



STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application for a meditation facility and dwelling house.

On Behalf Of

Truc Lam Zen Incorporated

Prepared By

Planwave Pty Ltd

Project Site

56 Pringle Avenue
Bankstown



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1. Introduction

1.1. Background

This Statement of Environmental Effects (SEE) has been prepared by Planwave Pty Ltd. It is submitted to Canterbury-Bankstown Council (CBC) in support of a Development Application (DA) for a meditation facility and dwelling house at 56 Pringle Street, Bankstown (the subject site).

This SEE describes the site, its context, the proposed development and provides an assessment of the proposal against the matters for consideration under Section 4.15(1) of the EP&A Act 1979.

This SEE should be read in conjunction with the accompanying documentation appended at **Appendix A** to **Appendix P**.

1.2. Structure of this report

This SEE is structured as follows:

- **Section 1:** Introduction – introduce the proposal, the subject site and this DA.
- **Section 2:** Site and context analysis – provides an analysis of the site and its context.
- **Section 3:** The proposal – provides a detailed overview of the proposed development.
- **Section 4:** Environmental assessment – provides the environmental assessment of the proposal in accordance with the relevant legislation, planning controls and policies.
- **Section 5:** Conclusion.

Plans, specialist reports and other documentation are provided as part of the Appendices to this report.

1.3. Applicable legislation and controls

The following legislation, planning instruments and controls are applicable to the proposal.

Environmental Planning Instruments

- State Environmental Planning Policy (Resilience and Hazards) 2021,
- State Environmental Planning Policy (Sustainable Buildings) 2022,
- Canterbury Bankstown Local Environmental Plan (CB LEP) 2023.

Proposed Environmental Planning Instruments

- Nil

Development Control Plans

- Canterbury Bankstown Development Control Plan (CB DCP) 2023.

The above legislation, environmental planning instruments, controls and policies are addressed at Section 4 of this SEE.

1.4. Pre-Lodgement

The proposed development was presented to CBC on 8 February 2024. On 13 February 2024, Council provided comments that have been addressed in **Table 1** below.

Table 1 Pre-DA Comments

Pre-DA Comments	Response
Demonstration of permissibility of the development is required: the proponents have described the use to best fit the definition of a ‘community facility’. A community facility is defined as: ‘community facility’ <i>means a building or place –</i> <ul style="list-style-type: none">a) <i>owned or controlled by a public authority or non-profit community organisation, and</i>b) <i>used for the physical, social, cultural or intellectual development or welfare of the community,</i>	Refer to Section 4.2.3 of this SEE.

<p><i>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</i></p> <p>The proposal as currently shown does not present itself as being compliant with the above definition, as the use involves overnight accommodation for retreats and residential accommodation.</p> <p>It is recommended that a detailed SEE is provided that clearly outlines an operation, function, and usability of the premises strictly as a community facility to determine if the proposal is permissible in zone R2 – Low Density Residential.</p> <p>Please note, full registration details of the non-profit community organisation must be listed and active with the Australian Charities and Not-for-profits Commission.</p>	
<p>A traffic and parking study, including swept path analysis needs to be submitted with any development application and must address the requirements of Chapter 3.2 of CBDP 2023.</p> <p>A review of two (2) similar community facilities with comparable operations and GFA should form part of this study.</p>	<p>Refer to Section 4.5.2 of this SEE.</p>
<p>The subject site is flood affected and will require the proponent to obtain an updated Stormwater System Report (SSR) to assist with design of the car park and any stormwater requirements with a suitably qualified consultant. Refer to Chapter 2.2 and Chapter 3.1 of the CBDP 2023 for controls.</p> <p>Note: The land use category of Schedule 2 “concessional development” will not be accepted. Additionally, the open car parking layout cannot be lower than the 20-year flood level (the 20-year flood level should be available from the FIA) and the existing crest level of the road opposite the driveway access to the site.</p>	<p>Refer to Section 4.5.1 of this SEE.</p>
<p>There is a Council easement that is registered within the site. Any development application submitted to Council must include a detailed survey plan accurately locating</p>	<p>The survey plan has been updated and is included at Appendix C. The stormwater</p>

the centreline of the existing stormwater pipe within the site.

Note: If relocation of Council's stormwater pipe is proposed to allow for the redevelopment, then detailed plans and relevant calculation documents need to be prepared by a qualified and suitably experienced engineer in accordance with Canterbury Bankstown Council DCP 2023 – Clause 8.4 of Development Engineering Standards

pipe is aligned with the centreline of the registered easement, and as such, no change to the pipe or easement is necessary.

