

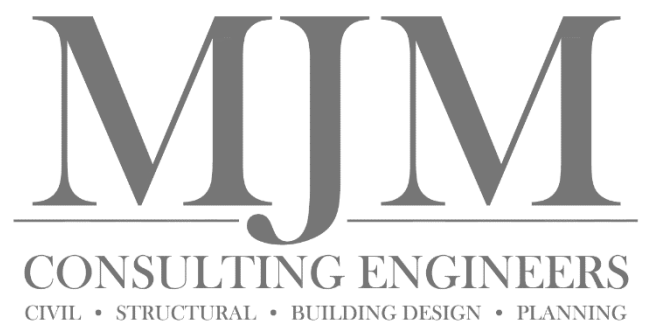
## Concept Development Application

### Proposed new Coptic Orthodox Church (Place of Public Worship)

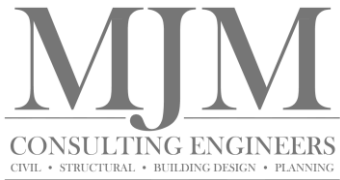
12 Waterhouse Avenue, Lloyd NSW 2650  
Lot 606 DP1222168

# Statement of Environmental Effects

Prepared for The Church of St. Mary & St. John The Beloved



Document Verification Schedule



**Project**

Concept Development Application

Proposed Place of Public Worship

12 Waterhouse Avenue, Lloyd NSW 2650

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A	13.10.21	Isaac Narouz	21.10.21
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## 1 INTRODUCTION

### 1.1 OVERVIEW

The Statement of Environmental Effects (SEE) has been prepared on behalf of The Church of St. Mary & St. John The Beloved (the client) to form part of a Concept Development Application (Concept DA) seeking Council's consideration for a proposed new Coptic Orthodox Church at 12 Waterhouse Avenue, Lloyd (the subject site).

The proposal is for a Concept DA pursuant to Section 4.4 of the *Environmental Planning and Assessment Act 1979*. The intent of a Concept DA is to provide an overarching development scenario for a site. This provides a clear indication of the future development outcomes and may include parameters to guide future development for the site. The Concept DA, as submitted provides a site plan for the whole site to rationalise future growth and development of the land.

The application seeks concept approval for the development of a new Coptic Orthodox Church including a Church, a Sunday School Service Building, Sunday School Building, and the external areas (basketball court, playground, and car parks). This application also sets out a detailed proposal for the first stage of the development which would encompass development of the Sunday School Service Building, Sunday School Building, and off-street parking for 71 vehicles (parking areas 1, 2 and 3).

The site is presently vacant with no improvements on the property. The site is at the interface of a developing residential area, as exhibited in the aerial image of the site and its surrounds provided in Figure 1 below.



Figure 1 Aerial Image of the development site and surrounds (Source: WWCC)

### 1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

The SEE report has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg) and addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

Section 4.22(5) of the EP&A Act provides that a consent authority need only consider the likely impact of the concept proposal (and any first stage of development included in the application). The consent authority does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications. This SEE report has been prepared in accordance with this direction.

### 1.3 SCHEDULE OF SUPPORTING PLANS & DOCUMENTATION

This application is accompanied by an Architectural Plan Set, prepared by Icono Building Design, and comprises of the following:

#### Attachment A – Architectural Plans

• Shadow Diagrams & Lloyd 80:20 Plan	A00	Rev. 2
• Site / Site Analysis Plan	A01	Rev. 8
• Landscaping Plan	A02	Rev. 3
• Floor Plan – Ground Level	A03	Rev. 7
• Floor Plan – First Level	A04	Rev. 7
• Elevations	A05	Rev. 7
• Elevation & Section	A06	Rev. 6
• Sections	A07	Rev. 6
• Door & Window Schedule	A09	Rev. 2
• Plumbing Plan	A10	Rev. 2
• Cut & Fill Site Plan	A11	Rev. 2
• Site Sections – Sheet 1	A12	Rev. 2
• Site Sections – Sheet 2	A13	Rev. 2
• Stage 1 Site Plan & Landscaping Plan	A14	Rev. 2

#### Attachment B – 3D Renders

#### Attachment C – Acoustic Report

#### Attachment D – Traffic Impact Assessment

## 2 SITE ANALYSIS

### 2.1 DEVELOPMENT SITE & LOCALITY

The development site is known as 12 Waterhouse Avenue, Lloyd and is legally registered as Lot 606 DP1222168. The site is a remaining parcel of land located within a developing residential area, zoned R1 General Residential and is characterised by low density residential development with some limited multi-dwelling housing in proximity to the subject site. The site is located on the western side of Waterhouse Avenue, on the corner of the Waterhouse Avenue and Ansett Street junction, as illustrated in the Locality Plan in Figure 2 below.



Figure 2 Locality Plan (Source: WWCC)

The site identified in Figure 3 below, is located on the south-western fringe of Wagga Wagga approximately 6.5 kilometres from the Central Business District (CBD) and is approximately 3.9 kilometres east of the Olympic Highway (A41). As described, the suburb is bound by the Olympic Highway and Main Southern Railway along the western margin, Holbrook Road on the eastern margin, urban subdivisions occurring along the northern margin, and Springvale / rural land to the south.

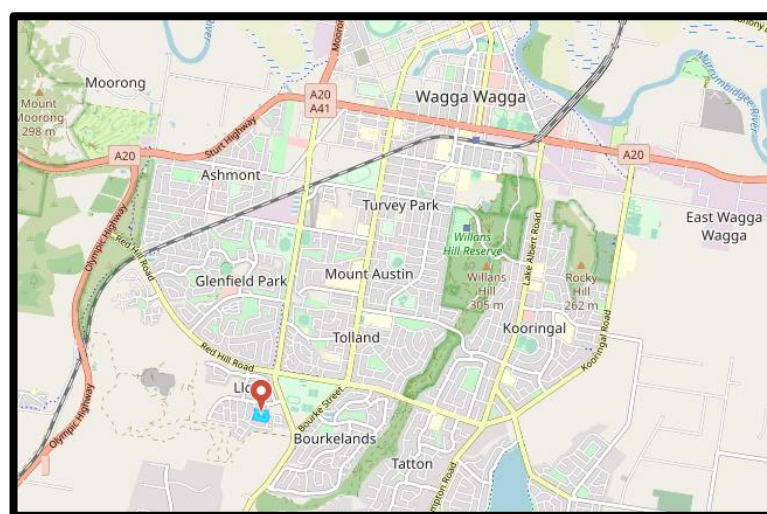


Figure 3 Local context of subject site (Source: Seed Maps NSW)



## 2.2 EXISTING CONDITIONS

The property is a corner allotment which has an area measurement of 1.18ha and contains two street frontages; a primary street frontage to Waterhouse Avenue and secondary road frontage to Ansett Street. The subject site forms an irregular shape allotment that is more generally reflective of a rectangular shaped parcel of land and has approximate perimeter dimensions of 85 metres along the Waterhouse Avenue frontage and 139 metres deep along the secondary road frontage to Ansett Street.

