

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEMOLITION OF EXISTING STRUCTURES  
AND CONSTRUCTION OF PLACE OF  
PUBLIC WORSHIP AND COMMUNITY  
CENTRE

AT

68 WATERLOO ROAD AND 7 GREENACRE  
ROAD, GREENACRE

**Prepared by**

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## **1.0 INTRODUCTION AND BACKGROUND**

This Statement of Environmental Effects has been prepared in support of a Development Application for the Demolition of Existing Structures and Construction of a Place of Public Worship and Community Centre.

In the preparation of this Statement of Environmental Effects, consideration has been given to the following documents:

- Plans of the proposal prepared by Eco Space Design;
- Bankstown Local Environmental Plan 2015;
- Bankstown Development Control Plan 2015.
- Planning Principles of the NSW Land and Environment Court.
- Traffic Impact Assessment by Abdun Noor

During the preparation of this Statement of Environmental Effects, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the streetscape and the immediate surrounding sites.

I have examined a number of iterations of the proposal to ensure that the proposed works will, when completed, make a positive contribution to the locality and address the constraints of the subject site and surrounds.

I am satisfied that the proposal as submitted will satisfactorily integrate with the surrounding locality as the site activities are internalized through a sensitive design that minimizes openings in walls adjacent to boundaries

and constructing carparking areas below ground.

The traffic generated by the proposed use will be able to be accommodated within the Waterloo Road traffic stream as the proposed hours of use of the place of worship will be outside usual weekday peak times with adequate parking being provided on site.

The accompanying Traffic Impact Assessment document confirms that the proposal will be able to satisfactorily integrate with the surrounding locality in terms of integration with the existing traffic patterns whilst the proposed offstreet parking provisions meet the parking requirements of Council's Development Control plan.

The limited hours of the traffic generating activity on the subject site namely times of worship, are limited to the busiest event, once a week on Fridays at midday thereby ensuring that traffic impact and parking impact will be minimal.

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## 2.0 SITE AND LOCALITY



### Subject Site Highlighted (SIX Maps)

The subject site, No. 68 Waterloo Road and 7 Greenacre Road, Greenacre and is legally described as Lot B DP 391867 and Lot D DP 449906.

The subject site has frontage to both Greenacre Road and Waterloo Road and currently contains an existing community centre and an existing dwelling and access driveway to the Greenacre Road frontage of the site.

The subject site does not contain any items of environmental or built heritage nor does it contain any significant vegetation or watercourses. It is proposed to demolish the existing structures on the subject site.

### **3.0 THE PROPOSAL**

The proposal seeks consent for the following works;

- Demolition of existing structures on the subject site;
- Excavation to provide two levels of car parking, associated storage and entry and exit ramp on to Greenacre Road;
- Construction of two level below ground car parking facility to serve the development. This car parking facility will contain ancillary storage, toilets and car parking spaces for disabled persons;
- The western component of the subject site will accommodate the construction of Praying Area of 193.48 m<sup>2</sup>, ablution and toilet area and open porch;
- The eastern component of the subject site accommodates a Community Centre of 225 m<sup>2</sup> with an associated porch entry and upper level offices of 85 m<sup>2</sup> and a vehicle exit ramp from the upper basement car park;
- Landscaping to the remainder of the site.

