

# Statement of Environmental Effects



**3 Shelley Street, Campsie**

**Buddhist Temple with  
Residential Accommodation**

**by Lis Architects**

**AP 1545**

**September 2023**

# Buddhist Temple with Residential Accommodation

by Lis Architects

3 Shelley Street, Campsie


Statement of Environmental Effects for  
submission to  
Canterbury Bankstown Council

September 2023 | AP 1545

Reproduction of this document or any part thereof is not permitted without written permission of aSquare Planning Pty Ltd.

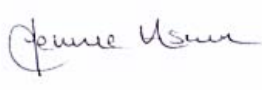
aSquare Planning Pty Ltd. operates a quality control system.  
If the report is not signed below, it is a preliminary draft.

Report Prepared by: Gillian Wong

Signature 

Date: 20 September 2023

Report Reviewed by: Jennie Askin

Signature 

Date: 20 September 2023

# CONTENTS

1. SUMMARY.....	4
2. THE SITE .....	5
3. THE LOCALITY .....	8
4. BACKGROUND.....	11
4.1 Planning History – Subject Site.....	11
4.2 Planning History – Adjoining Site .....	11
4.3 Pre-DA Meeting.....	11
5. PROPOSAL DESCRIPTION .....	13
ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15 .....	7
6. S.4.15(1)(a)(i) ENVIRONMENTAL PLANNING INSTRUMENTS.....	7
6.1 Objects of the Environmental Planning and Assessment Act .	7
6.2 Integrated Development .....	8
6.3 Relevant State Instruments and Legislation .....	8
6.4 Canterbury–Bankstown Local Environmental Plan 2023.....	10
7. S.4.15(1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS.....	13
8. S.4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS .....	14
8.1 Canterbury–Bankstown DCP 2023 .....	14
9. S.4.15(1)(a)(iv) APPLICABLE REGULATIONS.....	41
9.1 Section 62 Consideration of Fire Safety.....	41
10. S.4.15(1)(b) THE LIKELY IMPACTS OF THE PROPOSAL .....	42
11. S.4.15(1)(c) THE SUITABILITY OF THE SITE .....	42
12. S.4.15(1)(d) SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR THE REGULATIONS .....	43
13. S.4.15(1)(e) THE PUBLIC INTEREST – CONCLUSION.....	44
APPENDIX 1 PRE-DA MEETING MINUTES .....	45
APPENDIX 2 PLANS .....	49

---

## 1. SUMMARY

This statement is to be read in conjunction with plans prepared by Lis Architects dated 12/07/2023.

It is proposed to demolish the existing structures on site and construct a Buddhist Temple (primary use) with associated residential accommodation (ancillary use).

The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale.

The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.



## 2. THE SITE

The site is located at the end of a cul-de-sac on the north-western side of Shelley Street, to the south of Byron Street and north of Tennyson Street.

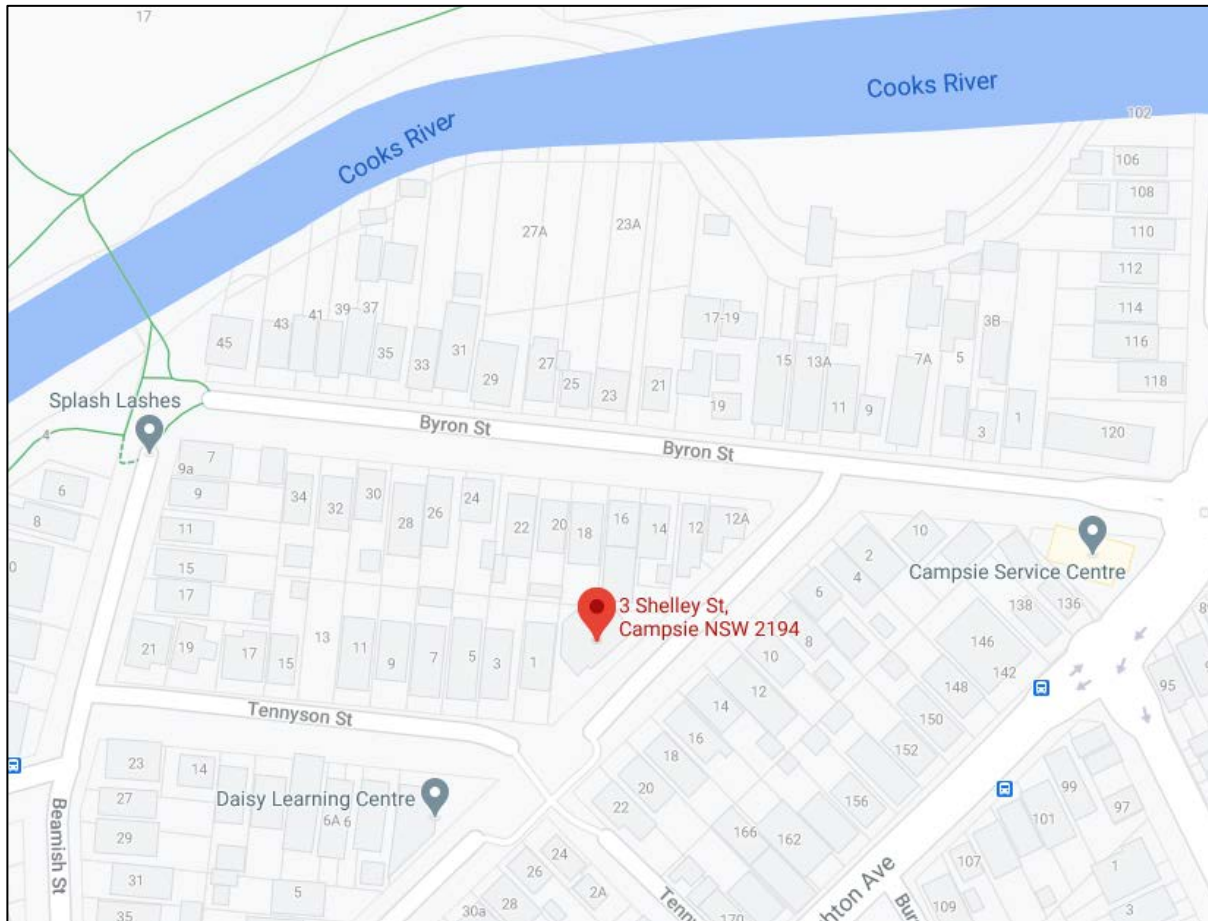


Figure 1: Site Location Map (Google Maps 2021)

The site is triangular in shape with a front boundary of 53.83 metres and side boundaries of 41.15 metres and 36.575 metres. The site has an area of 790.962m<sup>2</sup>. The site is relatively flat with gradual fall towards the street with the rear of the site approximately 0.65 metres higher than the front.

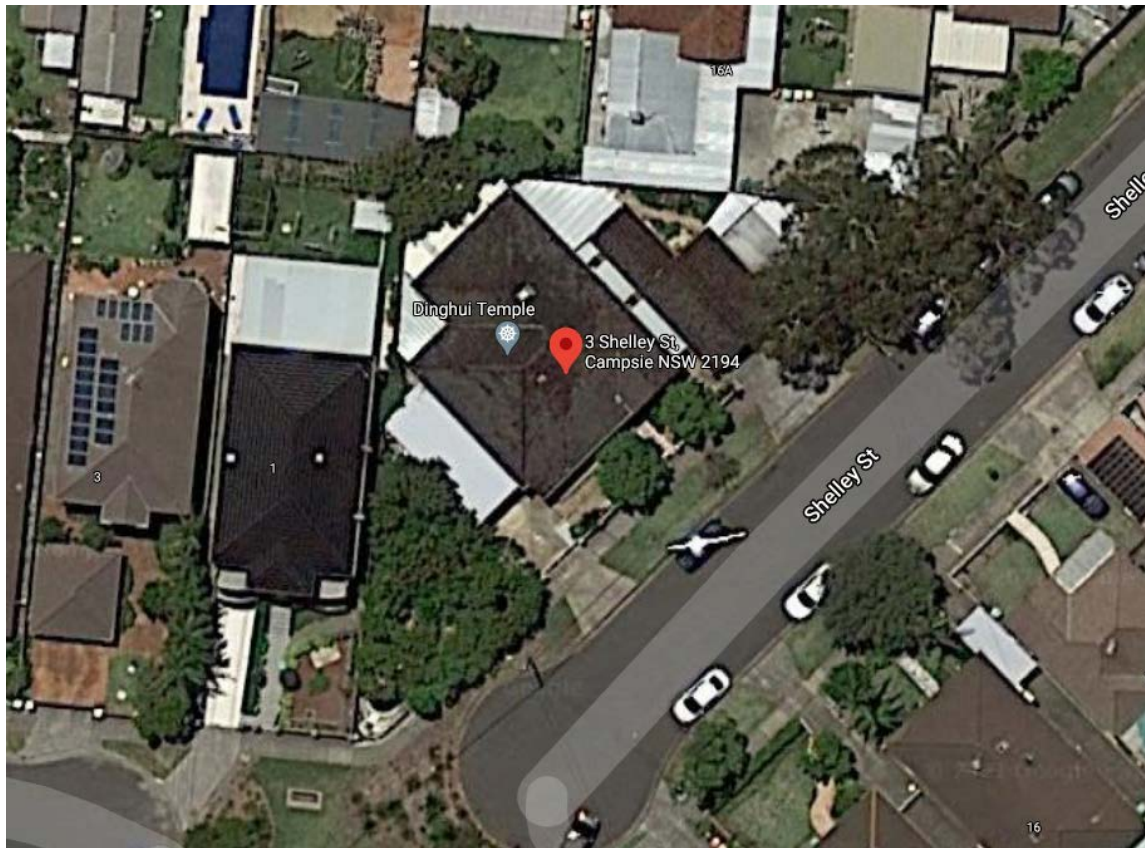


Figure 2: Site Context Aerial (Google Maps 2021)



Figure 3: Existing dwelling on site (aSquare Planning 2021)



On the site is a single storey residential dwelling, outbuildings, detached garage and one hardstand car space.

The site currently has two vehicular crossings on either side of the dwelling.

The site is zoned R3 Medium Density Residential under the provisions of the Canterbury Local Environmental Plan 2012. The building is not identified as a Heritage Item and is not within a Heritage Conservation Area.

The site is not located in the vicinity of any Heritage items.



Figure 4: Existing garage used as storage (aSquare Planning 2021)

### 3. THE LOCALITY

The locality is characterised by one to two storey residential dwellings. The site is located at the end of a cul-de-sac at Shelley Street and is joined with the cul-de-sac at Tennyson Street by a landscaped island.

Due to the triangular shape of the site, the northern side boundary adjoins the rear boundaries of No. 14, 16A and 18 Byron Street. The site also adjoins No. 1 Tennyson St at the western side boundary (Refer Figure 2).



Figure 5: No. 12A Byron Street – Cnr Byron St and Shelley St (aSquare Planning 2021)





Figure 6: Residential dwellings opposite subject site (aSquare Planning 2021)



Figure 7: Landscaped public land between Shelley St and Tennyson St (aSquare Planning 2021)





Figure 8: Shelley St Streetscape (aSquare Planning 2021)



Figure 9: Cul-de-sac at end of Tennyson St (aSquare Planning 2021)

## **4. BACKGROUND**

### **4.1 Planning History – Subject Site**

The building on the subject site appears to have been long-standing.

On 28 November 2013, Council approved Development Application DA-27/2013 for internal alterations to a dwelling for use as a place of public worship and residence with a 12-month limitation to the use.

On 11 February 2016, Development Application DA-585/2015 was approved for the continued use of premises as a place of public worship and residence.

More recently, on 12 May 2021, Development Application DA-315/2021 was lodged for demolition of all structures on site and construction of a place of public worship with associated residence, library, scripture rooms, prayer hall, basement car parking and front fence. The design was modified to satisfy Council requirements, however Council subsequently requested a withdrawal due to unresolved traffic matters.

A new Development Application PAN-350695 was then submitted via the planning portal, however it was returned by Council on 24 July 2023. The subject application has addressed Council's concerns as follows:

- A Stormwater Statement prepared by Telford Consulting Pty Ltd has been provided with the application.
- An ASIC extract is provided including a survey which details the registration number of the registered surveyor.
- The subject Statement of Environmental Effects addresses CBLEP 2023.

### **4.2 Planning History – Adjoining Site**

There is no recent recorded planning history relating to the site.

### **4.3 Pre-DA Meeting**

The matter was the subject of a formal pre-DA meeting on 9 October via Microsoft Teams with the architect Li Wang, and Council Officers Andrea Elias and Alice Pettini.

The full list of matters is attached in the Appendix 1. The subject proposal has been amended with considerations of the recommendations by Council.

The following design changes have been made to respond to Council's recommendations:

- The under-croft design has been removed
- Amendment to roof design
- Height reduced to comply with the maximum building height standard
- Overall gross floor area reduced to comply with the maximum FSR standard
- Basement car park layout redesigned



## 5. PROPOSAL DESCRIPTION

This statement is to be read in conjunction with the following plans prepared by Lis Architects dated 12/07/2023:

DA000	Cover Page	DA103	First Floor Plan
DA001	BASIX Commitment	DA104	Roof Plan
DA002	Demolition Plan	DA201	Elevations
DA003	Site Plan	DA202	Elevations
DA004	Site Analysis Plan	DA301	Sections
DA005	Calculation Plans	DA701	Materials and Finishes
DA006	Axometric Diagram	DA801	Shadow Diagrams
DA101	Basement Plan	DA802	Shadow Diagrams
DA102	Ground Floor Plan		

The following reports are also submitted with this application

- Survey Plan prepared by S.J. Surveying Services Pty Ltd
- Landscape plan prepared by Lisound Landscape
- Traffic Impact Assessment prepared by Bitzios Consulting
- Acid Sulfate Soil Management Plan prepared by Dr Upsilon Environments
- Arborist's report prepared by Horticultural Resources Consulting Group
- Acoustic Report prepared by Koikas Acoustics Pty Ltd
- Stormwater Concept Plan prepared by Telford Civil Design & Construction
- Access Report prepared by Ergon Consulting
- BCA Report prepared by Macquarie Consulting Engineers
- Plan of Management
- Waste Management Plan
- BASIX Certificate

It is proposed to demolish the existing dwelling and construct a Buddhist Temple (primary use) with residential accommodation (ancillary use).

Specifically, the building is proposed as follows:

- **Basement**
  - 7 x car spaces and 1 x accessible car space
  - Waste storage room
  - Fire stairs
  - Lift
- **Ground floor**

- Kitchen, pantry, dining, laundry, bathrooms and reception
  - Residential accommodation on west wing of the temple to include a master bedroom, kitchenette, laundry, living area and accessible bathroom
  - Scripture rooms and library to the east wing
  - Fire Stairs
  - Lift
- **First floor**
    - Main worship hall and relic room
    - Fire Stairs
    - Lift
- **External**
    - Outdoor eating area connected to dining room
    - New front gate and fence
    - Central corridor and stairs for access to main hall
    - New vehicular entrance and exit
    - Landscaping works
    - Removal of trees



Figure 4. 3D Diagram of proposal (Lis Architects 2023)

**Operating hours:** Monday to Saturday 10:00am to 3:00pm by appointment only and no scheduled events are to be held.

Sundays 9:00am to 4:00pm

**Maximum capacity:** 30 people

**Activities:** Sundays – group chanting, meditation, scripture reading, Dharma class and discussions, lunch, social gathering.

Mondays to Saturdays – occasional visits from members for scripture browsing, book borrowing or personal meditation. Occasional small group discussions.

Please refer to the Plan of Management for further details.

---

## ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

### 6. S.4.15(1)(a)(i) ENVIRONMENTAL PLANNING INSTRUMENTS

#### 6.1 Objects of the Environmental Planning and Assessment Act

The relevant objects under Section 1.3 of the Environmental Planning and Assessment Act, 1979 are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

The proposal is to construct a Buddhist Temple with residential accommodation. The proposal complies with relevant objects above in the following manner:

- Contributes to the social welfare of particular members of the community by providing a community use that serves the interests of that community.
- The building will have excellent ESD performance and is designed to comply with BASIX requirements, helping to facilitate ecologically sustainable development.
- The proposal is permissible and complies with the relevant objectives of the zone, thereby promoting the orderly and economic use and development of land.
- The proposal is of a high standard of design and amenity in relation to the existing built environment.
- The proposal promotes the proper construction and maintenance of building through compliance with the Building Code of Australia (BCA).

As such the proposal is consistent with the relevant objects of the Act.

## **6.2 Integrated Development**

Pursuant to Clause 4.8 of the Act, the proposal does not constitute Integrated Development.

## **6.3 Relevant State Instruments and Legislation**

### **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

#### **Chapter 2 – Vegetation in Non-Rural Areas**

This chapter provides a state-wide practice for the protection of biodiversity value of trees and other vegetation in non-rural areas of the State and to preserve the amenity of these areas through the preservation of trees and other vegetation.

An Arborist Assessment dated 7 April 2021 has been prepared and submitted with the application.

The proposal seeks to retain and protect the *Eucalyptus scoparia* and *Dimocarpus longan* tree on the site and remove the remaining *Magnolias* and fruit trees on the site. The report states that no significant development activity is required within the Structural Root Zone (SRZ) of the retained trees and therefore no stress is expected.