Vehicular access available to the site from both Waterhouse Avenue and Ansett Street. Pedestrian access is also available via a laneway on the northern boundary of the site that connects to Fisher Place.

The site is presently vacant with no improvements on the property, cleared of vegetation due to previous subdivision works, noting regrowth in the form of a grassy and weedy ground cover. The topography of the site has a discernible fall of approximately 8% from east to west. The site and its surrounding context has been provided in [Figure 4 - Figure 10](#) below and on the following pages.



*Figure 4 Western aspect of the subject site from the Waterhouse Avenue road reserve (Photo taken: 04/10/2021)*





*Figure 5 North-western aspect of the subject site from Waterhouse Avenue/Ansett Street intersection (Photo taken: 04/10/2021)*



*Figure 6 Northern aspect of the subject site from the Ansett Street Road reserve (Photo taken: 04/10/2021)*



*Figure 7 Northern aspect across the subject site (Photo taken: 04/10/2021)*



*Figure 8 Eastern aspect across the subject site (Photo taken: 04/10/2021)*





*Figure 9 Southern aspect across the subject site (Photo taken: 21/10/2021)*



*Figure 10 Western aspect across the subject site (Photo taken: 21/10/2021)*

The subject site is encumbered by a 2.5-metre-wide easement to drain water which traverses along the northern boundary as delineated in the below extract in [Figure 11](#). There are no works proposed within the easement.

The site contains a positive covenant for a number of specific Lloyd provisions relating to the prevailing salinity issue, pursuant to the Section 88B Instrument the development is required to meet an impervious to pervious ratio of 80:20, as per the Lloyd Guidelines.

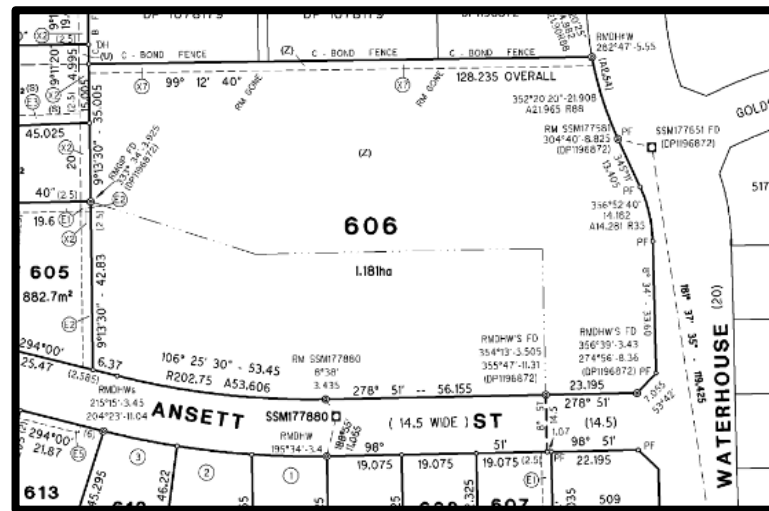


Figure 11 Extract of DP 1222168 (Source: DP1222168)

## 2.3 SURROUNDING DEVELOPMENT

The subject site is bound to the north and west by new dwellings and to the south and east by Ansett Street and Waterhouse Avenue respectively with dwellings on the opposite side. Waterhouse Avenue runs north-south for a distance of approximately 300 metres between Deakin Avenue and Ah Ket Avenue. Land to the immediate south comprises of Ansett Street which runs east-west for a distance of approximately 200 metres between Waterhouse Avenue and Florey Street. Waterhouse Avenue and Ansett Street predominantly comprises of conventional detached single dwelling houses within an established residential setting as depicted in Figure 12 - Figure 13.



Figure 12 Road reserve looking north along Waterhouse Avenue from the intersection with Ansett Street (Photo taken: 04/10/2021)



*Figure 13 Road reserve looking west along Ansett Street from the intersection with Waterhouse Avenue (Photo taken: 04/10/2021)*

The broader locality is a developing residential area characterised by low density residential development with established dwellings and dwellings at various stages of construction.

## **2.4 LAND HAZARDS**

### **2.4.1 BUSHFIRE**

The subject land is not categorised as bushfire prone land (BFPL) according to the NSW Rural Fire Service Mapping tool.

### **2.4.2 FLOODING**

Lloyd is located outside the area of Wagga Wagga subject to riverine flooding according to WWCC mapping.

## 3 PROPOSED DEVELOPMENT

### 3.1 OVERVIEW

This application principally seeks concept approval for a new Coptic Orthodox Church (Place of Public Worship). This application also sets out detailed proposals for the first stage of the development for Council's consideration, and the remaining parts are to be the subject of a subsequent development application or applications.

### 3.2 CONCEPT DA

Pursuant to clause 4.22(1) of the EP&A Act, a *concept development application* is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.

The application seeks concept approval for a new Coptic Orthodox Church including a Church, a Sunday School Services Building, Sunday School Building, and the external areas (basketball court, playground, and car parks). A detailed proposal (stage 1) in [Section 3.3](#) encompasses the development of Sunday School Services Building, Sunday School Building and all outdoor areas including off-street parking for 71 vehicles (parking areas 1, 2 and 3). The Church and a further 30 vehicles (parking area 4) will be constructed later, as Stage 2 (subject to a subsequent Development Application). The intent of this Concept DA is to lock in key design parameters of the proposal, such as land uses and allocations of gross floor area (GFA), that way the potential impacts associated with the development can be addressed at an early stage.

The proposed buildings as shown by the site / Site Analysis Plan in Figure 14, occupies approximately 1761m<sup>2</sup> equating to approx. 15.75% of the site area.

A maximum building envelope has been provided for the future Church, which allow tangible parameters for assessment as a concept. The area shown for the church is approx. 690m<sup>2</sup> and will provide seating capacity for up to 400 people. This will include a baptism room, family rooms and amenities.

The Sunday School Services Building has been designed for a church service seating capacity (only) of 400 people based on the square metre rate applied in the BCA (Building Code of Australia). This also includes a commercial kitchen and amenities. The open nature of the area gives this space the flexibility to be used as a multipurpose area. During Stage 1 different seating zones will divide the space to cater for meals and church service concurrently. In practice this space will seat 150 people evenly between church service and meal activity. The Sunday School Services Building will cater for some growth in the congregation, however it is not the intention to seat 400 people in this space. By the time the numbers have reached this figure the future church will be in use.

The Sunday School Building has been designed for the long-term congregation growth of 400 people. It will comprise of two offices, 13 studies / classrooms, an audio-visual room, computer room, two self-contained units, an ancillary shop, bookstore, storerooms and amenities.

The outdoor areas will include a secure kid's playground & basketball court an open courtyard and four (4) car parking areas. The kid's playground is designed to be used by younger children and the basketball court is designed to be used by youth of the congregation when their parents are



participating in the church activities.