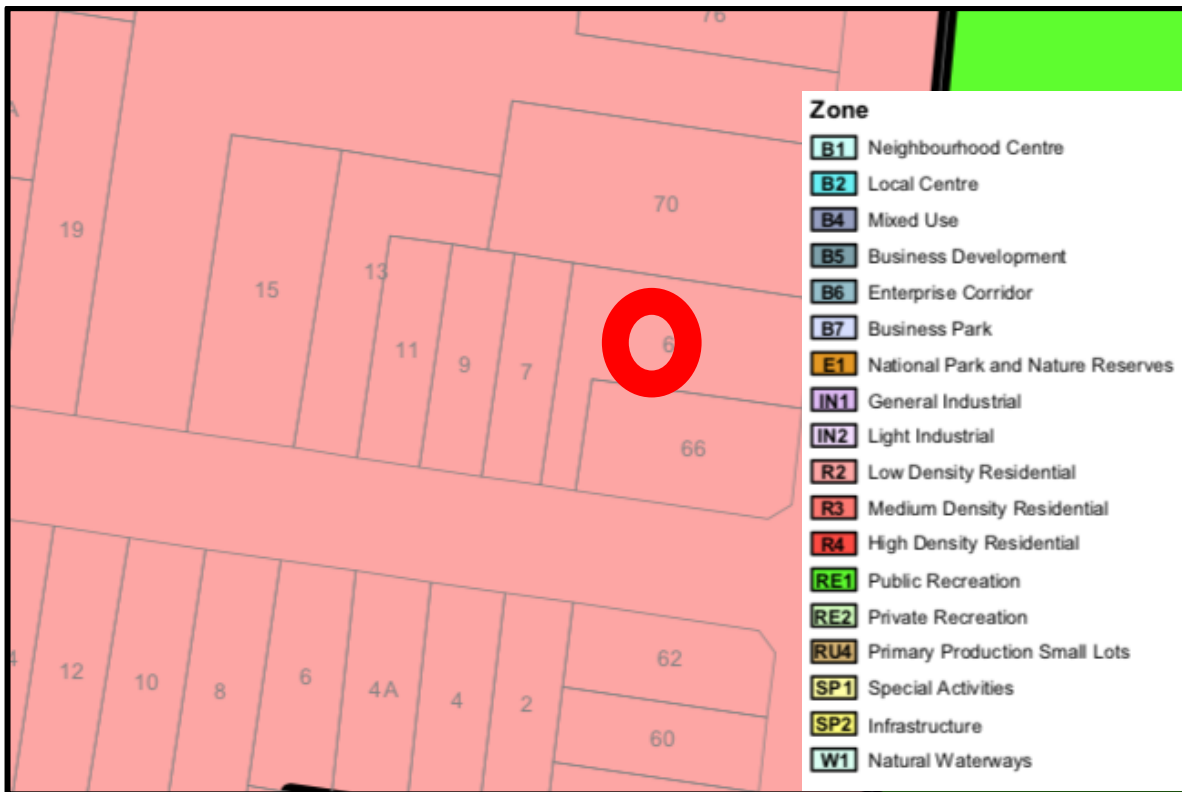
## 4.0 PLANNING ASSESSMENT

### 4.1 Bankstown Local Environmental Plan 2015

#### Zoning

#### Clause 2.1 Land Use Zone and Clause 2.2 Zoning of Land:

#### R2 Low Density Residential



#### 1 Objectives of 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 allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

**Comment:**

The subject site is within the R2 Low Density Residential zone. Community facilities and Places of Public Worship are both permissible uses within the zone.

**Clause 2.7: Demolition**

*The demolition of a building or work may be carried out only with development consent.*

**Comment:**

This Statement of Environmental Effects accompanies a development application seeking consent for the demolition of existing structures on the subject site to accommodate the proposed facilities.

