

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED MODIFICATION
SECTION 4.55 (1A) – DA 17/1247

**230-242 ALDINGTON ROAD,
KEMPS CREEK**



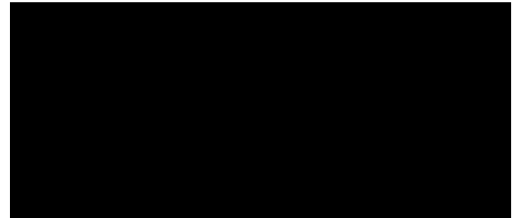
STATEMENT OF ENVIRONMENTAL EFFECTS

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Client and Land Details

Client: BAPS Swaminarayan Santha
Rosehill, NSW
Subject Site: Lot 18 DP 253503, 230-242 Aldington Road, Kemps Creek
Proposal: Proposed Modification Section 4.55 (1A) to DA17/1247



Warwick Stimson RPIA
Director



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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Project Overview	
1.2	History of the Application	
1.3	Supporting Documentation	
2	THE SITE AND SURROUNDS	2
3	MODIFICATION DESCRIPTION AND PLANNING CONTROLS	4
3.1	Amendments Sought	
3.2	Planning Controls	
4	KEY PLANNING ISSUES	8
4.1	Visual Impact	
4.2	Bushfire Impact	
4.3	Onsite Wastewater Disposal	
5	SECTION 4.15 ASSESSMENT	9
5.1	Section 4.15(1)(a)(i) – Any Environmental Planning Instruments	
5.1.1	Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River	
5.1.2	State Environmental Planning Policy No 55 – Remediation of Land	
5.1.3	State Environmental Planning Policy (Infrastructure) 2007	
5.1.4	Penrith Local Environmental Plan 2010	
5.2	Section 4.15(1)(a)(ii) – Any Proposed Instrument	
5.3	Section 4.15(1)(a)(iii) – Any Development Control Plan	
5.3.1	Penrith Development Control Plan 2014	
5.4	Section 4.15(1)(a)(iia) – Any Planning Agreement or Draft Planning Agreement entered into under Section 7.4	
5.5	Section 4.15(1)(a)(iv) – The Regulations	
5.6	Section 4.15(1)(a)(v) – Any Coastal Zone Management plan	
5.7	Section 4.15(1)(b) – The Likely Impacts of The Development	
5.8	Section 4.15(1)(c) – The Suitability of the Site for the Development	
5.9	Section 4.15(1)(d) – Any submission made	
5.10	Section 4.15(1)(e) – The Public Interest	
6	CONCLUSION & RECOMMENDATION	12

LIST OF FIGURES

Figure 1 Subject Site - Aerial	2
Figure 2 Subject Site - Cadastre	3
Figure 3 Building Identification Signage	4
Figure 4 Security booth plan	4
Figure 5 Security booth locations	4
Figure 6 Cultural gate	5

1 INTRODUCTION

1.1 PROJECT OVERVIEW

Stimson Urban & Regional Planning has been engaged by BAPS Swaminarayan Santha to prepare a Statement of Environmental Effects in relation to a proposed modification of Development Application DA17/1247.

As the detailed design has progressed for the purposes of a construction certificate, a number of minor amendments have been identified.

This report describes the proposed modifications in detail and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Council's LEP and DCP, and Section 4.15 of the Act.

1.2 HISTORY OF THE APPLICATION

The following applications have been, or are being considered by Penrith Council to date.

Development Application Number	Relevant Dates	Comments
DA17/1247	Approved by JRPP 23 September 2019	A deferred commencement consent was issued identifying a number of matters to be detailed prior to the issue of an operational consent.
DA17/1247	3 March 2020	Deferred Commencement conditions approved. Operational consent issued.
DA17/1247 Mod 1	Approved 10 November 2020	Seeks minor design amendments to several aspects of the development.
DA17/1247 Mod 2	Lodged December 2020	Sought minor elevation changes, changes to retaining walls and addition of walkways.
DA17/1247 Mod 3 (this application)	Lodged February 2021	Seeks approval for minor changes to the development as approved.

1.3 SUPPORTING DOCUMENTATION

The proposed is accompanied by the following documentation:

Documentation	Prepared by
Architectural Drawings	Jakaan Architects
Soil and Site Assessment for Onsite Wastewater Disposal	Harris Environmental Consulting
Bushfire Advice	Harris Environmental Consulting

2 THE SITE AND SURROUNDS

The subject site and its surrounds have the following characteristics.