The basketball court will not be used 7am – 10pm daily, but only from lunch time to early afternoon on a Sundays. It is anticipated that the playground and basketball court will be used for 2hrs. (max.) per week while the adult congregations are having their meal after the main service and Sunday School on Sunday and youth club on Friday after school for 1 hour.

The Church's primary service is Sunday morning Liturgy between 8.00AM-3.00PM, with some smaller activities occurring on Friday morning and Saturday. Congregation members will attend services in the Church, and then use the hall for meals or study afterwards.

The Coptic Orthodox Church in Wagga Wagga has grown from a congregation of 25 in 2003 to approximately 215 in 2022 (comprising 140 adults, 75 under 18 and spanning 50 families). The anticipated growth of the congregation in attendance of a regular Sunday Liturgy is expected to be 400 persons at any one time, noting, that this level of congregation size would not be reached for at least 25 years.

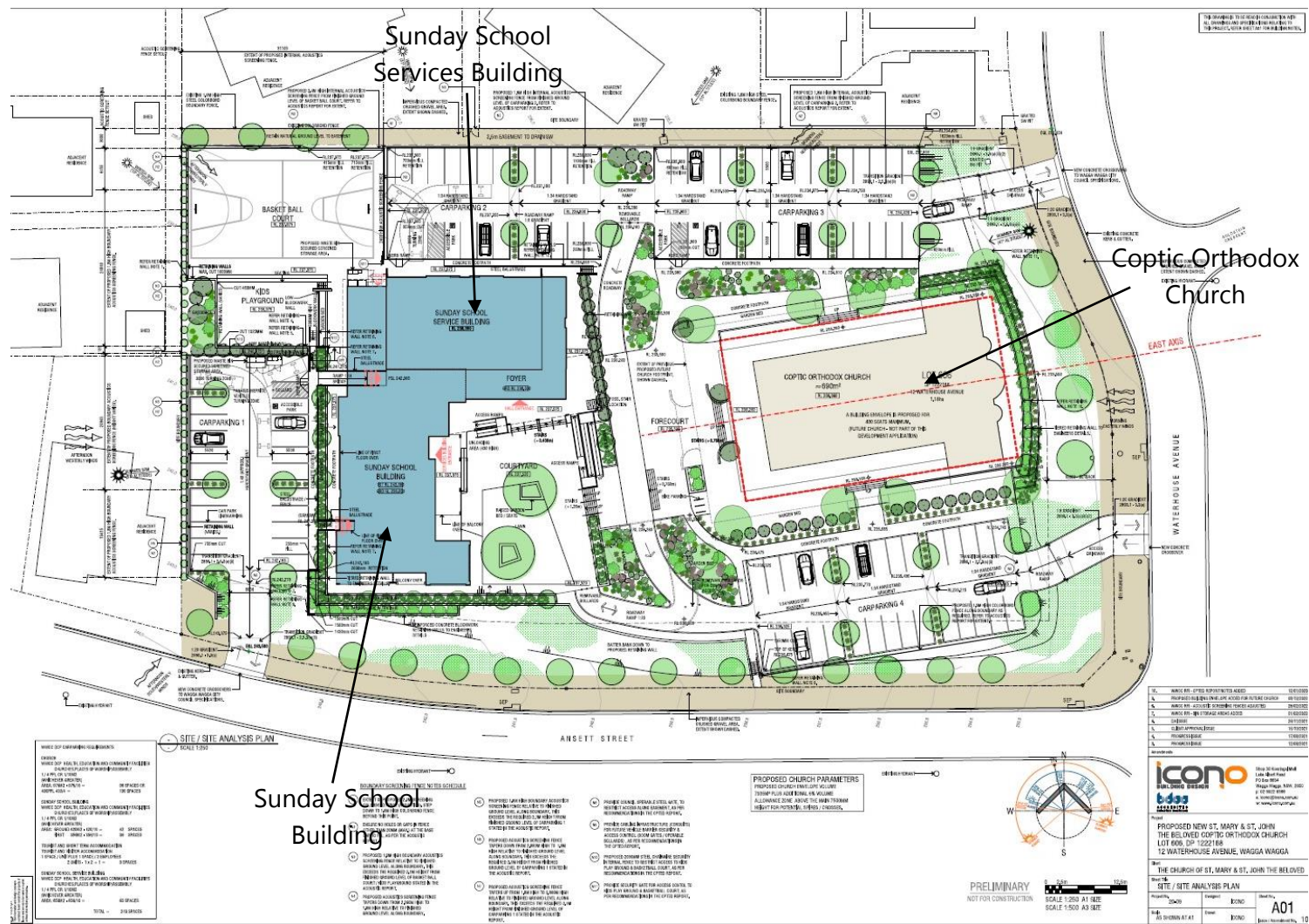


Figure 14 Site / Site Analysis Plan (Source: Icono Building Design)

## **BUILT FORM**

The development involves a Church, Sunday School Services Building, and Sunday School Building. The buildings would be constructed with a minimum setback of 10 metres from both the property's street frontages at Waterhouse Avenue and Ansett Street. The buildings would also provide generous setbacks from the neighbouring residences located to the north and west with outdoor areas constructed on the perimeter of the site to provide a buffer to the residential properties.

The primary setback to Waterhouse Avenue is sloped and elevated toward the rear, as such earthwork operations would be undertaken to achieve surface levels for future buildings and carparks. The buildings would cut into the slope as to reduce the visual prominence of the buildings on the hill scape behind. Due to the cut and deep positioning of the building on the site, the overall scale from Ansett Street is unimposing.

The proposed development will result in a significant change to the streetscape as the subject site is currently vacant and undeveloped. The visual impact and integration of the building within the streetscape has also been addressed through providing improved landscaping around the perimeters of the site to soften and filter the appearance of the building and provide a high-quality presentation to the public domain.

Note that this is a concept plan of The Church, and the design of the actual building would make the use of stepping in the building and articulation to reduce the bulk and scale (massing) (subject to a subsequent DA).

A compilation of 3D renders of the development from inside the grounds and the views from the public domain are provided below and in [Appendix A: 3D Renders and Scale Models](#).





*Figure 15 Northern driveway approach off Waterhouse Avenue (Source: Icono Building Design)*

The future Church has been shown faded with the proposed Sunday School Service Building beyond. The proposed screening trees along this facade and following the carparking hardstand have been faded for clarity.





*Figure 16 Southern driveway approach off Waterhouse Avenue (Source: Icono Building Design)*

The future Church has been shown faded with the proposed Sunday School Service Building beyond. The proposed screening trees following the carparking hardstand have been faded for clarity.





*Figure 17 Southern external view of the proposed Sunday School / Sunday School Service Building first level, from Ansett Street (Source: Icono Building Design)*

Due to the site cut and positioning of the building on site, the overall scale along this streetscape is complimentary to the surrounding residential developments. Trees are proposed to further break up this façade and provide a sense of privacy to the proposed balconies of each of the two accommodation units at first level. The proposed screening trees along this facade have been faded for clarity. The extent of the proposed impervious zone along this boundary is clearly visible.





