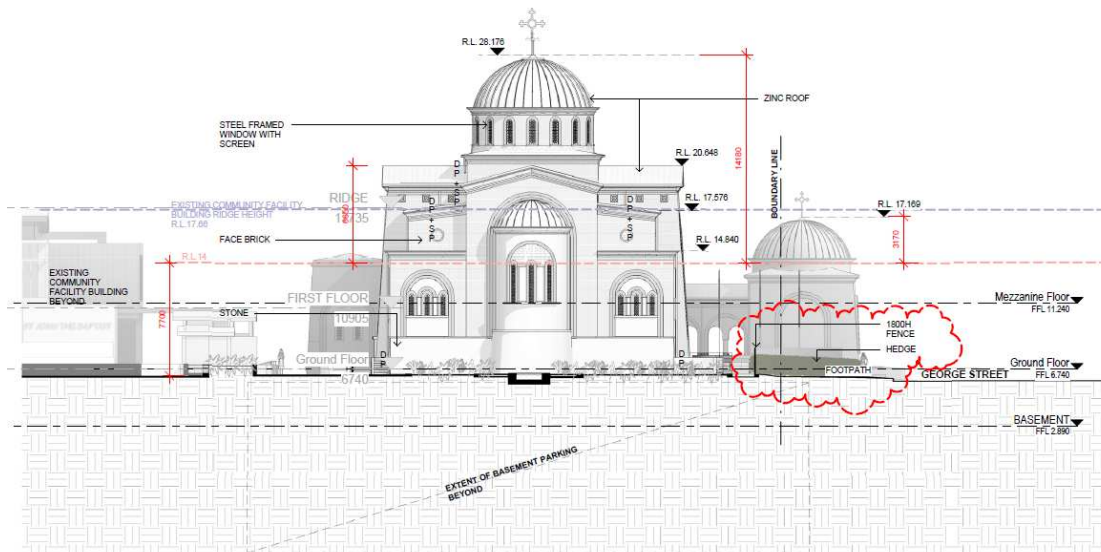
**Figure 2:** Extract of Northern Elevation (George Street) showing exceedance in building height. (Amended Plans)



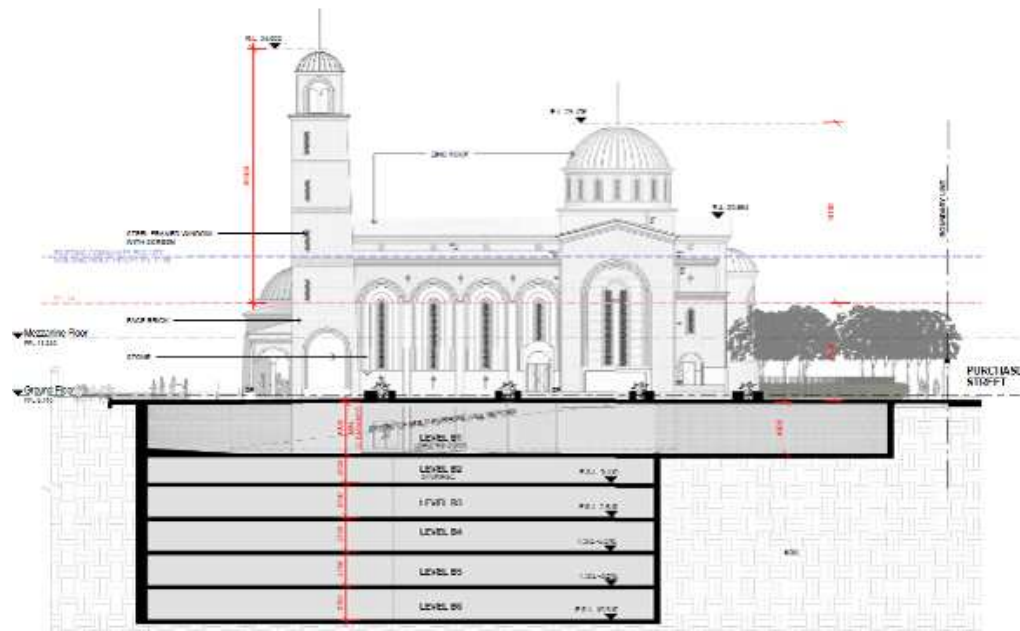
**Figure 3:** Extract of Eastern Elevation (Purchase Street) showing exceedance in building height. (Original Plans)