2. Site and Context

2.1. Local Context

The subject site is situated in a typical residential block bounded by four streets. Pringle Avenue consists of various housing types, including one and two-storey detached dwellings, dual occupancies, and townhouse developments.

Notably, the site is 500m east of Saint Brendan's Catholic Primary School, 680m west of B4 mixed-use centre zoned land forming part of Bankstown Town Centre, and a 1,200m walk from Bankstown Train Station. It is located in the R2 zone on the periphery of Bankstown Town Centre.

The closest bus stop is approximately 190m south on Pringle Avenue. This bus stop services bus route 925 and 926 which has a service every hour between 6am and 9pm between Monday to Friday and 8am to 6pm on Saturday and Sunday. Accordingly, this bus stop essentially renders the subject site in an accessible area.

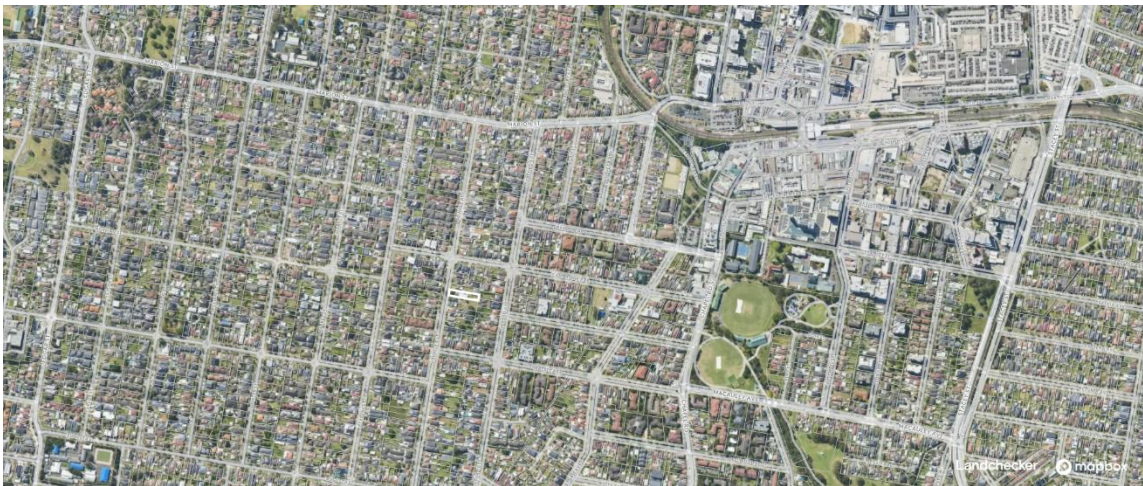


Figure 1 Aerial view showing the subject site (outlined in white) in its local context (Source: Landchecker, 2024)



Figure 2 Zoning map showing the subject site (outlined in white) in its local context (Source: Landchecker, 2024)

2.2. The Site

The subject site is legally described as Lot 39 in DP 7938. It occupies an area of approximately 1,174sqm with a frontage of 15.23m to Pringle Avenue. The subject site consists of single-storey residential structures and is encumbered by a 2.44m wide Easement to Drain Water, accompanied by an overland flowpath.

The subject site is located in the Salt Pan Creek catchment and is subject to overland flooding in the 100-year flood event and storage from Salt Pan Creek. The development is entirely located within a medium flood risk precinct. The site is not in a floodway and no natural waterways exist within the site.

To the north of the subject site lies a property featuring a single-story dwelling and detached secondary dwelling. Directly across the road, stands a townhouse development comprising four (4) townhouses. To the east of the subject site are two detached dwelling houses with frontages to Oxford Avenue.

To the south is a site comprising a single-storey dwelling that has recently received approval (i.e., DA-505/2023) for two-lot Torrens title battle-axe subdivision, construction of a detached secondary dwelling on the front lot and construction of a new dwelling on the rear lot.

Refer to **Figure 3** and **Figure 4** for aerial image and photo of the subject site.



Figure 3 The subject site (outlined in white) within its immediate context (Source: Archistar, 2024)



Figure 4 Photo of the subject site looking north-east from the footpath on Pringle Avenue (Source: Planwave, 2024)

2.2.1. Current Operation

TLZI, a registered charity founded in January 2009, focuses on providing donations to victims of natural disasters, cancer, and homelessness.