*Figure 18 View of the proposed Southern carpark from Ansett Street (Source: Icono Building Design)*

The future Church has been shown faded with the proposed Sunday School Service Building beyond. The proposed screening trees along Ansett Street have been faded for clarity. The extent of the proposed impervious zone along this boundary is clearly visible.

### **3.3 STAGE 1 (DETAILED PROPOSAL)**

Pursuant to clause 4.22(2) of the EP&A Act, the application may set out detailed proposals for the first stage of development. The first stage of the development would encompass the Sunday School Services Building, Sunday School Building, and off-street parking for 71 vehicles (parking areas 1, 2 and 3). The Sunday school services building, and Sunday School Building will be utilised for worship until the Church is completed.

#### **3.3.1 SUNDAY SCHOOL SERVICES BUILDING & SUNDAY SCHOOL BUILDING**

The proposed development would consist of a Sunday School Services Building, and Sunday School Building located toward the western extent of the site. The Sunday School Building located toward the Ansett Street frontage. The building would have a cumulative floor area of approximately 880.5m<sup>2</sup> which comprises of a ground floor area of 420.70m<sup>2</sup> and a first floor area of 459.80m<sup>2</sup>. The Sunday school building will comprise of an offices, 13 studies / classrooms, an audio-visual room, computer room, two self-contained units (one bedroom unit and two bedroom unit), an ancillary shop, bookstore, storerooms, and amenities.

The one bedroom unit will be used by the visiting Bishop during his stay in the town which is only 2 times per year (maximum) for only 3 nights during each visit. This unit will also be used by the congregation priest from time to time during the day and the unit will not be used as his permanent residence.

The proposed two bedroom unit will be used as an emergency accommodation. It provides temporary accommodation for families who are new to the congregation and relocating to Wagga Wagga. Those families will occupy the unit for only 1 – 2 weeks before settling into permanent accommodation. Considering the growth rate of the congregation, new families who will be using this unit will be only 1 family for every 3 - 4 years.

The Sunday School Services Building would have an area of approximately 686.1m<sup>2</sup>. As part of Stage 1 the building has been designed for a church service seating capacity (only) of 400 people based on the square metre rate applied in the BCA (Building Code of Australia). This also includes a commercial kitchen and amenities. The open nature of the area gives this space the flexibility to be used as a multipurpose area. During Stage 1 different seating zones will divide the space to cater for meals and church service concurrently. In practice this space will seat 150 people evenly between church service and meal activity. The Sunday School Services Building will cater for some growth in the congregation, however it is not the intention to seat 400 people in this space. By the time the numbers have reached this figure the future church will be in use.

When the Church is built in stage 2, the main Sunday service, the special occasion liturgical church services, liturgical prayers and Baptisms, wedding ceremonies and funeral services will take place within the new church. The font will be relocated to this new church building and the Sunday School Services Building will be modified to include a stage and changerooms at the eastern end for Sunday school performances. Moreover, the Sunday School Services Building will continue as a multipurpose facility to include the following activities for the wider Coptic community:

- A large, seating dining / meals area (150+ people)
- Wake (vigil)
- A large, seated dining / function area (150+ ppl) to cater for feasts, passion week,

- Wedding services (not for wedding receptions), Baptisms and Funerals.
- A place for the congregation to adjourn to after the main Sunday service for dining.
- A place to perform Sunday school children performances from the future staged area and a large, seated area for the congregation to watch.
- A storage room for tables and chairs.
- A place for congregation breakfast.
- A large indoor space for Sunday School children's activities.

The proposed multipurpose facilities will not be used or hired for commercial purposes and will not be used for convention centres, exhibition centres and reception centres by the general public.

### 3.3.2 OPERATIONAL SUMMARY

There is a Coptic Orthodox Church currently located at 18-20 Wooden Street, Turvey Park. The Coptic Orthodox Church at the Lloyd site would propose the same schedule of regular services held and recurring events and special events throughout the year. The Church's primary service is Sunday morning between 8.00AM–3.00PM, with smaller activities occurring on Friday and Saturday evenings. Generally, the congregation members will attend regular services in the Sunday School Services Building, and then use the kitchen and parts of the Sunday School building thereafter for fellowship, meals, or study afterwards. The specific services held, and hours are as follows:

#### Friday – 8:00PM – 9:00PM

- Prayer and bible study at evening
- Youth club at evening

#### Saturday – 6:30PM– 9:00PM

- Hymns and Coptic Class
- Vesper
- Midnight Praise

#### Sunday – 8:00AM – 3:00PM

- Main Service on Sunday morning
- Congregation Breakfast
- Sunday School for Children (12:00pm – 2:00pm)
- Servants Preparation Class for junior youth
- Servants' Meeting for Sunday School Servants
- Confession

#### Special Occasions

- Baptism
- Weddings
- Funerals

The buildings will not be used for large community purposes outside the regular services, including the operation of the ancillary shop which is likely to be used after a service concludes. The early morning and night-time use of the development is very limited, with no use of the playground or basketball court prior to 7AM Monday to Saturday or prior to 8AM on Sundays

or Public Holidays or after 10PM on any day. There would be no gathering of people attendant to the site in outdoor areas outside of the above stated hours. No music is to be played within the Sunday school services building prior to 7AM Monday to Saturday or prior to 8AM on Sundays or Public Holidays or after 10PM on any day. Midnight prayers will be held at 7PM Friday with congregation and will last for 30 mins. But, only on the nights of New Year, Easter, and Christmas the service will be finishes by 12AM.

The Coptic Orthodox Church in Wagga Wagga has grown from a congregation of 25 in 2003 to approximately 215 in 2022 (comprising 140 adults, 75 under 18 and spanning 50 families). The anticipated growth of the congregation in attendance of a regular Sunday Liturgy is expected to be 400 persons at any one time, noting, that this level of congregation size would not be reached for at least 25 years.

### **3.3.3 VEHICLE ACCESS AND MOVEMENTS**

The subject site is to be accessed via three locations: two access driveways on Waterhouse Avenue, and a third access driveway on Ansett Street. Waterhouse Avenue will provide the primary access (catering for 80 spaces), with Ansett Avenue providing the secondary access (catering for 21 spaces). Internal vehicle circulation movements are permitted via two sealed two-way driveways. The internal driveway and aisle widths are proposed to be a minimum of 6 metres wide which allows for continuous two-way circulation through the carpark. A one-way concrete roadway through the site also provides access to the Sunday school building for special occasions (e.g., weddings, funerals), however this driveway will be blocked off by bollards during regular use.

A Traffic Impact Assessment (TIA) was prepared by Spotto Consulting to analysis the existing conditions in the vicinity of the site, including traffic, parking, and site access, as well as the performance of the surrounding network. The analysis demonstrates that even with the additional traffic generated by the proposed development at its ultimate scale, along with the growth in background traffic volumes, the key intersections will operate at a satisfactory level of service. It is concluded that there will be no significant impact on roads in the vicinity of the site or further afield as a result of the proposed development.