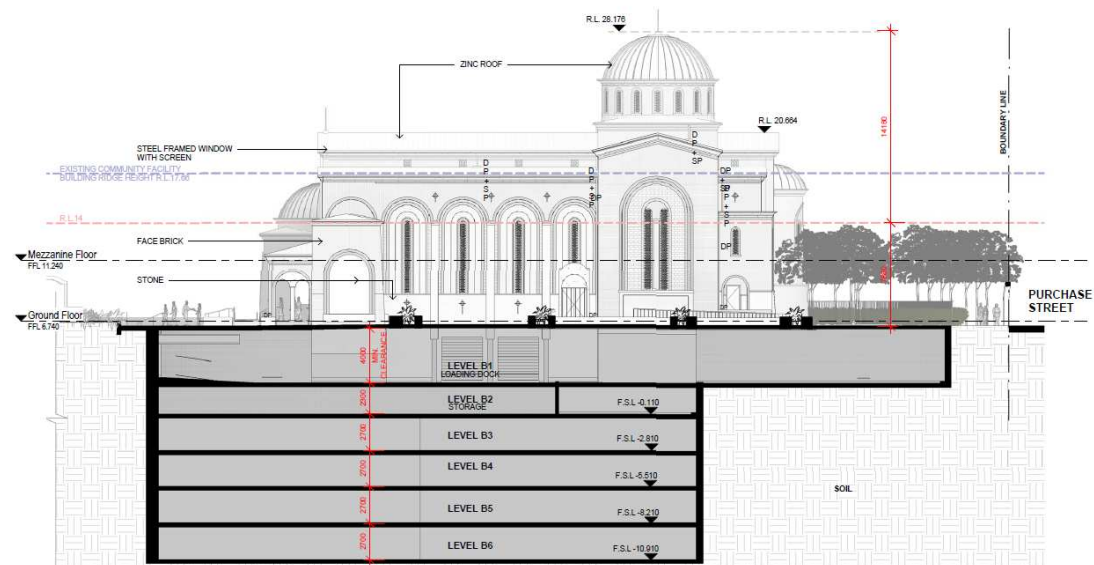
**Figure 4:** Extract of Eastern Elevation (Purchase Street) showing exceedance in building height. (Amended Plans)



**Figure 5:** Extract of Southern Elevation showing exceedance in building height. (Original Plans)



**Figure 6:** Extract of Southern Elevation showing exceedance in building height. (Amended Plans)



As can be seen from Figures 1 – 6, the extent of building which now exceeds the maximum height RL 14 is:

- the full length of the building for a height of 6.664m,
- the dome above the north-western corner which exceeds by a height of 3.169m (not including the cross), and
- the dome in the centre of the building which exceeds by a height of 14.176m to top of dome and 15.776m or 112.7% to top of cross.

## 1.1 Clause 5.6 Architectural Roof Features:

Clause 5.6 of the Parramatta LEP 2011 states that development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent. The objective of the roof feature is to:

- (a) allow roof features that integrate with the building composition and form, where the height of the building also satisfies the objectives of clause 4.3.*

Clause 4.3 (3) states:

*"Development consent must not be granted to any such development unless the consent authority is satisfied that -*

- (a) the architectural roof feature –*
  - (i) comprises a decorative element on the uppermost portion of a building, and*
  - (ii) is not an advertising structure, and*
  - (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and*
  - (iv) will cause minimal overshadowing, and...."*

The applicant has submitted legal advice stating that the dome feature, roof elements and decorative crosses are characterised as architectural roof features pursuant to Clause 5.6 of the LEP. *"The domes are proposed to be constructed in a brown zinc material which will highlight the feature. The external perspectives (plan A50) further highlight the decorative nature of the domes in the design...In this instance the decorative domes and crosses are fully integrated into the roof design. The objectives of the height standard are comprehensively addressed in the Written Request which demonstrates consistency with the objectives of clause 5.6 of the LEP."*

*"The effect of the characterisation of the domes and crosses is that they do not technically breach the height standard in clause 4.3 of the LEP."*

Council has obtained independent legal advice which indicates an alternative interpretation, specifically that they *"...do not consider that the dome features and decorative crosses above the Solea of the Cathedral and the bell tower front building are properly characterised as "architectural roof features" for the purpose of clause 5.6 of the LEP."*

### Planner's comment

The critical issue with "Architectural Roof Features", is that they are to comprise a decorative element on the uppermost portion of the building, and they are to integrate with the building composition. The domes, by their very size and scale, do not integrate with the building. They are "stand-alone" features, specifically designed to be dominant so they can be seen in the distance indicating a place of worship. They accentuate the



size of the building, rather than being a decorative element that integrates with the building. This is contrary to the provisions of Clause 5.6.

