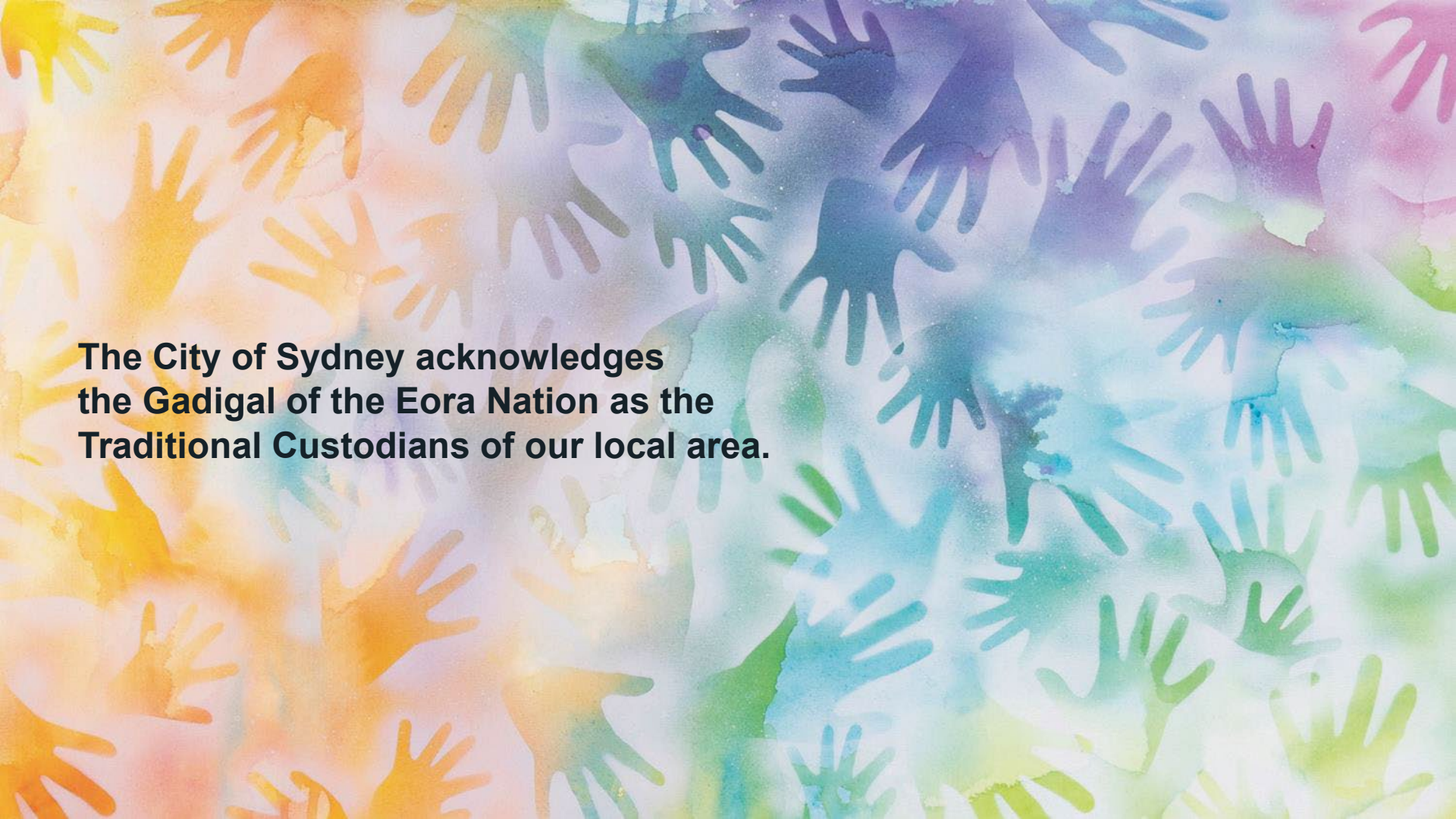


# Local Planning Panel

31 August 2022



**The City of Sydney acknowledges  
the Gadigal of the Eora Nation as the  
Traditional Custodians of our local area.**

# Application Details

242 Cleveland Street, Surry Hills

D/2020/1361

Applicant: Planning Lab

Owner: Greek Orthodox Archdiocese of Australia

Architect: Candalepas Associates

Planner: Planning Lab

Heritage: Urbis

# Proposal

- alterations and additions to the Cathedral of the Annunciation of Our Lady
- alterations and additions to former St Paul's rectory for use as a chapel, Dean's residence, offices and college domiciles
- demolition of existing function hall and parish hall
- construction of two new buildings with shared basement for use as shared function spaces, museum, library, office, and theological college, college domiciles and shared facilities
- Integrated Development under the Heritage Act 1977

# Recommendation

Deferred commencement approval

# Notification

- Exhibition period 11 January to 9 February 2021
- 246 owners and occupiers notified
- 8 submissions received



# Submissions

- traffic and parking
- noise
- operational management
- hours of operation
- adequacy of documentation