### **3.3.4 PARKING**

Wagga Wagga Development Control Plan 2010 (WWDCP 2010) specifies the minimum parking spaces required for a development, depending on the land use type. Application of the applicable parking requirements to the various components of the development proposal yields an off-street parking requirement of approximately 238 spaces. The overall development once completed makes provision for a total of 101 vehicles, and therefore does not meet the minimum number of spaces required under the WWDCP 2010. However, during a regular Liturgy the site does not operate with both the Church and the Sunday School Services Building occupied at the same time. The maximum number of persons on-site at any one time would only occur with the Church at full capacity – that is, 400 persons. In addition, anyone staying at the units on Sundays is assumed to be attending the service and would not generate additional demand for parking. According to the TIA, the number of car parks required to cater for a regular Sunday Liturgy is summarised in the [Table 1](#) below



*Table 1 Anticipated Peak Car Parking Requirements (Source: Spotto Consulting)*

ELEMENT	PARKING RATE	UNIT	TOTAL PARKING
<i>Church</i>	1 per 4 seats	400 seats	100
<i>Hall/Services</i>	N/A	N/A	-
<i>Units</i>	N/A	N/A	-
<b><i>Total</i></b>			<b>100</b>

When completed, the proposed development therefore provide sufficient off-street parking to meet the anticipated peak parking demands for a typical Sunday service.

For the first stage of development the proposed development will also provide adequate parking—71 off-street parking spaces will be provided, which will be sufficient to meet the anticipated requirement of 63 spaces for a congregation of 250 persons.

### 3.3.5 LANDSCAPING

The site would be landscaped to reduce the visual impact of the building and hardstand areas. A Landscape Plan and detail in accordance with the landscaping requirements under Section 2 of the WWDCP 2010 accompanies this application as per the [Schedule of Supporting Plans & Documentation](#).

The Landscape Plan proposes a combination of low height, high density shrubs, accents, grasses, and groundcovers with trees that define the edge of the site and support a positive transition to the adjoining residential developments.

A variety of deciduous trees including Chinese Elm, Crepe Myrtles, Ornamental Pears and Pincushion Hakea would line the boundaries, courtyards and be located in planting beds of car parking areas providing screening, shading, and cooling opportunities. Low height shrubs and groundcovers would be planted densely along the front of the buildings to support and embellish the established landscape setting and provide a level of softness to the development.

## 4 PLANNING PROVISIONS

### 4.1 STATE ENVIRONMENTAL PLANNING POLICIES

#### 4.1.1 SEPP No 55 – REMEDIATION OF LAND

*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) sets out considerations relating to land contamination across the state. The purpose of the SEPP 55 guidelines is to establish 'best practice' for managing land contamination through the planning and development control process.

In the context of this application, Clause 7 states that a consent authority must not grant consent for a development on land unless it has considered whether the land is contaminated and if so, whether it would be suitable in its contaminated state (or will be after remediation) for the purposes of the development.

There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. The subject land has historically been used for agricultural activities, up until the land was proposed to be subdivided and developed into residential land. Contamination would have needed to be considered at subdivision stage in which case all tested surfaces returned concentrations below the adopted levels suitable for a residential site, with the subdivision having recently been approved. Moreover, the site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. It is therefore considered that the proposed land use and site works are unlikely to increase the potential risk of exposure to contamination in respect to both human health and the environment.

### 4.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned R1 General Residential under the provisions of the *Wagga Wagga Local Environmental Plan 2010* (WWLEP 2010), as indicated in [Figure 19](#) below.

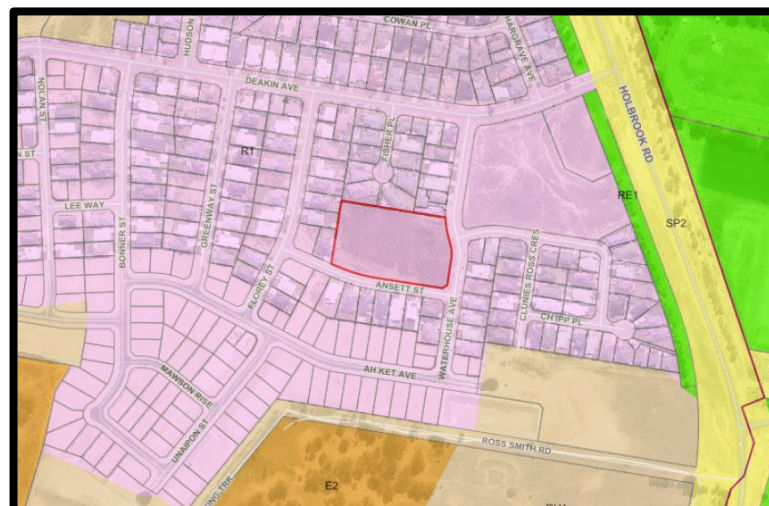


Figure 19 WWLEP 2010 Zoning Map (Source: WWCC)



**Place of Public Worship** as defined by the WWLEP 2010 *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 proposed development is for the establishment of a new Coptic Orthodox Church, Sunday School Services Building, and Sunday School Building which would be used for the congregation of a community and religious group. The proposed short-stay residential accommodation for visiting clerics and community rooms would be used ancillary to the main use of the site.

Pursuant to clause 2.3(1), the proposed new Coptic Orthodox Church being a 'Place of Public Worship' is permitted with consent in the R1 zone. An extract from the Land Use Table for the R1 zone is provided below:

**Zone R1 General Residential**

**1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.

**2 Permitted without consent**

Home businesses; Home occupations; Roads

**3 Permitted with consent**

Attached dwellings; Boarding houses; Centre-based childcare facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; **Places of public worship**; Pond-based aquaculture; Residential flat buildings; Respite Day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

The objectives of the R1 General Residential zone are outlined in [Table 2](#) below.

**Table 2 Objectives of the R1 General Residential Zone**

ZONE OBJECTIVES	COMMENTS
<i>To provide for the housing needs of the community.</i>	This objective is not relevant to the proposal.

<i>To provide for a variety of housing types and densities.</i>	This objective is not relevant to the proposal.
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	This objective is satisfied as the proposal would provide a service to meet the day to day needs of residents and it does not preclude the use of neighbouring sites for residential uses.
<i>To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.</i>	This objective is satisfied by the proposal, The Coptic Orthodox Church would provide increased provision and access to community facilities which is expected to have a high positive impact in the Lloyd community by providing needed social infrastructure.

Table 3 below considers the clauses of the WWLEP 2010 applicable to the subject development. Clauses are discussed by exception.