In order to reconcile the different opinions in relation to the applicability of Clause 5.6, a Clause 4.6 Variation request in relation to height (Clause 4.3 of the Parramatta LEP 2011), has been submitted.

## **1.2 Clause 4.6 Variation to maximum height standard:**

The applicant has submitted a revised Clause 4.6 Variation Request, dated September 2019 for the departure in height from the maximum RL 14.

The objectives of Clause 4.6 of the Parramatta LEP 2011 are to allow for flexibility of a development standard to particular development, provided:

3. *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
  - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
  - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
4. *Development consent must not be granted for development that contravenes a development standard unless:*
  - (a) *the consent authority is satisfied that:*
    - i. *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
    - ii. *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objective for development within the zone in which the development is proposed to be carried out, and*
  - (b) *the concurrence of the Director-General has been obtained.*

## **Planner's comment**

The revised Clause 4.6 is more detailed than the original one submitted. It discusses each objective of the Clause 4.3 Height Standard and demonstrates consistency with each relevant objective for the height standard as well as the SP1 – Special Activities Zone. Further, the revised Clause 4.6 identifies environmental planning grounds to justify contravening the development standard. It discusses not only the development as a whole, but also the section of the development that varies the height control.

The proposed height of the main part of the roof will be similar to the existing building on the site, with the tower and domes extending further in height. To some extent that existing building will aid in screening the proposed building from properties to the south. Although the surrounding land has the same maximum RL 14 height control, a Place of Public Worship building can be considered differently to the surrounding landuses and a generalised height standard across the surrounding land may not necessarily be appropriate for this use. It is not unusual to expect a tower or domes for a religious building of this nature.

The main roof itself is a function of the use, with higher ceilings than residential/commercial buildings. The area providing the additional floor space is located towards the centre of the site, such that it has no impact on adjoining developments.

Overall, the design of the building and its placement on the site minimises any impacts on privacy and overshadowing onto adjoining developments. Important historic vistas have been maintained. The amendments to the front courtyard area allows the building to integrate with the public domain, including the river foreshore. Council's heritage advisor has stated, *"given the nature of the proposal, the separation between sites, and the nature of significance of the items, it is assessed that impact on heritage values will be within acceptable limits."*

The tower and domes are slender parts of the building designed to be seen in the distance to make the building recognisable as a Place of Public Worship. This is consistent with the intent of the zone and the function of the building itself. They do not impact unreasonably on the views, privacy, solar access or general amenity of the surrounding development.

In conclusion, the applicant, (through the revised Clause 4.6) has demonstrated the revised scheme will have minimal impact on the adjoining land uses, is consistent with the objectives of the height standard and the zone and has provided sufficient environmental planning grounds to justify contravening the development standard. Strict compliance with the building height in the circumstances of this case, is considered unreasonable and unnecessary, hence approval is recommended for the revised design.

### **1.3 Planning Proposal to increase the maximum building height**

The owner of the site lodged a planning proposal (PP) with Council in March 2018, initially to allow the use "car park" to be one of the permitted development types allowed on the site.

Following concerns raised with the height variation by the Panel at a briefing in early 2019, the owner amended the PP to include an increase in the maximum building height from RL 14 to RL 21.

The Parramatta Local Planning Panel (PLPP) recommended on 18 June 2018 that the PP be sent to the Council.

On 12 August 2019, Council resolved the following:

- (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 (DPIE) 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.*

The PP is currently with DPIE, awaiting Gateway approval to be exhibited.

