



## Statement of Environmental Effects

Proposed Place of Public Worship

Proposed Lot 212 Forestwood Drive, Glenmore Park

December 2019

Kingswood Gospel Trust

## Statement of Environmental Effects

Statement of Environmental Effects prepared by:

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### Client and Land Details

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Client: Kingswood Gospel Trust  
Subject Site: Proposed Lot 212, Forestwood Drive Glenmore Park  
Proposal: Proposed Place of Public Worship



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Warwick Stimson RPIA  
Director



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## Table of Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Project Overview	1
1.2	Report Structure	1
1.2.1	Pre-Lodgement Meeting	1
1.3	Supporting Documentation	3
1.4	Legislation, Environmental Planning Instruments and Policies to be considered	4
1.5	Consent Authority	4
<b>2</b>	<b>THE SITE AND SURROUNDS</b>	<b>5</b>
2.1	The Subject Site	5
2.2	Current Ownership and Consultation	6
<b>3</b>	<b>PROJECT DESCRIPTION</b>	<b>7</b>
3.1	The Proposed Development	7
3.2	Built Form	7
3.3	Vehicular Elements	7
3.4	Landscaping and Open Space	8
3.5	Congregation Numbers and Service Hours	8
3.6	Signage	8
3.7	Stormwater Drainage	8
3.8	Utilities	8
3.9	National Construction Code Compliance	9
<b>4</b>	<b>STATUTORY CONTEXT</b>	<b>10</b>
4.1	Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River	10
4.2	State Environmental Planning Policy No 55 – Remediation of Land	10
4.3	Penrith Local Environmental Plan 2010	10
4.4	Penrith Development Control Plan 2014	15
<b>5</b>	<b>SECTION 4.15 ASSESSMENT</b>	<b>17</b>
5.1	Section 4.15(1)(a)(i) – Any Environmental Planning Instruments	17
5.2	Section 4.15(1)(a)(ii) – Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority	17
5.3	Section 4.15(1)(a)(iii) – Any Development Control Plan	17
5.4	Section 4.15(1)(a)(iiia) – Any Planning Agreement or Draft Planning Agreement entered into under Section 7.4	17
5.5	Section 4.15(1)(a)(iv) – The Regulations	17
5.6	Section 4.15(1)(a)(v) – Any coastal zone management plan	17
5.7	Section 4.15(1)(b) – The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	17
5.7.1	Flora and Fauna	17
5.7.2	Stormwater and Flooding	17
5.7.3	Erosion and Sediment Control	18
5.7.4	Traffic Generation and Parking	18
5.7.5	Noise Impacts	18
5.7.6	Heritage Issues	19
5.7.7	Visual Impact	19
5.7.8	Services	19
5.7.9	Social and Economic	19
5.7.10	Waste Management	19
5.8	Section 4.15(1)(c) – The suitability of the site for the development	19
5.9	Section 4.15(1)(d) – Any submission made	19
5.10	Section 4.15(1)(e) – The public interest	20
<b>6</b>	<b>CONCLUSION AND RECOMMENDATION</b>	<b>21</b>

## List of Figures

Figure 1 - Subject Site - Aerial	5
Figure 2 - Subject Site - Cadastre	6
Figure 3 - Land use zoning map	12

# 1 Introduction

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## 1.1 Project Overview

Stimson & Baker Planning has been engaged by Kingswood Gospel Trust to prepare a Statement of Environmental Effects in relation to a proposed subdivision and place of public worship on the property known as proposed Lot 212 Forestwood Drive, Glenmore Park. The lot is part of a subdivision being considered under Development Application DA16/1353 and (at the time of writing this report) is expected to be registered imminently.

The proposed development includes the construction of a new Brethren meeting hall.

The site is zoned *R2 Low Density Residential* under *Penrith Local Environmental Plan 2010* with the proposal being permissible with consent, noting its characterisation as a place of public worship.

The proposal is defined as *development* in Section 4 of the *Environmental Planning and Assessment Act 1979* (EPA Act). The EPA Act stipulates that the development must not be carried out on the subject site until consent has been obtained. Furthermore, the application does not trigger any of the 'integrated development' provisions of the Act and so no third-party approvals are required.