Table 3 WWLEP 2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1A	<i>Exceptions to minimum subdivision lot sizes for certain split zones</i>	Not applicable.	N/A
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A

4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural, and environmental protection zones</i>	Not applicable.	N/A
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
<b>PART 5: MISCELLANEOUS PROVISIONS</b>			
CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Development within the coastal zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defense communications facility</i>	Not applicable.	N/A
<b>PART 6: URBAN RELEASE AREAS</b>			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Arrangements for designated State public infrastructure</i>	Not applicable.	N/A
6.2	<i>Public utility infrastructure</i>	Not applicable.	N/A

6.3	<i>Development control plan</i>	The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land. Controls relating to the Lloyd Urban Release Area are included within Section 15 of the Wagga Wagga Development Control Plan 2010, therefore this clause is satisfied.	✓
6.4	<i>Relationship between Part and remainder of Plan</i>	Not applicable.	N/A
6.5	<i>Lloyd Quarry site development</i>	Not applicable.	N/A
<b>PART 7: ADDITIONAL LOCAL PROVISIONS</b>			
	CLAUSE	COMMENTS	APPLICABLE
7.1	<i>Restriction on new dwellings at North Wagga Wagga</i>	Not applicable.	N/A
7.1A	<i>Earthworks</i>	<p>Development consent is required to be obtained for earthworks unless it is exempt development, or it is ancillary to other works for which consent is granted.</p> <p>The proposed development would involve earthworks during the construction phase associated with demolition of existing infrastructure and construction of new infrastructure and preparation of the site for the proposed building. It is considered that any earthworks will be ancillary to the proposed development, and that separate approval is not required for these works. The matters listed in subclause 3 have been considered in full and the development is considered acceptable.</p>	✓
7.2	<i>Flood planning</i>	Not applicable.	N/A
7.3	<i>Biodiversity</i>	Not applicable.	N/A
7.4	<i>Vulnerable land</i>	A part of the site, is identified as being "Vulnerable Land" on the Vulnerable Land Map as portrayed in <a href="#">Figure 20</a> .	✓



Figure 20 WWLEP 2010 Vulnerable Land Map (Source: WWCC)


		<p>The objective of this clause is to protect, maintain or improve the diversity and stability of landscapes. Lloyd is identified as a groundwater recharge area and development has taken into account risk of rising salinity in lower lying areas. The development has been designed to accommodate a minimum 80:20 impervious to pervious ratio across the site.</p>	
7.5	Riparian land and waterways	Not applicable.	N/A
7.6	Groundwater vulnerability	<p>The site is identified as "Groundwater Vulnerable" on the Water Resource Map as shown in Figure 21.</p>	✓
			
		<p>The objective of this clause is to protect and preserve groundwater sources. The subject development is not development specified for the purposes of this clause, however, development within Lloyd is required to meet the pervious to impervious ratio of 80:20 as per the Lloyd guidelines.</p>	

Figure 21 WWLEP 2010 Water Resource Map (Source: WWCC)

		Stormwater will be drained and piped directly to council infrastructure, reducing onsite groundwater recharge. Negative impacts on groundwater are thereby averted with the high proportion of impervious site area being contained and drained to Council's stormwater. The risk of the development impacting on groundwater is considered to be low.	
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	Not applicable.	N/A
7.8	<i>Cartwrights Hill Precinct – odor and noise assessment</i>	Not applicable.	N/A
7.9	<i>Primacy of Zone B3 Commercial Core</i>	Not applicable.	N/A
7.10	<i>Business premises in Zone B6 Enterprise Corridor</i>	Not applicable.	N/A
7.11	<i>Airspace operations</i>	Not applicable.	N/A
7.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A



### 4.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The Wagga Wagga Development Control Plan 2010 (WWDCP 2010) following provisions have been identified relevant to the proposed development and are discussed in [Table 4](#) below.

*Table 4 WWDCP2010 Relevant Clauses and Controls*

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
	CLAUSE/CONTROLS	COMMENTS	COMPLIES
2.1	<i>Vehicle access and movements</i>	<p><b>C1.</b> The subject site is to be accessed via three locations: two access driveways on Waterhouse Avenue, and a third access driveway on Ansett Street.</p> <p><b>C2.</b> A Traffic Impact Assessment (TIA) was prepared by Spotto Consulting to analysis the existing conditions in the vicinity of the site, including traffic, parking, and site access, as well as the performance of the surrounding network. The analysis demonstrates that even with the additional traffic generated by the proposed development at its ultimate scale, along with the growth in background traffic volumes, the key intersections will operate at a satisfactory level of service. It is concluded that there will be no significant impact on roads in the vicinity of the site or further afield as a result of the proposed development.</p> <p><b>C3.</b> Internal vehicle circulation movements are permitted via two sealed two-way driveways. The internal driveway and aisle widths are proposed to be a minimum of 6 metres wide which allows for continuous two-way circulation through the carpark. A one-way concrete roadway through the site also provides access to the Sunday school building for special occasions (e.g., weddings, funerals), however this driveway will be blocked off by bollards during regular use.</p> <p><b>C5.</b> The access driveways are clear of prohibited locations identified in Australian Standard AS2890.</p> <p><b>C6.</b> The development would not impact sightlines, and therefore safety, would not be reduced by the proposal.</p>	✓
2.2	<i>Off-street parking</i>	<p><b>C1.</b> According to Table 4.2.2 off-street parking must be provided as for Churches, places of worship/ assembly and at the following rates:</p> <ul style="list-style-type: none"> <li>• <b>1 space per 4 seats or</b></li> <li>• <b>1 space/ 10m<sup>2</sup> GFA (whichever is greater)</b></li> </ul> <p>Application of the applicable parking requirements to the various components of the development proposal yields an off-street parking requirement of approximately 243 spaces (see Site/Site analysis plan. The overall development once completed makes provision for a total of 101 vehicles, and therefore does not meet the minimum number of spaces required under this section. However, during a regular Liturgy the site does not operate with both the Church and the Sunday School Service</p>	✓

		<p>Building occupied at the same time. The maximum number of persons on-site at any one time would only occur with the Church at full capacity – that is, 400 persons. In addition, anyone staying at the units on Sundays is assumed to be attending the service and would not generate additional demand for parking.</p> <p>The accompanying TIA calculated that the number of car parks to best cater the operations of a regular Sunday Liturgy would be 100 spaces based on the number of seats for the biggest congregation. When completed, the proposed development therefore provide sufficient off-street parking to meet the anticipated peak parking demands for a typical Sunday service.</p> <p>For the first stage of development the proposed development will also provide 71 off-street parking spaces, which will be sufficient to meet the anticipated requirement of 63 spaces for a congregation of 250 persons.</p> <p><b>C2.</b> The geometric design and layout of the proposed car parking facilities is in keeping with the relevant requirements specified in AS2890 <i>'Parking Facilities Part 1 - Off-Street Car Parking'</i> in respect of parking bay dimensions and clearances.</p> <p><b>C3.</b> Adequate provision has been made for persons with a disability in accordance with AS2890.</p> <p><b>C9.</b> The proposed development would provide trees within the parking area at a rate of 1 tree per 5 spaces in a row.</p>	
2.3	<i>Landscaping</i>	<p>A Landscape Plan accompanies this application as required by this section of the DCP.</p> <p>The Landscape Plan includes a combination of tree and low height and low maintenance plantings, and native species, where appropriate.</p> <p>The proposed landscaping compliments the proposed building works and use of land, improves the streetscape character and appearance, and provides a source of visual screening for nearby residential land uses.</p>	✓
2.4	<i>Signage</i>	There is no signage proposed as part of the subject development.	N/A
2.5	<i>Safety and Security</i>	<p>The proposed development incorporates crime prevention strategies to avoid and minimise antisocial behaviour and opportunities for criminal activity in the nearby residential area. The principles of Crime Prevention Through Environmental Design (CPTED) principles are:</p> <p><i>Natural surveillance</i> – design should allow people to see what others are doing as a means to deter the potential for crime.</p> <p><i>Access control</i> – physical and perceived barriers can manage movements to minimise opportunities for crime.</p>	✓