Site Address	230-242 Aldington Road, Kemps Creek
Lot/DP	Lot 18 DP 253503
Site Area	101,328sqm (approx.)
Local Government Area	Penrith City Council
Zoning	RU2 Rural Landscape
Current Land Use	Vacant
Proposed Land Use	Place of Worship
Surrounding Land Uses	Vacant farmland
Topography	The site rises from Aldington Road to the rear of the site by approximately 25-30m
Terrestrial Biodiversity	Not mapped in LEP
Heritage	Not mapped in LEP
Flooding/Overland Flow	Not mapped in LEP
Bushfire	Mapped



Figure 1 Subject Site - Aerial

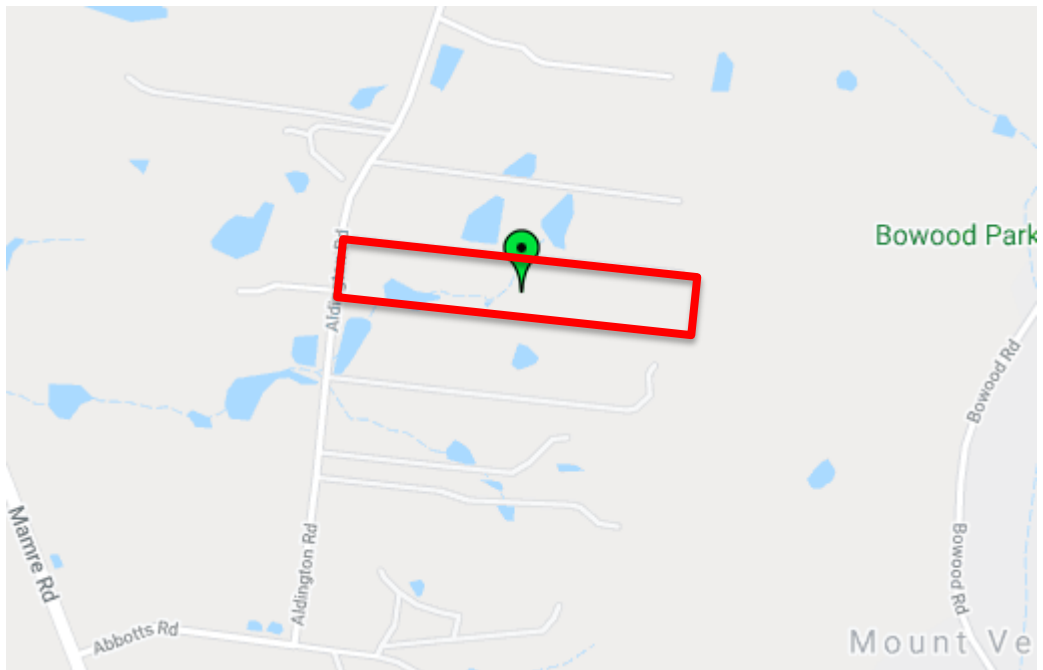


Figure 2 Subject Site - Cadastre

3 MODIFICATION DESCRIPTION AND PLANNING CONTROLS

3.1 AMENDMENTS SOUGHT

The following amendments are sought to be made to the approved development and are detailed in the accompanying plans.

1. Signage (building identification signage) at entry and exit points, proposed to provide site identification and address information for the place of worship.