This report describes the proposed development and subject site 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 EPA Act.

## 1.2 Report Structure

This Statement of Environmental Effects is structured as follows:

- Section 1: Introduction – provides an overview of the proposal, planning history for the site and background to the application.
- Section 2: The Site and Surrounds – provides an analysis of the subject site, development within the locality and a consideration of the local and regional context.
- Section 3: Development Proposal – provides a detailed description of the proposed development and its characteristics.
- Section 4: Statutory Context – provides for consideration of the proposal against the specific planning instruments and policies that are applicable.
- Section 5: Section 4.15 Assessment – provides an assessment against section 4.15 of the EPA Act.
- Section 6: Conclusion and Recommendation – summarises the report and presents a recommendation.

### 1.2.1 Pre-Lodgement Meeting

The proposal was discussed at a pre-lodgement meeting held with the relevant officers at Penrith City Council on 12 June 2018 where a range of issues were discussed. This Statement of Environmental Effects and

accompanying information addresses the technical and planning compliance issues raised in that meeting and in summary include:

Key Issue	Requirement for Consideration
<b>PLANNING REQUIREMENTS</b>	
The proposed development is on an unregistered land parcel known as Lot 212. The proponent is advised that land specific details, site restrictions and constraint is unknown at this stage.	Noted. Council has previously indicated it would accept a Development Application before the lot is registered.
A details landscaping plan should be submitted with the development application. High quality landscaping and fencing treatment should have achieved along the eastern boundary. A 3m landscape buffer should be incorporated along the rear and western boundary of the site.	Provided. See accompanying Landscape Plan.
The Statement of Environmental Effects should include, but not limited to, the hours of operation, frequency of events and maximum number of attendees.	Provided with this report.
<b>ENVIRONMENTAL MANAGEMENT REQUIREMENTS</b>	
<p>An acoustic assessment will need to be submitted with any DA. The assessment will need to be prepared in accordance with the NSW EPA's Noise Policy for Industry and assess all noise sources associated with the proposed development, including:</p> <ul style="list-style-type: none"> <li>• Amplified music and speech;</li> <li>• Patron noise (including singing) both internal and external;</li> <li>• Car park noise including vehicles moving, engine starting and doors closing; and</li> <li>• Mechanical plant and equipment noise.</li> </ul> <p>If attenuation measures are required these need to be detailed in the assessment report.</p>	Noted and provided. There are no reasons to not support the application on acoustic grounds.
<b>ENGINEERING REQUIREMENTS</b>	
The Subdivision of land and associated works has not been built and is not known in terms of site frontage - utilities, overland flow paths, levels, kerb alignment etc.	Noted.
<b>Stormwater</b>	
<p>Stormwater drainage for the site must be in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Council's Development Control Plan,</li> <li>• Stormwater Drainage Specification for Building Developments policy, and</li> <li>• Water Sensitive Urban Design Policy and Technical Guidelines.</li> </ul>	The accompanying Stormwater Concept Plan has been produced as per Council's policies.
<ul style="list-style-type: none"> <li>• A stormwater concept plan (SCP), accompanied by a supporting report, Council's SCP Checklist (see Appendix A of Council's Stormwater Drainage Specification), and calculations, shall be submitted with the application.</li> </ul>	Noted and provided.
<ul style="list-style-type: none"> <li>• This development must drain to an approved point of discharge;</li> </ul>	Refer to accompanying plans.
<b>Traffic</b>	
<ul style="list-style-type: none"> <li>• The application shall be supported by a traffic report prepared by a suitably qualified person addressing, but not limited to, traffic generation, access, car parking, and manoeuvring.</li> </ul>	Noted and provided.
<ul style="list-style-type: none"> <li>• On-site parking to be in accordance with Penrith Development Control Plan (DCP) 2014 - Place of public worship car parking rate, or justified through traffic report based on expected congregation numbers, people travelling by foot/bike, other similar uses.</li> </ul>	Refer to traffic report.