		<p><i>Territorial reinforcement</i> – increasing the “ownership” of public spaces increases activity levels, encourages people to help prevent crime.</p> <p><i>Space management</i> – public spaces that are attractive and well maintained are more inviting and likely to be well used.</p>	
2.6	<i>Erosion and sediment control principles</i>	The proposed works include site disturbance in establishing and augmenting civil infrastructure, new building works and parking areas. Erosion and sediment control measures will be established prior to the commencement of works and inspected throughout construction to ensure their continued performance. Erosion and sediment control measures will be designed and employed with respect to the principles of Appendix 2 of this section.	✓
2.7	<i>Development adjoining open space</i>	The development site does not adjoin open space.	N/A
<b>SECTION 15: LLOYD URBAN RELEASE AREA</b>			
<b>CLAUSE/CONTROLS</b>		<b>COMMENTS</b>	<b>COMPLIES</b>
15.5.2	<i>Salinity Management</i>	The proposed development would conform with the 80:20, impervious-pervious surfacing provisions which would permit a maximum of 2,772.6m <sup>2</sup> to be pervious surfacing, as such the proposal complies. This would be accommodated through onsite landscaping and stormwater drainage arrangements as required by this section of the DCP.	✓

## 5 STATEMENT OF ENVIRONMENTAL EFFECTS

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act. The likely impacts of the development are considered in [Table 5](#).

*Table 5 Likely Impacts of the Development*

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The proposed Coptic Orthodox Church (Place of Public Worship) is to be established within Lloyd suburb and at the interface to established residential development. The Place of Public Worship is permissible in the R1 zone accordingly it is considered that the development is suitable in the context of the site and surrounding locality. The development incorporates features that enable it to integrate with residential land uses with minimal adverse impacts particularly in terms of visual, and noise impacts. The siting of development has been appropriately designed to minimise any potential overshadowing and visual privacy impact to the adjoining properties by maintaining a buffer area at the rear and side boundaries for communal open space. Therefore, the development is not anticipated to have any detrimental impacts on the context and setting of the area.	Acceptable
<i>STREETSCAPE</i>	The proposed development will result in a significant change to the streetscape as the subject site is currently vacant. The visual impact and integration of the building within the streetscape has also been addressed through providing improved landscaping around the perimeters of the site to soften and filter the appearance of the building and provide a high-quality presentation to the public domain.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>A Traffic Impact Assessment (TIA) was prepared by Spotto Consulting for the development as detailed previously in this report. The analysis demonstrates that even with the additional traffic generated by the proposed development at its ultimate scale, along with the growth in background traffic volumes, the key intersections will operate at a satisfactory level of service. It is concluded that there will be no significant impact on roads in the vicinity of the site or further afield as a result of the proposed development.</p> <p>Adequate parking is provided for the first stage of the development and for when the overall development is completed to meet the anticipated peak parking demands for a regular Sunday Liturgy.</p> <p>The design and layout of parking is in keeping with the relevant Australian Standard with adequate provision is made for safe and efficient movement of vehicles and pedestrians thus traffic impacts are considered acceptable in this regard.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The proposed development would have an acceptable impact on the amenity and quality of the public domain.	Acceptable
<i>UTILITIES</i>	Services identified as essential such as power, sewer, drainage, water, and telecommunications are readily available on the lot and have been designed in the initial development of the suburb to meet the predicted demand.	Acceptable

<i>HERITAGE</i>	The development site is not located near heritage items or within the Heritage Conservation Area (HCA). The site has been previously developed and it is considered that the potential for items of Aboriginal Cultural Heritage is low. A due diligence assessment was undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in <a href="#">Appendix B: AHIMS search results</a> which concluded that the development could proceed with caution.	Acceptable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources. Given the increasing residential development in the area, and the residential zoning of the site, it is considered that the site has limited value from a land resource perspective.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality or stormwater impacts. Stormwater will be directed into the existing stormwater infrastructure due to the natural topography of the site and runoff will not affect neighbouring properties.	Acceptable
<i>SOILS, SOIL EROSION</i>	The proposed works include site disturbance in establishing and augmenting civil infrastructure, new building works and parking areas. Erosion and sediment control measures will be established prior to the commencement of works and inspected throughout construction to ensure their continued performance. Erosion and sediment control measures will be designed and employed with respect to the principles of Appendix 2 of the WWDCP 2010.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
<i>FLORA AND FAUNA</i>	Given the absence of any recorded endangered flora or fauna on site, there is not anticipated to be any adverse impacts upon the habitat of a threatened species or ecological communities.	Acceptable
<i>WASTE</i>	The builder will be required to appropriately dispose of any waste or rubble generated during the construction process.	Acceptable
<i>NOISE AND VIBRATION</i>	An Environmental Noise Impact Assessment of the potential noise impact arising from the development has been prepared by Ray Walsh Acoustics, Noise and Sound. The report analysed the likely noise sources associated with the operation of the development will include adult voice noise, amplified speech and music during services and ceremonies, children's voice noise when at play in the playground and on the basketball court, motor vehicle movements on the Site and any mechanical plant servicing the development as well as attendant motor vehicle movements on the local road network. Mitigation measures including sound barrier screening, building construction will be implemented to ensure that the development operates within statutory acoustic limits at all times of the day, evening, night, and early morning.	Acceptable
<i>HOURS OF OPERATION</i>	The Church's primary service is Sunday morning between 8.00AM-3.00PM, with smaller activities occurring on Friday 8.00PM -9.00PM and Saturday 6.30PM to 9.00PM. Moreover, the midnight prayers will be held from 7.00PM to 7.30PM on Fridays. However, only on New Year, Easter, and Christmas nights the service will be finished by 12.00AM. The Church at would propose a schedule of regular services held and recurring events and special events throughout the year.	Acceptable