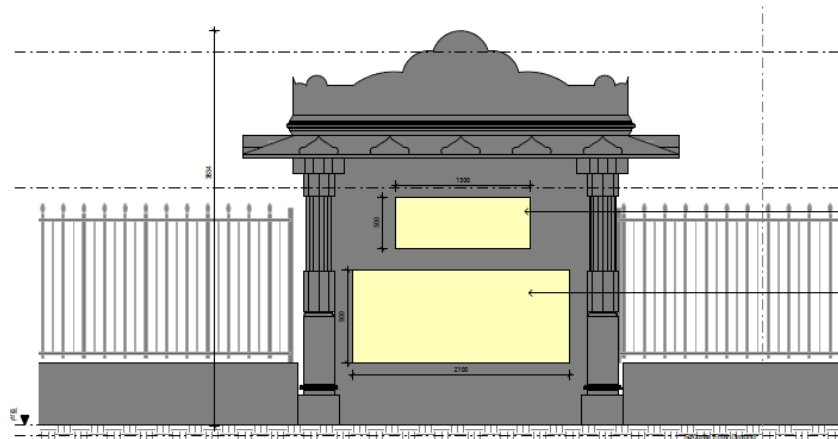


Figure 3 Building Identification Signage

2. Two security booths at entry and exit road

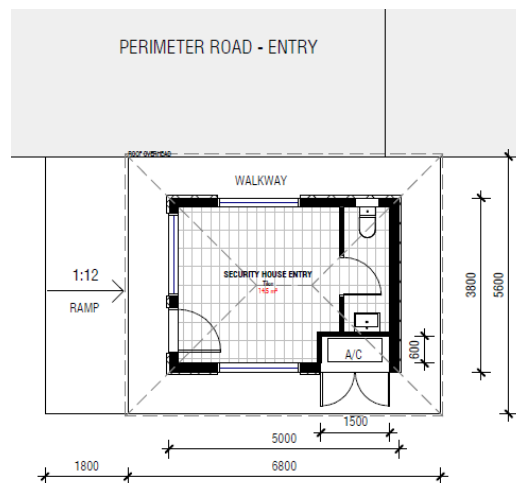


Figure 4 Security booth plan

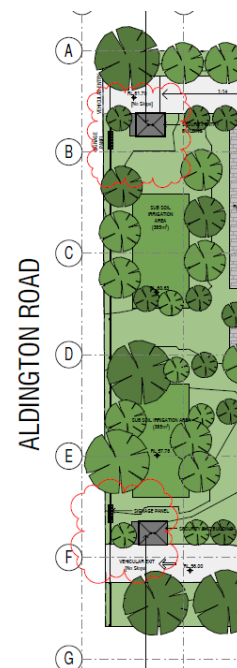


Figure 5 Security booth locations

3. Cultural gate with water feature

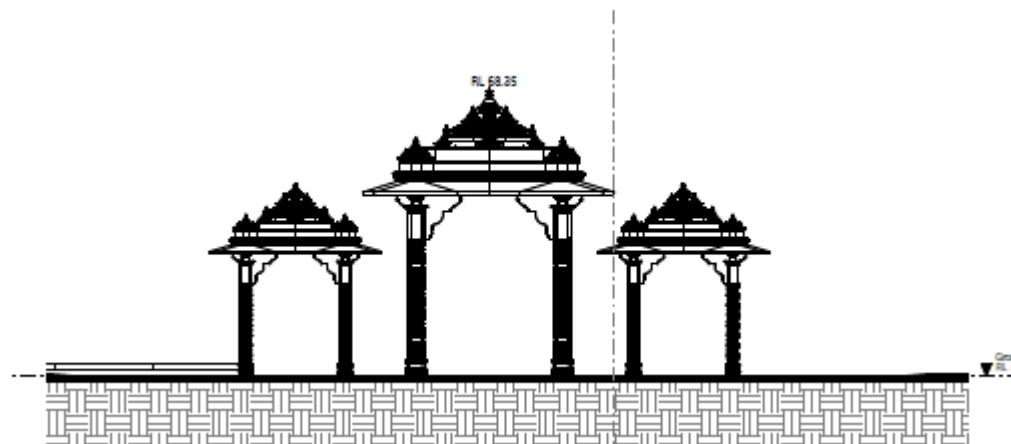


Figure 6 Cultural gate

4. Reception and amenities structure
5. Car park area near the amenities building and children playground area (10 additional car spaces)
6. Relocation of entry and exit of basement (to minimise cut and fill)
7. Basement reconfiguration due to meet compliance and structural engineering load bearing requirements
8. Central avenue area between dining hall and temple (mandir) including the car park (this includes the widening of the central plaza walkway through the centre of the car park area to increase pedestrian amenity)
9. One lift at each retaining wall with provision of second lift in each retaining wall
10. Addition of plant rooms within existing roof space of each of the corner buildings
11. Raising of each of the plant room roofs to accommodate mechanical air conditioning equipment (approx. 1.5m)
12. Increase main roof pitch from 1 to 3 degrees for structural and stormwater needs
13. Addition of monk offices at the north and south of dining hall level 1
14. Removal of skylights on central buildings due to heat load and Section J requirements

All proposed modifications are indicated in the accompanying plans ballooned in red.

3.2 PLANNING CONTROLS

Section 4.55 of the Act provides details relating to the modification of consents as follows:

4.55 Modification of consents—generally

- (1) Modifications involving minor error, misdescription or miscalculation A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent granted by it to correct a minor error, misdescription or miscalculation. Subsections (1A), (2), (3), (5) and (6) and Part 8 do not apply to such a modification.

- (1A) Modifications involving minimal environmental impact A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—
- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
 - (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
 - (c) it has notified the application in accordance with—
 - (i) the regulations, if the regulations so require, or
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
 - (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

- (2) Other modifications – A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—
- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and
 - (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and
 - (c) it has notified the application in accordance with—
 - (i) the regulations, if the regulations so require, or
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
 - (d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1) and (1A) do not apply to such a modification.

- (3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.
- (4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.

In relation to the above we submit the following:

- The modification sought is not an error or misdescription. Nor is it considered to result in any significant changes to the resultant development. Accordingly, we submit the application should be considered as a s4.55(1A).
- Further supporting the application being a s4.55(1A) is the fact that no significant environmental impacts will arise as a result. Indeed, we submit the changes proposed would be largely imperceptible when considering the overall development and the scale of the site and buildings proposed.
- Since there are no significant changes proposed to the approved use, function and utility of the buildings approved, Council can be satisfied that the development to which the consent as modified relates is *substantially the same* development as the development for which the consent was originally granted.
- Council can therefore grant consent to the proposed modification.