---

## **State Environmental Planning Policy (Resilience and Hazards) 2021**

### **Chapter 4 – Remediation of Land**

This Chapter provides a state-wide practice for the remediation of contaminated land. Under Section 4.6, consideration has to be given as to whether the land is contaminated.

The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. It can be concluded that beyond reasonable doubt there is no likelihood of contamination on this site. Further investigations can be provided if requested by Council.

### **State Environmental Planning Policy– Building Sustainability Index: (BASIX) 2004**

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ("BASIX") is applicable to this application.

A BASIX certificate is included with this application for the residential component of the development. This demonstrates compliance with BASIX targets for Water, Energy and Thermal Comfort.

---

## 6.4 Canterbury-Bankstown Local Environmental Plan 2023

### Aims of Plan

The aims and objectives of the Canterbury-Bankstown LEP 2023 are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,*
- (b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,*
- (c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,*
- (d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,*
- (e) to restrict development on land that is sensitive to urban and natural hazards,*
- (f) to provide a range of residential accommodation to meet the changing needs of the population,*
- (g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,*
- (h) to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,*
- (i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,*
- (j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,*
- (k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,*
- (l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,*
- (m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,*
- (n) to ensure development is accompanied by appropriate infrastructure,*
- (o) to promote ecologically sustainable development.*

The proposal complies with the above objectives.

---

## Aims and objectives of zone

The site is zoned R3 Medium Density Residential under the provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The objectives of the zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To allow for development that provides a suitable visual transition between high density residential areas and low-density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The existing and proposed use as a Place of Public Worship with residential accommodation is permissible with consent. The proposal is consistent with the objectives of the zone.

The primary use of the site is for the purposes of a Place of Public Worship with some residential accommodation associated with the primary use as an ancillary use.

The continued use of the Place of Public Worship is compatible with residential uses and do not adversely affect the living environment or amenity of the area. The proposal continues to provide sufficient solar access to adjoining sites and improves the visual amenity of the site and streetscape.



## Statutory Compliance Table

Site Area (790.962m <sup>2</sup> )	Proposed	Control	Complies
Height	8.5m (max)	8.5m	Yes
Floor Space Ratio	0.492:1 389.60m <sup>2</sup>	0.5:1 (395.48m <sup>2</sup> )	Yes
Heritage Conservation	The subject site is not a heritage item and is not within a heritage conservation area. The site is not in the vicinity of any heritage items.		N/A
Flood Planning	The site is classed as flood prone land and Council has requested a stormwater systems report. In response, a Stormwater Statement and Stormwater Concept Plan prepared by Telford Consulting Pty Ltd is submitted.		Yes
Acid Sulfate Soils	Excavation proposed is less than 2 metres below natural ground surface.	Class 4 – Works more than 2 metres below the natural ground surface. Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.	Yes
Earthworks	Excavation works will occur to accommodate the basement parking level. Council may impose conditions to ensure that excavation is carried out according to appropriate standards and practices.		Yes
Stormwater Management and Water Sensitive Urban Design	Stormwater Concept Plan and a Stormwater Statement has been submitted.	To minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties.	Yes

Site Area (790.962m <sup>2</sup> )	Proposed	Control	Complies
Biodiversity	The site is not identified as “Biodiversity” on the Biodiversity Map.		N/A
Riparian Land and Watercourses	The site is not identified as “Riparian Land” on the Riparian Lands and Watercourses Map.		N/A
Development in areas subject to aircraft noise	The subject site is not affected by aircraft noise.		N/A
Design Excellence	The subject Place of Public Worship has a building with GFA < 1,000sqm.		N/A

The application has been assessed having regard to the relevant provisions of the LEP and is acceptable for the reasons discussed above.

## 7. S.4.15(1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS

Not applicable to this assessment.

## 8. S.4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS

### 8.1 Canterbury–Bankstown DCP 2023

#### Compliance Table

The following table addresses the relevant DCPs applicable to the proposed development.

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
<b>2.2</b>	<b>Flood Risk Management</b>		
	Sections 9-10 of Chapter 2.2 apply to land in the former Canterbury Local Government area.	A Stormwater Statement is provided as requested by Council, in addition to a Stormwater Concept Plan.	Yes
<b>2.3</b>	<b>Tree Management</b>		
2.1	A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.	An Arborist Assessment prepared by Horticultural Resources Consulting Group is submitted to Council for assessment. The proposal involves the removal of 9 trees on the site and the retention and protection of 2.	Yes
<b>3.1</b>	<b>Development Engineering Standards</b>		
3.1	<b>Development impacted by stormwater systems</b>  Applicants must apply to Council for a Stormwater System Report (SSR), prior to DA submission, if the site is noted on Council's SSR register as affected by potential local stormwater flooding. The development must	A Stormwater Statement and Stormwater Concept Plan is submitted to Council for assessment.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.		
<b>3.2</b>	<b>Parking</b>		
<b>2.1</b>	<b>Off-street parking rates</b>		
	<p>1 car space per 5m<sup>2</sup> of the assembly area.</p> <p>Car parking for ancillary uses and social/special events must be provided on-site on the basis of a parking study, to be submitted with the development application.</p>	<p>In accordance with this control, a total of 19 car spaces is required for the assembly area which has a size of 97.1m<sup>2</sup>.</p> <p>The proposal provides a total of 7 car spaces plus 1 accessible car space and results in a short fall of 12 car spaces.</p> <p>A Traffic Impact Assessment has been prepared by Bitzios Consulting which includes a Green Travel Plan that aims to encourage public transport and lower private vehicle usage. The Plan also includes a Courtesy Bus Service (which is also currently in operation) that provides a 7-seater van between Campsie Station and the subject site to service all visitors who use public transport.</p> <p>With the use of the Courtesy Bus Service,</p>	Refer to Traffic Impact Assessment

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
		and consideration of the proximity of the site to Campsie Train Station (approx. 500m), it is considered that the shortfall in car parking is justified.	
3.1	<p><b>Parking location</b></p> <p>Development must not locate entries to car parking or delivery areas:</p> <ul style="list-style-type: none"> <li>a) Close to intersections and signalised junctions;</li> <li>b) On crests or curves;</li> <li>c) Where adequate sight distance is not available;</li> <li>d) Opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island);</li> <li>e) Where right turning traffic entering may obstruct through traffic;</li> <li>f) Where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or</li> <li>g) Where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.</li> </ul>	The car park entrance to the basement level is located appropriately and not in proximity to any intersections or other parking entries that generate a large amount of traffic. There will not be any interference with bus stops, loading zones or pedestrian crossings.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
3.2	Parking areas for people with disabilities should be close to an entrance to development. Access from parking area to the development should be by ramps or lifts where there are separate levels.	The accessible car parking space is located near the lift.	Yes
3.8	<b>Access driveway width and design</b>  The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	The driveway into and out of the property is designed to be the most direct access and egress into and out of the site.	Yes
3.9	The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.	An appropriate driveway width is provided.	Yes
3.12	<b>Minimum headroom dimensions</b>  Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. Minimum headroom dimensions for cars and light vans are 2.4m.	The minimum headroom dimension is 2.2m.	BCA Compliant

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
3.18	<b>Safety and security</b>  Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.	Please refer to the plans for the design of the sloping ramp.	Refer to the architectural plans.
3.19	<b>Sight distance requirement</b>  For all development, adequate sight distance must be provided for vehicles existing driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility where between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	The architectural plans identify pedestrian sight triangles which are areas to be kept clear of obstructions to visibility.	Yes
3.20	<b>Pedestrian access</b>  Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits.	Pedestrian entrances are separate from vehicular entrances and exits.	Yes
3.21	Lifts and stair lobbies should be prominently marked to help users find them and to increase personal security.	Council may impose conditions where necessary.	Yes
3.33	<b>Basement parking</b>  Provide ventilation to basement parking. Location and details of	The basement car park is small in size and	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	mechanical ventilation design must be outlined in applications to Council.	mechanical ventilation is not considered necessary. The vehicular gates provide natural ventilation to the car park.	
3.34	Design and integrate basement parking so as not to accentuate the scale or bulk of a building, or detract from the streetscape or front setback character.	The basement car park has been designed to be integrated to the building and does not accentuate the scale or bulk of the building. The basement car park is not located above ground and therefore will not detract from the streetscape or front setback character.	Yes
3.36	Vehicular access should be via secondary streets, rear lanes or internal driveways where possible.	Vehicular access if via Shelley St which is a secondary street.	Yes
3.38	Keep all loading docks, parking areas and driveways clear of goods and do not use for storage, including garbage storage, so that free movement is available at all times.	A separate waste storage area is provided to ensure parking areas are kept clear. No loading docks are proposed.	Yes
3.40	Optimise opportunities for deep soil, active street frontages, and good streetscape design, and minimise loss of street parking.	The design of the basement enables opportunities for deep soil around the periphery of the site.	Yes



DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
<b>3.3</b>	<b>Waste Management</b>		
6.1	<b>Development controls for Places of Public Worship</b>  Development must provide bin storage and separation facilities.	Waste bin storage area is provided at the basement level.	Yes
6.2	Development must provide an appropriate and efficient waste storage system.	Adequate and appropriate waste storage system is provided.	
6.3	Bin storage areas are to integrate with the overall design and functionality of development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.	Bin storage areas are within the basement level and not visible to the public domain. They are integrated in to the design of the building.	Yes
6.4	The location of the bin storage area must not adversely impact on the streetscape, building presentation or amenity of any adjoining dwellings.	No impact to building presentation or amenity of adjoining dwellings.	Yes
6.5	An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow vehicle movements to comply with Australian Standards.	On-site collection is not proposed. Waste bins will continue to be collected weekly by Council.	Same as existing
<b>3.4</b>	<b>Sustainable Development</b>		
	Appendix 2 – Design guidelines for development.	Passive design principles have been considered in the design of the building allowing natural ventilation and lighting.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
<b>3.7</b>	<b>Landscape</b>		
2.1	<b>Existing vegetation and natural features</b>  New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	New landscaping complements the existing streetscape.	Yes
2.2	Development, including alterations and additions, is to minimise earthworks in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	Excavated soil is used on site where possible.	Yes
2.3	Landscape design is to contribute to and take advantage of the site characteristics.	Landscape design contributes to site characteristics.	Yes
2.4	Landscape design is to improve the quality of the streetscape and communal open spaces by: <ul style="list-style-type: none"> <li>a) Providing appropriate shade from trees or structures.</li> <li>b) Defining accessible and attractive routes through the communal open space and between buildings;</li> <li>c) Providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental</li> </ul>	Landscape design provides the retention of 2 trees and a total of 4 new trees that reach a mature height of 4-8m and can provide shading and contribute to privacy.  Various species of shrubs are also planted to provide softening and aid in climate control.  Please refer to the submitted Landscape Plan for more details.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	<p>protection, where relevant;</p> <p>d) Improving the microclimate of communal open spaces and hard paved areas;</p> <p>e) Locating plants appropriately in relation to their size including mature size;</p> <p>f) Softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale;</p> <p>g) Including suitably sized trees, shrubs and ground covers to aid climate control by providing shade in summer and sunlight in winter.</p>		
2.5	<p>The landscape of setbacks and deep soil zones must:</p> <p>a) Provide sufficient depth of soil to enable the growth of mature trees;</p> <p>b) Use a combination of groundcovers, shrubs and trees;</p> <p>c) Use shrubs that do not obstruct sightlines between the site and the public domain; and</p> <p>d) Where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to</p>	<p>A combination of groundcovers, shrubs and trees are proposed that are situated such that sightlines are not obstructed.</p> <p>Four trees are proposed and sufficient depth of soil will be provided for these trees.</p>	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	screen the structure, maintain privacy and function as an environmental buffer.		
2.6	<b>Trees</b>  Development must consider the retention of existing trees in the building design.	The proposal includes the retention of 2 trees on the site.	Yes
2.7	Development must plant at least one canopy tree for every 12m of front and rear boundary width and: <ul style="list-style-type: none"> <li>a) Canopy trees are to be of a minimum 75 litre pot size.</li> <li>b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</li> <li>c) Place evergreen trees well away from the building to allow the winter sun access.</li> <li>d) Select trees that do not inhibit airflow.</li> <li>e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</li> </ul>	The existing canopy tree to the eastern corner of the site will be retained.  Four new trees are proposed of various species, none of which are deciduous trees.  Trees will not inhibit airflow and will provide shading and softening of hard surfaces.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
2.8	Development must provide street trees that will contribute to the canopy where possible.	Street trees are not proposed. Two small street trees have been recently planted to the front of the site.	Merit
<b>10.5</b>	<b>Places of Public Worship</b>		
2.1	<b>Site Analysis</b>  Development applications must submit site analysis plans and studies.	A Site Analysis Plan has been provided.	Yes
3.1	<b>Development Controls</b>  A place of public worship must maintain the general amenity of the area.	The general amenity of the area is maintained.	Yes
3.2	A place of public worship must optimise the use of surrounding and potential infrastructure, with a particular emphasis on public transport.	The site is located at a walkable distance of approximately 500m from Campsie Train station. In addition, a courtesy bus service runs regularly on Sundays which is a 7-seater van that provides visitors transportation from Campsie train station.	Yes
3.3	<b>General restrictions on development</b>  A place of public worship may not be within reasonable view of a sex service premises.	The site is within a residential area and not in the vicinity of any sex service premises.	Yes
3.4	The boundary of a place of public worship should not be within a 100m radius of a sex service premises.	Complies.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
3.5	<p><b>Traffic management – environmental capacity</b></p> <p>Development for the purpose of places of public worship must not result in a street in the vicinity of the site to exceed the environmental capacity maximum. If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street. This clause applies to places of public worship in the residential zones, the special use zones and the industrial zones.</p>	The Traffic Impact Assessment prepared by Bitzios Consulting confirms that the proposed development does not exceed the maximum environmental capacity of the local street.	Yes
3.6	<p><b>Traffic management – level of service</b></p> <p>Development for the purpose of places of public worship must not result in a street intersection in the vicinity of the site to have a level of service below Level B. If the existing level of service is below Level B, the development must maintain the existing level of absolute delay of that street intersection. This clause applies to places of public worship in the residential zones, the special use zone and the industrial zones.</p>	The Traffic Impact Assessment confirms that the development will not result in a street intersection in the vicinity of the site to have a level of service below Level B.	Yes
3.7	<p><b>Traffic Impact Studies</b></p> <p>Development applications must submit a Traffic Impact Study based on the RTA Guide to</p>	Please refer to the Traffic Impact Assessment for details.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	Traffic Generating Developments.		
3.8	To ensure adequate traffic flow, worship services must not commence until thirty minutes have elapsed following the completion of any preceding service. This requirement may be imposed as a condition of development consent.	There is only one worship service on Sunday.	Yes
4.1	<b>Assembly area</b>  The maximum. Area of the assembly area in a place of public worship within Zone R2, R3 and R4 is 400m <sup>2</sup> .	The assembly area has a maximum GFA of 97.1m <sup>2</sup> .	Yes
4.2	An alteration or addition to an existing place of public worship within Zone R2 Low Density Residential and Zone R3 Medium Density Residential which would result in an assembly area with an area of more than 400m <sup>2</sup> is not permitted.	An assembly area > 400m <sup>2</sup> is not proposed.	Yes
4.3	<b>Height</b>  Within Zone R3, R4 and SP2 Infrastructure, the maximum wall height for a place of public worship is 9.5m.	The maximum wall height proposed is less than 9.5m.	Yes
4.5	Despite clauses 4.5 and 4.6, Council may consider spires, towers, minarets and similar structures, which exceed the	The proposed roof has a hipped and gable style which contributes to the streetscape and creates	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	wall height limit on the basis of their bulk and scale, the extent of their overshadowing, and their contribution to the streetscape.	minimal overshadowing to the adjoining sites. The proposed bulk and scale are also reasonable within its context.	
4.6	The operational requirements of Bankstown Airport may place certain additional constraints on building heights within some areas of Canterbury-Bankstown. Council may refer certain development applications to the airport authority for consideration.	Noted.	Yes
4.7	<b>Street setbacks</b>  Minimum setbacks of 7.5m to the primary street frontage and secondary street frontage apply to local roads within Zones R2, R3, R4 and SP2.	The front entrance to the assembly area/ main hall has a setback of 8.3m to the primary street frontage.	Yes
4.8	<b>Site and rear setbacks</b>  Within Zones R2, R3, R4 and SP2; and IN1 and IN2 which adjoin residential zoned land, side and rear setbacks must be in accordance with the following formula:  Minimum setback(s) = 0.8 x wall height (w)	The minimum side and rear setback(s) according to the control is 0.8 x 8.5m = 6.8m.  The proposal provides a rear setback of 10.235m at the ground floor and 7.265m at the first floor.  The side setbacks are generally a min of 2.5m in width. The side setbacks proposed are	Yes       Improvement to existing



DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
		consistent with the setbacks of adjoining properties and also an increase in comparison to the current side setbacks which are less than 1m from the boundaries.	
4.9	<b>Access to sunlight</b>  At least one living area of a dwelling on an adjoining site must receive a minimum of 3 hours of sunlight between 8am to 4pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	Due to the positioning of the site, adjoining sites will receive at least 3 metres of sunlight at mid-winter.	Yes
4.10	A minimum 50% of the required private open space for each dwelling on an adjoining site must receive at least 3 hours of sunlight between 9am and 5pm at the equinox. Where this standard cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing of the affected private open space.	POS of adjoining sites will receive at least 3 hours of sunlight between 9am and 5pm at the equinox.	Yes
4.11	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel, or other solar collector on the site and neighbouring sites.	Overshadowing to any solar hot water system or panels on adjoining sites are not anticipated.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
4.12	<b>Parking</b>  The car park/ manoeuvring areas and the set-down and pick-up areas must be located separately behind the front building line.	The car park is located at the basement level and therefore reduces the visual impact on the surrounding area.	Yes
5.1	<b>Energy efficiency</b>  Places of public worship must comply with Chapter 3.3 of this DCP to make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities.	The proposal provides a building that is well oriented to enable natural lighting and provides limited building depth to allow natural cross-ventilation.	Yes
5.2	<b>Façade designs</b>  Development must articulate the facades to achieve a unique and contemporary architectural appearance that: <ul style="list-style-type: none"> <li>a) unites the facades with the whole building form;</li> <li>b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;</li> <li>c) combines high quality materials and finishes;</li> <li>d) considers any other architectural elements to Council's satisfaction.</li> </ul>	The proposed building façade responds to the use of the building and provides a unique appearance that combines quality materials and finishes for the place of public worship. The facade unites the building form and is of appropriate scale and proportion.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
5.3	Development must provide an active frontage to the street.	The assembly hall opens out to the central corridor facing the street and front entrance.	Yes
5.4	<b>Roof designs</b>  Development must incorporate an innovative roof design that: <ul style="list-style-type: none"> <li>a) achieves a unique and contemporary architectural appearance; and</li> <li>b) combines high quality materials and finishes.</li> </ul>	The proposed roof is of a unique architectural appearance that is characteristic of a place of public worship. Quality materials and finishes are used.	Yes
5.5	<b>Front fences</b>  The maximum fence height for a front fence is 1.8m.	The front fence has a general height of 1.2m and maximum height of 2m (to the highest brick pier). The front fence includes the use of brick and metal palisades to provide transparency and visibility through the site. The front fence is of an open style design that provides visual interest whilst providing compatibility with the design of the building.	<b>Partial –</b>  Consistent with DCP objectives
5.6	The external appearance of a front fence along the front boundary of the site must ensure:		

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	a) the section of the front fence that comprises solid construction must not exceed a fence height of 1m above the ground level (existing); and b) the remaining height of the front fence must comprise open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.	The design of the front fence is open-style. Solid wall constructions are not proposed.	Yes
5.7	Council does not allow the following types of front fences:  a) chain wire, metal sheeting, brushwood, and electric fences; and b) noise attenuation walls.	Specified fencing not proposed.	Yes
6.1	<b>Acoustic privacy</b>  Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).	Refer to the submitted acoustic report which provides recommendations and temple operating restrictions.	Yes
6.2	The location and design of places of public worship must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land. An Acoustic Report	Please refer to the submitted acoustic report prepared by Koikas Acoustics Pty Ltd for further details.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	prepared by a suitably qualified acoustic consultant is required.		
6.3	The maximum height for noise attenuation walls and fences along the boundary of the site is 2m.	Noise attenuation walls and fences along the boundary are not proposed.	Yes
6.4	<b>Hours of operation</b>  Council may limit the hours of operation of places of public worship, public access to places of public worship, and special occasions or events.	Please refer to the development proposal and Plan of Management for operation hours.	Yes
6.5	<b>Management plans</b>  Council requires development applications to submit a Management Plan to determine: <ul style="list-style-type: none"> <li>a) hours and days of operation;</li> <li>b) special events: a detailed calendar of any festivals and special events must be supplied with the application, together with details of the arrangements for parking during these times;</li> <li>c) number of persons attending at any one time, including non-worship and ancillary activities, and proposed measures to minimise impacts on the surrounding amenity;</li> </ul>	Please refer to the submitted Plan of Management for more details.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	<ul style="list-style-type: none"> <li>d) expected 'catchment area' from which the congregation will travel; and</li> <li>e) any proposed street parades and road closures.</li> </ul>		
6.6	<p>Council must require the operator of a place of public worship in Zone R2, R3 and R4, to organise and chair a Neighbourhood Liaison Committee (NLC). The purpose of the Committee is for the operator and neighbours to resolve any issues, such as traffic and noise, arising from the operation of the place of public worship. The operation of the Committee must ensure:</p> <ul style="list-style-type: none"> <li>a) the membership of the NLC must include residents who live next to and opposite the place of public worship.</li> <li>b) The NLC must meet at least four times during the first 24 months of the place of public worship.</li> <li>c) The operator of the place of public worship must forward the meeting minutes to Committee members.</li> <li>d) The operator of the place of public worship may forward the meeting minutes to Council for information purposes.</li> </ul>	Noted. Council may impose conditions where necessary.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	e) The operator of the place of public worship may terminate the Committee once it meets at least four times during the first 24 months of the place of public worship operating, or may choose to extend the function of the Committee over a longer period of time.		
7.1	<b>Landscaping</b>  Development applications must submit a detailed landscape plan prepared by a qualified landscape architect consistent with Council's Landscape Guide.	A Landscape Plan prepared by Lisound Landscape has been submitted with the application.	Yes
7.2	New car parking areas are to be furnished with canopy trees.	Not applicable to basement car parking.	N/A
7.3	Screen planting capable of achieving 3m in height shall be provided to the common boundary between the new development and existing residential buildings where the setback from property boundaries is greater than 3m.	Screen planting is not provided. Areas where setback from property boundaries is greater than 3m will not pose any overlooking opportunities due to the strategic location of windows. In addition, no balconies are proposed and the existing tree to the rear of the site will remain and provide screening and shade.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
7.4	Screen planting shall be provided in the required setback areas between the road and car park areas, and between adjoining residential buildings and car parking areas.	The car park is located at the basement level.	N/A
7.5	<p><b>Deep soil zones</b></p> <p>Development for the purpose of places of public worship must provide deep soil zones that have the following minimum widths around the site boundaries:</p> <p>Primary street frontage: 6m Side and rear setbacks: 5m</p> <p>The deep soil zones must be landscaped by deep soil plantings and canopy trees.</p>	<p>For the primary street frontage, the deep soil area has a width ranging from 2.97m to 7m.</p> <p>Side and rear setbacks range from 1.3m to 7.265m.</p> <p>Please refer to the Landscape Plan for more details on the type of plantings.</p> <p>The proposal partly achieves the minimum widths for deep soil areas. Due to the triangular shape of the subject site, it is difficult to completely achieve the minimum widths, however, a total deep soil area of 341.89m<sup>2</sup> is provided including useable open space, privacy to adjoining properties and integrated planting.</p>	Partial



DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
8.1	<b>Entrances, fences and natural surveillance</b>  The front door to a building should face the street.	The main entrance to the place of public worship faces the street.	Yes
8.2	An external entry path and the foyer to a building should be direct to avoid potential hiding places.	The entry path to the building is direct, clear and visible from the main street.	Yes
8.3	Windows on the upper floors of a building should, where possible, overlook the street.	Windows from the assembly hall will overlook the street.	Yes
8.4	For a fence forward of the front building line, the solid construction of the fence must not exceed a height of 1m above the ground level (existing). The remaining height of the fence must comprise an open style construction such as spaced timber pickets, wrought iron, or lattice. Metal sheet, chain wire, brushwood or unframed lattice is not permitted along the primary frontage of the site.	No solid fence constructions are proposed.	N/A
8.5	<b>Security devices</b>  A security alarm system should be installed in a building.	Noted. Council may impose conditions where necessary.	Yes
8.6	All windows and doors on the ground floor should ordinarily be made of toughened glass to	Council may impose conditions where necessary.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	reduce the opportunities for 'break and enter' offences, with the exception of special features such as stained-glass windows. Where possible, such special features should be above ground floor level.		
8.7	Access to basement car park must only be available to the public during operating hours and via a security door or gate with an intercom, code, or card lock system.	As above.	Yes
8.9	Lighting must be provided to the following areas of a building to promote safety and security at night:  a) An external entry path, foyer, driveway, and car park to a building; and b) The main entrance. This may be in the form of motion sensitive lighting or timer lighting.	As above.	Yes
8.10	A pedestrian entry path and driveway to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.	As above.	Yes
8.11	The lighting in a car park must conform to Australian Standards.	As above.	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
8.14	<b>Access</b>  Development must be easily accessible to people with disabilities and must comply with the BCA and Australian Standards.	Please refer to the submitted Access Report prepared by Ergon Consulting which confirms that the development can achieve accessibility with the provided comments and recommendations in the report.	Yes
9.1	<b>Waste storage areas</b>  The design, location, and screening of waste and recyclable receptacle areas must be to the satisfaction of Council.	The waste storage area is located at the basement level and not visible to the streetscape.	Yes
9.2	<b>Building design (site facilities)</b>  The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	Plant rooms, hydrants and equipment of the like are located in the basement level as indicated on the plans.	Yes
9.3	Utilities and building services are to be integrated into the building design and concealed from public view.	Utilities and services are integrated with the building design and concealed from public view.	Yes
9.8	<b>Ancillary uses</b>  It will be necessary to submit with the development application details of any proposed ancillary uses,	The place of public worship proposes ancillary residential use for the monk. Details are	Yes

DCP Clause	Controls	Proposal	Compliance
	<b>Development Controls</b>		
	including the nature of the use, how many people will attend, duration and noise impacts.	provided in the architectural plans.	
9.9	<p>The design, construction and operation of ancillary uses must take into consideration the following matters:</p> <ul style="list-style-type: none"> <li>a) Whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;</li> <li>b) Whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;</li> <li>c) Whether the proposed development will maintain reasonable solar access to residential development between the hours of 8am and 4pm at the mid-winter solstice;</li> <li>d) Whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;</li> </ul>	<p>The residential use is located to the west-wing of the proposed building and is of a suitable bulk, scale and design that is compatible with the rest of the building and adjoining sites.</p> <p>All equipment will be screened from residential development.</p> <p>Reasonable solar access to adjoining residential developments is maintained.</p> <p>The acoustic reports notes that noise impact from the basement garage will not generate significant noise impact to the local community.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

\*Calculations provided by Lis Architects

---

## 9. S.4.15(1)(a)(iv) APPLICABLE REGULATIONS

Clause 92 of the EPA Regulation 2000 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this by standard conditions of consent.

Demolition will be undertaken in strict accordance with AS 2601-1991.

Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of *the Protection of Environment Operations Act* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

### 9.1 Section 62 Consideration of Fire Safety

Section 64 of the EP&A Regulation 2021 applies to an application that involves the rebuilding or alteration of an existing building if:

- (a) *the proposed building work and previous building work together represent more than half of the total volume of the building, or*
- (b) *the measures contained in the building are inadequate—*
  - (i) *to protect persons using the building, if there is a fire, or*
  - (ii) *to facilitate the safe egress of persons using the building from the building, if there is a fire, or*
  - (iii) *to restrict the spread of fire from the building to other buildings nearby.*

A NCC BCA Compliance Report prepared by Macquarie Consulting Engineers is submitted with the application.

## 10. S.4.15(1)(b)

### THE LIKELY IMPACTS OF THE PROPOSAL

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the *Protection of Environment Operations Act* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia.

Excavation will be undertaken in accordance with standard Council conditions of consent and within nominated working hours. Construction noise associated with the excavation is intended to comply with the *Protection of Environment Operations Act 1997* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. Precautions will be taken during site works to minimise vibration including the avoidance of sudden stop - start movements.

The site will be secured by a standard *Class A hoarding*, as required and appropriate signage will be erected. Sprays will be used during excavation; the public footpath, nature strip and road way will be kept clear and maintained in a safe condition.

The proposed excavation will not result in any pollution or siltation of any waterway or pose a threat to ecological communities or their habitats. Appropriate sediment and erosion control measures will be adopted during site works and the existing Stormwater system will be protected during works

The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

## 11. S.4.15(1)(c)

### THE SUITABILITY OF THE SITE

The subject site is suitable for the proposal as:

1. The site is zoned R3 Medium Density Residential and it is proposed to construct a Buddhist Temple with residential accommodation that is permissible in the zone.
2. Adequate water, stormwater drainage and sewage facilities are available on the site for the proposed development.

3. Soil characteristics are appropriate.
4. The site is not subject to natural hazards such as bushfire tidal inundation and mass movement.
5. There are no precipitate constraints posed by adjacent land uses.
6. Appropriate erosion and sediment control measures will be employed during works.
7. The development will not result in environmental degradation of the coastal foreshore.
8. The site is well located in relation to recreation, public transport, shops and services, all available in the immediate locality.

The application therefore satisfies this section of the Act.

#### **12. S.4.15(1)(d)**

#### **SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR THE REGULATIONS**

Not applicable to local development.



**13. S.4.15(1)(e)****THE PUBLIC INTEREST – CONCLUSION**

It is proposed to demolish the existing structures and construct a Buddhist Temple with residential accommodation.

The proposed development is of a high-quality architectural design and has been designed to relate well to its site, adjoining sites and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale.

The proposed development will be in the public interest, as it will provide an appropriate building form and will protect the residential amenity of adjoining properties.

The proposal complies with all relevant SEPP, LEP and DCP objectives and would have no adverse impact.

The application therefore satisfies this section of the Act.

## **APPENDIX 1**

### **PRE-DA MEETING MINUTES**

发件人: [Alice Pettini](#)

发送时间: Monday, October 12, 2020 11:50 AM

收件人: [Li Wang](#)

抄送: [Andrea Elias](#)

主题: Pre-DA Meeting Minutes : 3 Shelley Street, Campsie

Dear Li,

Thanks for your time on Friday. Please find below the minutes from our meeting.

**Site details:**

- Address: 3 Shelley Street, Campsie
- Zoning: R3 Medium Density Residential
- Building Height: 8.5m
- FSR: 0.5:1

**Attendees:**

- Council: Andrea Elias, Alice Pettini
- Visitor (via Microsoft Teams): Li Wang (Architect)

**Meeting date:** 9 October 2020

**Proposed:**

- Place of Public Worship with two x dwellings

**Clarification sought on:**

- *Overall architectural form, bulk and scale in the local context*
- *Minor encroachment of Height*
- *Minor encroachment of FSR*
- *Private open space (no public access, only for internal staff amenity purpose, cloth drying etc)*
- *Acoustic and Visual privacy*
- *Basement Carparking*

**Advice:**

- Advised not a detailed and thorough assessment, the onus is on the Applicant to
- ensure a detailed assessment against the relevant controls is undertaken.
- Council's review focused on the elements requested.

***Overall Architectural Form, bulk and scale in the local context.***

- Given there are no specific building design controls applicable for Places of Public
- Worship within current controls, the design is heavily merit assessment based.
- The key building design controls relating to the development are the height and FSR controls in CLEP 2012 and Part F8 of CDCP 2012.



- The site is not suitable for the scale, design and intensity of the proposal in its current form for the following reasons:
  - The undercroft design adds to the perceived bulk of the development and should be removed.
  - Insufficient information provided at this stage to determine potential impacts (i.e. overshadowing and privacy) on adjoining developments.
  - Mansard roof design not supported. Roof design to be in keeping with character of area (hipped or gabled with max 30degree pitch)
  - Increased side/rear setbacks may also be required to maintain suitable level of solar access and privacy to adjoining properties.
  - Although it is acknowledged that the site is irregularly shaped, the proposed design and presentation to the street is not in keeping with the medium density residential character of the area. Suggested that the front setback be amended to reflect the existing front setback provided on site or undertake an analysis of the existing front setbacks within the street and revise the design to meet this.
- The proposed design incorporates two separate dwellings which is not supported by Council as the site would not meet the minimum lot size for each dwelling and would result in a subdivision pattern inconsistent with the area. Therefore, strongly recommended to remove one dwelling and ensure any future application makes clear that the dwelling retained on the site is ancillary to the place of public worship primary use of the site.

#### ***Encroachment to Height Control***

- Based on Council's review of the site, it is considered that there is no site constraint that warrants variation to the maximum building height standard.
- Strongly suggested to revise design to comply with the maximum height development standard.

#### ***Encroachment to FSR Control***

- Similar to the above, it is considered that there is no site constraint that warrants variation to the maximum FSR standard.
- Strongly suggested to revise design to comply with the maximum FSR development standard.
- In addition to the above, the design of the under-croft area lends itself to being convert to GFA which is a concern.

#### ***Private open space (no public access, only for internal staff amenity purpose, cloth drying etc)***

- Generally accepting of location of POS, however need details on proposed RL and its relationship with adjoining properties to determine potential privacy impacts.
- There is concern that the design and location of the private open space lends itself to being used by worshippers. Should this be the case, potential noise impacts of such events is to be considered as part of the acoustic report prepared for the application.