**4.1B Minimum lot sizes and special provisions for certain dwellings**

*(1) The objectives of this clause are as follows—*

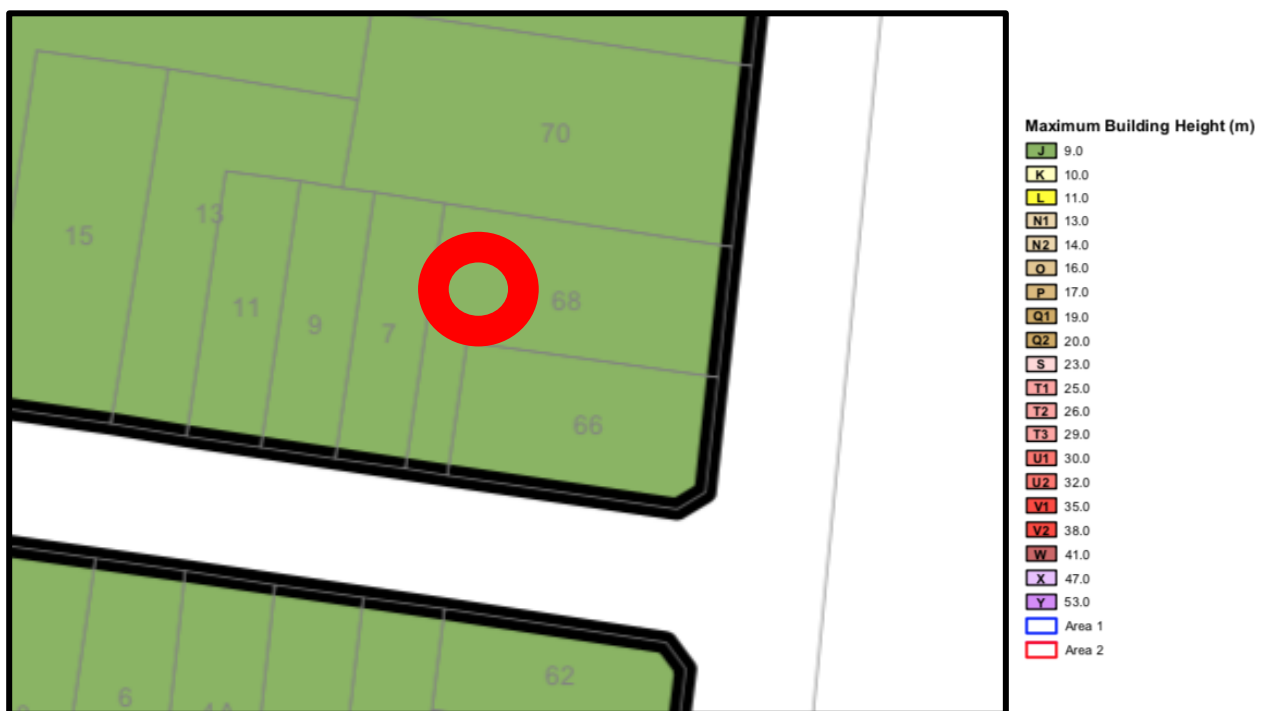
- (a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,*
- (b) to ensure that boarding houses in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,*
- (c) to ensure that lots for non-residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, play areas, pedestrian access, set down and pick up areas, car parks, driveways and vehicle manoeuvring areas,*
- (d) to minimise any likely adverse impact of the development on the amenity of the area,*
- (e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.*

**Comment:**

Under the relevant standards expressed within the above clause, Places of public worship in the Zone R2 Low Density Residential must provide 800 square metres with a 20m width at the front building line.

The subject site is in excess of 800 m<sup>2</sup> in area whilst the site frontage to Waterloo Road is 20.145 m in width at the front building line.

**Clause 4.3: Height of Buildings**



**Objectives**

(1) The objectives of this clause are as follows—

- (a) to ensure that the height of development is compatible with the character, amenity and landform of the area in which the development will be located,
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of two storeys in Zone R2 Low Density Residential,
- (c) to provide appropriate height transitions between development, particularly at zone

boundaries,

(d) to define focal points by way of nominating greater building heights in certain locations.