Key Issue	Requirement for Consideration
<ul style="list-style-type: none"> <li>The application must demonstrate that access, car parking, and manoeuvring details comply with AS2890 Parts 1, 2 &amp; 6 and Council's DCP 2014.</li> </ul>	Refer to traffic report.
<ul style="list-style-type: none"> <li>The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road.</li> </ul>	Refer to traffic report.
<b>Roadworks</b>	
<ul style="list-style-type: none"> <li>The development will require the following external road works:               <ul style="list-style-type: none"> <li>Vehicular crossing</li> <li>Satisfactory completion of subdivision works generally.</li> </ul> </li> </ul>	Noted. These works can be undertaken and confirmed post- consent.
<b>BUILDING REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>Relocate accessible car parking space so that it is closer to the building;</li> </ul>	Responded to in Plans.
<ul style="list-style-type: none"> <li>Ensure that an accessible path of travel is provided from the accessible car parking space to the building;</li> </ul>	Responded to in Plans.
<ul style="list-style-type: none"> <li>Ensure that the number of toilets complies with Table F2.3 of Volume 1 of the Building Code of Australia;</li> </ul>	Responded to in Plans.
<ul style="list-style-type: none"> <li>Ensure any cladding used complies with the fire resisting requirements of Volume 1 of the Building Code of Australia.</li> </ul>	Responded to in Plans.
<b>WASTE MANAGEMENT REQUIREMENTS</b>	
<p><b>Commercial Waste Management</b></p> <p>To allow for the safe and efficient collection of a various waste streams within commercial developments, on-site waste collection infrastructure is required to be provided within the development in accordance with section 3.5.2 Waste Collection Rooms of the 'Residential Flat Building Guideline' document. Room size to be built in accordance with generation rates outlined in the 'Commercial Waste Generation Rates Guideline' document.</p>	Waste generation from this proposal is extremely low, - to the extent that a commercial arrangement may not be warranted. It is expected that the Council residential collection would be able to accommodate the proposed development.

### 1.3 Supporting Documentation

The proposed is accompanied by the following documentation:

Documentation	Prepared by
Survey	Richard Hogan & Co
Architectural Drawings	Kleyn Creations Pty Ltd
Hydraulic Report/Stormwater Plans	Abel & Brown Pty Ltd
Landscape Plan	Monaco Designs P/L
Traffic Impact Assessment	Motion Traffic
Noise Impact Assessment	Rodney Stevens Acoustics
Waste Management Plan	Stimson & Baker Planning

**1.4 Legislation, Environmental Planning Instruments and Policies to be considered**

- *Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River*
- *State Environmental Planning Policy. No 55 – Remediation of Land*
- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*

**1.5 Consent Authority**

The consent authority for this application is Penrith City Council



## 2 The Site and Surrounds

### 2.1 The Subject Site

The subject site and its surrounds have the following characteristics.

Site Address	Proposed Lot 212, Forestwood Drive, Glenmore Park (Refer to DA16/1353)
Lot/DP	Not confirmed at time of writing this report.
Site Area	1038sqm
Local Government Area	Penrith City Council
Zoning	R2 Low Density Residential
Current Land Use	Residential
Proposed Land Use	Place of Public Worship
Surrounding Land Uses	Residential, Open space
Topography	There is an approximate 4m slope from the rear to the front.
Terrestrial Biodiversity	Not mapped in LEP.
Vegetation	Not mapped in LEP.
Heritage	Not mapped in LEP.
Flooding/Overland Flow	Not mapped in LEP.
Bushfire	Not mapped