Though it operates without consent, the subject site currently functions as an administrative headquarters for coordinating fundraising events for the charity, while also serving as a dedicated space for teaching and practice of meditation for its members/visitors free of charge. Further operational details are provided below:

- Weekly meditation sessions for a maximum of 15 members/visitors during the following times:
 - Saturday: 7:00am to 9:40pm
 - Sunday: 8:30am to 5:00pm

The subject site typically accommodates 25 members/visitors for meditation during meditation retreats.

- The subject site hosts five (5) small meditation retreats annually, providing temporary accommodation for up to nine (9) people at any given time. The total duration of all retreats is sixteen (16) days per year.
- The subject site currently provides stacked parking spaces via the existing single-width driveway.

Notably, the aging structures on the site are reaching the end of their functional life and lacks purposeful design.

3. The Proposal

The project involves the demolition of existing structures and construction of a purpose-built facility and dwelling house. TLZI will continue to operate the facility.

Essentially, the facility will accommodate the activities of TLZI, while the dwelling house will provide accommodation for the resident caretaker.

More details of the proposed operation of the facility can be found in the Plan of Management (POM) at **Appendix G**.

3.1. Proposed Structures

3.1.1. Main Building

The facility will operate from a main building at the front of the site with a gross floor area (GFA) of 270.59sqm. Inside, the building will include a lobby, library, meditation room, storage room, kitchen and dining area, toilets, meeting room, and office.

3.1.2. Dwelling House

The dwelling house contains two bedrooms with a GFA of 74.1 sqm and includes a private open space area of 56.9 sqm. It will serve as the residence for an on-site caretaker responsible for overseeing and maintaining the subject site.

3.2. Access and Parking

3.2.1. Pedestrian Access

A pedestrian path is proposed from the street directly to the main entry. While this will involve a minor amount of fill within the front setback, it is minimal and ensures pedestrians have dedicated access separate from the driveway (note: this pedestrian path has also been provided to achieve a BCA compliant scheme – refer to the BCA Report at **Appendix K** of this SEE).

3.2.2. Vehicular Access

The existing single-width driveway at the front property boundary is proposed to be retained, to the extent that currently encroaches into the Structural Root Zone of the existing canopy tree in the front yard. Retention of this tree is a key priority for the proposal.

Notwithstanding this constraint, the design has been balanced with the facility's manoeuvring requirements. A passing bay within the site will facilitate two-way

vehicle movement, ensuring functional access and egress while preserving the existing tree.

3.2.3. Car Parking

A total of eight (8) parking spaces are proposed. A total of seven (7) on-site parking spaces will be provided between the two buildings, with one (1) accessible space located within the front setback. Seven (7) of these spaces are proposed for the use of the facility and one (1) space is proposed for the resident caretaker.

The proposed parking layout is designed to ensure an efficient and safe outcome for the site. For instance, the proposed layout ensures most parking spaces are kept away from key manoeuvring areas at the front of the subject site. All parking spaces are also designed to allow vehicles to enter and exit in a single forward motion.

3.3. Landscaping

The proposed development will be appropriately landscaped, with generous planting provided in the front yard to help screen the main building. Landscaping is also proposed adjacent to the dwelling house, contributing to the amenity of the subject site. Refer to **Appendix F** for more details.

3.4. Stormwater

The existing dwelling house does not currently have any water retention facility. The proposed development includes two rainwater tanks, which will function as an on-site detention system for both the main building and the dwelling house.

Impervious outdoor areas will drain directly to the easement. As the total impervious outdoor area of the proposal is less than the existing impervious area at the site, the volume of water being directly discharged to the easement will also be less.

3.5. Numerical Overview

A numerical overview of the proposed development is provided at **Table 2** below.

Table 2 Numerical Overview

Component	Detail
Gross Floor Area	Total GFA of 344.64sqm, comprising: <ul style="list-style-type: none">– 270.59sqm for the main building,– 74.1sqm for the dwelling house.

Building Height	Main Building – RL 26.29
	Dwelling House – RL 24.99
Landscaped Area	A total of 255.66sqm
Car Parking	<p>Eight (8) off-street parking spaces, including:</p> <ul style="list-style-type: none"> – Seven (7) parking spaces for guest use, including one (1) disabled parking space, and – One (1) parking space for the caretaker resident.

4. Planning Assessment

4.1. Environmental Planning and Assessment Act 1979

This Section provides an environmental assessment of the proposed development in accordance with the relevant Matters for Consideration under Section 4.15(1) of the EP&A Act.