## 2. Flooding

The applicant has submitted a revised Flood Study Report, which concludes:

- *"The proposed ground floor level of the building of FFL6.74m is above the 100 year storm freeboard of RL5.65m,*
- *The existing first floor of the administration building is above the PMF storm level of RL9.48m at FFL11.13m thus providing a safe area of refuge,*
- *The first floor level of the building [existing] is approximately 2000m<sup>2</sup> in area. Therefore it can accommodate approximately 1500-2000 persons as an evacuation zone safety."*

A number of recommendations are proposed including:

- recommended freeboard of 500mm above the 100year flood level;
- appropriate personnel trained in Flood Evacuation annually and always onsite; and
- flood alarm/signage and implementation of flood gates to basement levels.

Council's Development Engineer has reviewed the revised flood study and makes the following comments:

### **"Flood Risk Management**

- *The proposal can provide adequately for floods up to the 1%AEP (RL 5.15m AHD) and Flood Planning Level (RL 5.65m AHD) but needs strengthening (by consent condition) to address more severe floods up to the PMF (RL 9.5m AHD).*
- *The initial concerns regarding creation of large spaces to hold substantial numbers of people in a high risk situations(sic) below the ground level and so below the flood planning level have been resolved by the amended design in which there are no habitable rooms below the flood planning level.*

### **Shelter in place facilities**

- *The Applicant has proposed use of the Mezzanine level to provide shelter in place. This location has a floor level of RL 11.24m AHD which is approx.. 1.75m above the PMF level and so is a safe place for the refuge. Facilities for this will be required and have not been specified in the DA submission.*

**Tanked construction**

- Tanked (waterproof) construction is required for the basement floors and walls in accordance with Council's standard requirements. Permanent pumping of groundwater is not accepted.

**Stormwater**

- The proposed stormwater design accompanying the DA must be reviewed in two areas:
  - OSD is to be deleted from the design with an explanation showing how the proximity of the site to Parramatta River means delaying discharges from the site would worsen river flood peaks.
  - WSUD must be included in the amended stormwater design, primarily based on landscape integration methods, including raingardens, bio-swaes and deep soil in preference to 'end-of-pipe' treatment devices. The complete system must be modelled using MUSIC or equivalent software to demonstrate complete achievement of water quality improvement targets as contained in Council's DCP 2011.
- The amended stormwater design and documentation must be submitted to Council's Manager for approval prior to approval by the PCA and release of the Construction Certificate.

**Reasons Supported**

- All engineering aspects of the proposal are now addressed by the amended design or can be addressed by conditions."

**Planner's comment**

All issues previously raised either have been addressed, such as deleting the habitable floors below the flood level, or can be dealt with by suitable conditions of consent. This includes the provision of a flood emergency response plan to address large scale evacuation, emergency access and shelter in place strategies where emergency access and egress are impossible. It also includes provisions of flood gates to each basement entry which are activated via flood detector at entry at RL 6.25m AHD.

The revised design has deleted the habitable rooms below the flood level, and now proposes a building with associated parking, that it is believed to be suitable for the intended use, can dispose of stormwater appropriately (with conditions of consent), and will remain safe during the event of a flood.

This matter has now been satisfactorily addressed.

**3. Heritage and Urban Design****3.1 Heritage:**

The site is situated within close proximity to several heritage items and is within the Harris Park Precinct, which is an area of National Significance. A full assessment of any impacts on the nearby heritage listed items is a requirement of Clause 5.10 of the Parramatta LEP 2011.

The applicant has submitted a Heritage Impact Statement prepared by FORM architects (aust) pty ltd, dated September 2019 which concludes:

- *"The view analysis has identified one (1) view corridor that is marginally impacted by the proposal. There will be minimal visual impacts as a result of the proposed Cathedral when the panorama from Elizabeth Farm to the Parramatta River and, across the river, Rangihou Reserve.*
- *There will be a minor intrusion when the property is viewed south east from Rangihou Reserve towards Elizabeth Farm, however the identified panoramic view from this vantage point is severely diminished due to the established tree canopy in this area.*
- *The mitigating measures to reduce the visual impact are to ensure that the majority of the structure is kept below the tree canopy line and the scale of the towers and dome structures be minimised.*
- *The view corridor from Hambledon Cottage to the Parramatta River shoreline is identified as being a significant connection that must be maintained. The visual impact on the view corridor was identified as a negative resulting in the Cathedral being relocated further west to allow a significant buffer between the street frontage and the rear of the Cathedral. This allows the view corridor to be maintained for interpretation without intrusion.*
- *The view analysis has identified that there may be a minor intrusion the [sic] proposed Towers and Dome on the panorama. Viewed from Experiment Farm Cottage (front lawn) when viewed north to the Parramatta River, and the distinct ridgeline beyond. The visual impact has been mitigated by:*
  - *Moving the Cathedral west away from Purchase Street,*
  - *Reducing the ridge height of the church to ensure the ridge line is below the tree canopy,*
  - *Towers and dome being clad in zinc,*
  - *Masonry elements in darker recessive colours.*
- *The development is sited on land known for having yielded aboriginal and/or European relics or remnants of past occupation... Independent archaeological assessments of the site have been undertaken by Comber Consultants and Casey & Lowe Archaeologists to allay any fears that items may be anticipated."*