Figure 1 - Subject Site - Aerial

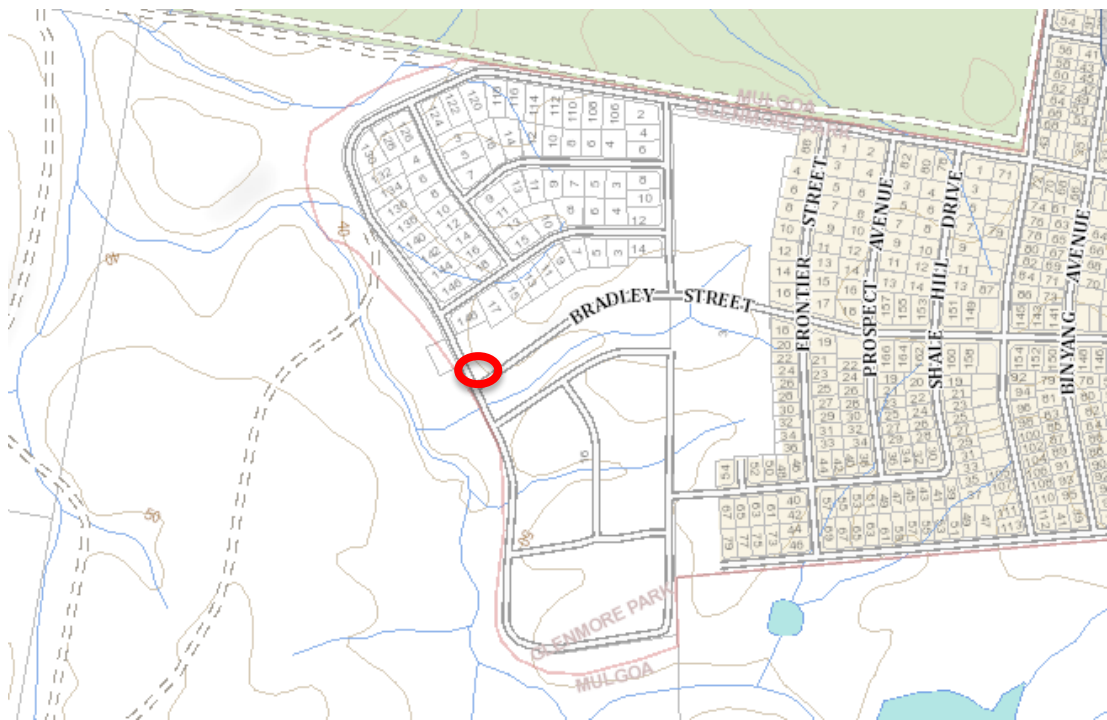


Figure 2 - Subject Site - Cadastre

## 2.2 Current Ownership and Consultation

We are advised that Council indicated an interest in understanding whether the developer of the subject land has been consulted in relation to the proposed development. The proponent has had discussion with the developer, Holicombe Pty Ltd, through their project and development manager CCL Developments, who are very supportive of the proposed development.

## 3 Project Description

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### 3.1 The Proposed Development

Defined as a *Place of Public Worship*, the proposed Brethren meeting hall will allow the small congregation to meet on the site as detailed in this submission. A *place of public worship* is a permissible form of development in the subject zone.

The Brethren Church in the Penrith area has approximately 396 members, across 9 other meeting rooms, including the main Brethren meeting hall at Kingswood Road, Orchard Hills. This application is for a smaller meeting room, used mainly for prayer. These smaller halls are referred to as 'subdivision rooms' as they relate to a smaller, local area and are generally attended by members of the congregation that live locally. Currently there is only one other meeting room in Glenmore Park, and with an increase in members moving to the area a need for this additional meeting hall has been identified.

The proposed meeting hall will allow activities that currently take place at all of the other 'subdivision rooms' across Penrith. These main activities include prayer and the Brethren ceremony known as the Lords Supper.

### 3.2 Built Form

As detailed in the accompanying plans, the proposed built outcome is consistent in size and scale as a typical residential development in the locality. For all intents and purposes the building will present as a dwelling home when viewed from the public domain.

This design approach is consistent with other Brethren halls across Penrith. They are intended to blend into the locality and, if ever the need arises, can easily be converted to a dwelling house.

For this proposal, the design allows for a drive through garage/car port to the rear yard where on-site parking is provided.

### 3.3 Vehicular Elements

Car parking for the proposed development will be accessed via the driveway from Forestwood Drive, through the proposed garage/carport, and then to the rear of the property where some 12 car parking spaces are proposed. One accessible space is proposed.