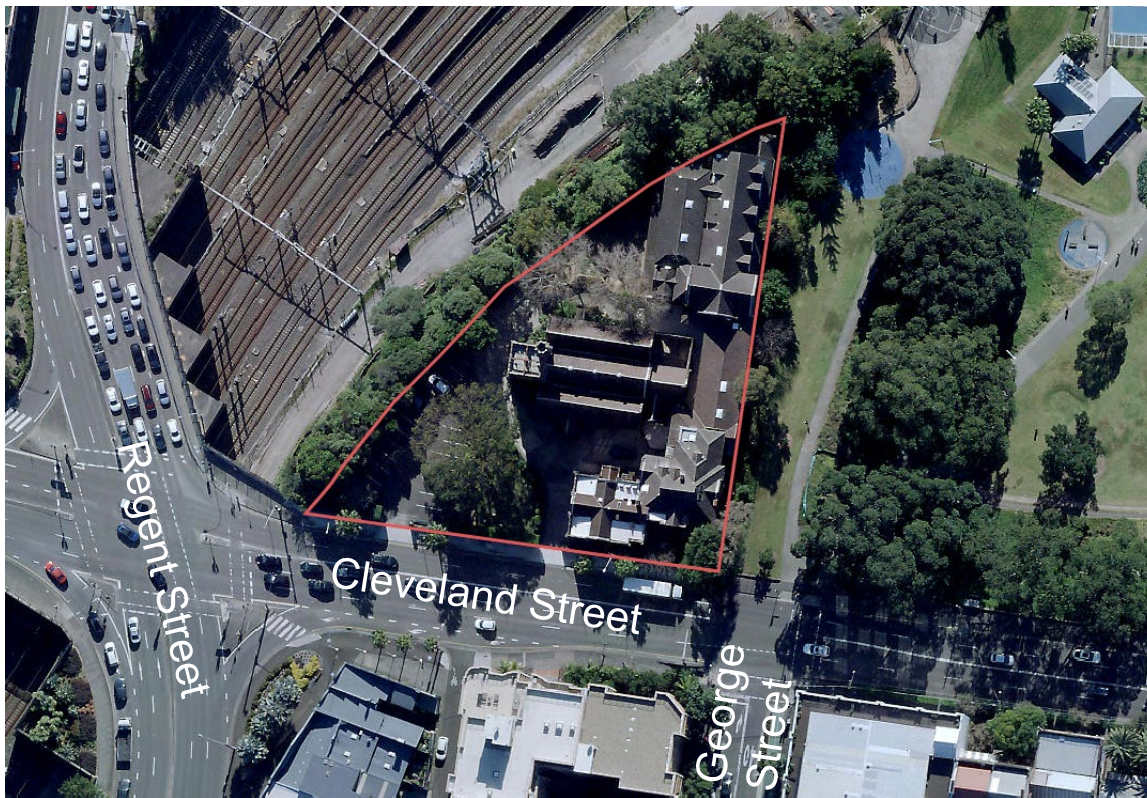


# Submissions



-  subject site
-  submitters

# Site







Cathedral of the Annunciation of Our Lady - looking east



Cathedral interior - nave





Cathedral interior - iconostasis



former St Paul's Rectory - looking north-west from Cleveland Street





former St Paul's Rectory extension - within site looking east





function hall - looking north-west from Prince Alfred Park



Parish hall - within site, looking north-east





Parish hall extension - within site looking east



at grade parking along western boundary - looking south





landscaped garden - within site looking south





1-19 Regent Street (mixed use) to south of site

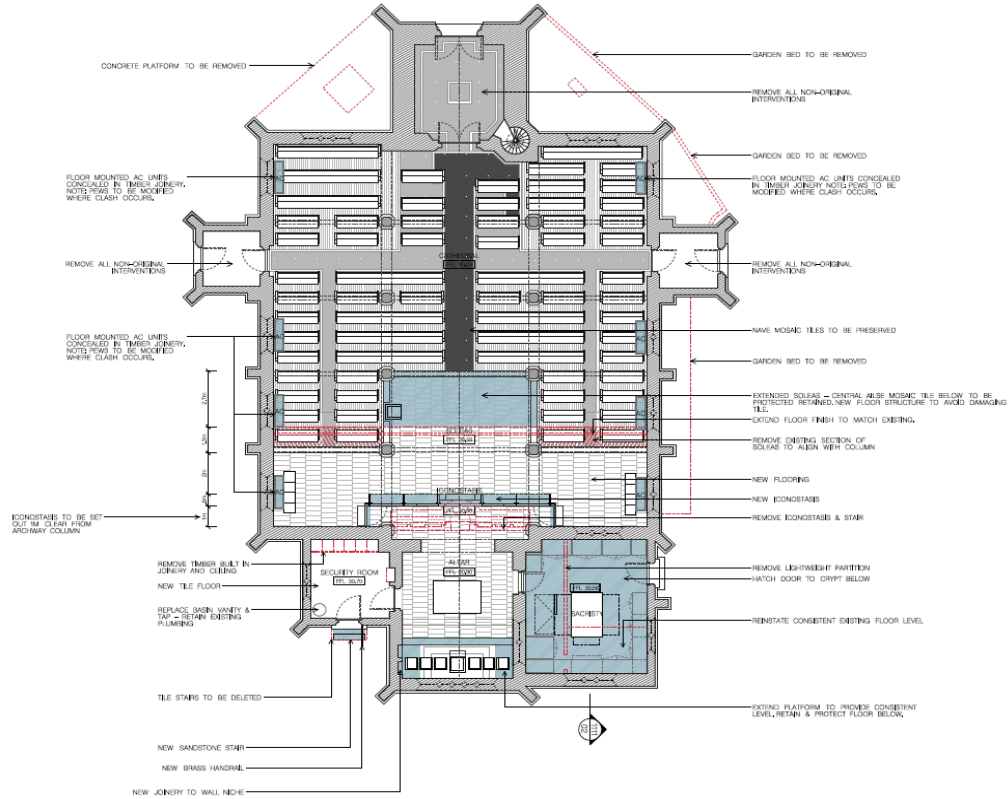


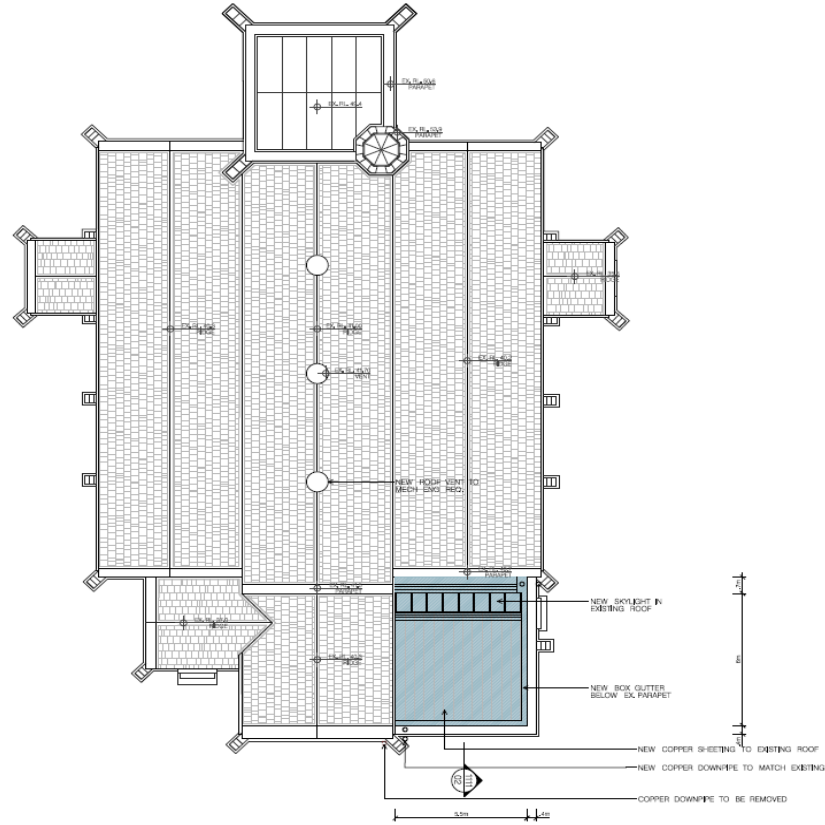
187-189 Cleveland Street to south of site