That report makes the following recommendations specifically in relation to this proposal:

- *The heritage architect is to be engaged during the documentation process to ensure that the overall form and palette of materials complement the adjacent heritage items and Area of National Significance; and*
- *All finishes including brick and roof covering materials for the Cathedral shall be submitted to the heritage architect for consideration and concurrence prior to submission to Parramatta Council for development consent.*

Council's Heritage Advisor stated they had no objections to the proposal for the following reasons:

*"Given the level of grounds disturbance, it is presumed that additional archaeological approvals will not be required. Due to alleged Aboriginal sensitivity however, council will notify all relevant stakeholders and consider any input which they may make.*

*Given the nature of the proposal, the separation between sites, and the nature of significance of the items, it is assessed that impact on heritage values will be within acceptable limits.*

*The proposal will not impact on Area of National Significance, which has no heritage status. Conversely, it is presumed that public worship use and social significance for one of established local communities will strongly enhance the community associations with this site.*

*Given the nature of the view no.1 (distant view of the hills), the view will not be impacted by the tall single spire of the bell tower."*

**Planner's comment:**

The submitted Heritage Impact Statement adequately addresses Clause 5.10 of the Parramatta LEP 2011. The recommendations of that report should be included in any conditions of consent should the application be approved.

**3.2 Urban Design:**

The submitted Context Analysis and Urban Design Report prepared by Think Planners Pty Ltd, dated 30 September 2019 concludes that:

- The physical impacts of the proposal are acceptable. There is minimal overshadowing to adjoining properties and privacy impacts are mitigated given the significant building separation, the design of the building, limited openings and congregational space orientated to the street. Noise impacts are mitigated through the design, the proposal does not lead to any flooding or other environmental impact, the development proposal does not result in the constrained development potential of the adjoining properties.
- The existing character of the site and surrounds is an eclectic mixture, which the proposal does not detract from.
- The proposal is in harmony with the surrounding development. It will be an iconic individual landmark building, physically separate from other buildings, that does not detract from other buildings. It incorporates a new public plaza that is in harmony with other nearby areas of publicly accessible space such as Robin Thomas Reserve and the Parramatta Foreshore.
- The architectural style is compatible given the palette of materials is evident in surrounding built forms.

**Planner's comment:**

The height has been reduced with the deletion of one bell tower and the heritage impact has been assessed to be acceptable. The zoning is specifically for a Place of Public Worship. The design of the proposal is to be a purpose-built Place of Public Worship,

which has sufficient separation between other surrounding buildings and public spaces and adequate landscaping/garden areas.

The removal of the sunken front courtyard and replacement with landscaping at grade, improves the interface of the northern elevation of the church and the main street (George St) and adjoining public river foreshore.

It is believed the urban design of the building has been adequately addressed and the building is suitable in its current location with the amended design.

#### **4. Parking**

The revised plans and documentation were referred to Council's Traffic and Engineering Services, who provided the following comments:

- *Based on the parking rates of the Parramatta DCP 2011 for place of public worship, the proposed development can provide a minimum 347 car parking spaces. However, it is proposed that a total of 433 spaces be provided (ie 428 spaces within 6 basement levels and 5 private spaces within the previously proposed below-ground multi-purpose hall) as part of the proposal. This is equal to 86 car parking surplus.*
- *The updated parking analysis, prepared by TTPA dated 25 September 2019, did not provide adequate justification on the additional car parking provision. It is also considered unrealistic that all uses within the existing and the proposed development can be utilised simultaneously.*
- *In conclusion, it is recommended that total parking provision on the site be capped to maximum 508 spaces (i.e. 347 space associated with the proposed development and 161 spaces associated with the DA/839/2015). Reduction of the parking provision from the proposal can be done either from the proposed basement car park or from the existing at grade car park.*
- *It is also recommended that the applicant be required to submit a parking management plan to Council prior to Construction Certificate to illustrate that the proposed carpark will be used exclusively by the development's occupants.*

Any approval granted is to include these last two dot-points as conditions of consent.