4 KEY PLANNING ISSUES

The following impacts have been considered in the preparation of this development proposal.

4.1 VISUAL IMPACT

The visual impacts of this modification will be imperceptible when viewed from the public and private domain. Whilst there are adjustments proposed to the elements identified in this application, these are relatively minor in the overall context of the development of the site. Consequently, we submit a visual impact analysis would not be warranted for this application.

4.2 BUSHFIRE IMPACT

For completeness, we have obtained an opinion from the Bushfire Impact Consultant in relation to the proposed amendments. In the accompanying advice, they conclude:

In conclusion, in my professional opinion, the minor modifications proposed do not change the original DA bushfire related conditions of consent.

The application is therefore considered acceptable in terms of potential bushfire impacts.

4.3 ONSITE WASTEWATER DISPOSAL

In this application, additional toilet facilities are proposed and so an updated soil and water assessment accompanies the application reflecting the proposed modifications. The report concludes as follows:

The current report, (Version5) includes the changes to the proposed development which includes new proposed security buildings with toilet amenities. There is no effect on the other aspects of this report. The new security buildings will not generate additional wastewater.

The proposed modification is therefore satisfactory in relation to onsite wastewater disposal.

5 SECTION 4.15 ASSESSMENT

An assessment of the proposal has been undertaken in accordance with the statutory requirements of the EPA Act. The following assessment against Section 4.15 of the EPA Act has been undertaken.

5.1 SECTION 4.15(1)(A)(I) – ANY ENVIRONMENTAL PLANNING INSTRUMENTS

The following relevant environmental planning instruments have been considered earlier in this report.

5.1.1 *Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River*

The proposed modification does not alter the original assessment of the application against the SREP. The health of the Hawkesbury Nepean River system will be protected and maintained during the construction and operation of the facility.

5.1.2 *State Environmental Planning Policy No 55 – Remediation of Land*

The proposed modification does not alter the original assessment of the application against SEPP 55. No further consideration is required.

5.1.3 *State Environmental Planning Policy (Infrastructure) 2007*

The proposed modification does not trigger any requirement for consideration of SEPP (Infrastructure). No further consideration is required.

5.1.4 *Penrith Local Environmental Plan 2010*

The proposed modification continues to be permissible with consent under the LEP. The modifications would also see the development remain consistent with the objectives of the LEP and the zone itself. The proposed amendments are not in conflict with any development standards or clauses of the LEP and are therefore considered satisfactory when assessed against its provisions.

5.2 SECTION 4.15(1)(A)(II) – ANY PROPOSED INSTRUMENT

There are no known draft Environmental Planning Instruments that would impact this proposed modification.

5.3 SECTION 4.15(1)(A)(III) – ANY DEVELOPMENT CONTROL PLAN

The following Development Control Plan has been considered in relation to this proposed modification.

5.3.1 *Penrith Development Control Plan 2014*

The proposed amendments do not alter the original assessment of the application against the DCP. The proposed development continues to satisfy the objectives of those controls.

5.4 SECTION 4.15(1)(A)(IIIA) – ANY PLANNING AGREEMENT OR DRAFT PLANNING AGREEMENT ENTERED INTO UNDER SECTION 7.4

There are no known planning agreements that apply to the site or development.

5.5 SECTION 4.15(1)(A)(IV) – THE REGULATIONS

There are no sections of the regulations that are relevant to the proposal at this stage.

5.6 SECTION 4.15(1)(A)(V) – ANY COASTAL ZONE MANAGEMENT PLAN

Not relevant to the proposed development.

5.7 SECTION 4.15(1)(B) – THE LIKELY IMPACTS OF THE DEVELOPMENT

No significant impacts of any kind have been identified in the assessment. No changes will arise to the function and utility of the site. No environmental impacts will occur as the amendments sought are minor design changes.

5.8 SECTION 4.15(1)(C) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposal continues to be suitable for the site. The proposed modifications do not change the assessment undertaken at the time of the original Development Application.

5.9 SECTION 4.15(1)(D) – ANY SUBMISSION MADE

Council may undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to any submissions that may be received.

5.10 SECTION 4.15(1)(E) – THE PUBLIC INTEREST

Given the type of development, its general compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

6 CONCLUSION & RECOMMENDATION

The proposed development has been assessed against the requirements of the Penrith Council LEP and DCP and is considered to represent a form of development that is acceptable.

The proposed modifications are minor in the context of the scale of the approved development. There will be no perceptible changes to the development.

The proposed works result in the development remaining 'substantially the same' as what was originally approved, therefore satisfying the test of modification.

An assessment against Section 4.15 of the EPA Act has not resulted in any significant issues arising.

Accordingly, it is recommended that the proposed amendment be approved.