Prince Alfred Park - looking north-east from site boundary

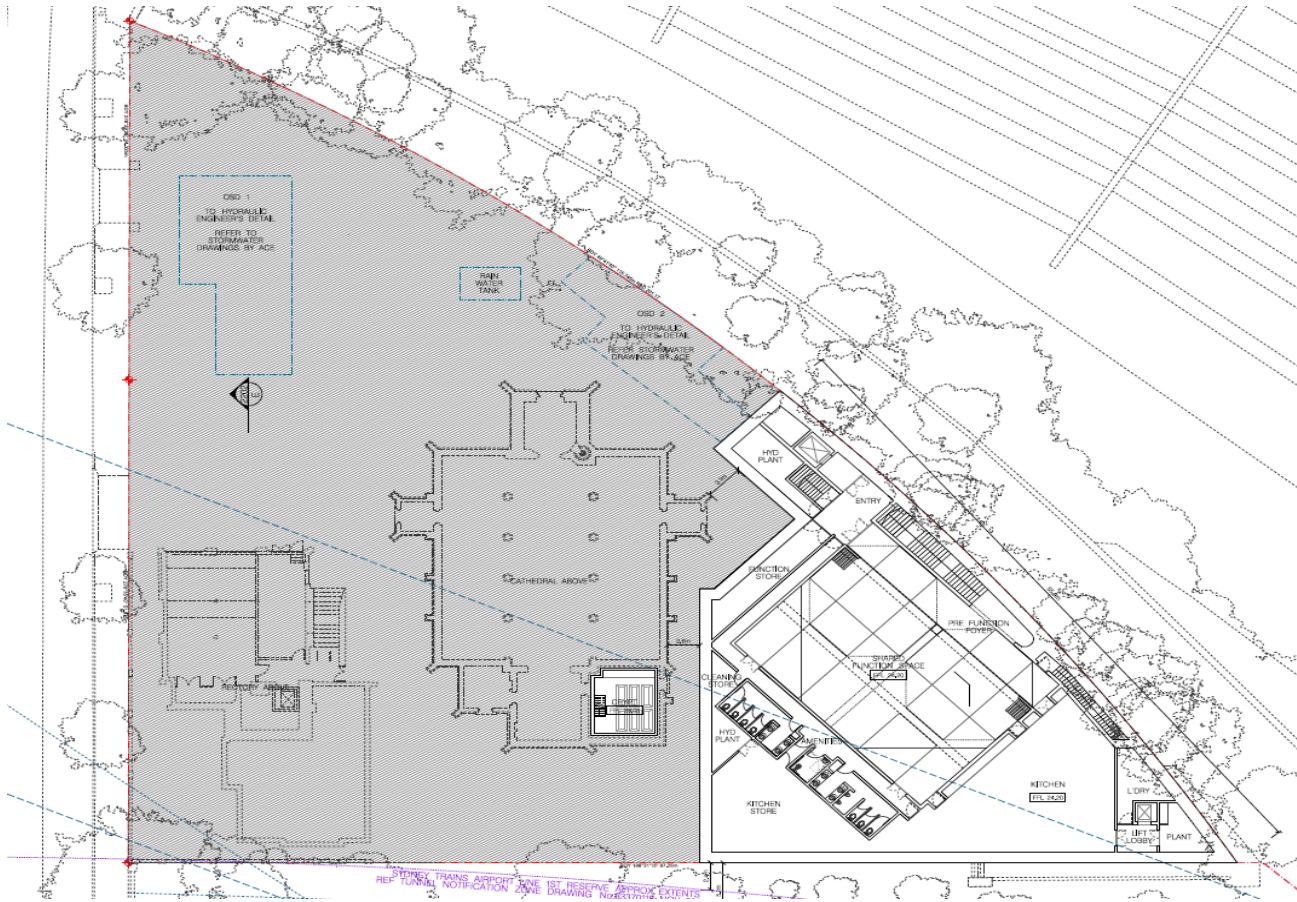




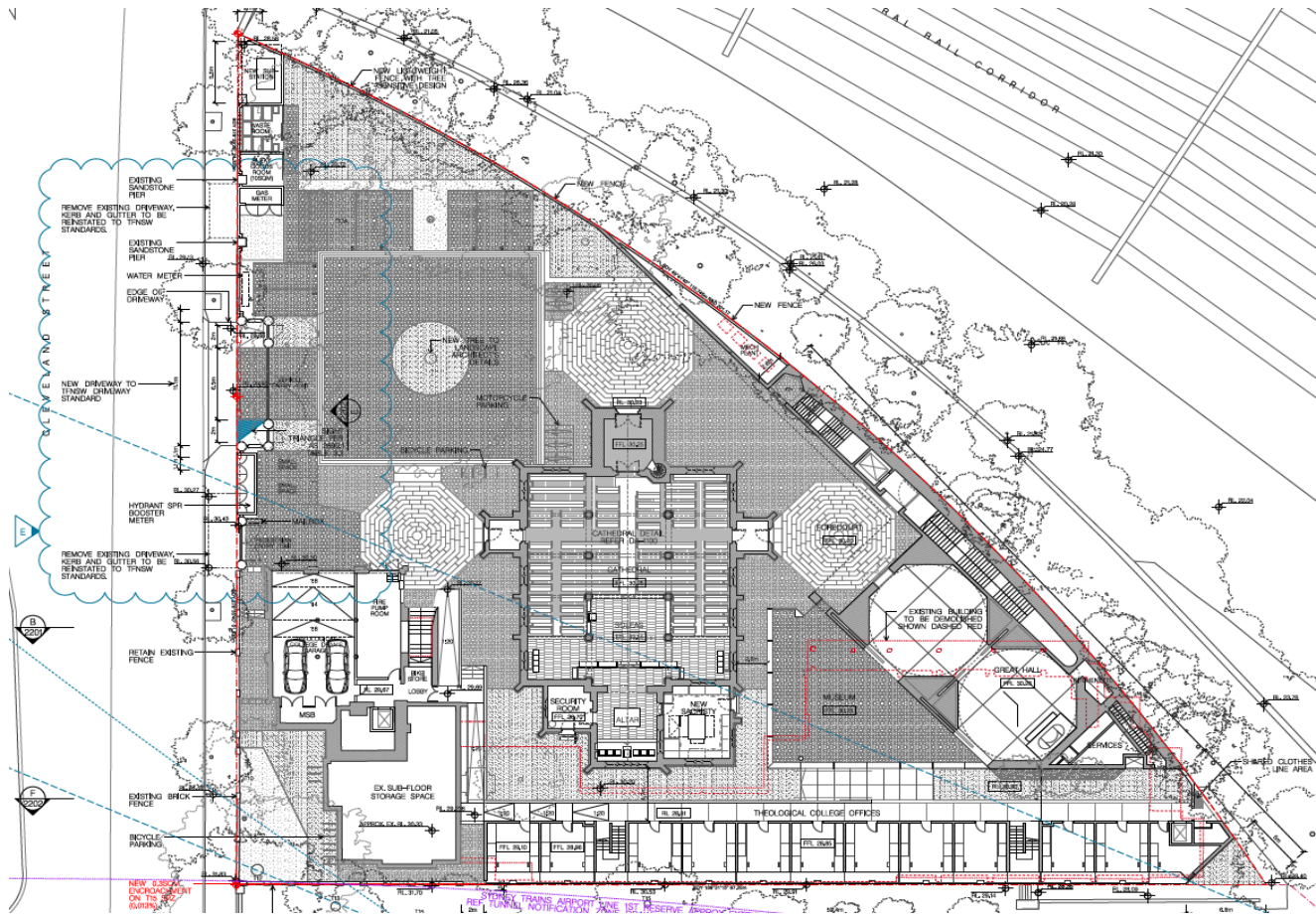


Cathedral roof plan

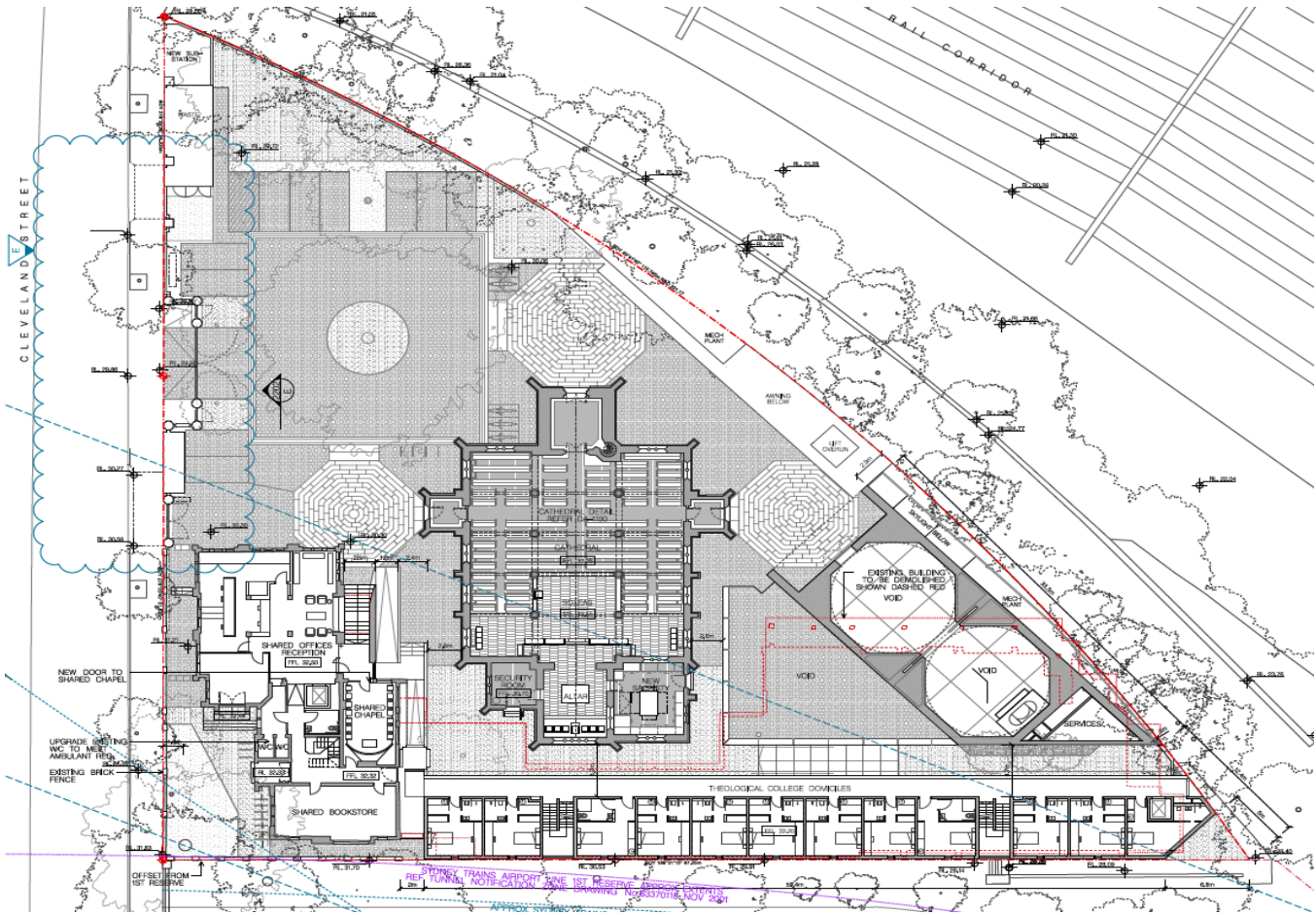




Basement plan

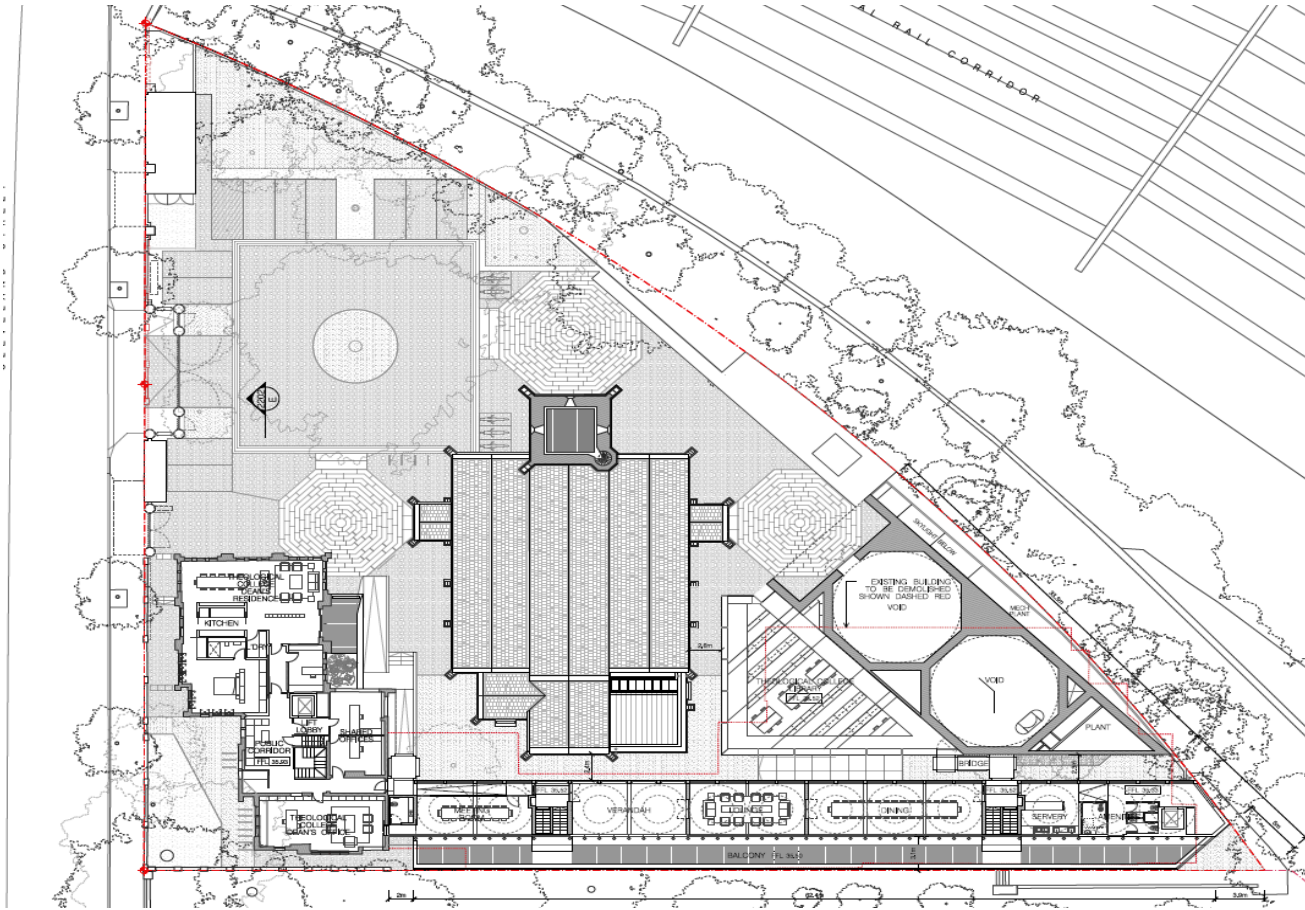


Ground floor plan



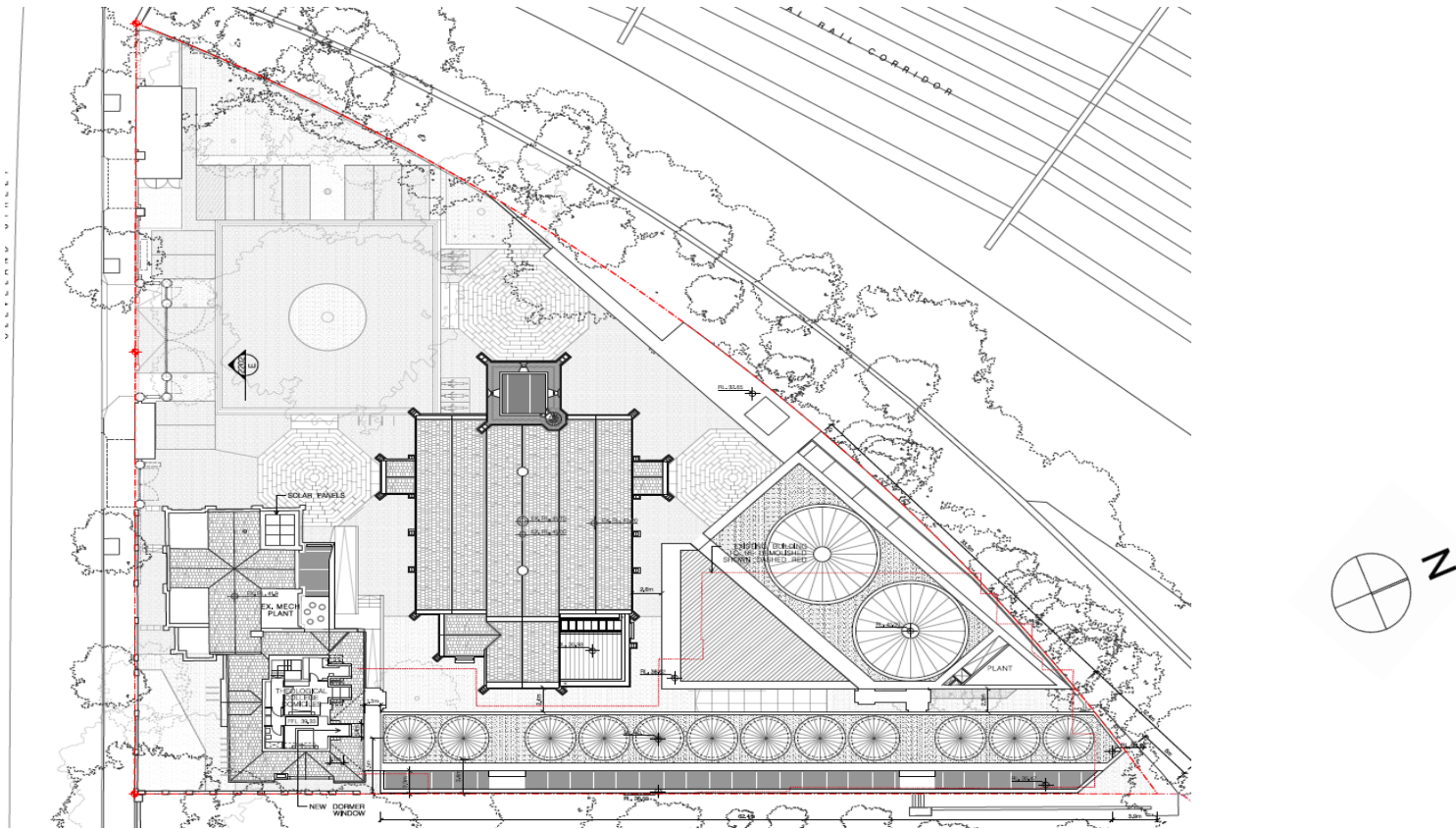
First floor plan





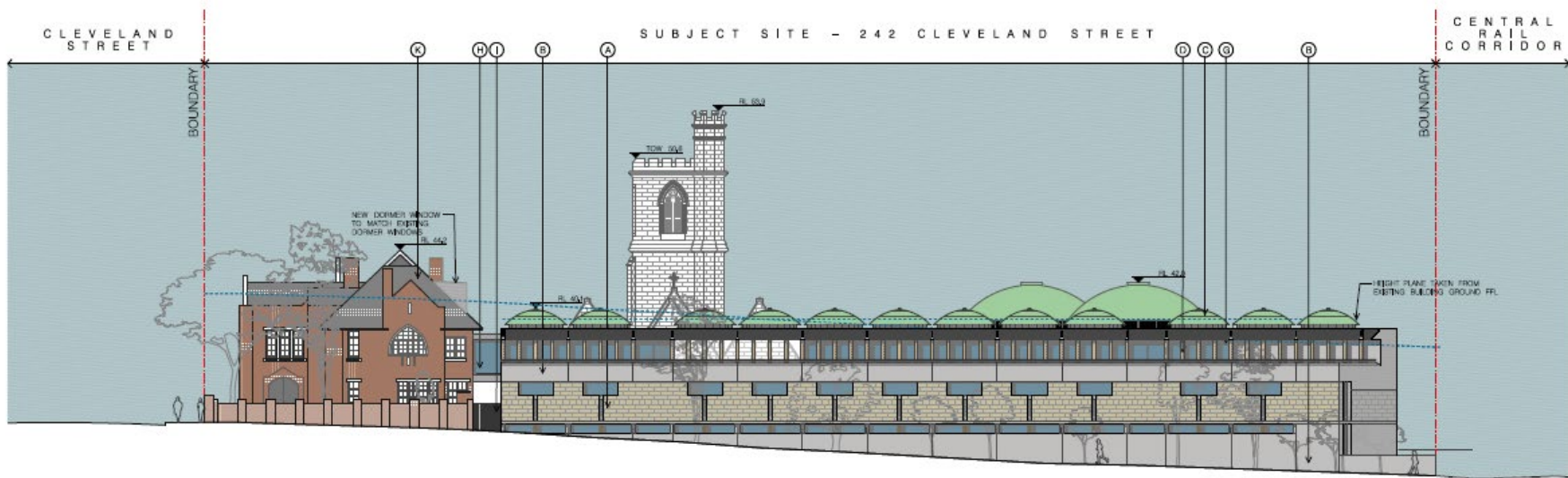