#### **5. Landscaping**

An Arborist Report and amended Landscape Plan have been submitted which provide details on the tree assessment including methodology, tree protection methods, tree protection zones, and details of protective fencing.

Council's Landscape Officer has advised the additional information is now satisfactory, subject to conditions of consent. There are now no tree protection issues, and the landscape plans are appropriate.

**Planner's comment:**

The issues previously raised in relation to tree protection and landscaping have now been addressed. Hence, with appropriate conditions imposed, this is now no longer a valid reason for refusal.

## **6. Concurrence from Transport for NSW (TfNSW)**

The site is located within 25m of the Parramatta Light Rail and includes excavation deeper than 2m, thus concurrence from Transport for NSW is required in accordance with Clause 86 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

Council received a letter from TfNSW dated 21 October 2019, advising:

*"TfNSW has undertaken an assessment of the information provided in accordance with the provisions outlined in the ISEPP and has decided to grant concurrence to the subject development. This concurrence is subject to Council imposing the operational conditions provided in TAB A [of that letter]."*

Those conditions do not affect the design of the proposal and relate to:

- operational requirements, and
- information required prior to issue of Construction Certificate eg acoustic assessment, electrolysis assessment, lighting, insurance, consultation and agreements to be entered into.

These are included in the proposed conditions of consent attached with this report.

## **7. Contamination**

A Detailed Site Investigation (DSI) report, prepared by GCA dated 5 September 2019, was submitted to Council. Council's Senior Environmental Health Officer reviewed the information and concluded that the site is suitable for the proposed development and land use provided the following conditions are imposed:

- *"Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014), and*
- *If any unexpected occurrence happens on the site, all work activity should be ceased temporarily, and an environmental consultant should be notified immediately".*

### **Planner's Comment:**

The proposal satisfies the requirements of Council and can be supported, with the imposition of the two recommendations as conditions of consent as well as standard conditions relating to hazardous/intractable waste disposal legislation, requirement to notify about new contamination evidence, and appropriate discharge of contaminated groundwater.

### **2.3. Notification**



The amended plans were not required to be re-notified as the changes proposed either improved the amenity impacts or do not result in additional adverse impacts to adjoining properties. This is in accordance with Appendix 5 of Parramatta DCP 2011.

### 3 Summary and conclusion

The original application was deferred from the Sydney Central City Panel Meeting on 31 July 2019, for the applicant to respond to seven (7) key issues identified at the meeting. These key issues relate to:

- Building height,
- Flooding,
- Heritage and Urban Design,
- Parking,
- Tree removal, and
- Transport for NSW concurrence and Contamination) in consultation with Council Officers.

The applicant has provided an amended design which has reduced the height in one element, improved the interface with the George Street public domain and deleted the basement habitable rooms. Additional consultant reports were provided in relation to contamination, flood, heritage impact, parking and a tree report. Further, the applicant submitted a revised Clause 4.6 Variation Request in relation to the variation to height and legal advice regarding that Variation Request and Architectural Roof Features under Clause 5.6 of the Parramatta LEP 2011.

Also, due to the close proximity of the site to the Parramatta Light Rail and the extent of excavation near that corridor, concurrence from Transport for NSW is required. This has now been received.

This additional information is considered to have addressed the issues raised in the previous report, and the application is considered satisfactory for approval, subject to conditions of consent.

### RECOMMENDATION - Approval

**That** the Sydney Central City Planning Panel, exercising the functions of the consent authority, approve DA/469/2018 for construction of a place of worship building comprising a Grand Cathedral, public forecourt space, multipurpose hall and associated basement parking at 163- 165 George Street, PARRAMATTA with standard conditions of consent for a place of public worship, as well as the following additional conditions:

o