

Parramatta Development Control Plan 2011												
Requirement	Proposed	Compliance										
Part 3 Development Principles												
3.1.3 Preliminary Building Envelopment Tables – RFB												
Height: refer to the Parramatta LEP 2011 Height of Buildings Map and transition requirements at Section 3.1.2. Height is to correspond in metres and storeys as follows: <table><tr><td>metres</td><td>storeys</td></tr><tr><td>11</td><td>3</td></tr><tr><td>14</td><td>4</td></tr><tr><td>17</td><td>5</td></tr><tr><td>20</td><td>6</td></tr></table>	metres	storeys	11	3	14	4	17	5	20	6	Discussed in the main body of the report. Max building height limit across site is 11m. Max building height proposed inclusive of lift overrun is 11.5m and contravenes the building height limit by 0.5m. It is noted that the useable floor levels however do not exceed the maximum height limit. Further, proposed Dome and Minaret are considered to be decorative elements of the building and is satisfactory with respect to the height breach as it satisfies clause 5.6 Architectural roof features.	Yes
metres	storeys											
11	3											
14	4											
17	5											
20	6											
Floor space ratio: as shown on the Parramatta LEP 2011 Floor Space Ratio Map	Max FSR permitted for site is 0.8:1. Proposed FSR is 0.79:1 which complies.	Yes										
Minimum site frontage: 24 metres, except 18 metres for sites with two street / lane frontages	Frontage width of site is 27.75m.	Yes										
Front setback: • primary frontage: 5 – 9 metres • secondary street / lane frontage: 3 – 5 metres	5 to 9m front setback is provided for the development. N/A	Yes										
Side setbacks: Side setback should be provided to ensure compliance with Section 3F ‘Visual Privacy’ of the ADG which details the building separations required between residential flat buildings. ¹ ¹ Where a site adjoining the subject site does not contain an apartment building at the time the development application is being assessed, the separation required will be that specified for habitable rooms and balconies in Section 3F of the ADG. Example: If a 5-8 storey building has balconies fronting a side boundary then the separation between it and a Residential flat building must be 9m and so the setback from	Satisfactory. Side setbacks provided are 6m from eastern side and 3m from western side consistent with the requirements stipulated under section 3F of ADG.	Yes										

the boundary is 4.5m so both sites share the 9m building separation equally (i.e. 4.5m each)		
Rear setback: minimum 15% of length of site	Rear setback of 8.964m provided.	Yes
Deep soil zone: minimum 30% of which at least 50% is to be located at rear of site minimum dimensions 4m x 4m	Existing 157.22sqm (9.5%), Proposed 260.88sqm (15.7%). The non-compliance is considered satisfactory given that proposal relates to a purpose built place of public worship. Further, the amount proposed is an improvement to the existing situation.	No
Landscaped area: minimum 40% (including deep soil zone)	Existing 319.24sqm (19.2%), Proposed 617.29sqm (37.3%). The non-compliance is considered satisfactory given that proposal relates to a purpose built place of public worship. Further, the amount proposed is an improvement to the existing situation.	No
3.2.1 Building form and massing	The proposed building form and massing is considered to respond appropriately to the site and streetscape	Yes
3.2.2 Building facades and articulation	Proposed treatment of building facades responds positively to the character of the locality.	Yes
3.2.4 Energy efficient design	Proposed development will be subject to the energy efficiency provisions of BCA	Yes
3.2.5 Streetscape	The proposed building responds appropriately to the streetscape.	Yes
3.2.6 Fences	A front fence is not proposed	N/A
3.3.1 Landscaping	Satisfactory landscape plan has been submitted.	Yes
3.3.4 Acoustic amenity	The application has been submitted with an acoustic report which has been reviewed by Council's EHU to be unacceptable for the reasons discussed in the main body of the report.	No
3.3.5 Solar access and ventilation	Proposed development will not adversely overshadow residential dwellings and associated private open space as demonstrated in shadow plans provided.	Yes
3.3.6 Water sensitive urban design	Council's Engineer has raised concerns re proposed OSD	No
3.3.7 Waste management	A satisfactory WMP has been submitted.	Yes
3.4.2 Access for people with disabilities	Proposal provides adequate levels of accessibility with	Yes

	provision of disabled access facilities and direct access to all levels.	
3.4.4 Safety and security	Safety and security of the development has been maintained to an acceptable level.	Yes
3.5 Heritage	Not heritage listed however located within proximity to heritage listed area aka Talbot Road precinct. Satisfactory HIS submitted.	Yes
3.6 Movement and circulation	Council's Engineer has raised concerns with the proposed tandem parking spaces, car lift, etc which do not comply with AS2890.	
<i>Part 5 Other Provisions</i>		
5.3 Places of Public Worship		
5.3.3.1 Locational requirements	Discussed in main body of report. Proposal does not comply with this requirement as a larger size and intensity place of worship is proposed exceeding recommended 250 capacity in residential zone.	No
5.3.3.2 Bulk and scale:		
1. Applications for places of public worship and educational establishments will be subject to the same height, floor space ratio and envelope controls that are identified in the Parramatta LEP 2011, Parramatta City Centre DCP 2007 and Part 3 of this DCP applicable to the land for permissible development within the applicable zone.	Refer to assessment under PLEP 2011 in main body of report and part 3 of PDCP 2011 above.	Yes
2. Consideration will be given to variation of the applicable height or envelope controls to accommodate the unique architectural requirements of places of public worship establishments as long as the objectives of the controls and this clause are maintained.	Addressed in clause 5.6 in main body of report.	Yes
3. Site planning must be sensitive to the streetscape character and views.		Yes
4. Places of public worship and educational establishments are to be designed and landscaped in a manner that enhances	Satisfactory landscaping provided.	Yes

the quality and visual amenity of the streetscape. 5. Development for the purpose of a place of public worship within a residential zone is to have a maximum seating capacity of 250.	Previously discussed above under 5.3.3.1 and in main body of report.	No
5.3.3.3 Acoustic privacy	Addressed in main body of report. Acoustic report submitted has been reviewed by Council's EHU and found unsatisfactory.	No
5.3.3.5 Traffic, parking and access	Addressed in main body of report. Traffic report provided has been reviewed by Council's Engineer and found to be unsatisfactory. Further, based on the extent of the useable space provided, that being 926.87m², 296 car parking spaces are required to service the development, resulting in a shortfall of 230 car parking spaces. Additionally, the traffic generation and the impact on the local surrounding road network appears to have underestimated given that, the traffic report provided significantly underestimates the car parking space requirements. Concerns were raised with traffic impacts associated with the Friday prayers attracting a maximum of 450 people, Ramadan and Eid prayers attracting a maximum of 250 to 300 people and the weekly seminars and workshops that run until 9pm Monday to Thursday and 11pm Fridays and Saturdays, attracting an average of 150 people.	No
5.3.3.6 Operational plan of management	Satisfactory plan of management submitted.	Yes