#### ***Acoustic Privacy***

- An acoustic report is to be prepared by a suitably qualified consultant and is to consider a number of elements, including but not limited to the following:
  - Number of worshippers expected on site

- Noise from any amplified music or events expected to occur within the calendar year.
- Potential impact on residential properties adjoining and within site
- Noise associated with any gathering in POS
- Undercroft design (if this is kept despite Council's advice to remove)

### **Visual Privacy**

- Need updated survey to determine levels and impacts on adjoining properties.
- Plans to show location (and RLs) of windows on adjoining properties to understand the relationship between those and proposed windows on subject site. Design may need to be revised to address any privacy impacts once this detail is provided.

### **Basement Parking**

- The parking rate for the place of public worship within the SEE is incorrect. The rate in the SEE is the rate for bicycle spaces, not car parking. Therefore additional parking spaces may be required.
- CDCP 2012 specifies that A Traffic and Parking Assessment Report with a survey of similar developments is required to determine proposed car parking required. It was noted that an existing Buddhist place of public worship is located in Wiley Park. However the engaged traffic consultant would need to investigate the location of any other examples nearby, of a similar size and nature to use as comparisons.
- The proposed separated driveway entry points and their location will be considered by Councils' Development Engineer and Traffic department during assessment. Suggested to contact them prior to DA lodgement to discuss this arrangement. Notwithstanding this, advised that Council's Engineering and Traffic Departments would most likely request one entry/exit point given the site is located on a col-de-sac and to minimise any impact on street parking.

At this point, the Applicant submitted a different design that was of a reduced bulk and scale. Feedback was requested on this design. Council staff advised the following:

- This design is considered to be an improvement to the one originally submitted.
- Advised to ensure it complies with FSR and Height standards as well as consider comments above.
- The front setback to consider existing development or average of that provided in street.
- In terms of basement design, advised to revise Part B1 to ensure the basement design complies with relevant requirements.
- Suggested the Applicant comes back for an additional pre-DA with this design to enable Council to provide more input.

Kind Regards,

**Alice Pettini** - Executive Planner T 02 9707 5515

E [Alice.Pettini@cbc.city.nsw.gov.au](mailto:Alice.Pettini@cbc.city.nsw.gov.au) [www.cbc.city.nsw.gov.au](http://www.cbc.city.nsw.gov.au)



# APPENDIX 2

## PLANS

DA000	Cover Page
DA001	BASIX Commitment
DA002	Demolition Plan
DA003	Site Plan
DA004	Site Analysis Plan
DA005	Calculation Plans
DA006	Axometric Diagram
DA101	Basement Plan
DA102	Ground Floor Plan
DA103	First Floor Plan
DA104	Roof Plan
DA201	Elevations
DA202	Elevations
DA301	Sections
DA701	Materials and Finishes
DA801	Shadow Diagrams
DA802	Shadow Diagrams



DEVELOPMENT APPLICATION

3 SHELLEY STREET CAMPSIE

PROPOSAL FOR

- DEMOLITION OF EXISTING DWELLING AND ALL STRUCTURES
- BASEMENT PARKING
- PLACE OF WORSHIP
- FRONT FENCE

CLIENT: DINGHUI TEMPLE

DEVELOPMENT APPLICATION			
DRW NO	DRW NAME	ISSUE	Amendment Comment
DA000	COVER PAGE	B	DEVELOPMENT APPLICATION
DA001	BASIX COMMITMENT	B	DEVELOPMENT APPLICATION
DA002	DEMOLITION PLAN	C	DEVELOPMENT APPLICATION
DA003	SITE PLAN	D	DEVELOPMENT APPLICATION
DA004	SITE ANALYSIS PLAN	B	DEVELOPMENT APPLICATION
DA005	CALCULATION PLANS	D	DEVELOPMENT APPLICATION
DA006	3D AXOMETRIC DIAGRAM	D	DEVELOPMENT APPLICATION
DA101	BASEMENT PLAN	D	DEVELOPMENT APPLICATION
DA102	GROUND FLOOR PLAN	D	DEVELOPMENT APPLICATION
DA103	FIRST FLOOR PLAN	D	DEVELOPMENT APPLICATION
DA104	ROOF PLAN	D	DEVELOPMENT APPLICATION
DA105	KITCHEN LAYOUT	B	DEVELOPMENT APPLICATION
DA201	ELEVATIONS	D	DEVELOPMENT APPLICATION
DA202	ELEVATIONS	D	DEVELOPMENT APPLICATION
DA301	SECTIONS	D	DEVELOPMENT APPLICATION
DA701	MATERIAL AND FINISHES	B	DEVELOPMENT APPLICATION
DA801	SHADOW DIAGRAMS - WINTER SOLSTICE	B	DEVELOPMENT APPLICATION
DA802	SHADOW DIAGRAMS - SPRING EQUINOX	B	DEVELOPMENT APPLICATION
DA901	SITE PLAN	B	DEVELOPMENT APPLICATION
DA902	ELEVATIONS	B	DEVELOPMENT APPLICATION



<div>LIS Architects</div> <div>LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.</div> <div>They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.</div> <div>Do not scale drawings. Verify all dimensions on site</div>	issue	amendment	date
	A	DEVELOPMENT APPLICATION	31/03/2021
	B	DEVELOPMENT APPLICATION NO.2	12/07/2023

DEVELOPMENT APPLICATION NO.2



10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

project	3 SHELLEY STREET CAMPSIE		
drawing	COVER PAGE		
scale	@A2	drawing no.	
drawn	LW		DA000
checked	LW	issue	
project no	2020-03SLY		B



# BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Single Dwelling

Certificate number: 1363234S\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Friday, 16 December 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	3 Shelley Street, Campsie_02	
Street address	3 Shelley Street Campsie 2194	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 5	
Lot no.	2862	
Section no.	2	
Project type	separate dwelling house	
No. of bedrooms	1	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by	
Name / Company Name: AENEC - Office: 02 9994 8906	
ABN (if applicable): 32612556377	

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3700 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 190 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>the cold water tap that supplies each clothes washer in the development</li></ul>		✓	✓
<ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	7.0 square metres
floor - suspended floor/enclosed subfloor	164.0 square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"><li>at least 1 of the bedrooms / study;</li><li>at least 2 of the living / dining rooms;</li><li>the kitchen;</li></ul>		✓ ✓ ✓	✓ ✓ ✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"><li>all bathrooms/toilets;</li><li>the laundry;</li><li>all hallways;</li></ul>		✓ ✓ ✓	✓ ✓ ✓
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.55 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	

## DEVELOPMENT APPLICATION NO.2

LIS Architects<sup>®</sup>

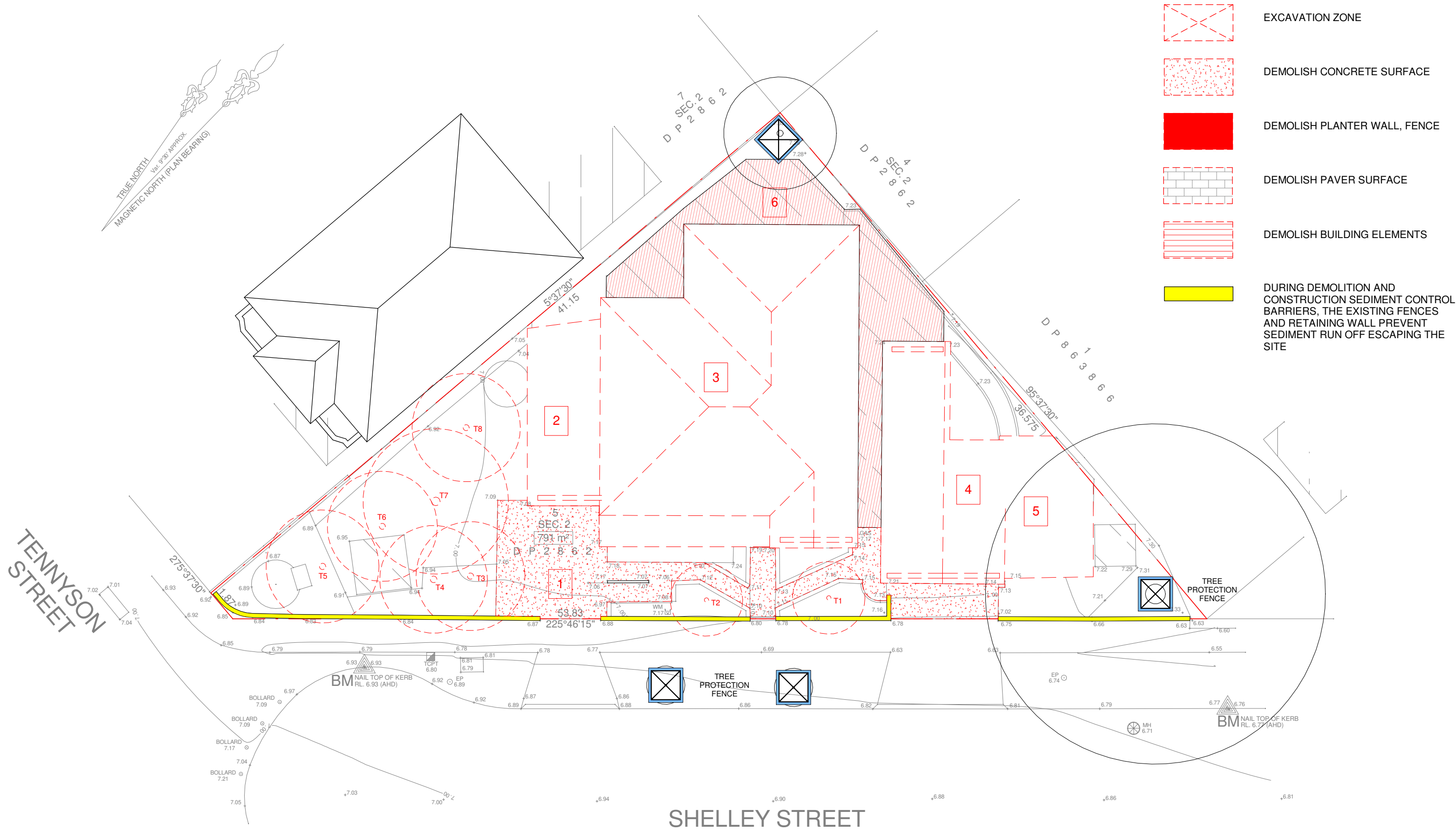
LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	DEVELOPMENT APPLICATION NO.2	12/07/2023
	</	





# 1 DEMOLITION PLAN

DA101 Scale: 1 : 200

- DEMOLITION NOTES:**
- 1 - DEMOLITION OF EXISTING CONCRETE SLAB 76.158m<sup>2</sup>
  - 2 - DEMOLITION OF METAL GARAGE 44.167m<sup>2</sup>
  - 3 - DEMOLITION OF EXISTING BRICK RESIDENCE 256.567m<sup>2</sup>
  - 4 - DEMOLITION OF METAL GARAGE 81.484m<sup>2</sup>
  - 5 - DEMOLITION OF METAL WORKSHOP 37.608m<sup>2</sup>



## GENERAL:

READ IN CONJUNCTION WITH SURVEY. DO NOT SCALE OFF DRAWINGS

## DEMOLITION & CONSTRUCTION:

- DEMOLISH EXISTING BUILDINGS AND SITE FACILITIES SHOWN RED DASHED AND SHADED AREA SHOWN ON DEMOLITION WORK PLAN
- TREES UNDER 5M ARE EXEMPT APPLICATION AND TO BE REMOVED
- ASBESTO INSPECTION MUST BE CARRIED PRIOR DEMOLITION BY SUBCONTRACTOR, CAREFUL HANDLE AND DISPOSAL IS ESSENTIAL
- REMOVE EXTERNAL WEATHERBOARD CLADDING MATERIAL
- REMOVE ALL TIMBER WALL FRAME AND ROOF FRAME, CONTRACTOR ENSURE TIMBER TRANSFERRED TO RECYCLE DEPOT.
- REMOVE ALL METAL WORK, INCLUDING HANDRAIL, EAVE GUTTER ALUMINUM FRAME WINDOW, DOWNPIPE.
- REMOVE ALL GLASSES
- ALL WORK MUST BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-2001, THE DEMOLITION OF STRUCTURES. THE WORK HEALTH AND SAFETY REGULATION 2011.
- CONTACT "1100 DIAL BEFORE YOU DIG" PRIOR TO EXCAVATION TO AVOID DAMAGING ANY EXISTING UNDERGROUND SERVICES.

## SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT. AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.

## DEVELOPMENT APPLICATION NO.2

### 3 SHELLEY STREET CAMPSIE

#### DEMOLITION PLAN

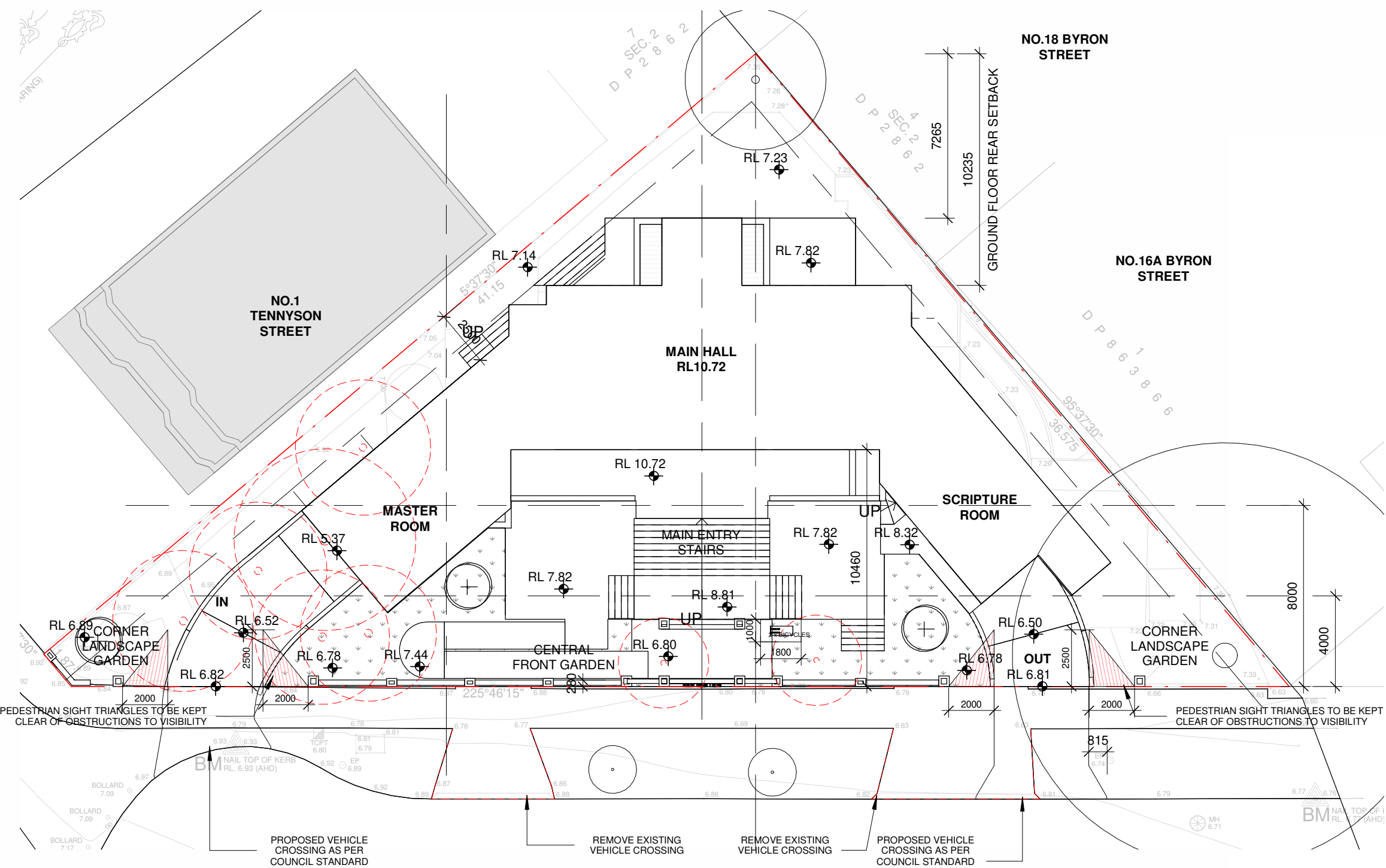
As@A2 drawing no. DA002  
LW issue  
2020-03SLY

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	10/08/2022
C	DEVELOPMENT APPLICATION NO.2	30/05/2023

**LIS Architects**  
LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.  
They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.  
Do not scale drawings.  
Verify all dimensions on site

**LIS ARCHITECTS**  
10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364





SITE AREA	790.962 m2
ALLOWABLE FSR	0.5:1
PROPOSED FSR	0.405:1 / 389.60m2
ALLOWABLE BUILDING AREA	395.48 m2
PROPOSED DEEP SOIL ZONE	341.890m2 / 43.2%
BASEMENT GFA	345.70 m2
PROPOSED GROUND FLOOR GFA	223.60 m2
PROPOSED FIRST FLOOR GFA	97.10 m2
TOTAL PROPOSED GFA	<b>320.70m2</b>
BASEMENT PARKING	7 PARKING + 1 ACCESSIBLE