Second floor plan



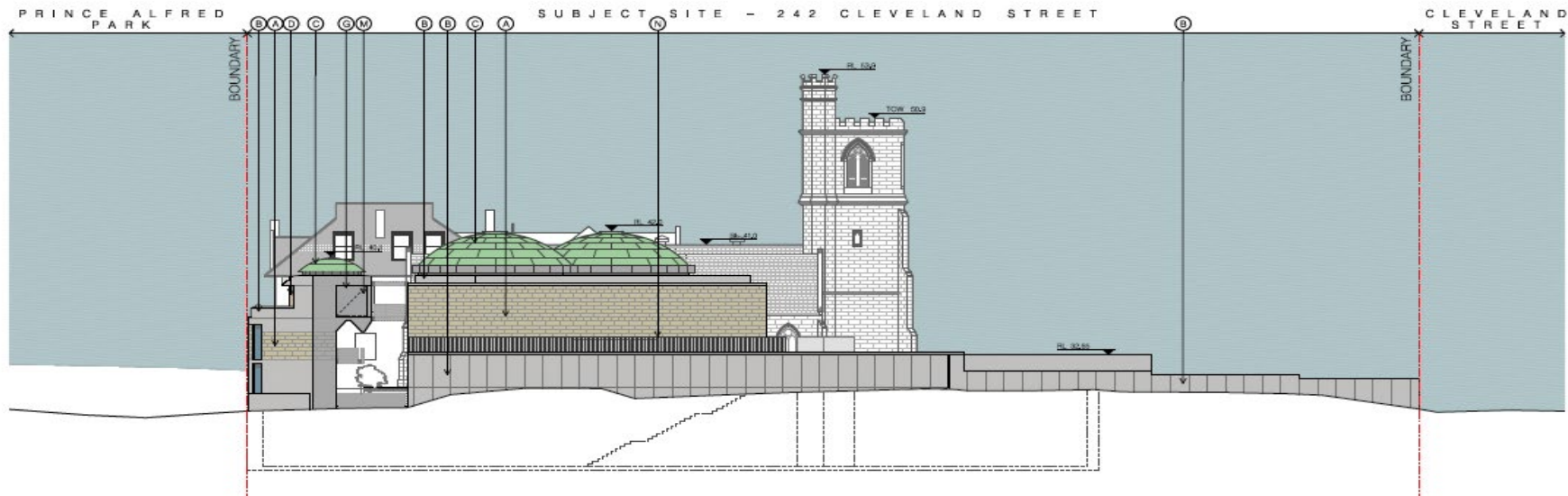


Third floor plan













South Elevation - to Cleveland Street



# Materials



A – SANDSTONE  
CANDALEPAS ASSOCIATES  
– 478 GEORGE STREET



B – OFF-FORM CONCRETE  
CANDALEPAS ASSOCIATES  
– PRINCE STREET CRONULLA



C – COPPER ROOF SHEETING  
QUEEN VICTORIA BUILDING



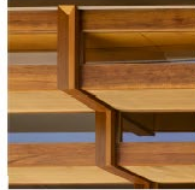