Despite the car parking requirements of Councils DCP, the proponent has provided the following commentary in relation to vehicle numbers:

*With 396 members in 106 households it makes our average numbers per car at 3.7. Based on 39.6 per gathering the car numbers would be 10.7 however 5 households live within walking distance as they are all building in Mulgoa Sanctuary Stage 1 which will mean there will often only be 5 or 6 cars generally except maybe with bad weather.*

### 3.4 Landscaping and Open Space

A Landscape Plan accompanies the application and demonstrates high quality landscaping outcomes, with dense vegetation within the boundary setbacks. The landscaping proposed is consistent with that which would be expected in this residential locality.

### 3.5 Congregation Numbers and Service Hours

There are approximately 396 members of the Brethren Church in the Penrith area and currently they attend 9 other meeting rooms across the Penrith area. This extra meeting room is to cater for growth over the coming years as a number of church members have moved into locality. The maximum attendee numbers are expected to be 44 however, when additional halls are eventually developed this figure is expected to reduce again.

Managed on a roster system between various Brethren meeting rooms, the site would occasionally be used for Conversational Meetings and Gospel Preaching. In addition to these two events, regular gatherings are proposed as per the following table:

Day	Time	Duration	Activity	Regularity	Expected Attendees
Monday	6.30pm	30mins	Prayer	Weekly	40 max
Sunday	6.00am	60mins	Lords Supper	Weekly	40 max
Friday	7.00pm	60mins	Conversational Scripture Reading*	Approx 5 times per year	90 max
Sunday	3.00pm	60mins	Gospel Preachings*	Approx 5 times per year	50 max

The table highlights that the intensity of use is quite low.

### 3.6 Signage

No signage is proposed as part of this application.

### 3.7 Stormwater Drainage

A stormwater drainage concept plan accompanies the application and demonstrates compliance with Council's controls.

### 3.8 Utilities

The site will be appropriately serviced to accommodate the proposed use.

### 3.9 National Construction Code Compliance

All works will be carried and comply with the National Construction Code (now incorporating the BCA). A Construction Certificate will be required in relation to the proposal and it is expected that Council will require matters relating to NCC compliance.

## 4 Statutory Context

The applicable statutory planning instruments and relevant guidelines have been considered below.

### 4.1 Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River

The aim of SREP 20 is to protect the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

Appropriate conditions of consent would normally be applied to any approval to ensure the health of the river system is not compromised by way of sediment or erosion from the works or use.

### 4.2 State Environmental Planning Policy No 55 – Remediation of Land

Under Clause 7(1)(A) the consent authority must not consent to a development application unless consideration has been given to whether the land is contaminated.

Matters relating to potential contamination would have been considered in the earlier subdivision application, where it was confirmed that the site is suitable for residential uses.

### 4.3 Penrith Local Environmental Plan 2010

The Penrith LEP is the main environmental planning instrument applicable to the subject site. The objectives of the LEP are as follows:

- (a) *to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,*
- (b) *to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,*
- (c) *to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,*
- (d) *to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,*
- (e) *to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,*
- (f) *to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,*
- (g) *to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,*

*(h) to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.*

It is submitted that the proposed development is not inconsistent with these objectives.

The subject site is zoned *R2 Low Density Residential* with the following zone objectives applying to that zone.

- To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*
- To enhance the essential character and identity of established residential areas.*
- To ensure a high level of residential amenity is achieved and maintained.*

The proposed development is consistent with the objectives of the zone in that:

- The proposal is a permissible land use within the zone.
- The built element proposed is of a domestic, low density residential scale, consistent with other development in the locality.
- The place of public worship will serve the needs of the local community.
- The design is not inconsistent with development envisaged as the desired future character or built form.
- The level of amenity in the locality will not be negatively impacted on by the proposal.