4.2. Environmental Planning Instruments

The following Environmental Planning Instruments are applicable to the proposal:

- State Environmental Planning Policy (Resilience and Hazards) 2021,
- State Environmental Planning Policy (Sustainable Buildings) 2022,
- Canterbury Bankstown Local Environmental Plan (CB LEP) 2023.

The above listed environmental planning instruments are addressed in Section 4.2.1 to 4.2.3 of this SEE. In summary, the proposed development is considered satisfactory against the provisions of these instruments.

4.2.1. State Environmental Planning Policy (Resilience and Hazards) 2021 Contamination

Section 4.6 of the Resilience and Hazards SEPP requires that a consent authority consider the contamination potential of the land; and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.

In this case, seeing as the site is a residential premises, and the current use is not contaminating, it is considered that the subject site is suitable for the proposal.

4.2.2. State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 of this SEPP applies BASIX development which includes the erection of a BASIX building. A BASIX building is defined as a 'building that contains at least 1 dwelling'. A BASIX Certificate accompanies this SEE at **Appendix O** for the dwelling house at the rear of the subject site.

Chapter 3 of the SEPP does not apply as the development does not involve the erection of a new building with an estimated development cost of \$5 million or more.

Notwithstanding this, it is anticipated that the main building can comply with Section J of the BCA. Refer to **Appendix K**.

4.2.3. Canterbury Bankstown Local Environmental Plan 2023

Zoning

The site is zoned R2 Low Density. The proposed development comprises a combination of land uses that can be defined as a 'community facility' and a 'dwelling house', both of which are permissible with development consent in the R2 zone. Each of these land uses is considered in more detail below.

Community Facility

A community facility means a building or place -

- (a) owned or controlled by a public authority or non-profit community organisation, and*
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,*
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

It is considered that the proposal satisfies the definition for the following reasons:

- The proposed facility will be operated by TLZI, a registered non-profit community organisation.
- The facility is intended to enhance community welfare through meditation programs and teachings open to all individuals.
- The facility also accommodates the administrative functions of the organisation, including the coordination of various charitable and fundraising works.

Through its activities, the proposed community facility directly supports the physical, social, cultural, and intellectual development of its participants, while also delivering broader benefits to the community.

Retreats are proposed to supplement regular practice of meditation throughout the year, helping to deepen the meditation experience. The facility will host up to 5 short-term retreats annually, comprising a total of 16 days each year.

As such, the retreats are ancillary to the primary function and represent a temporary use of the subject site, as per Section 2.8 of the CB LEP.

Dwelling House

The proposed dwelling is intended to accommodate a resident caretaker and is therefore ancillary to the primary use of the site as a 'community facility'.

Nevertheless, the dwelling still meets the definition of a 'dwelling house', which is permitted with consent in its own right. Despite this, for the sake of completeness, we have also considered it in relation to the definition of 'community facility'.

Among other land uses, the definition of 'community facility' specifically excludes residential accommodation — a category that includes dwelling houses. However, this exclusion should not be interpreted by Council as preventing these listed uses from being proposed alongside a 'community facility', whether as an independent use in zones where these uses are permitted or as an ancillary component to the 'community facility'.

Rather, the purpose of this exclusion is to prevent the term 'community facility' from being misused to allow these listed uses to undermine permissibility constraints. For instance, it ensures that uses predominantly intended for residential accommodation, which are clearly defined elsewhere, cannot take advantage of the broad and more flexible definition of 'community facility' in zones where residential accommodation is otherwise prohibited.

Objectives of the Zone

The objectives of the R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenities.*

The proposal will provide for non-residential development that services the needs of the community. This planning assessment has also revealed that the proposed development is compatible with surrounding residential uses and does not adversely affect the existing residential amenity of the area.

Relevant Provisions

CB LEP 2023 contains several provisions which are relevant to the proposal. Assessment of the application against the applicable provisions of the CB LEP is provided below in **Table 3**.