MAIN HALL



1 SITE PLAN  
DA101

Scale: 1 : 200



STREET PERSPECTIVE

<b>LIS Architects</b> <small>LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.  They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.  Do not scale drawings. Verify all dimensions on site</small>	issue	amendment	date
	A	DEVELOPMENT APPLICATION	31/03/2021
	B	ADDITIONAL INFORMATION	15/11/2021
	C	ADDITIONAL INFORMATION	10/08/2022
	D	DEVELOPMENT APPLICATION NO.2	30/05/2023

N

LIS ARCHITECTS

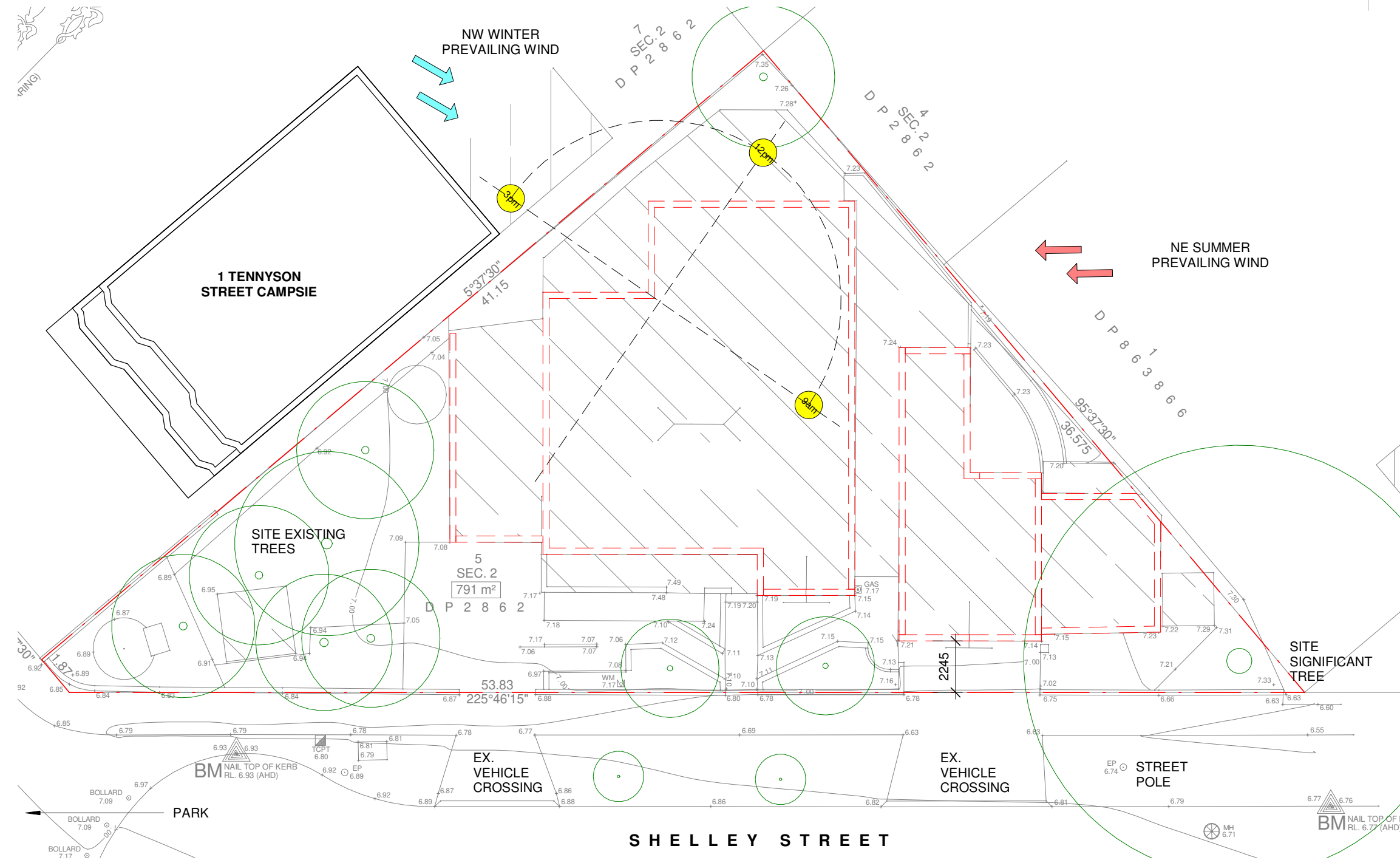
10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION  
NO.2

3 SHELLEY STREET CAMPSIE

project	
drawing	<b>SITE PLAN</b>
scale	1 : 200@A2 drawing no.
drawn	LW <b>DA003</b>
checked	LW issue
project no	2020-03SLY <b>D</b>





**SITE CHARACTER AND LOCAL CONTEXT**

- NO STREET PREVAILING FROM SETBACK, EXISTING FRONT SETBACK NOTED 2.245M
- ONE SIGNIFICANT GUM TREE TO BE PROTECTED AND RETAINED ONSITE
- TWO EXISTING VEHICLE CROSSING, WIDE FRONTAGE NOTED 53.83M



**EXISTING DWELLING USED AS PLACE OF WORSHIP**



**1 TENNYSON STREET**



**PARK**



**SITE SIGNIFICANT TREE**

**DEVELOPMENT APPLICATION NO.2**

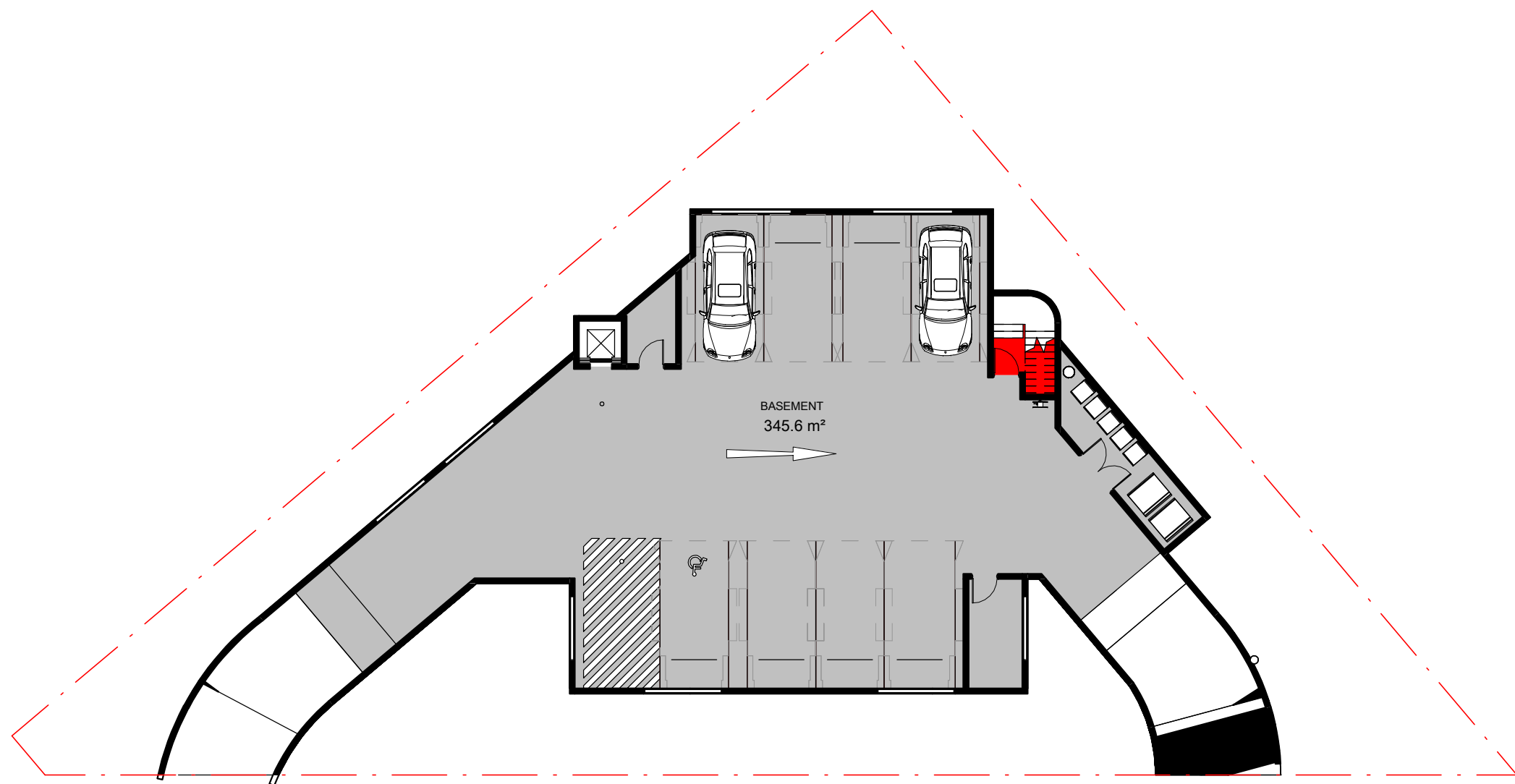
<b>LIS Architects</b> LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company. Do not scale drawings. Verify all dimensions on site	issue	amendment	date
	A	DEVELOPMENT APPLICATION	31/03/2021
	B	DEVELOPMENT APPLICATION NO.2	30/05/2023



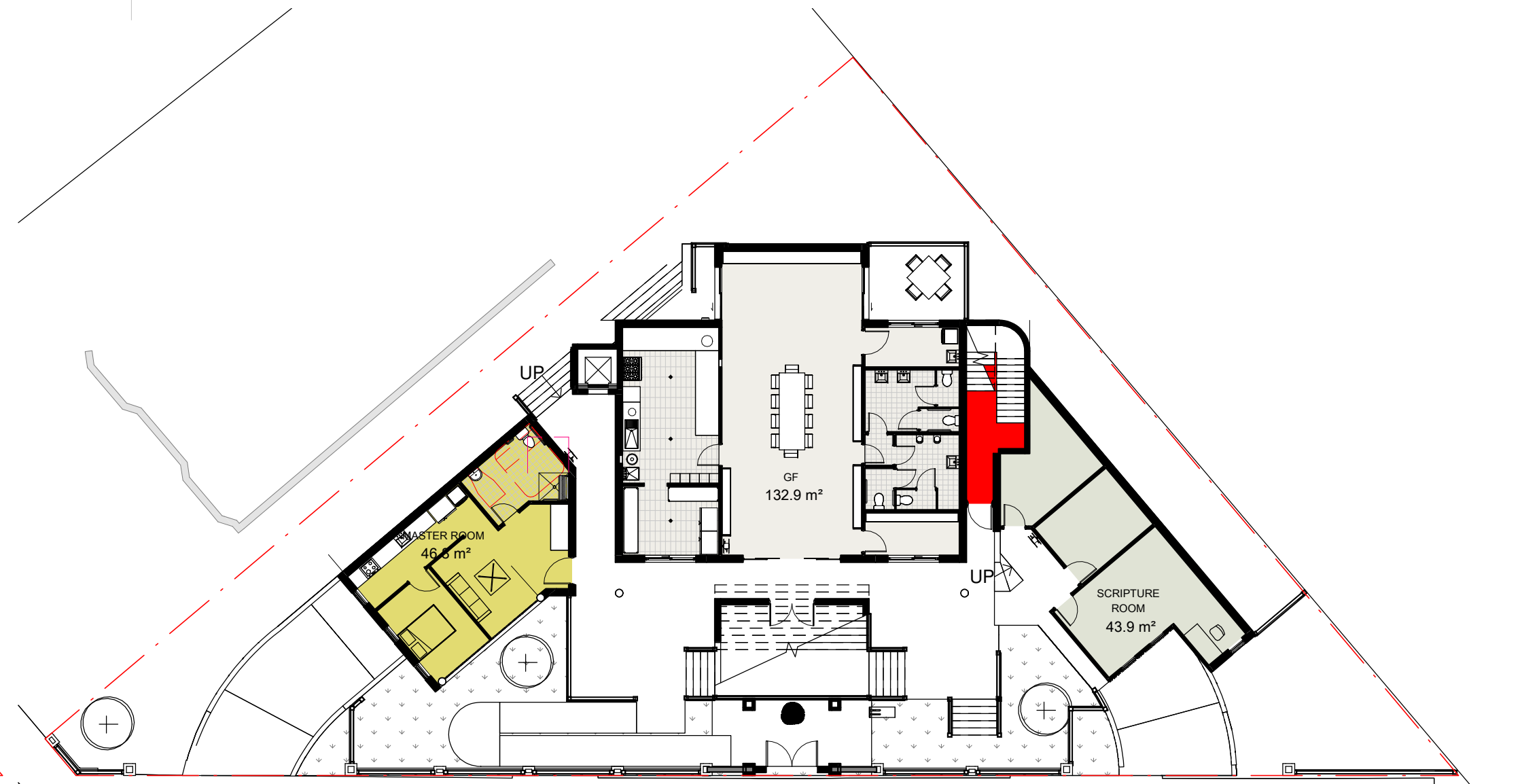
**LIS ARCHITECTS**  
10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

project	<b>3 SHELLEY STREET CAMPSIE</b>	
drawing	<b>SITE ANALYSIS PLAN</b>	
scale	1 : 200@A2	drawing no.
drawn	LW	<b>DA004</b>
checked	LW	issue
project no	2020-03SLY	<b>B</b>