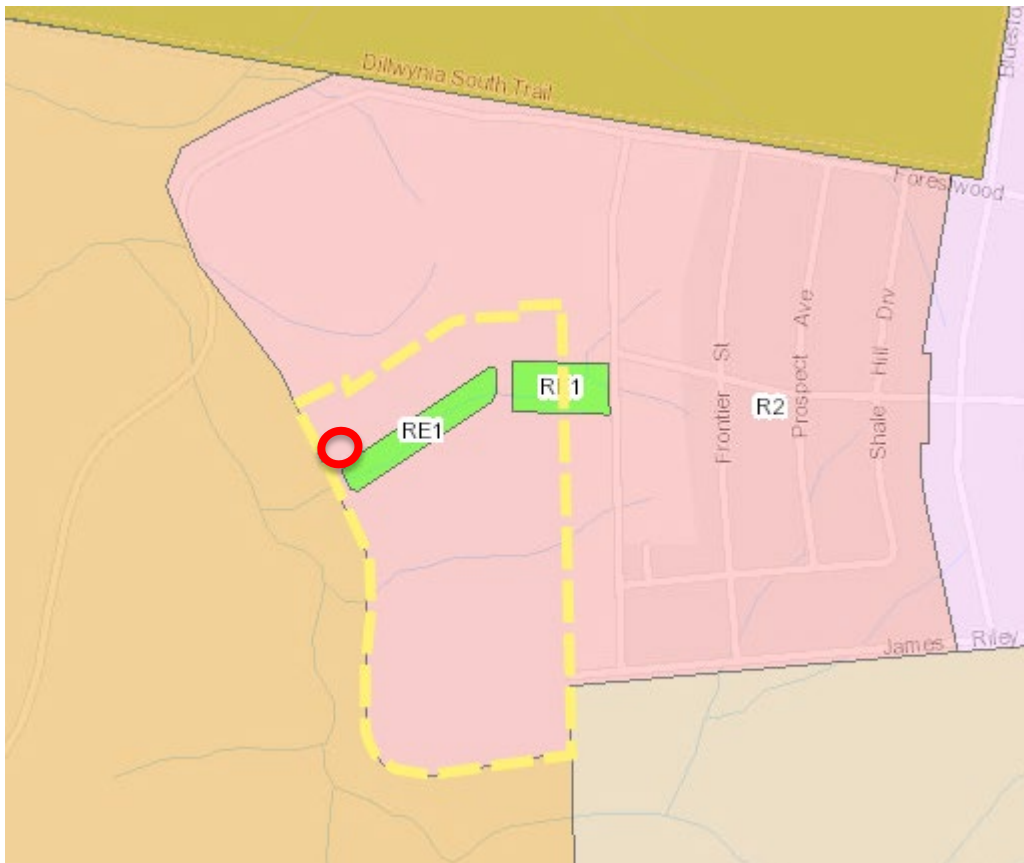


Figure 3 - Land use zoning map

The Land Use Table of the LEP nominates *places of public worship* as a permissible form of development in the zone. The Dictionary definition of *place of public worship* is:

*place of public worship* means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

The following relevant clauses have also been considered in respect of this development proposal.

Part 4 Principal Development Standards:			
Standard	Permitted	Proposed	Comment
4.3 Height of Buildings:	12.5m	<12.5m	Complies
4.4 Floor Space Ratio	N/A	N/A	

Part 5 Miscellaneous Provisions	
Provision	Comment
5.1 Relevant acquisition authority	N/A
5.2 Classification and reclassification of public land	N/A



5.3	Development near zone boundaries	N/A
5.4	Controls relating to miscellaneous permissible uses	N/A
5.6	Architectural roof features	N/A
5.7	Development below mean high water mark	N/A
5.8	Conversion of fire alarms	N/A
5.10	Heritage conservation	N/A
5.11	Bush fire hazard reduction	N/A
5.12	Infrastructure development and use of existing buildings of the Crown	N/A
5.13	Eco-tourist facilities	N/A
5.14	Siding Spring Observatory—maintaining dark sky	N/A
5.15	Defence communications facility	N/A
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A
5.17	Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	N/A
5.18	Intensive livestock agriculture	N/A
5.19	Pond-based, tank-based and oyster aquaculture	N/A

#### Part 6 Urban release areas

Provision		Comment
6.1	Arrangements for designated State public infrastructure	N/A
6.2	Public utility infrastructure	N/A
6.3	Development control plan	N/A
6.4	Relationship between Part and remainder of Plan	N/A

#### Part 7 Additional local provisions

Provision		Comment
7.1	Earthworks	N/A
7.2	Flood planning	N/A
7.3	Development on natural resources sensitive land	N/A