Table 3 Relevant provisions of CB LEP 2023

Provision	Detail	Compliance
2.8 Temporary Use of Land	The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.	<p>Yes.</p> <p>The proposed retreats are limited to a maximum of 16 days within a 12-month period. The proposal satisfies the matters in subclause (3) of Section 2.8, in the following regard:</p> <ul style="list-style-type: none"> – Meditation retreats support the overall operation of the facility; – This use does not prejudice future development and has no adverse impact on the site's attributes; and – Ensures the land will be restored to its prior condition after the temporary use ends.
4.3 Height of Buildings	<p>The height of the buildings must not exceed 9m.</p> <p>The maximum wall height for a dwelling house is 7m.</p> <p>The maximum height for a</p>	<p>Yes.</p> <p>The maximum height of the main building is 5.2m, with a wall height of 4.7m.</p> <p>The maximum height of the</p>

	<p>secondary dwelling not attached to the principal dwelling in Zone R2 is 6m.</p> <p>The maximum wall height for a secondary dwelling not attached to principal dwelling in Zone R2 is 3m.</p>	dwelling house is 4.4m, with a wall height of 3.6m.
4.4 Floor Space Ratio	For a building used for non-residential purposes the maximum Floor Space Ratio (FSR) is 0.4:1.	<p>Yes.</p> <p>The proposed development has an FSR of 0.33:1.</p>
5.21 Flood Planning	Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied that the proposal avoids adverse flood impacts, minimises flood risks and enables safe occupation and efficient evacuation of people in the event of a flood.	<p>Yes.</p> <p>The subject site is within a Flood Planning Area (FPA). Refer to discussion in Section 4.5.1 for more information.</p>
6.3 Stormwater Management and Water Sensitive Urban Design	The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland, waterways and ground water systems.	<p>Yes.</p> <p>Civil drawings have been prepared for the proposal, demonstrating that the subject site will be adequately drained.</p>

4.3. Draft Environmental Planning Instruments

There are no draft environmental planning instruments of relevance to the proposed development.

4.4. Development Controls

CB DCP 2023 is the applicable DCP for the proposal. The applicable provisions of CB DCP are addressed in detail in **Appendix B**. The proposed development is generally compliant with the applicable provisions, except for some non-compliances. The merit of specific DCP non-compliances is addressed in further detail below.

4.4.1. Private Open Space

Chapter 5.1 of the DCP requires that dwelling houses provide a minimum of 80m² of private open space located behind the front building line. In this case, 57m² is provided, with a minimum dimension of 5 metres. While this represents a variation to the development control, it is considered justified given the unique context of the proposal.

In this case, the dwelling is modest in size, with a gross floor area of only 74.1m² — significantly smaller than what would typically be delivered on a site of this size if it were developed solely as a dwelling house. Requiring 80m² of private open space in this case is unreasonable, as it would exceed the internal floor area of the dwelling itself.

Given the above, the 57m² of POS is considered sufficient to support a high level of amenity for future residents of the proposed dwelling.

4.4.2. Landscaping

Chapter 5.1 of the DCP requires that a minimum of 45% of the area between the dwelling house and the primary street frontage be landscaped.

The proposed development does not technically achieve this requirement. However, this is due to siting of the dwelling house, which significantly exceeds the typical 5.5 metres required by the DCP. As a result, the area subject to the landscaping calculation is larger than usual, making it more difficult to satisfy the 45% minimum.

Importantly, the objective of this provision is to ensure a reasonable extent of landscaping within the front setback to positively contribute to the streetscape. In this case, more than 45% of the first 5.5 metres from the front boundary is landscaped, achieving the intended landscape outcome and preserving the streetscape character.

4.5. Likely impacts

This section takes into consideration the likely impacts of the proposed development that have not already been considered in preceding sections of this SEE. The proposed development is considered to have acceptable impacts in the following respects:

4.5.1. Flood Impacts

A Flood Impact Assessment has been undertaken by a suitably qualified and experienced consultant and can be found at **Appendix F**.

The proposed floor levels are set at least 0.5 metres above the 1-in-100-year flood level and the PMF level. The buildings and fencing are designed to allow the unimpeded flow of floodwaters through the site. All structural elements will be constructed using flood-compatible materials and engineered to withstand the forces associated with floodwaters, including debris impact and buoyancy.

The proposed car park will closely follow existing natural ground levels, thereby minimising any disturbance to overland flow paths. While the car parking area is located within the extent of the 1-in-20-year flood event (contrary to the DCP's preference), the location is within a low hazard (H1) flood zone, which is considered safe for small vehicles, pedestrians, and buildings.

As an additional precaution, catch polls at 1.2m spacing will be used as a redundant feature in case of error in modelling or complete blockage in stormwater to network to prevent vehicles from becoming floating debris. With these measures in place, the proposed development is considered to achieve a satisfactory outcome in terms of flood resilience and safety.

4.5.2. Vehicular Access, Parking and Traffic

A traffic and parking study has been completed by a suitably qualified and experienced consultant and is included in **Appendix I**.