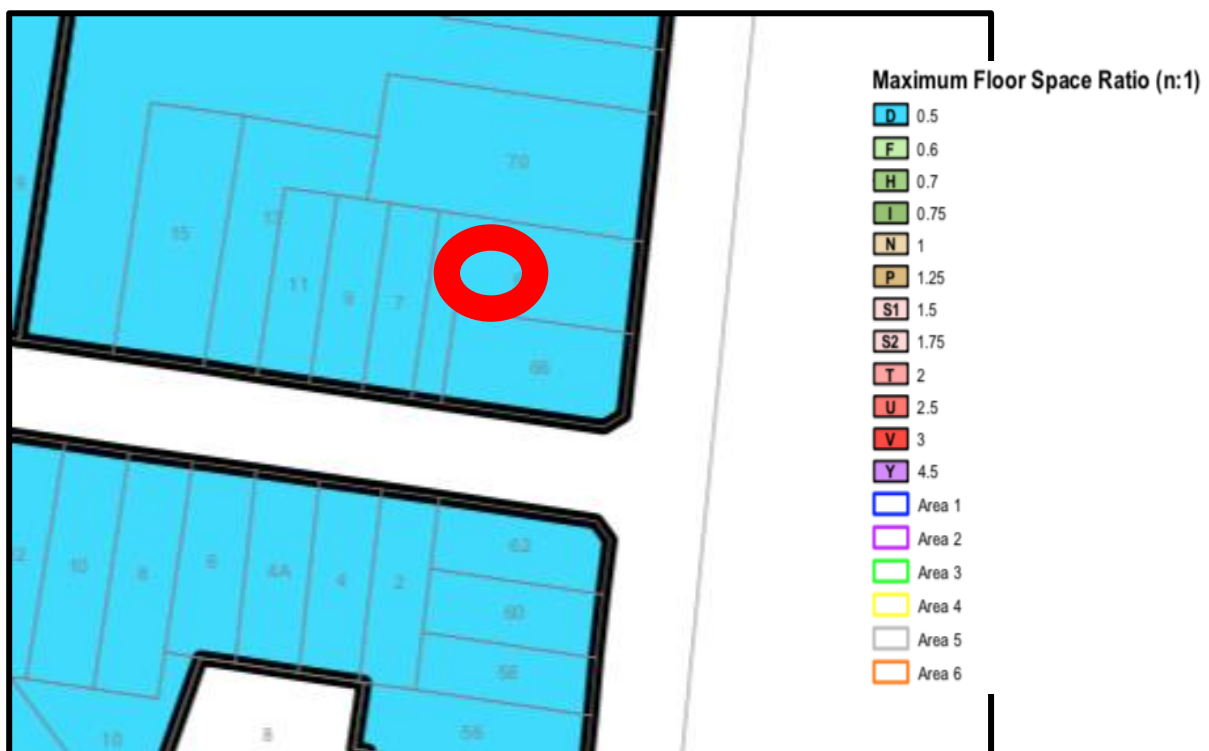
**Comment:**

The subject site is within area "I2" which requires a Maximum Height of Buildings Standard of 8.5m.

The accompanying plans for the proposed place of public worship indicate the provision of a building identification element incorporated into the front façade facing Waterloo Road.

This element exceeds the 8.5 m height control however this is addressed in the accompanying Clause 4.6 request to Council to enable Council to consider the proposal and the breach of the height control by this element.

**Clause 4.4: Floor Space Ratio**



*(1) The objectives of this clause are as follows—*




- (a) to establish the bulk and maximum density of development consistent with the capacity and character of the locality of a development site,*
- (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,*
- (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes.*