7.4	Sustainable development	The building will be subject to satisfying the sustainability and energy efficiency requirements of the BCA.
7.5	Protection of scenic character and landscape values	N/A
7.6	Salinity	N/A
7.7	Servicing	The site will be adequately serviced to accommodate the proposal.
7.8	Active street frontages	N/A
7.9	Development of land in the flight paths of the site reserved for the proposed Second Sydney Airport	N/A
7.10	Dual occupancies and secondary dwellings in certain rural and environmental zones	N/A
7.11	Penrith Health and Education Precinct	N/A
7.12	Maximum gross floor area of commercial premises	N/A
7.13	Exhibition homes limited to 2 years	N/A
7.14	Cherrywood Village	N/A
7.15	Claremont Meadows	N/A
7.16	Glenmore Park Stage 2	N/A
7.17	Dwelling houses on certain land in Castlereagh, Cranebrook, Llandilo, Londonderry, Kemps Creek and Mulgoa	N/A
7.18	Mulgoa Valley	N/A
7.19	Villages of Mulgoa and Wallacia	N/A
7.20	Orchard Hills	N/A
7.21	Twin Creeks	N/A
7.22	Waterside	N/A
7.23	Location of sex services premises and restricted premises	N/A
7.24	Sydney Science Park	N/A
7.25	Warehouses and distribution centres on land zoned B7 Business Park	N/A

The proposed development is consistent with the provisions of the LEP.

#### 4.4 Penrith Development Control Plan 2014

The following assessment has been made in respect of the specific place of public worship development controls within the DCP.

5.6. Places of Public Worship	
Provision	Provision
<b>Controls</b>	
<b>1. Location and Design</b>	
a) A place of public worship with a capacity of more than 100 persons must locate on a road with sufficient capacity to accommodate likely traffic generation.	The maximum attendance is proposed to be approximately 44, so traffic generation is not likely to be a concern. Notwithstanding, a traffic report has been included to confirm this position.
b) Where a place of public worship will be visible from a designated road, information must be submitted with the development application to demonstrate how the visual impact of the building will be minimised.	N/A
c) Places of public worship in rural or environmental zones must be designed to complement the character of the surrounding area	N/A
d) Places of public worship must be located on sites of sufficient size to accommodate all proposed buildings, parking areas, outdoor areas, etc.	The site and its orientation is appropriate for the development proposal.
e) Where a place of public worship is to be located immediately adjacent to a property used primarily for residential purposes (including rural living or seniors living), a buffer zone of a minimum 10m in rural or environmental zones or 5m in all other zones must be provided to the side and rear boundaries. This buffer zone shall be landscaped and shall not be used for parking areas or the like.	N/A
f) Buffer zones should also be considered to minimise the impact of places of public worship on agricultural uses in rural areas.	Matters relating to traffic and acoustics have been considered in the accompanying reports.
<b>2. Servicing</b>	All connections will be provided.
a) A place of public worship with a capacity of more than 100 persons must be connected to all services, including power, reticulated sewer and reticulated water.	
<b>3. Transport, Access and Parking</b>	
a) A place of public worship with a capacity of more than 100 persons must demonstrate how sustainable modes of transport will be encouraged. This may include location close to public transport, provision of transport for worshipers (mini bus or similar) or some other means to reduce the reliance on transport by private vehicle.	A traffic report accompanies the application concluding there would be no unacceptable impacts arising from the proposal.
b) A traffic impact assessment may be required for the development of a place of public worship	Provided for in the application.

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c)	Parking shall be provided in accordance with the standards in the Transport, Access and Parking section of this Plan.	Provided for.
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<b>4. Noise</b>		An acoustic report accompanies the application confirming there are no unacceptable acoustic impacts expected from this development.
a)	A noise impact assessment may be required for the development of a place of public worship and, if required, should address the provisions of the Noise and Vibration section of this Plan.	

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It is submitted that the proposed development is consistent with the relevant provisions of the DCP.

## 5 Section 4.15 Assessment

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

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant requirements.

### 5.2 Section 4.15(1)(a)(ii) – Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority

There are no known draft Environmental Planning Instruments applicable to the subject site.