In relation to the community facility, the DCP does not provide a specified car parking rate. A comparable land use (for Place of Public Worship) specifies 1 space per 5m² of assembly area. However, it is understood the proposed facility will be solely limited by the attending capacity in terms of person number. As such, there is no suitable DCP rate that can be applied to the proposal.

To address this, an empirical approach has been adopted. Three comparable facilities within the same LGA have been analysed to derive an average parking demand rate. Based on this rate, the proposed community facility is expected to generate demand for approximately 5-6 parking spaces for regular meditation sessions at the subject site. For retreat events, applying the same rate indicates a demand for around 10 parking spaces.

The 7 on-site parking spaces proposed for the meditation facility are expected to meet the typical day-to-day needs of the facility. Also, while retreat events may result

in a shortfall of up to 4 spaces, it is common practice for facilities of this nature to arrange group transport to reduce parking demand during such events. This approach is documented in the Plan of Management at **Appendix G** for the proposed operation of the facility.

In relation to the proposed dwelling, the DCP specifies a requirement of 2 spaces per dwelling. In this instance, the onsite dwelling is a small 2-bedroom residence and will only be occupied by single occupant or small family unit who are affiliated with the meditation facility. It is the traffic experts experience that occupant(s) of this nature typically only require a single vehicle. On this basis, the single car space allocated for the caretaker's residence is considered sufficient.

4.5.3. Noise and Vibration

An operational noise impact assessment was conducted by a suitably qualified and experienced consultant and is included in **Appendix H**.

The report assesses potential noise impacts under two scenarios: (i) typical daily operations and (ii) small-scale retreat events. For both, conservative modelling was undertaken to predict maximum noise levels at the nearest residential receivers during the quietest times of day or night. The modelling confirms that predicted noise emissions for both scenarios will comply with the relevant noise criteria.

The report recommends a range of mitigation measures, including a site-specific management plan incorporating best practice operational procedures, as well as the selection of mechanical equipment with appropriate sound power levels. The recommended operational procedures have been incorporated into the Plan of Management at **Appendix G**.

4.5.4. Construction impacts

The proposed development is unlikely to result in any adverse impacts to surrounds during the demolition and construction phase. Notwithstanding this, it is anticipated that conditions will be imposed on any consent granted for appropriate measures to be implemented prior to commencement of works and implemented during site works, thereby safeguarding local amenity.

4.5.5. Waste management

A Waste Management Plan has been prepared and is provided at **Appendix M** of this SEE. The Waste Management Plan outlines waste management strategies for the demolition, construction, and ongoing operation phases of the proposal. The proposed waste collection procedures have been documented in the Plan of

Management at **Appendix G** to avoid any land use conflicts with the operation of the facility.

4.5.6. Social and economic impacts

The proposed development will facilitate positive social outcomes by providing a dedicated space for ongoing community activities that promote social connection and personal wellbeing of both members and guests. In addition, it will provide a base to coordinate various charitable and fundraising initiatives conducted by the charity off-site, thereby extending the social benefits of the proposal beyond the immediate area and contributing to broader community.

4.6. Suitability of the site for Development

Section 4.15(1)(c) of the EP&A Act requires consideration of the suitability of the site for development. The proposed development is considered suitable for the subject site as it is permissible within the zone, will provide for community use without any land use conflicts, and will provide for high quality design outcome that will contribute to its existing residential surroundings.

4.7. Submissions Made

Section 4.15(1)(d) of the EP&A Act requires the consideration of submissions. It is anticipated that the Council will notify relevant stakeholders in accordance with their notification policy and will give due consideration to any submissions received during the assessment process.

4.8. Public Interest

Section 4.15(1)(e) of the EP&A Act requires consideration of the public interest. By providing a space intended for community-based activities, the proposed development will deliver a facility that contributes positively to the wellbeing of the broader community.

At a more local level, a petition containing signatures in support of the development is included at **Appendix P**. The petition reflects a strong level of support from nearby residents, indicating that the proposal is also welcomed by those who live in the surrounding area.

5. Conclusion

In summary, this Development Application seeks consent for a meditation facility and dwelling house at 56 Pringle Street, Bankstown.

The proposed development will result in the continued use of the subject site for a suitable land use in R2 zone and is generally consistent with the objectives and provisions of the CB LEP and CB DCP.

This DA has examined and considered to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed development. The proposal will not have adverse effects on the locality, community and the environment.

Having regard to the above, and in light of the matters for consideration listed under Section 4.15(1) of the EP&A Act, it is recommended this application be considered favourably by CBC.