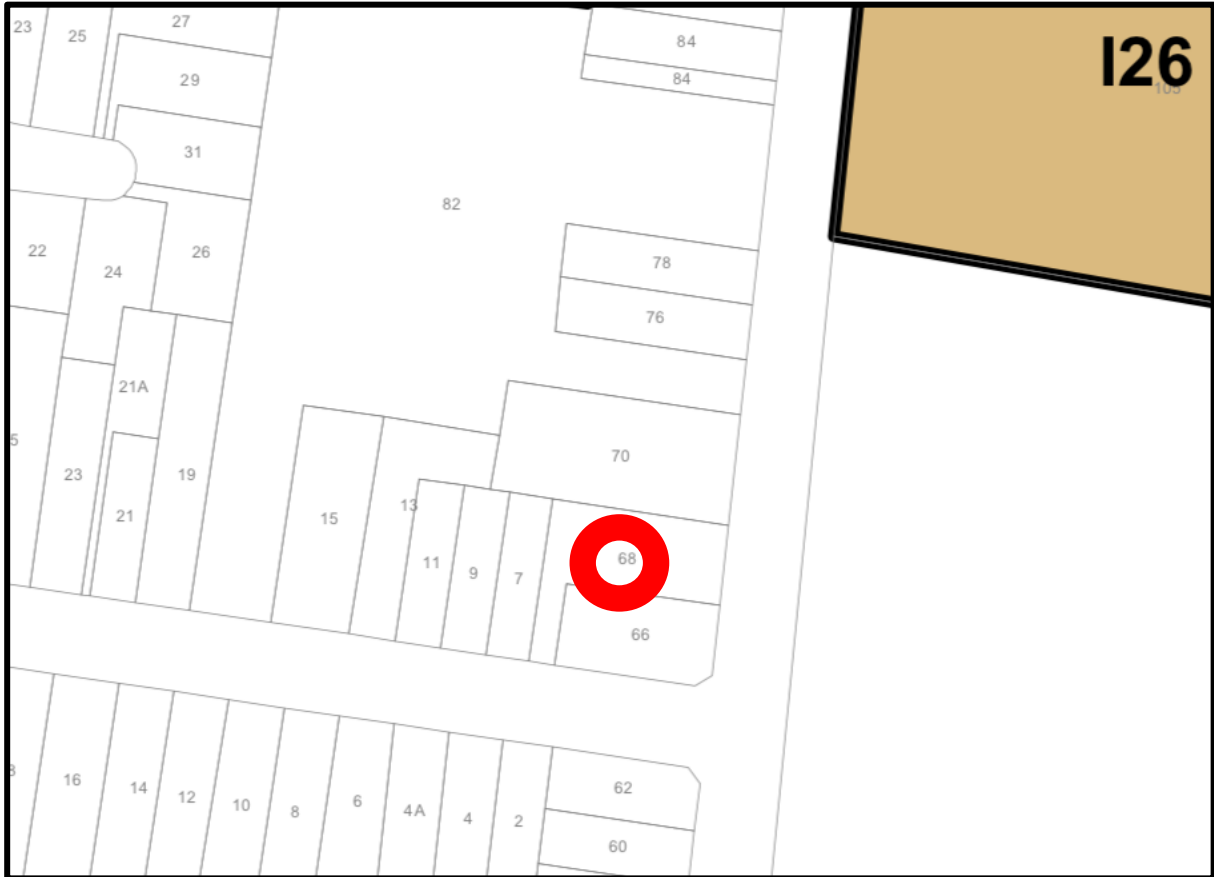
**Comment:**

The subject proposal with a Total Floor Area of 642.6 M<sup>2</sup> on a Total Site Area of 1428 M<sup>2</sup> with a resultant Floor Space Ratio of 0.45:1 satisfies the maximum FSR control.

**Clause 5.10: Heritage Conservation**

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological



### **(1) Objectives**

*The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Bankstown,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

### **Comment:**

The subject site is not located within a visual proximity to Heritage item I26, Greenacre Public School at 105 Waterloo Road and as a consequence, the proposal will not offend the above objectives.

### **Clause 6.1: Acid Sulfate Soils**

#### **Objectives**

*(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

#### **Comment:**

The subject site is not identified as being located within an Acid Sulfate Soil Area.

### **6.2 Earthworks**

*(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

#### **Comment:**

Earthworks on the site will comprise the excavation of the majority of the subject site to a depth of over 6 m to allow for the construction of a two level belowground car park with entry and exit ramps being provided to gain access to and from the car parking levels.

The submitted Construction Management Plan addresses the stages of construction including demolition of the existing structures on the subject site and prescribes hours of operation, staging areas for heavy vehicles entering and exiting the site, traffic control mechanisms to ensure that minimal destruction occurs to the surrounding locality in terms of amenity and traffic safety.

It will also be recommended that dilapidation reports be prepared for surrounding adjacent properties prior to the commencement of any works on the subject site.

## **4.2 Bankstown Development Control Plan 2015**

### **Part B8 – Places of Public Worship**

#### *Objectives*

*The objectives of Part B8 of this DCP are:*

- (a) To have development controls that regulate the effective and orderly development of places of public worship in the City of Bankstown.*
- (b) To ensure places of public worship contribute to the sustainability of the City of Bankstown.*
- (c) To encourage places of public worship to be located in areas with good access and public transport.*
- (d) To have places of public worship minimise the physical and visual impact on the amenity of established suburbs.*
- (e) To protect the amenity of development in the vicinity of places of public worship, and in particular residential areas.*
- (f) To ensure places of public worship do not adversely impact on the safety and efficiency of the surrounding road system.*
- (g) To ensure the long term operation of places of public worship maintain the amenity of surrounding residents and employment areas.*
- (h) To ensure the bulk, scale, height and character of places of public worship are compatible with the predominant characteristics of existing development in the surrounding area.*
- (i) To enhance perceptions of public safety; and ensure buildings and places are designed to minimise the opportunities for criminal and anti-social behaviour.*
- (j) To ensure the development assessment process for a proposed place of public worship is consistent, fair and accessible to all religious groups.*

#### **Comment:**

the proposed place of public worship has been crafted to minimise any

impact on the surrounding locality by ensuring that acoustic and visual privacy is maintained by ensuring that external walls facing adjacent properties are not visually permeable whilst traffic numbers are able to be adequately catered for within the proposed two level car parking areas to minimise impacts upon the surrounding locality.

## **SECTION 2–SITE ANALYSIS**

### *Objectives*

*The objective is:*

*(a) To have site analysis plans and studies that:*

*(i) identify the guiding principles to the development of sites;*

*(ii) demonstrate the opportunities and constraints of sites;*

*(iii) respond and contribute to the local context and to the sustainable growth of the City of Bankstown; and*

*(iv) identify the staging of development over a long period of time.*

### **Comment:**

The accompanying site analysis plan prepared by Eco-Space Design has been prepared to satisfy the above objectives and to enable the consent authority to assess the compatibility of the proposal with the surrounding locality.

## **SECTION 3–LOCATION AND TRAFFIC MANAGEMENT**

### *Objectives*

*The objectives are:*

*(a) To maintain the amenity and character of residential areas.*

*(b) To ensure the size of site is suitable to accommodate a place of public worship.*

- (c) To ensure the most suitable location is achieved, by consideration of the physical constraints of the site.*
- (d) To encourage intensive trip generating places of public worship in locations most accessible to rail transport.*
- (e) To ensure the location and size of places of public worship maintain the existing environmental capacity and service levels of streets.*
- (f) To avoid places of public worship locating within close proximity to another existing or approved place of public worship unless it can be demonstrated that the cumulative impacts relating to traffic generation and on-street parking are within acceptable limits for the area.*
- (g) To limit the size of places of public worship in and in the vicinity of established residential areas to ensure this type of trip generating activity does not adversely impact on the existing residential amenity.*

**Comment:**

The generation of traffic during times of worship has been carefully considered by the applicant to ensure that minimal disruption occurs to the surrounding road network further increase traffic numbers and car parking generated in the surrounding locality.

As can be readily ascertained by viewing the attached plans, it will be noted that the two level belowground car parking area containing 50 car parking spaces including parking for disabled persons is able to satisfactorily accommodate the number of worshippers visiting the site during times of worship.

The proposal has been assessed by Abdun Noor, a qualified and experienced traffic and parking engineer and a copy of the report accompanies this Statement of Environmental Effects.

The Traffic Impact Assessment concludes the following-

1. *The proposed development will have minimal impact on the traffic capacity of Greenacre Road, Waterloo Road and the surrounding street network in the area.*
2. *The proposed provisions for car parking satisfy the requirements of Councils Development Control Plan.*
3. *The proposed parking layout complies with the Australian Standard in terms of space dimensions, aisle width, column location, headroom and manoeuvring requirements of both AS2890.1 and AS2890.6.*
4. *The proposed driveway location meets the site distance requirements of Australian Standard AS2890.1:2004 both for vehicles and pedestrians.*
5. *The proposed gradient of the driveway ramps meet the requirements of Australian Standard AS2890.1:2004.*
6. *Minimal traffic impact on the amenity of the surrounding development has been anticipated.*
7. *Manoeuvring and circulation within the site can be accommodated with minimal safety concerns.*
8. *The development is accessible by the available public transport in the area.*

#### **SECTION 4–LOT SIZES AND BUILDING ENVELOPES**

*The objectives are:*

- (a) To ensure allotments are of sufficient size to provide for buildings, setbacks to adjoining land, pedestrian access, set-down and pick-up areas, car parks, driveways, vehicle manoeuvring areas, open spaces and landscaped areas.*
- (b) To ensure the design of places of public worship satisfies the needs of visitors and staff, and provides a safe environment and easy access for*

people.

*(c) To ensure places of public worship are compatible with the prevailing character and amenity of the locality of the development.*

*(d) To ensure places of public worship do not adversely impact on the living environment or residential amenity of adjoining dwellings and the surrounding area.*

**Comment:**

The subject site with a site area of 1428 m<sup>2</sup> satisfies the minimum lot size provision of the Bankstown LEP and ensures that sufficient site area is available to accommodate the various components of the proposal and satisfy the above objectives.

**SECTION 5–ENERGY EFFICIENCY AND URBAN DESIGN**

*The objectives are:*

*(a) To have high architectural quality in development.*

*(b) To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.*

*(c) To have architectural diversity and innovation.*

*(d) To encourage active building frontages.*

*(e) To have a contemporary building finish.*

*(f) To have front fences that achieve an attractive streetscape and incorporate open style construction such as spaced timber pickets or wrought iron.*

*(g) To ensure the design, construction and occupation of places of public worship incorporate energy efficiency measures.*

**Comment:**

The architectural form of the proposal is such that it presents an elevation to the street frontages that is an active frontage whilst all subsidiary interfaces between the internal use areas have been provided with minimal windows or similar openings to ensure a reasonable level of visual and acoustic privacy is maintained to the surrounding residential locality.

The architectural element incorporated within the Waterloo Road frontage is an identifying item however it is not dominant or obtrusive.

**SECTION 6–ACCESS AND PARKING**

**Objectives**

*The objectives are:*

- (a) To minimise the impact of street parking on adjoining development.*
- (b) To ensure that all parking areas are adequate, easy to use, efficient, and well designed.*

**Comment:**

The accompanying traffic and parking study prepared by Abdun Noor sets out the potential impacts of the proposal and provides recommendations to ensure that adequate parking is provided and that the proposal is able to operate in a manner that does not materially impact upon the surrounding road network.

The proposal has also been crafted to ensure that all components of the completed development will be accessible by persons of different levels of ability in accordance with the provisions of the AS1428, AS 1735.12 and related DCP requirements.

## **SECTION 7–ACOUSTIC PRIVACY AND MANAGEMENT**

### **Objectives**

- (a) To ensure places of public worship do not adversely impact on the residential amenity of adjoining dwellings and the surrounding area.*
- (b) To allow development to install appropriate acoustic privacy measures which are compatible with the prevailing character of residential areas.*
- (c) To ensure the ongoing operation and management of places of public worship maintain residential amenity.*

### **Comment:**

The design has been crafted to internalise the potential acoustic and visual impacts by presenting solid masonry walls to adjacent properties with appropriate landscaping between these external walls on the boundary whilst the ongoing management of the site for ensure that no material impacts will occur through the use of the premises for worship nor any impacts by worshippers entering and leaving the premises.

## **SECTION 8–OPEN SPACE AND LANDSCAPED AREAS**

### **Objectives**

- (a) To reduce the impact of non-residential structures in residential areas.*
- (b) To screen the development from adjoining properties and to ensure maximum privacy for these properties and their uses.*
- (c) To improve the visual appearance of and provide shade for parking areas.*
- (d) To maximise porous landscaped areas.*

- (e) To ensure facilities are visually integrated with a development.*
- (f) To have a landscape buffer zone that encourages deep soil planting and high quality artworks to enhance a locality or arterial road.*
- (g) To provide useable open space on the street frontage for canopy trees and deep soil zones.*

**Comment:**

The Objectives of this control have been incorporated into the design theme whereby the entire built form is proposed on the subject site are separated from the common boundaries with adjacent sites by landscaping strips up to 3 m in width to give effect to these objectives.

The landscape buffer areas around the periphery of the site are meaningful and sustainable due to their width and deep soil capacity which will enable landscaping to be provided and maintained well into the future.

**SECTION 9–ANCILLARY USES**

**Objectives**

*The objectives are:*

- (a) To ensure ancillary uses are compatible with the prevailing character and amenity of the locality of the area.*
- (b) To ensure ancillary uses do not adversely impact on the residential amenity of neighbouring dwellings and the surrounding area.*

**Comment:**

The ancillary uses incorporated within the proposal are primarily within the building envelope and it is this envelope that enables the proposal to satisfy the objectives by quarantining the surrounding locality from any ancillary uses that may generate visual or acoustic disturbance.

## **SECTION 10–SITE FACILITIES AND SERVICES**

*The objectives are:*

- (a) To ensure consideration is given to the provision of services pertaining to the proposed development.*
- (b) To regulate advertising signs to protect the visual amenity of the area.*
- (c) To ensure the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.*
- (d) To ensure the design, construction, and operation of facilities and infrastructure achieve satisfactory standards.*

### **Comment:**

Services available to meet the needs of future users of the subject site and facilities within with all sections, food preparation areas toilets and similar facilities to satisfy the relevant Australian Standards.