### 5.3 Section 4.15(1)(a)(iii) – Any Development Control Plan

Compliance against the relevant DCP's has been considered earlier in this report.

### 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 that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

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

#### 5.7.1 Flora and Fauna

No flora or fauna would be impacted by this development.

#### 5.7.2 Stormwater and Flooding

A stormwater concept plan has been submitted with the development application demonstrating compliance with Council's requirements in this regard and is consistent with the discussions held at the pre-lodgement meeting.

### 5.7.3 Erosion and Sediment Control

It is expected that Council would impose appropriate conditions of consent to ensure that erosion and sediment control measures were installed on the site prior to construction commencing.

### 5.7.4 Traffic Generation and Parking

The accompanying traffic report has considered the level of service of nearby intersections and has found they are able to support the proposal. Internal parking numbers, and vehicle manoeuvring have also been considered and found to be compliant based on the operational characteristics of the church. Whilst numeric compliance with the Council's DCP parking numbers have not been met, the way in which the congregation manages vehicle occupancy and trip generation will be consistent with other Brethren facilities in the Penrith LGA. The variation to the DCP has been supported by Council in other similar instances and it can be supported in this application. The report has concluded that:

*Based on the considerations presented in this report, it is considered that:*

#### ***Parking***

*The proposed Meeting Hall overall complies with the expected parking demand based on the number of attendees for each event*

*Additional on-street parking opportunities can be found on the site frontage on Bradley Street and Forestwood Drive*

#### ***Traffic***

*The proposed development is a medium trip generator for the weekday AM and PM peak hours.*

*The additional trips from the proposed development can be accommodated at the nearby intersections and road network without noticeably affecting intersection performance, delays or queues.*

*There are no traffic engineering reasons why a development consent for the proposed boarding house development at Lot 212 Mulgoa Sanctuary in Glenmore Park should be refused.*

### 5.7.5 Noise Impacts

The accompanying acoustic report has considered the potential noise impacts arising from the proposed development. It is noted that this has included the movement of vehicles at the times proposed within the application and that the report concluded:

*A noise impact assessment has been conducted in relation to the operation of the proposed meeting room located at Lot 212 Bradley Street, Mulgoa.*

*This assessment has been conducted and appropriate noise emission criteria have been established in accordance with the NSW EPA Noise Policy for Industry 2017 noise guidelines.*

*This report shows that under the most conservative operating scenarios and the implementation of the recommendations in this report, operational noise emission from the proposed meeting room will easily achieve the established noise criteria at neighbouring residences.*

*Criteria for noise emissions from mechanical plant have been established, a further acoustic survey by a qualified acoustic consultant may be required once mechanical plant schedules have been selected.*

*It is therefore recommended that planning approval be granted for the proposed development on the basis of acoustics.*

In respect to noise impacts and acoustics, there are no concerns arising that would prevent the Council supporting the proposed development.

#### **5.7.6 Heritage Issues**

There are no heritage issues associated with this proposal.

#### **5.7.7 Visual Impact**

There will be no negative visual impacts arising from this development. The built form proposed is consistent with residential dwelling development in the locality.

#### **5.7.8 Services**

The site is appropriately serviced to allow for the proposed development.

#### **5.7.9 Social and Economic**

There are no negative social or economic impacts considered relevant to the proposal.

#### **5.7.10 Waste Management**

Appropriate waste management measures would be put in place on the site that are consistent with Council's requirements and those arrangements in place for other places of public worship.

### **5.8 Section 4.15(1)(c) – The suitability of the site for the development**

The proposal is generally consistent with the planning controls that apply in this zone. Moreover, the objectives of the zone have been satisfied, ensuring that the proposed meeting hall would not result in any unacceptable impact on any adjoining landowners or buildings.

For the reasons outlined in this report the site is considered suitable for this development proposal.

### **5.9 Section 4.15(1)(d) – Any submission made**

Council will undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to those.

**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 and Recommendation

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

The proposed meeting hall would not result in any unacceptable impact on the locality. The site is considered quite suitable for a use of this nature and is consistent with nearby and adjoining development.

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 development be approved.