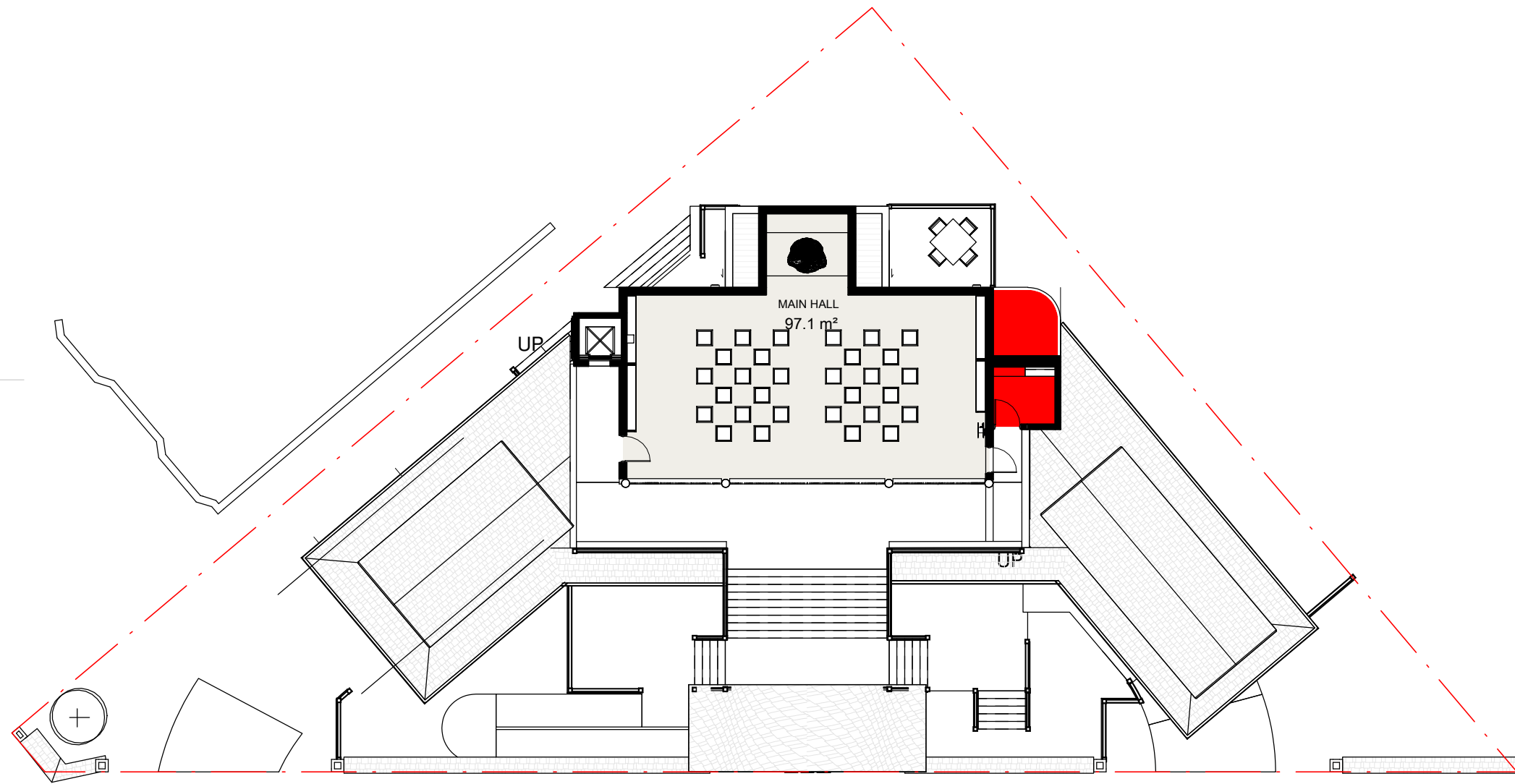




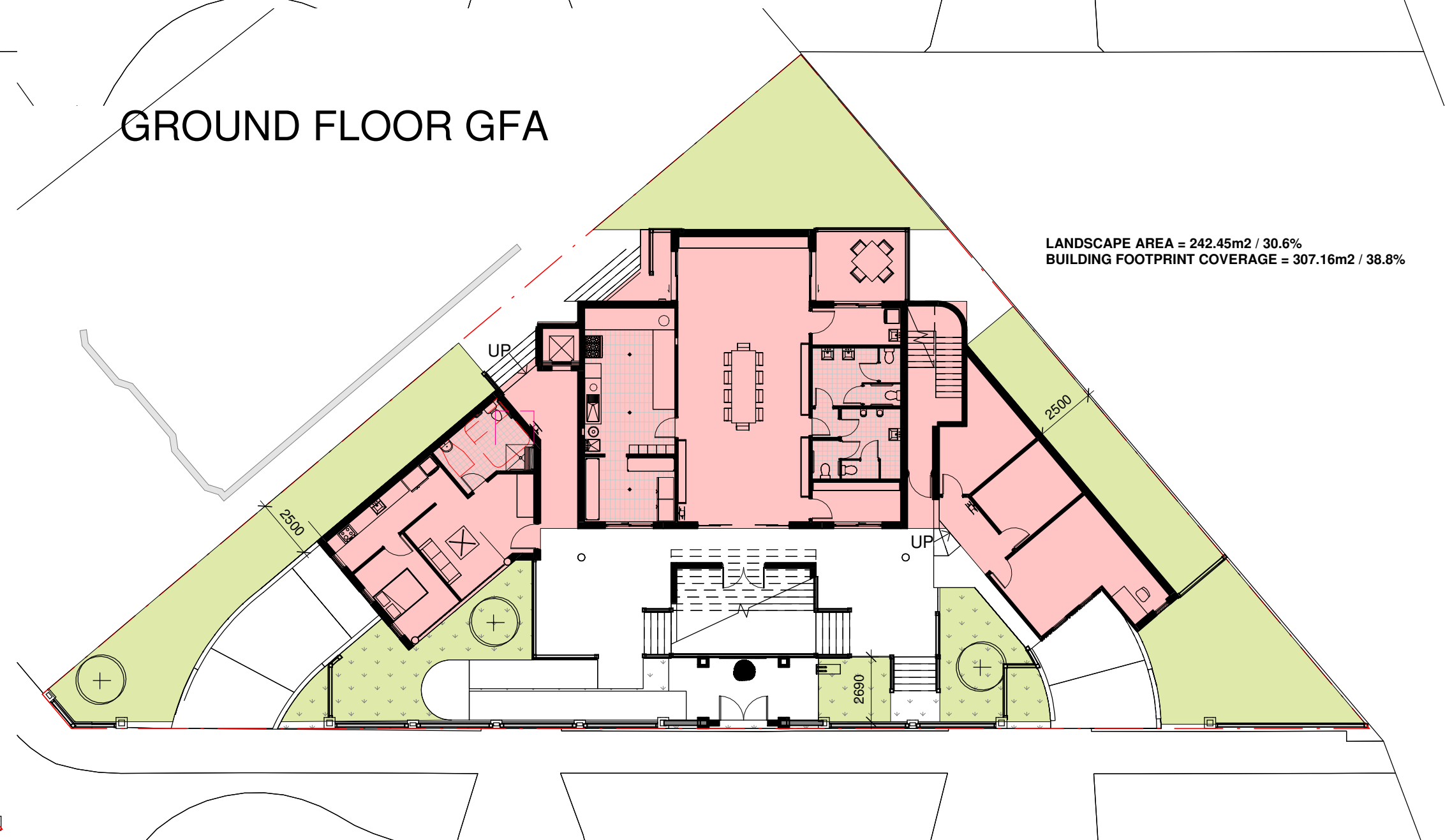
BASEMENT GFA



GROUND FLOOR GFA



FIRST FLOOR GFA



LANDSCAPE PLAN

**LIS Architects**  
LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.  
They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.  
Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONA INFORMATION	15/11/2021
C	ADDITIONA INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

PROPOSAL GFA CALCULATION  
GROUND FLOOR: 223.60m2  
FIRST FLOOR: 97.10m2  
TOTAL GFA **320.70m2** - FSR: **0.405:1**  
BASEMENT AREA: 345.70m2

project  
**3 SHELLEY STREET CAMPSIE**

drawing  
**CALCULATION PLANS**

scale  
As@A2 drawing no.  
drawn  
indicated  
checked  
LW  
project no  
LW issue  
2020-03SLY

**LIS ARCHITECTS**

10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

**DA005**

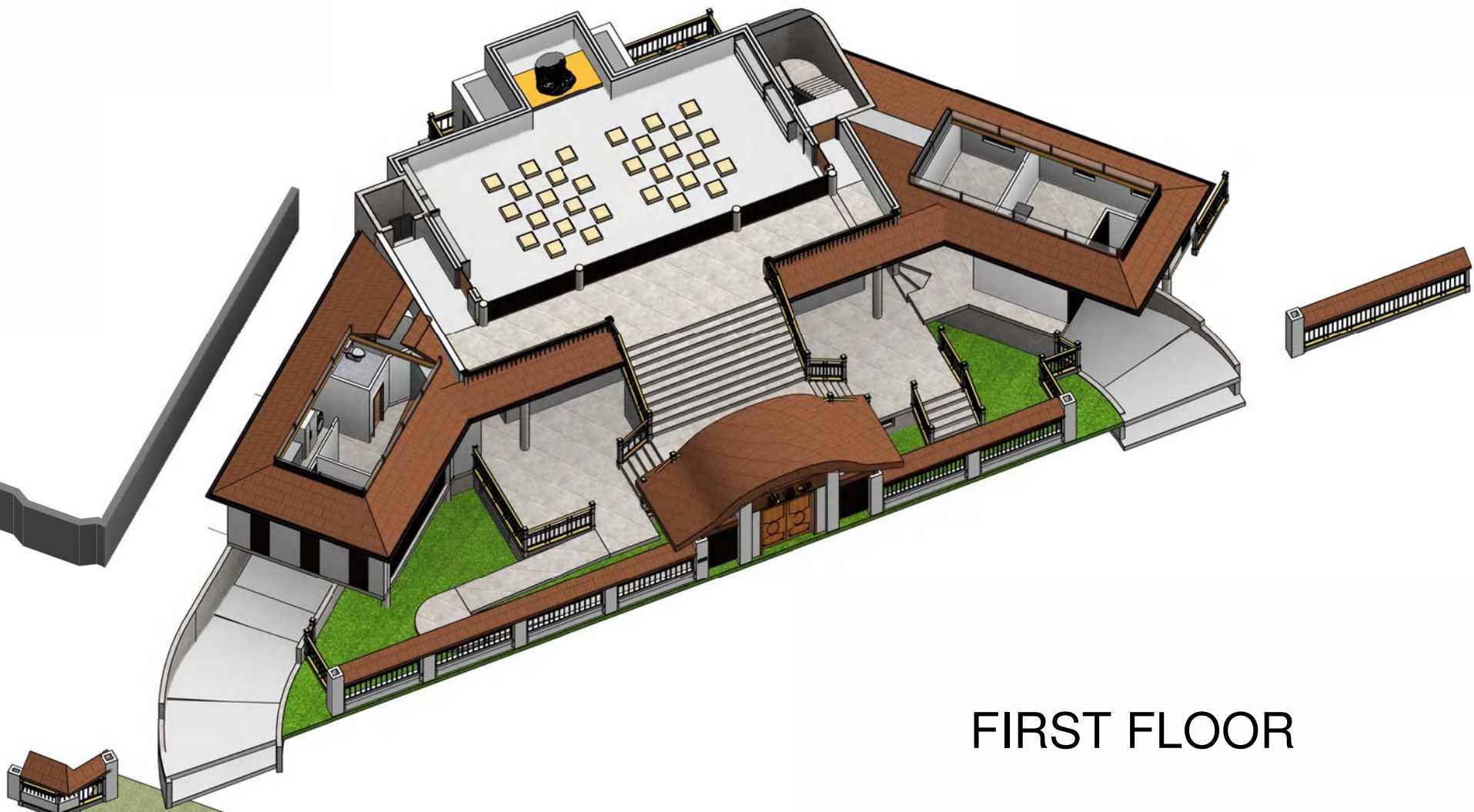
**D**

18/09/2023 4:26:31 PM





BASEMENT PARKING



FIRST FLOOR



GROUND FLOOR



3D OVERALL

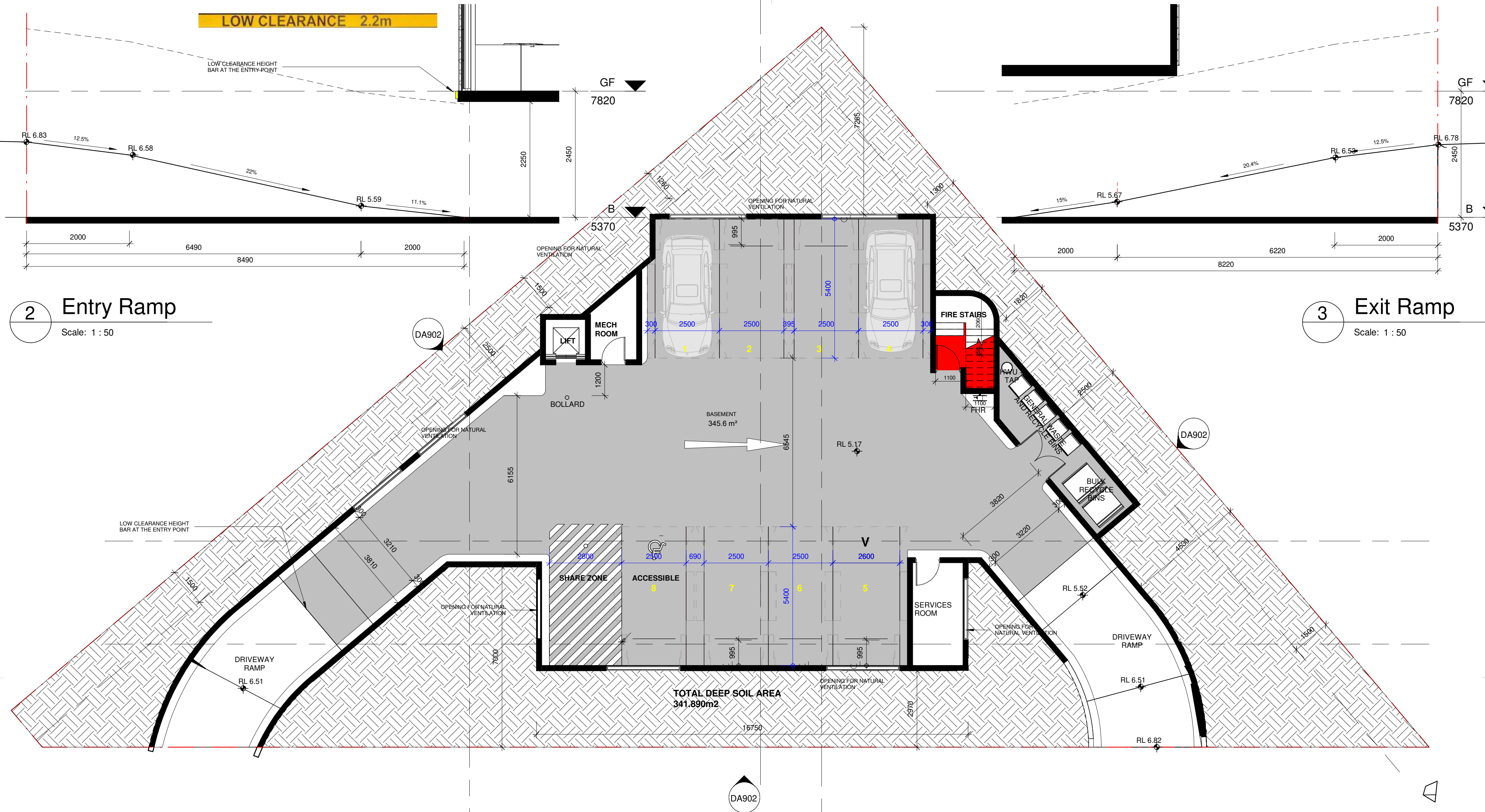
**LIS Architects**  
LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.  
They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.  
Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONA INFORMATION	15/11/2021
C	ADDITIONA INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	12/07/2023

  
**LIS ARCHITECTS**  
10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION NO.2			
project	3 SHELLEY STREET CAMPSIE		
drawing	3D AXOMETRIC DIAGRAM		
scale	@A2	drawing no.	
drawn	LW	DA006	
checked	LW	issue	
project no	2020-03SLY		D





LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONA INFORMATION	15/11/2021
C	ADDITIONA INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

PROPOSAL GFA CALCULATION

GROUND FLOOR: 223.60m2  
FIRST FLOOR: 97.10m2

TOTAL GFA **320.70m2 - FSR: 0.405:1**

BASEMENT AREA: 345.70m2

LOW CLEARANCE 2.2m

N

LIS ARCHITECTS

10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION NO.2

3 SHELLEY STREET CAMPSIE

BASEMENT PLAN

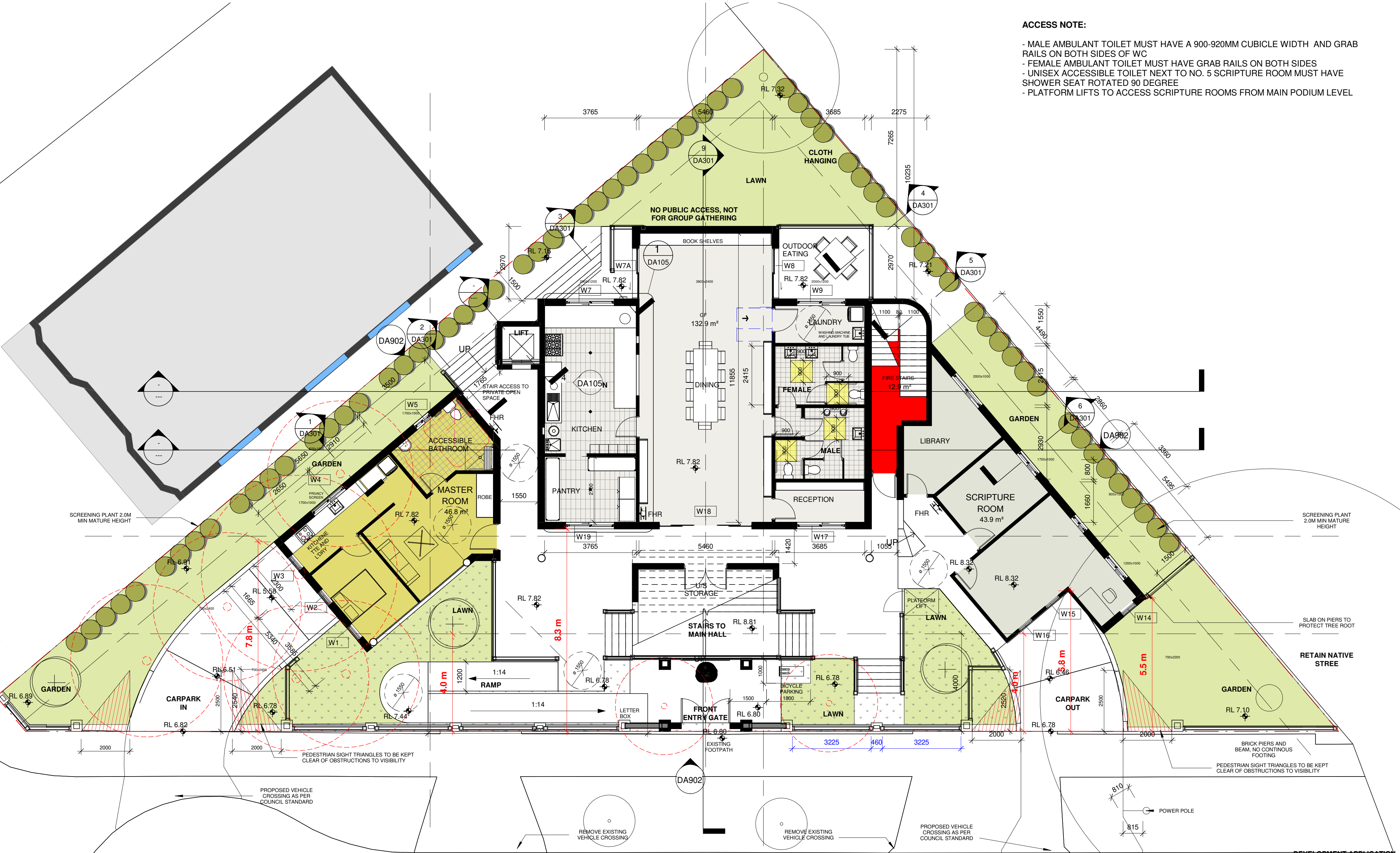
As@A2 drawing no.  
DA101

issue  
D

18/09/2023 4:30:31 PM

ACCESS NOTE:

- MALE AMBULANT TOILET MUST HAVE A 900-920MM CUBICLE WIDTH AND GRAB RAILS ON BOTH SIDES OF WC
- FEMALE AMBULANT TOILET MUST HAVE GRAB RAILS ON BOTH SIDES
- UNISEX ACCESSIBLE TOILET NEXT TO NO. 5 SCRIPTURE ROOM MUST HAVE SHOWER SEAT ROTATED 90 DEGREE
- PLATFORM LIFTS TO ACCESS SCRIPTURE ROOMS FROM MAIN PODIUM LEVEL



LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	15/11/2021
C	ADDITIONAL INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

PROPOSAL GFA CALCULATION

GROUND FLOOR: 223.60m2  
FIRST FLOOR: 97.10m2

TOTAL GFA **320.70m2 - FSR: 0.405:1**

BASEMENT AREA: 345.70m2

DEVELOPMENT APPLICATION NO.2

project  
**3 SHELLEY STREET CAMPSIE**

drawing  
**GROUND FLOOR PLAN**

scale  
1 : 100@A2 drawing no.

drawn  
LW **DA102**

checked  
LW issue

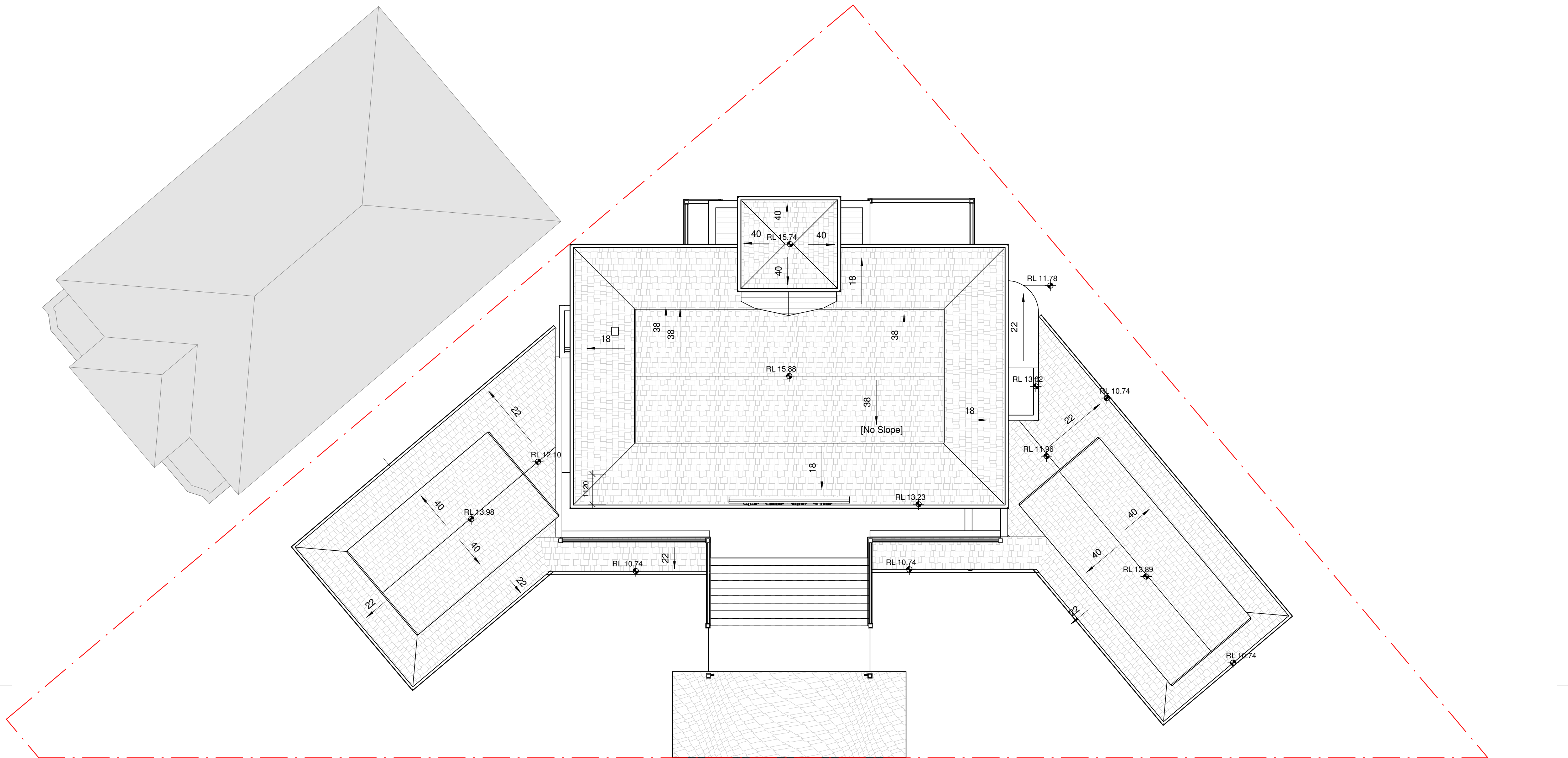
project no  
2020-03SLY **D**



10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364







LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONA INFORMATION	15/11/2021
C	ADDITIONA INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

N

LIS ARCHITECTS

10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

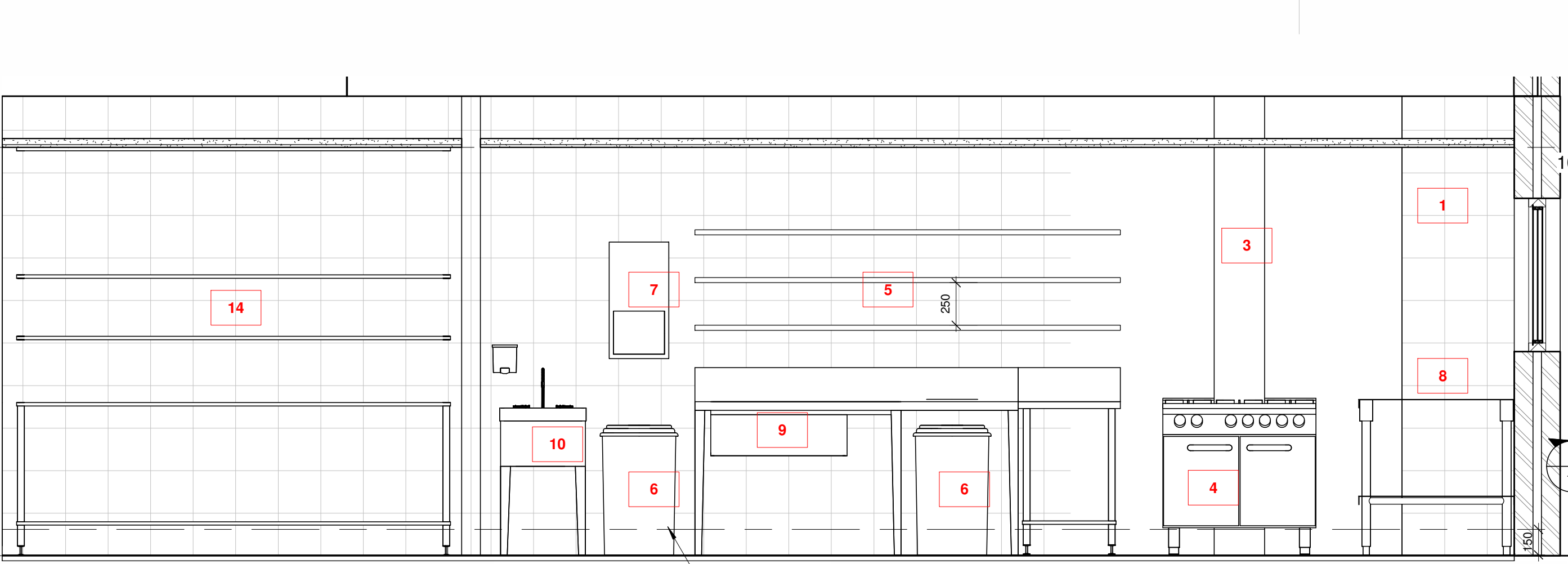
DEVELOPMENT APPLICATION  
NO.2

3 SHELLEY STREET CAMPSIE

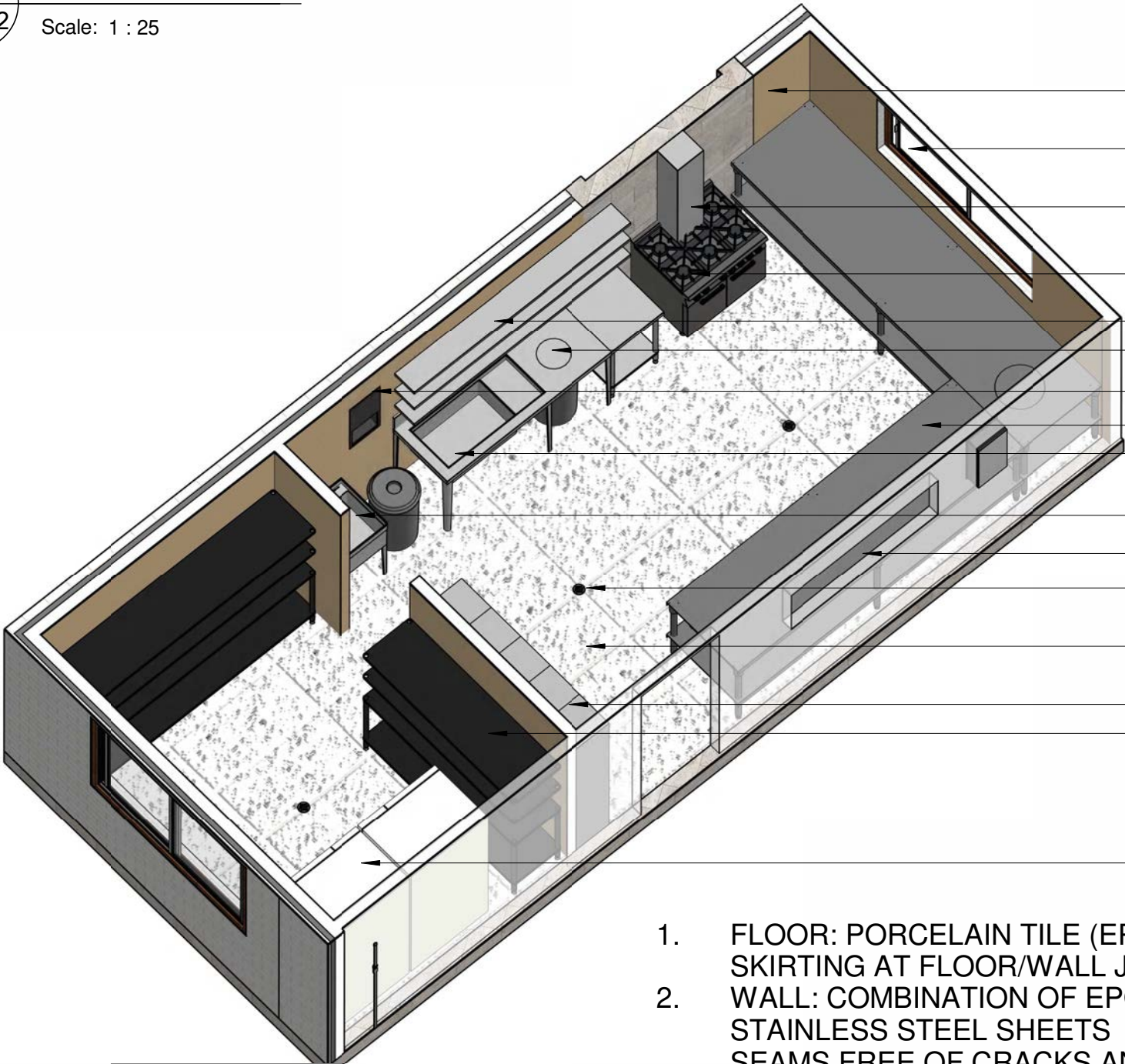
ROOF PLAN

project	1 : 100@A2	drawing no.
drawing	LW	DA104
scale	LW	issue
checked	LW	issue
project no	2020-03SLY	D



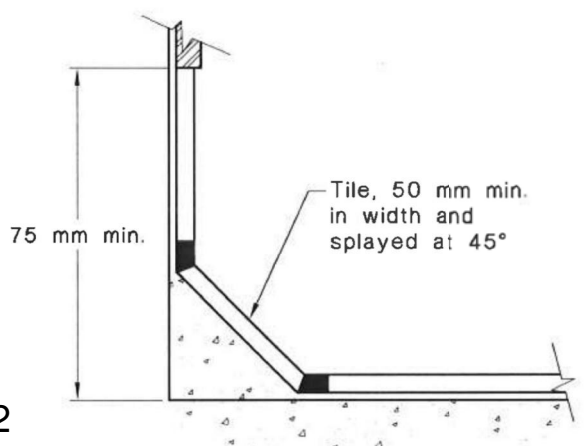


4 Elevation  
DA102 Scale: 1 : 25

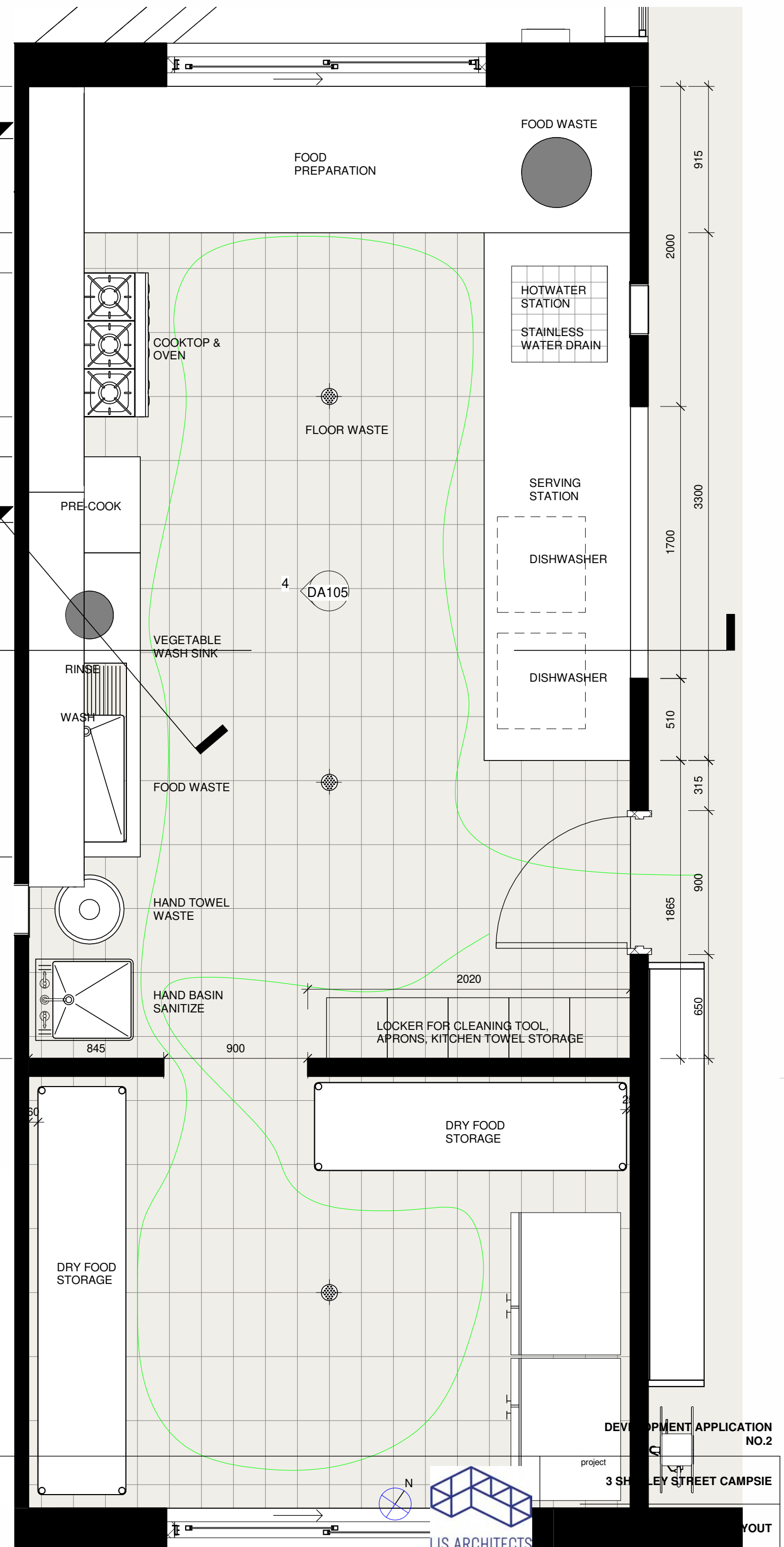


- 1. WALL TILES
- 2. WINDOWS WITH VERMIN SCREEN PROTECTION
- 3. RANGEHOOD DUCTED VIA CEILING
- 4. COOKTOP AND OVEN
- 5. WALL SHELVES WITH 25MM GAP BETWEEN WALL
- 6. FOOD WASTE SLOT
- 7. HAND TOWEL DISPENSER
- 8. PREPARATION
- 9. WASH, RINSE AND DRAIN
- 10. HAND BASIN WITH HOT AND COLD WATER MIX. SOAP DISPENSER
- 11. SERVING OPENING
- 12. FLOOR WASTE
- 13. CERAMIC FLOOR TILES
- 14. LOCKERS
- 15. FOOD STORAGE SHELVES 25MM GAP BETWEEN WALL
- 16. REFRIGERATORS