D – SANDSTONE COLUMNS  
CANDALEPAS ASSOCIATES  
– 478 GEORGE STREET



E – PLYWOOD  
CANDALEPAS ASSOCIATES  
– PUNCHBOWL MOSQUE



F – GOLD PAINT  
CANDALEPAS ASSOCIATES  
– 478 GEORGE STREET



G – TIMBER FRAMED GLAZING  
CANDALEPAS ASSOCIATES  
– LITTLE SETERS HOUSE



H – FRAMELESS GLASS  
ALBERTO CAMPO BAEZA  
– ZAMORRA OFFICES



I – METALWORK  
CANDALEPAS ASSOCIATES  
– WATERLOO



J – STONE & CONCRETE FENCE  
CANDALEPAS ASSOCIATES  
– FRANCIS STREET



K – SLATE ROOF TILES  
TERREY HAINES  
– BLACKSOD BAY



L – CREAM PAINTED FIBRE  
CEMENT SHEET  
CANDALEPAS ASSOCIATES  
– LEE HOUSE



M – TEXTILES SUNSCREEN  
PETER ZUMTHOR  
– NEUES ATELIER



N – ALUMINIUM SCREEN  
CANDALEPAS ASSOCIATES  
– THE SURRY, ELIZABETH STREET



O – TIMBER  
EDMUND BLACKET  
– ST PAULS CATHEDRAL

# Photomontage



view from Prince Alfred Park - looking west



view over rail corridor - looking east







view to the former rectory extension

# Compliance with key LEP standards

	control	proposed	compliance
height	9m	10.2m (excluding architectural roof features)	no Clause 4.6 request supported
floor space ratio	1.25:1	0.8:1m	yes



# Compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	3 storeys	yes

# Hours of operation

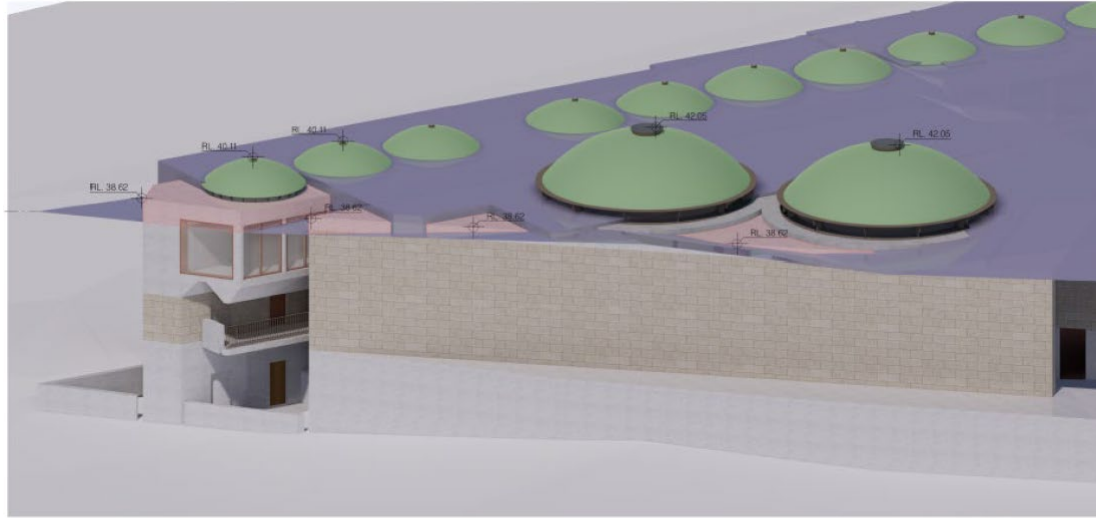
	Controls - base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	Function spaces 10am to 10pm, 10pm to 12 midnight subject to a trial  All other areas 7am to 12 midnight	8am to 8pm  8am to 3am next day on Christmas Eve and Easter Saturday (Greek Orthodox)	8am to 8pm  8pm to 3am next day on Christmas Eve and Easter Saturday (Greek Orthodox)

# Issues

- height
- trees
- heritage
- hours of operation
- traffic management
- noise - Church bells



# Height



01 ENVELOPE DIAGRAM – PROPOSED CONDITION  
—  
NTS

LEP HEIGHT PLANE

PROPOSED NON ARCHITECTURAL ROOF  
FEATURE PROTRUSIONS

non-compliance with height in north-east of site

# Height

- Clause 4.6 request is supported
- majority of building under height limit
- strict compliance would result in stepped built form
- new building complies with 3 storey DCP height control
- domes are architectural roof features which are permissible above the height control

# Trees

- 9 trees proposed for removal
- Heritage NSW approved removal of all trees
- Councils tree management unit objected to removal of 5 of the trees
- Planning staff sought to retain 2 significant trees on Cleveland Street frontage

# Trees



trees City staff sought to retain



# Trees

- applicant amended scheme to reconfigure car park and driveways to retain the trees
- TfNSW did not grant concurrence to amended proposal
- options to save the trees and provide vehicle access acceptable to TfNSW were workshopped
- trees unable to be retained
- applicant has agreed to plant a replacement mature specimen
- 15% canopy cover across the site will be achieved

# Heritage

- site is state and local heritage item
- proposal involves demolition of Parish Hall (c. 1913)
- SDCP 2012 would seek to retain parish hall – building older than 50 years and of heritage significance
- the building has been substantially altered internally and externally, and its demolition is supportable in the context of creating a more suitable space for the Cathedral complex
- Heritage NSW have granted general terms of approval for the development

# Hours of operation

- DCP controls allow late uses until 12 midnight
- proposed base hours 8.00am to 8.00pm
- proposal to operate until 3am the following day on Christmas Eve and Easter Saturday is in line with Greek Orthodox tradition
- the site has been the seat of Greek orthodoxy in Australia since 1970
- midnight services at Easter and Christmas already take place legally on the site
- hours recommended for approval on a permanent basis

# Traffic Management

- submissions raised existing issues with traffic management at special events
- conditions of consent recommended to help mitigate traffic impacts which require:
  - Guest Drop off and Pick up Management Plan
  - Special Events Traffic and Transport Management Plan
  - Transport Access Guide



# Church bells

- submissions raised existing issues regarding noise from the church bells and seeking noise to be regulated
- the applicant has agreed to restrict ringing of church bells to within operating hours within the Plan of Management
- as the proposal does not seek to change the use of the Cathedral, which has been ongoing for 175 years, it would not be reasonable to impose further conditions restricting the use of the church bells

# Recommendation

- Deferred commencement approval subject to conditions
- Deferred commencement conditions were imposed by Sydney Trains and Heritage NSW
- the conditions require additional investigations and documentation to be prepared and submitted prior to the consent becoming operational