## **SECTION 11–SAFETY AND SECURITY**

*The objectives are:*

- (a) To ensure the siting and design of buildings contribute to the personal and property security of people.*
- (b) To ensure a development is integrated with the public domain and contribute to an active pedestrian-orientated environment.*
- (c) To maximise natural surveillance so that people feel safe at all times.*
- (d) To minimise the potential for intruders to enter buildings and private open spaces.*
- (e) To ensure entrances and exits are clearly visible from the street.*

- (f) To ensure facilities are located in highly visible areas with high levels of activity.*
- (g) To encourage building designs, materials, and maintenance programs that reduce the opportunities for vandalism and graffiti.*
- (h) To ensure developments are easily accessible to people with disabilities.*

**Comment:**

Entry to the Community Centre and Place of Public Worship will be managed to ensure that intruders are unable to enter the interiors of buildings whilst worshippers are provided with parking facilities with adequate capacity for disabled persons to readily access the site by lift from the belowground parking areas in order to satisfy the outcomes sought by the above control.

## 5.0 SECTION 4.15 Evaluation

### 7.6 Matters for consideration—general

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(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 (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

#### **RESPONSE**

The relevant provisions of the LEP have been addressed in the body of this Statement. The proposal is accompanied by a clause 4.6 exception request to address the identifying element at the Waterloo Road frontage of the subject site.

*(iii) any development control plan,*

#### **RESPONSE**

The relevant provisions of the DCP have been addressed in the body of this Statement.

and

*(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,*

**RESPONSE**

No planning agreements apply to the proposal

and

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

**RESPONSE**

The relevant regulations have been given due regard in the construction of this Statement.

and

*(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,*

**RESPONSE**

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts upon the locality.

*(c) the suitability of the site for the development,*

## **RESPONSE**

The subject site, by virtue of its location and the sensitive design ensure that the subject site is suitable for the proposal.

*any submissions made in accordance with this Act or the regulations,*

## **RESPONSE**

Any submissions received in response to Councils notification of the proposal will be

considered as part of Councils assessment of the proposal.

*(d) the public interest.*

## **RESPONSE**

The proposal endorses the public interest by limiting the impact of the proposal to (generally) the existing disturbed footprint, with subsequent limited disturbance to the natural and built environment.

### ***(2) Compliance with non-discretionary development standards—development other than complying development***

*If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority:*

*(a) is not entitled to take those standards into further consideration in determining the development application, and*

*(b) must not refuse the application on the ground that the development does not comply with those standards, and*

*© must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 4.16 is limited accordingly.*

*(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:*

*(a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and*

*(b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard. Note. The application of non-discretionary development standards to complying development is dealt with in section 4.28 (3) and (4).*

**(3A) Development control plans**

*If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:*

*(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that*

aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

© may consider those provisions only in connection with the assessment of that development application. In this subsection, standards include performance criteria.

#### **(4) Consent where an accreditation is in force**

A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the regulations.

(5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).

#### **(6) Definitions**

In this section: (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and (b) non-discretionary development standards means development standards that are identified in an environmental planning instrument or a regulation as non- discretionary development standards.

The proposal is a permissible use in the R2 Low Density Residential Zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon heritage values, flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the sensitive location of the works within the above and below ground footprint.

Impact on the Built Environment.

**Scenic qualities** – the proposal is consistent with the current and future character of the area as expressed within the provisions of Councils planning controls.

**Compatibility with adjacent land uses** – The proposal is for a Place of Public Worship which although different use to the adjacent residential uses is designed and will be managed to ensure that the use of the facility will be sensitive to the primarily residential locality.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing development, topography and locality is suitable for the proposal.

## **6.0 CONCLUSION**

The subject proposal has been designed to provide a community facility and a Place of worship in a manner that will not generate excessive traffic, acoustic disturbance or antisocial activities in the locality that is primarily residential.

The proposal has been assessed by a qualified and experienced traffic engineer who concludes that the surrounding traffic regime will not be adversely impacted by the proposal and that sufficient car parking will be available for the weekly religious gatherings on the site.

The subject proposal, apart from an identifying element separate to the building is compliant with councils LEP and DCP controls and will satisfactorily integrate with the surrounding locality.

**LANCE DOYLE**

**REGISTERED PLANNER**

**M.Plan (UTS), B.App Sc. (UWS) RPIA**

**November 2021**