- 1. FLOOR: PORCELAIN TILE (EPOXY GROUTED) WITH COVE TILE SKIRTING AT FLOOR/WALL JUNCTION
- 2. WALL: COMBINATION OF EPOXY-GROUTED GLAZED TILE, STAINLESS STEEL SHEETS AND POLYVINYL WITH WELDED SEAMS FREE OF CRACKS AND CREVICES.
- 3. CEILING: FLUSH SET PLASTERBOARD PAINT FINISH
- 4. BENCHTOP AND SPLASHBACK: STAINLESS STEEL FINISH.
- 5. WATER SUPPLY AND DRAINAGE TO AS/NZS 3500.1.2
- 6. MECHANICAL VENTILATION AND FILTRATION TO AS/NZS 1668.2



FLOOR AND WALL COVING DETAILS



1 KITCHEN LAYOUT  
DA102 Scale: 1 : 25

2 Kitchen 3D

**LIS Architects**

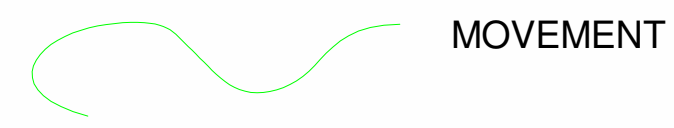
LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

Issue	amendment	date
A	DEVELOPMENT APPLICATION	28/10/2021
B	DEVELOPMENT APPLICATION NO.2	30/05/2023

KITCHEN DESIGN AND CONSTRUCT MUST BE COMPLIED WITH AS4674 - 2004 DESIGN, CONSTRUCTION AND FITOUT OF FOOD PREMISES



MOVEMENT

10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

scale 1 : 25@A2 drawing no. DA105

drawn LW

checked LW

project no 2020-03SLY

issue B





1  
DA101

# Street Elevation

Scale: 1 : 100

## LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	15/11/2021
C	ADDITIONAL INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

### LEGEND

RT - CONCRETE ROOF TILES (TERRACOTTA)  
FB - FACE BRICK (WHITE)  
AFW - TIMBER FRAME WINDOW AND DOOR  
TC - TIMBER CLADDING AND ENTRY DOOR  
TS - TIMBER PRIVACY SCREEN  
PC - PREMIX COLOR CONCRETE  
SC - SANDSTONE CLADDING  
TB - TIMBER BALUSTRADE



10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

## DEVELOPMENT APPLICATION NO.2

3 SHELLEY STREET CAMPSIE

### ELEVATIONS

scale	1 : 100@A2	drawing no.	
drawn	LW		DA201
checked	LW	issue	
project no	2020-03SLY		D

18/09/2023 4:32:05 PM

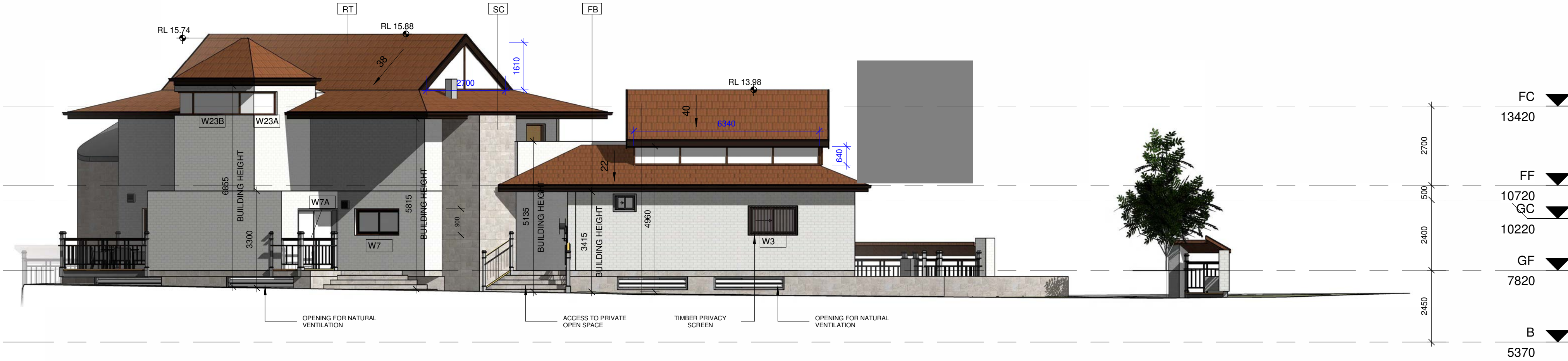




1  
DA101

## East Elevation

Scale: 1 : 100



2  
DA101

## West Elevation

Scale: 1 : 100

### LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	15/11/2021
C	ADDITIONAL INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023



10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

### DEVELOPMENT APPLICATION NO.2

3 SHELLEY STREET CAMPSIE

ELEVATIONS

project  
drawing  
scale 1 : 100@A2 drawing no.  
drawn LW DA202  
checked LW issue  
project no 2020-03SLY D

18/09/2023 4:33:26 PM



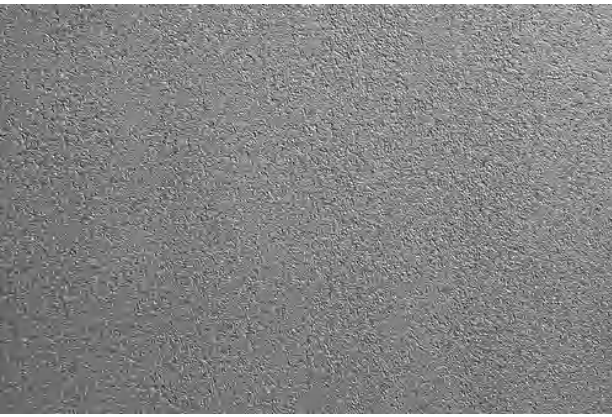




FB



SC



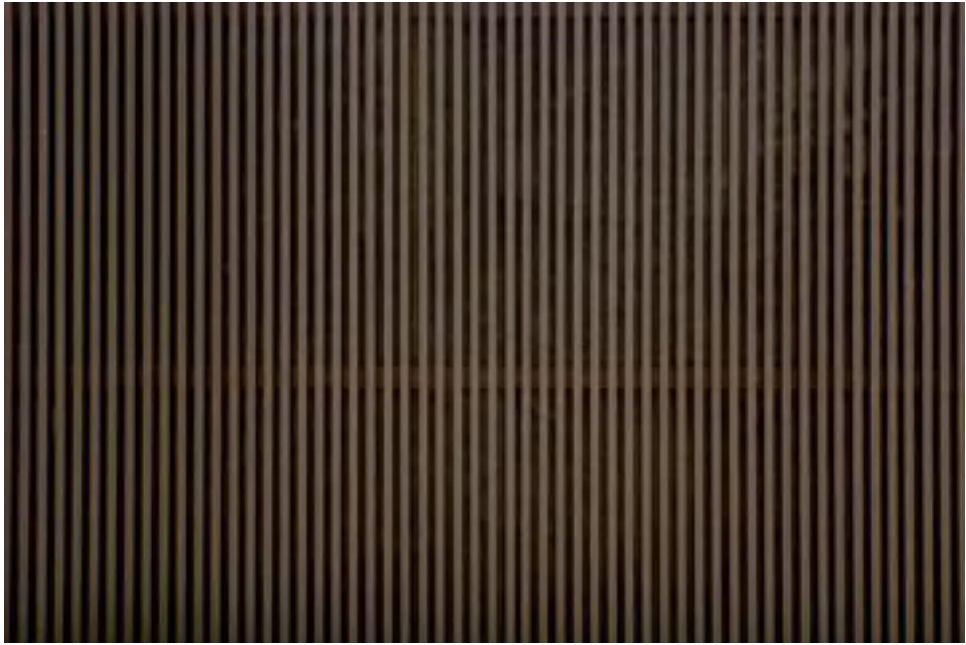
PC



RT



TC



TS

LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.  
  
They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Design) be disclosed to any person without the prior written consent of that company.  
  
Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	DEVELOPMENT APPLICATION NO.2	30/05/2023

- LEGEND
- RT - CONCRETE ROOF TILES (TERRACOTTA)
  - FB - FACE BRICK (WHITE)
  - AFW - TIMBER FRAME WINDOW AND DOOR
  - TC - TIMBER CLADDING AND ENTRY DOOR
  - TS - TIMBER PRIVACY SCREEN
  - PC - PREMIX COLOR CONCRETE
  - SC - SANDSTONE CLADDING
  - TB - TIMBER BALUSTRADE

LIS ARCHITECTS

10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION  
NO.2

project  
3 SHELLEY STREET CAMPSIE

drawing  
MATERIAL AND FINISHES

scale  
1 : 100 drawing no.

drawn  
LW DA701

checked  
LW issue

project no  
2020-03SLY B

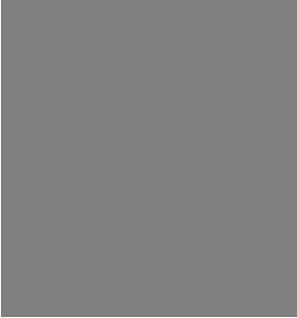
18/09/2023 4:33:30 PM



800am June 22



1200pm June 22



400pm June 22

LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	20/12/2021
C	AMENDMENT	17/10/2022
D	DEVELOPMENT APPLICATION NO.2	12/07/2023



10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION

project	3 SHELLEY STREET CAMPSIE
drawing	SHADOW DIAGRAMS - WINTER SOLSTICE
scale	1 : 250 @ A2
drawn	LW
checked	LW
project no	2020-03SLY
drawing no.	DA801
issue	D



800am Sep 22

1200pm Sep 22

400pm Sep 22

LIS Architects

LIS Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications.

They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to LIS Architects) be disclosed to any person without the prior written consent of that company.

Do not scale drawings.  
Verify all dimensions on site

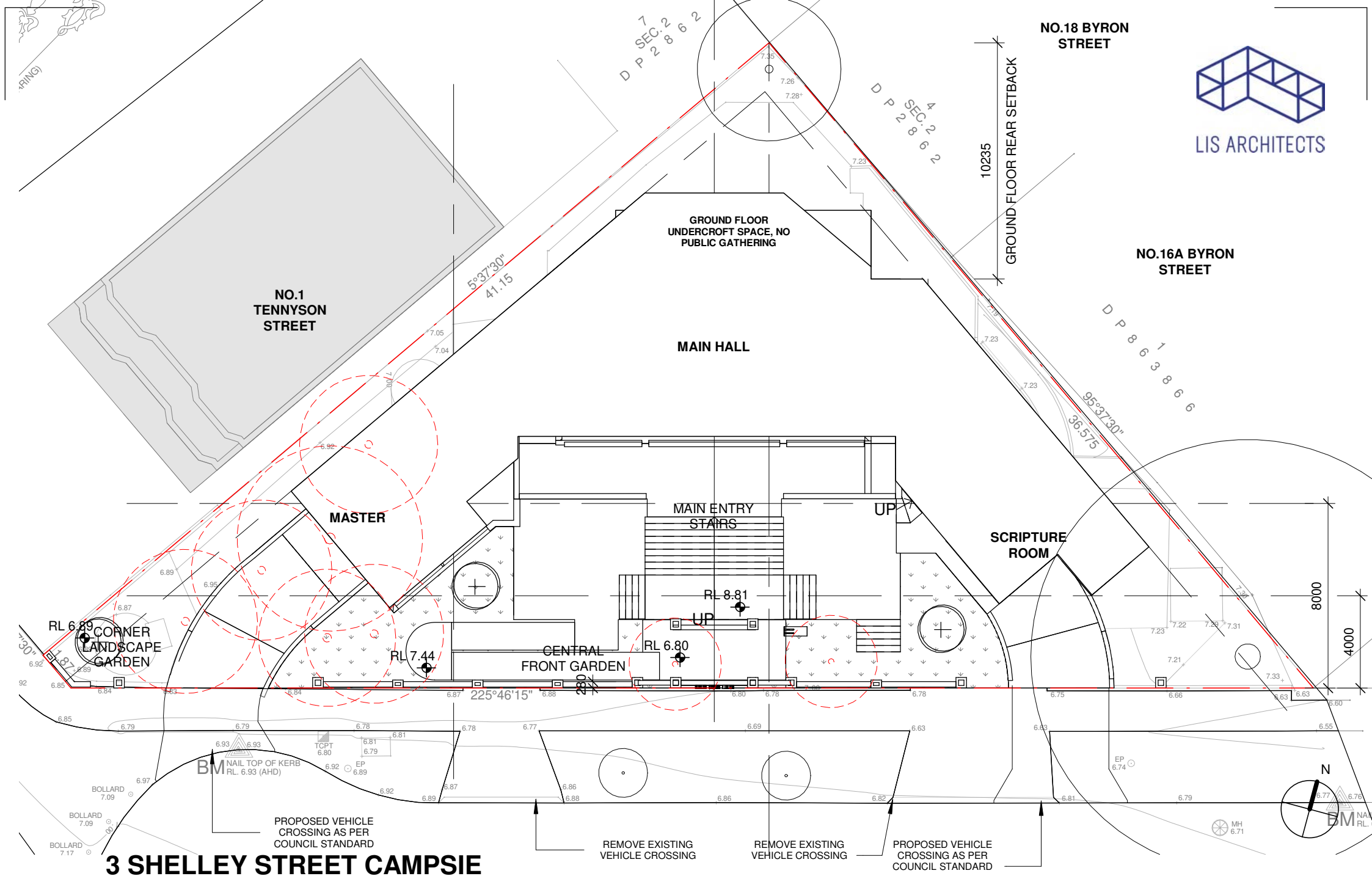
issue	amendment	date
A	DEVELOPMENT APPLICATION	13/03/2020
B	ADDITIONAL INFORMATION	20/12/2021
C	AMENDMENT	17/10/2022
D	DEVELOPMENT APPLICATION NO.2	12/07/2023

N

  
LIS ARCHITECTS  
10 Union Street  
Eastwood NSW 2122  
T (61 2) 9801 5210  
M 0433 188 804  
info@lisarchitects.com  
ABN 12 215 574 364

DEVELOPMENT APPLICATION

project	3 SHELLEY STREET CAMPSIE
drawing	SHADOW DIAGRAMS - SPRING EQUINOX
scale	1 : 250@A2 drawing no.
drawn	LW DA802
checked	LW issue
project no	2020-03SLY D



LIS ARCHITECTS

B

Drawing

Prepared for

SITE PLAN

Scale 1 : 200

0

1

2.5

5

10 m

Drawing no

DA901

Issue

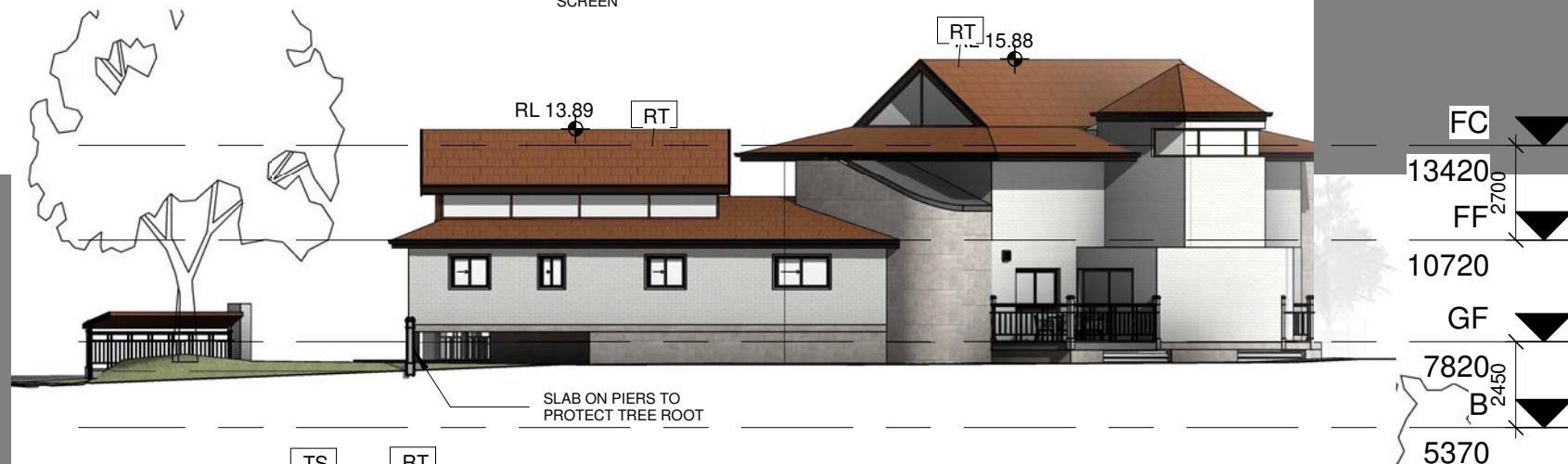
B





West Elev

East Elev



3 SHELLEY STREET CAMPSIE

LETTER BOX TC

Street Elev