<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	Not applicable. The site is not subject to any natural hazards including bushfires, riverine flooding or located in overland flow path.	Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	<p>Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the construction and related industries. No adverse economic impacts have been identified.</p> <p>The proposed new Coptic Orthodox Church would cater for the social needs of the community, as religious groups play an important role in providing a sense of belonging, security, and community. The Church site would provide increased provision and access to community facilities which is expected to have a high positive impact in the Lloyd community by providing needed social infrastructure. The buildings have been designed with a careful regard to ensure that there are no significant changes to the residential amenity and quality of life for adjoining landowners and occupiers such as loss of privacy and overshadowing. Although a change in visual character is expected, the proposal will initially have an impact on a small group of resident's visual amenity, in the longer term it is expected the broader community can adapt to this change.</p>	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	The proposed new Coptic Orthodox Church is considered to make good use of the site while considering the site constraints and opportunities. As such the development is considered to be an acceptable inclusion within the locality.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	The impacts of overshadowing from the proposed acoustic fencing is negligible. Along the northern boundary there is no overshadowing due to the southern orientation of the fence to the adjacent properties. The fencing along the western boundary does provide shadows to the east but these shadows have no effect on the corresponding adjacent existing outdoor living areas. So, the proposed development would not result in an impact that can be considered unacceptable.	Acceptable
<i>LANDSCAPING</i>	A Landscape Plan accompanies this application as required by WWDCP 2010. The Landscape Plan includes a combination of tree and low height and low maintenance plantings, and native species, where appropriate. The proposed amount of landscaping across the site is in accordance with the 80:20 impervious to pervious ratio.	Acceptable
<i>CONSTRUCTION</i>	All works would be carried out in conjunction with the relevant BCA and Australian Standards. The construction works would be executed during approved construction hours only.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments on the site, adjoining, in the locality, or in the local area generally, is considered to have marginal cumulative impacts over time.	Acceptable
<i>DISABLED ACCESS</i>	Disabled access is available to the facility in accordance with relevant legislation and codes.	Acceptable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable

<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development are compatible with the surrounding built form and lined in accordance with BCA requirements.	Acceptable
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## 6 CONCLUSION

This application sets out a concept proposals for the development of a new Coptic Orthodox Church site including a Church, Sunday School, Services Building, Sunday School Building, and the external areas (basketball court, playground, and car parks) at 12 Waterhouse Avenue, Lloyd. A detailed proposal (Stage 1) which encompasses the development of the Sunday School Services Building, Sunday School Building, and off-street parking for 71 vehicles (parking areas 1, 2 and 3).

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010 and generally meets the objectives of the applicable R1 zone;
- The proposal complies generally with the applicable controls of the Wagga Wagga Development Control Plan 2010, with a variation to carparking requirements considered reasonable;
- The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the area or neighbouring residents.
- The proposal would cater for the social needs of the community, as religious groups play an important role in providing a sense of belonging, security, and community.
- The proposal includes design measures which aim to create appropriate separation and screening of development to adjoining residential properties to ensure appropriate integration between uses

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.

## **7 APPENDICES**

Appendix A: 3D Renders and Scale Models

Appendix B: AHIMS search results

### **APPENDIX A: 3D RENDERS AND SCALE MODELS**





*Figure 22 Eastern external view of the proposed Sunday School Service Building from the northern carpark hardstand adjacent to the future Church*

The proposed trees in front of the building have been faded for clarity.





*Figure 23 Northern external view of the proposed Sunday School Service Building from the northern carpark hardstand*





*Figure 24 Eastern external view of the proposed Sunday School / Sunday School Service Building from the southern carpark hardstand adjacent to the future Church (shown faded)*

This image shows clearly how the proposed site batters and tiered retaining walls are used to downplay the scale of the building to the surrounding streetscapes.





*Figure 25 Eastern external view of the proposed Sunday School / Sunday School Service Building and courtyard*

Deep within the site the disguised scale of the building become more obvious. This image shows the relationship the proposed courtyard plays with the proposed covered outdoor area and balcony of the Sunday School / Sunday School Service Building. The proposed tiered retaining walls address how building 'sinks' into the site.





*Figure 26 Western external view of the proposed Sunday School / Sunday School Service Building first level, from Ansett Street approach*

Due to the site cut and deep positioning of the building on the site, the overall scale from Ansett Street is unimposing. The proposed trees along the western façade reinforce the diminutive building form. The proposed screening trees along this facade have been faded for clarity. The extent of the proposed impervious zone along this boundary is clearly visible.





*Figure 27 Western and southern external view of the proposed Sunday School / Sunday School Service Building first level from driveway approach off Ansett Street*

## APPENDIX B: AHIMS SEARCH RESULTS



### AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 190426

Client Service ID : 748096

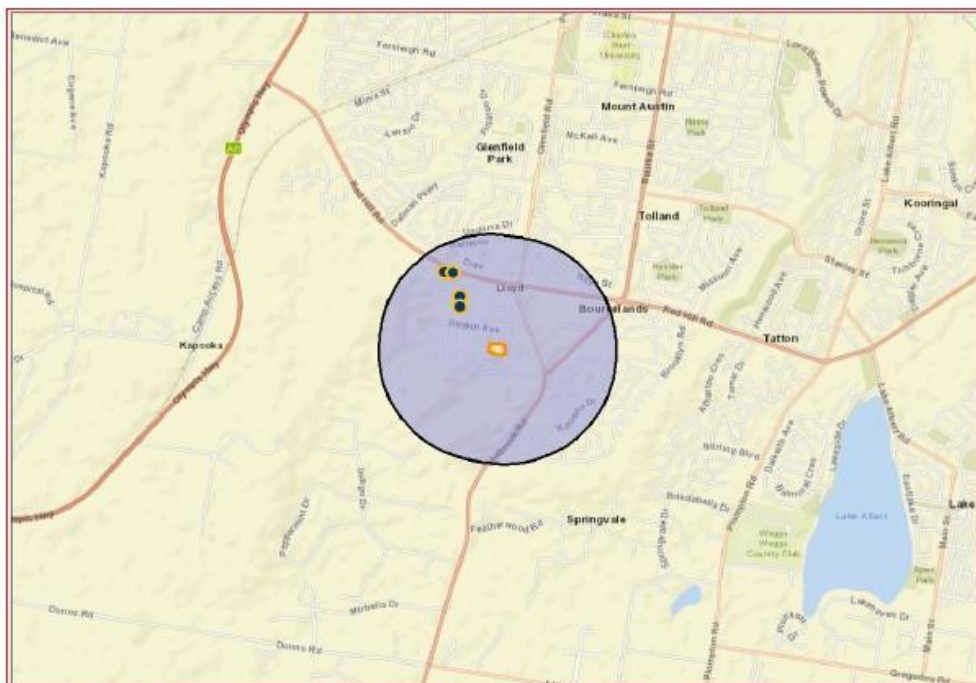
MJM Consulting Engineers  
Level 1, 37 Johnston Street  
Wagga Wagga New South Wales 2650  
Attention: Michael Mcfeeters  
Email: admin@mjm-solutions.com

Date: 25 January 2023

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 606, DP:DP1222168, Section : - with a Buffer of 1000 meters, conducted by Michael Mcfeeters on 25 January 2023.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

4	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *