

Statement of Environmental Effects

For

An Khong Buddhist Monastery & Temple

At

**353 – 357 Delaware Road
Horsley Park NSW 2175**

Prepared by

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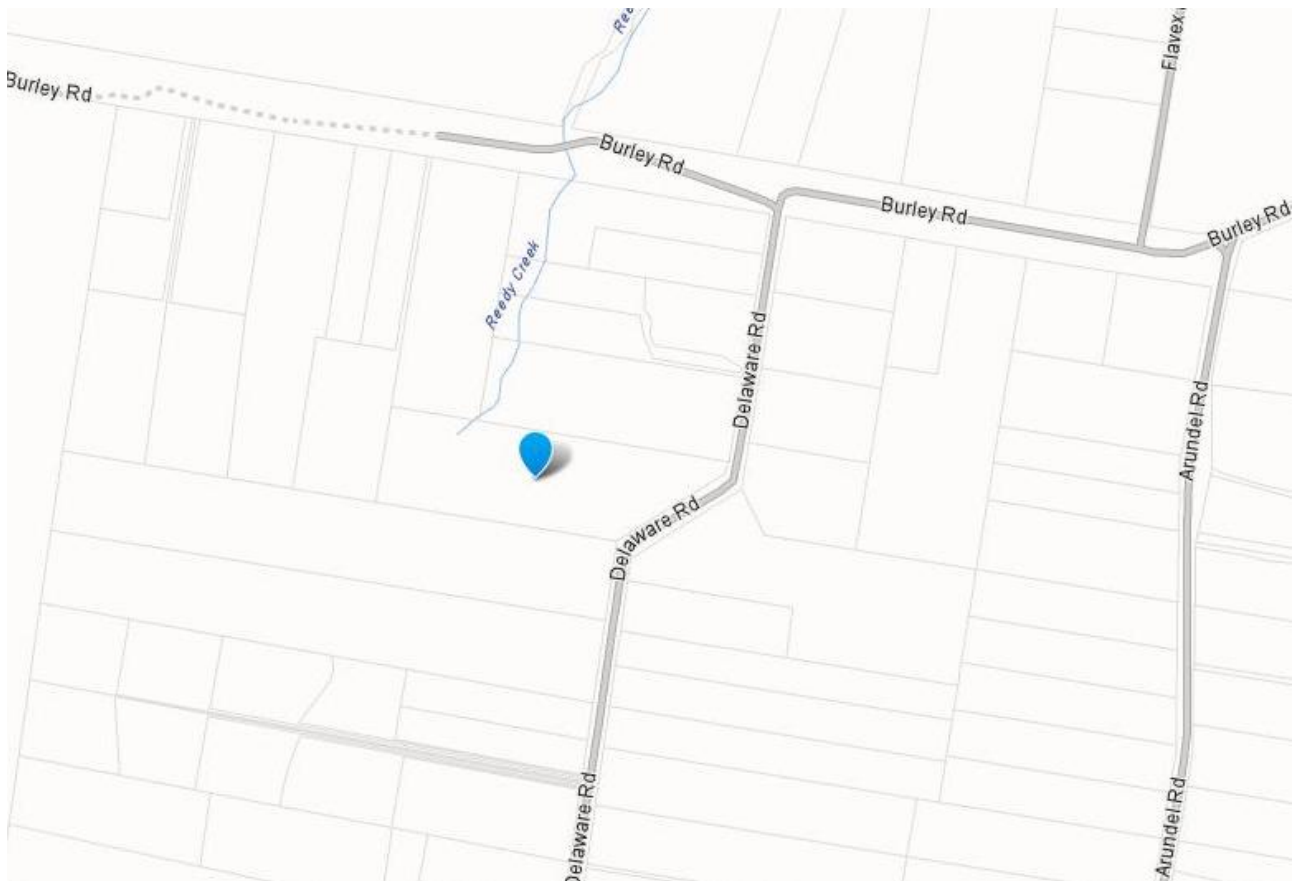
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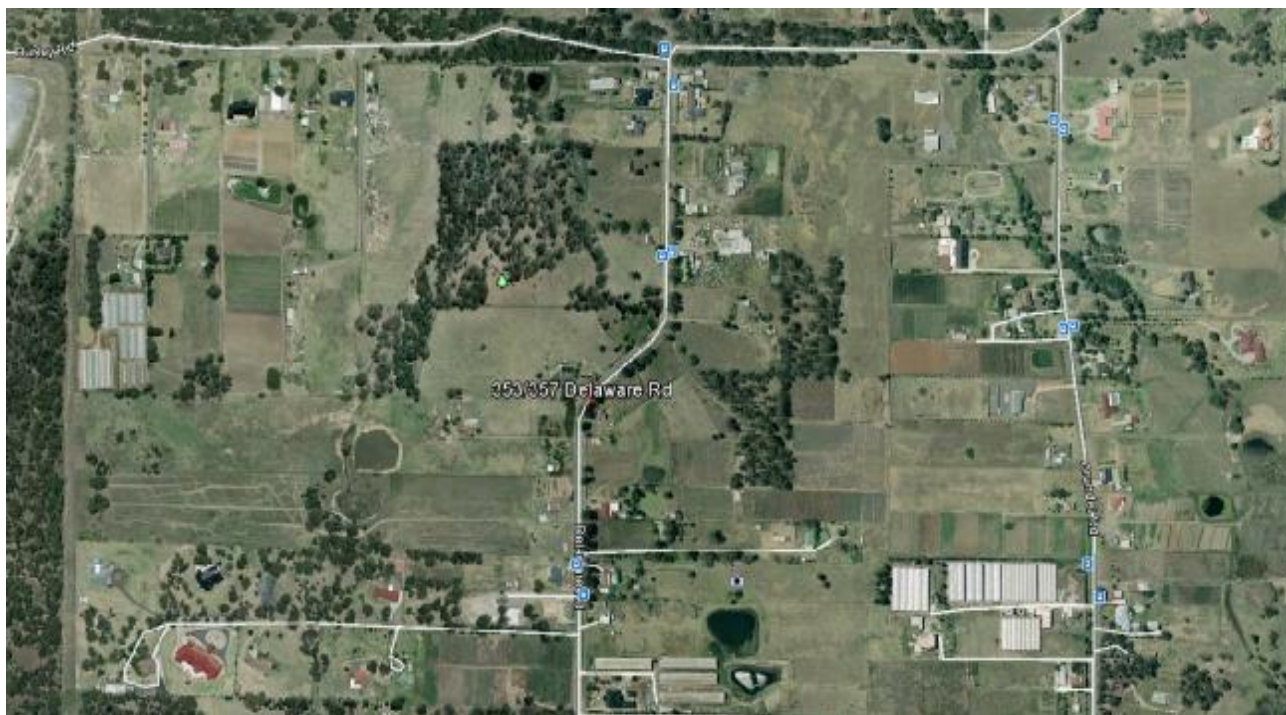
1.0 Introduction

- 1.1 This Statement of Environmental Effects has been prepared, on behalf of An Khong Buddhist Monastery & Temple, to accompany a Development Application (DA) to Fairfield City Council. The Development Application seeks approval for the construction of a place of public worship - Buddhist Monastery and Temple at (Lot 231B in Deposited Plan 17288) 353 – 357 Delaware Road, Horsley Park NSW 2175.
- 1.2 Approval is sought pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979 for the construction of a place of public worship. The proposal involves the erection of a new Buddhist Monastery & Temple with associated carparking as well as for the erection of 2 permanent resident housing blocks, meditation rooms, main dining hall and 2 Buddhist Art gallery pavilions (as illustrated in the architectural drawings).
- 1.3 This statement has been prepared under Section 78A of the EP&A Act. It provides an assessment of the proposed development against the relevant statutory requirements, social, economic and environmental impacts and potential amenity impacts of the development on the surrounding locality. It also outlines the measures proposed within the application to mitigate such impacts.
- 1.4 The site is zoned RU4 - Primary Production Small Lots pursuant to Fairfield Local Environmental Plan 2013. Place of public worships and dwelling houses are permissible with consent.
- 1.5 The application has been prepared with reference to the provisions of Fairfield Local Environmental Plan 2013 and Fairfield City Wide Development Control Plan 2013. It has also been prepared having regard to the Heads of Consideration of Section 79C of the Environmental Planning and Assessment Act, 1979.
- 1.6 This Statement of Environmental Effects shall be read in conjunction with the architectural plans prepared by HVT Design Pty Ltd and various consultant reports including Traffic, Acoustic, Access, Fire Services & Bushfire as well as Flood report and Hydraulic design and Plan of Management.
- 1.7 The proposed temple is designed in the traditional Chinese style temple (see (Appendix 1 - Artist Impression). It has been sited taking into consideration the various site constraints and bushfire area restrictions.

- 1.8 Having considered the relevant planning legislation and reviewed the proposed development, it is submitted that the proposed development is consistent with the aims and objectives of Fairfield Local Environmental Plan and Development Control Plan. In addition, the proposal would represent an appropriate form of development that is compatible with the character of the area and would have minimal impacts on surrounding properties. Therefore, it is recommended that the application be approved.



1.1 Locality Plan

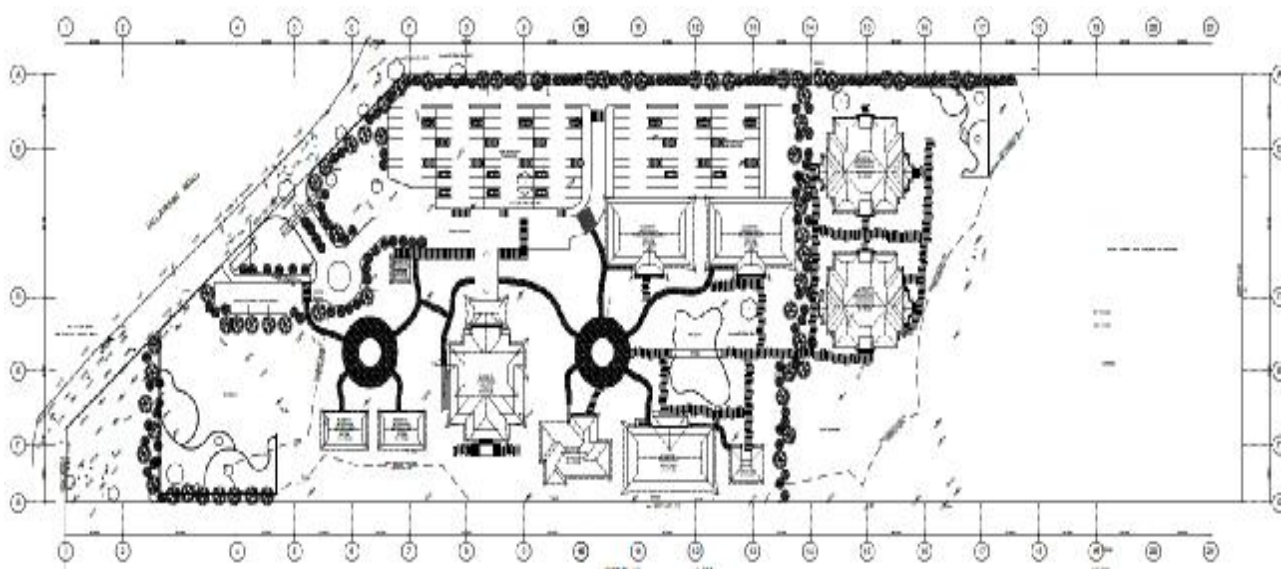


1.2 Aerial view of immediate locality

2.0 Site Zoning & Suitability

- 2.1 The site is located in the suburb of Horsley Park, within the Fairfield Local Government Area, which is approximately 30 kilometres south-west of the Sydney Central Business District. Horsley Park is located at the western extremity of the Fairfield LGA. The area can be described as semi-rural in character consisting of rural-residential allotments, agricultural and extractive industry land uses.
- 2.2 The site is situated approximately 1.5km from the Horsley Park Village. It is located at 353-357 Delaware Road, Horsley Park, on the western side of Delaware Road, between Horsley Road and Burley Road, approximately 700m from the intersection of Burley Road and Delaware Road. It is an irregular shaped allotment with a street frontage of 152m to Delaware Road, a rear boundary of 115m and side boundaries of 293m to 411m. The site is approximately 41,900m² (4.19ha) in size. Access to the site is via Delaware Road, which is a single lane each way traffic with unformed shoulders.
- 2.3 The area is predominated by low density detached dwellings containing sheds and agricultural related outbuildings. These structures perch on large parcels of land surrounded by large open space, typical examples of rural-residential allotments.

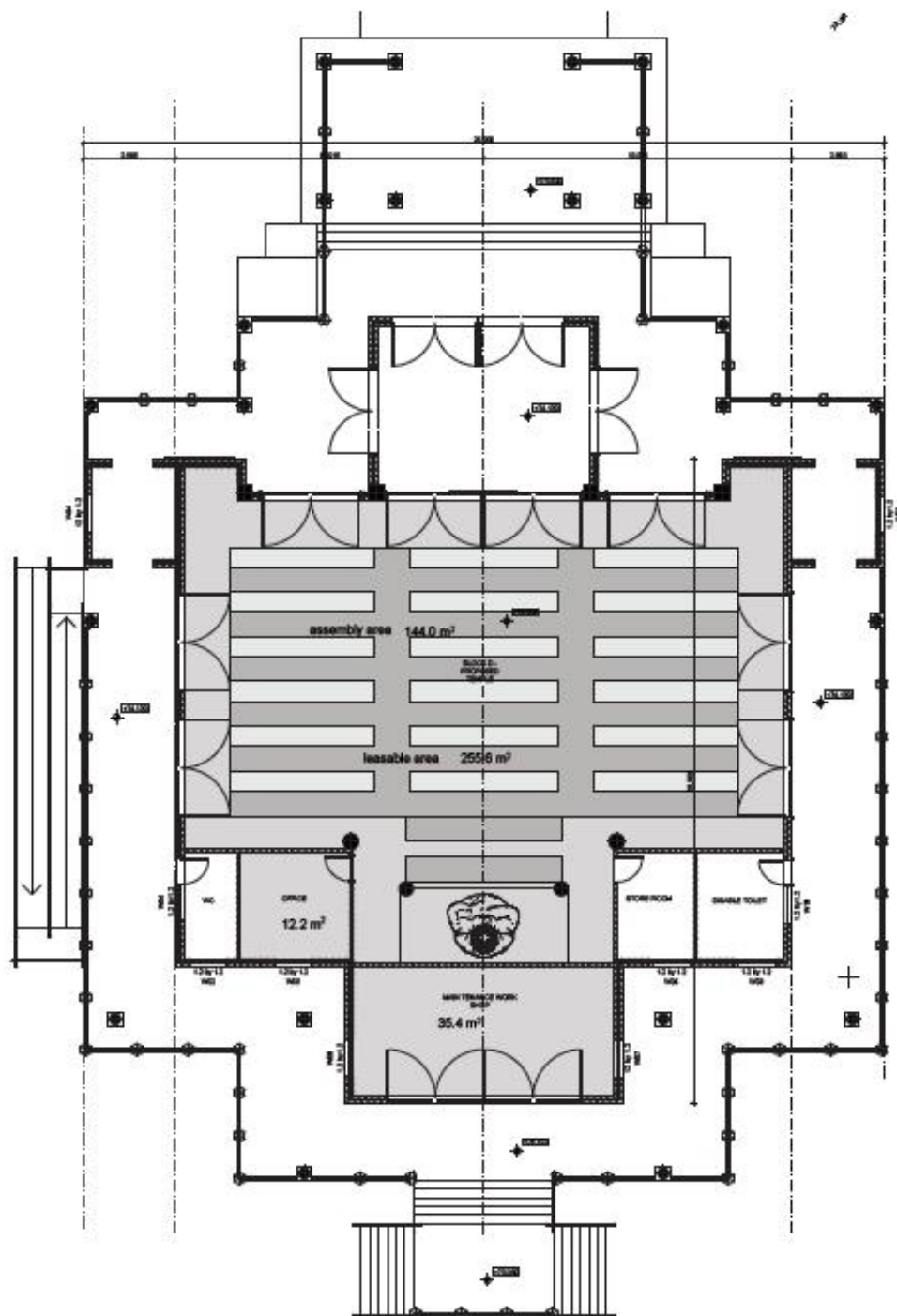
- 2.4 The area contains a mix of land uses, including rural-residential, farming activities, wrecking yard, mechanical workshop, places of worship, and schools.
- 2.5 The property presently contains a single storey dwelling. The site also contains a number of Cumberland Plain vegetation that is generally located in the western end of the site and is identified as affected by bushfire. It is affected by a 100m buffer zone for a category 1 bushfire zone.
- 2.6 There is a waterway running through the western portion of the site, being Reedy Creek and the site is identified as affected by “Medium Risk & “Low Risk” Flood Area. The site has approximately 8m cross-fall from the south-east to the north-west corner.
- 2.7 The site is not in an acid sulfate soil zone, is not a heritage item or in a conservation area.
- 2.8 The site is zoned RU4 - Primary Production Small Lots under Fairfield LEP2013. Under Fairfield LEP2013, “Places of Public Worships” are permitted with consent within RU4 zone.
- 2.9 The subject site is adjoined by rural-residential allotments on large parcel of land. These allotments generally contain single storey dwellings and outbuildings surrounded by vast open space.
- 2.10 The locality is generally semi-rural in nature, consisting of predominantly of rural-residential allotments and agricultural activities. The agricultural activities in the area are generally low intensive farmlands that with older cottages and some recently constructed large residential dwellings. The large residential dwellings are generally on 1 hectare allotments. Within the immediate vicinity of the site are two extractive industries, being CSR Brick manufacturing plant and Austral Brick manufacturing plant.



Proposed Site Plan

3.0 Proposed Development

- 3.1 The proposal is for a purpose built Buddhist Monastery & Temple with meditation rooms and residential accommodation for 24 Monks, including the master of the Temple.
- 3.2 The site comprises a formal vehicular and pedestrian access way leading to a carpark accommodating 120 cars in total. This leads onto the main Temple with Buddhist Art Gallery pavilions, a main dining hall and administration block. The temple ground also comprise a meditation room block with library as well as 2 single storey accommodation residences for 24 monks and nuns, including the temple Master.
- 3.3 The parking area has direct and easy access to the temple and accommodates 70 cars, including disabled spaces and shared zone in accordance with AS 2890.1, for the Temple use. A second parking area (50 spaces) is dedicated for the use of private vehicles associated with the meditation rooms and the private residential parking. A detailed traffic report has been prepared and lodged with this application.
- 3.4 The Temple's main assembly area is bounded by altars where various relics and statues are on permanent display. The main assembly area is 144m² and is shaded on the submitted drawings. The space accommodates a maximum of 72 people.
- 3.5 The main Altar is for the display of a large Buddha Statue and can only be accessed by monks during services. Members of the congregation are not permitted on the altars. Fixed benches are provided within the assembly area as indicated on the plan below.



- 3.6 The assembly area will be fitted with benches for the congregation to kneel when meditating, as shown above. There are 72 spaces provided with the bench arrangement and this will cater for the maximum demand, which occur during 3 special events per year.



View of the proposed style of seating for the proposed Temple



View of an example of side altars and the Buddha Statues to be displayed at the proposed temple

- 3.7. The Temple is only for religious ceremonies. The Plan of Management submitted in support of the application provides details of the operation of the proposed Buddhist Monastery and Temple.
- 3.8 Visitors to the temple can also view various Buddhist art at the 2 gallery pavilions on the grounds.
- 3.9 The Monastery component comprises private meditation rooms and residential accommodation for 24 Monks & Nuns. These are located away from the temple towards the rear of the site and will be clearly marked “no public access”.
- 3.10 A Dining hall is located near the temple, adjacent to the Temple Administration block. This is used during the 3 special events (Chinese New Year, Buddha’s Birthday and

devotion to Buddha's Mother), where typically worshipers are invited to stay for a quick meal after the main service. No food is prepared on the premises as worshipers bring pre-prepared food. There are facilities on site for the safe storage of the pre-prepared food, which is re-heated and cooling, as required.

- 3.11 The Monastery Ground will be landscaped in the Buddhist style to provide a peaceful tranquil place to worship and for the resident monks to meditate.
- 3.12 The residences comprise 2 free standing blocks, each with 12 single room studios. These have communal living and dining areas and are private for the Master and Monks or any visiting monks on a study tour.
- 3.13 Clear signage and fencing will demarcate the public temple areas and the private residential areas and spaces that are not accessible to the congregation/public.
- 3.14 The proposed Temple Building can accommodate all members of the congregation for both normal activities and special events. A detailed Plan of Management accompanies the application, which outlines the management procedures, complaint registration and resolution as well as responsibilities.
- 3.15 The kitchen is part of the Temple residence and is not for public use. The kitchen will be used for reheating pre-prepared food on the 3 festival days as noted in the submitted plan of management. It is not a commercial kitchen and no food is to be prepared for consumption by the public.
- 3.16 There is a small storeroom on the ground floor for other artefacts and Temple relics that are not on display at any particular time and bin storage facilities. Relics and artefacts will be kept in the meditation area, as from time to time the statues etc require maintenance.
- 3.17 The ground will be appropriately landscaped as detailed in the landscape plan that accompanies the Development Application.
- 3.18 A traffic marshal is to be appointed to manage the operation of the car park in order to ensure that worshippers appropriately park at the designated car spaces and exit in a satisfactory manner and respecting adjoining residential neighbours.
- 3.19 In relation to activities conducted on site, the operation of the Buddhist Monastery and Temple can be divided into normal operation and Special Event Operation, as follows:

Normal Operation

During the normal operation phase, the Monastery and Temple operate between the hours of 7.00am and 9.00pm Monday to Sunday. Within these operating hours, visitors are welcome to the site and engage in personal meditation. The resident monk only conducts formal meditation ceremonies to his worshippers between the hours of 7.00pm till 9.00pm daily. It is anticipated that a maximum of 30 people will attend the site at any one time during the normal operation phase.

The activities conducted within the meditation hall include reading of scriptures and silent meditation and the noise relating to the meditation ceremonies involves that of one person speaking.

No ceremonial drums are used on site. Only a gong will be used 3 times at the conclusion of each meditation session.

Special Event Operation

There are three (3) special events associated with the Buddhist religion that will occur at the premises. These are as follows:

Chinese New Year	-	first new moon of the Year
Buddha's Birthday (The Vesak Celebration)	-	8 April
Abhidhamma Day (Devotion to Buddha's Mother)	-	Full moon in October

During the special event days, member of the faithful come to the site throughout the day from 7.00am to 9.00pm to pray and pay respect to Buddha and the resident monk. The maximum number of people anticipated to attend the site is 70, however worshippers sheldon come at once and instead the worshippers come and go throughout the day. The celebrations are of religious nature.

Parking demand during special events would be higher than normal operation. The proposed Plan of Management include an instruction to all visitors to park within the proposed car parking spaces on site during special events. Should the car parking spaces be fully occupied, a member of the congregation is to ensure that no vehicles are parked illegally nor parked across the driveway of any surrounding residents to ensure that the activities associated with the temple does not cause a nuisance to the amenity of surrounding residents.

As detailed in the Traffic Impact Statement report that accompanies the application, the site complies with the Council's requirements in respect to parking and there is sufficient on-street parking in the street in the vicinity of the site to accommodate any overflow of parking during the festival/special events that occur three times a year. Accordingly, it is not considered that the proposal would have an unacceptable traffic impact upon the locality.

4.0 Development Standards / Design Guidelines

4.0 SECTION 79C - HEADS OF CONSIDERATION

In accordance with Section 79C of the EP&A Act, 1979, the following matters shall be considered in determination of the development application.

4.1 *The provisions of any environmental planning instrument*

Fairfield Local Environmental Plan 2013

Part 2 Permitted or prohibited development

The site is zoned RU4 - Primary Production Small Lots under Fairfield LEP 2013, as illustrated in the below extract of the zoning Map of the Fairfield LEP 2013.



1 Objectives of zone

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development is sympathetic to the rural environment and minimises risks from natural and man-made hazards.*

The proposed new Temple and associated Monastery is considered to meet the objectives of the zone in that the proposal is a compatible land use with surrounding environment and is a development that has been designed to be sympathetic to the rural environment and minimises risks from natural and man-made hazards. In addition, the proposal would provide essential community facility to the needs of the community.

2 Permitted with consent

The proposed development can be characterized as 'Places of Public Worship', 'Dual Occupancies' and 'Dwelling houses', which are defined by the LEP as follows:

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

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

dwelling house means a building containing only one dwelling.

The proposed development, involving the construction of a Buddhist temple with associated art gallery pavilions, administration/office building, dining hall and kitchen facility, toilet block, information house, meditation training facility and library, is considered to fall within the definition of place of public worship. This is because these purpose

designed buildings are only to be *used for the purpose of religious worship by a congregation or religious groups*, and the buildings are also to be *used for counselling, social events, instruction or religious training*.

The buildings are not intended to be used for any other purpose other than their intended purpose of being part of the proposed Buddhist Temple. They are integral parts of the proposed Buddhist Monastery and Temple operation.

In respect to the two residential buildings they could be argued as ancillary uses to the place of public worship, as they provide essential accommodation for the resident monks and master who are caretakers of the place of public worship. Hence, they would satisfy the definition of place of public worship. Notwithstanding this, they would constitute dual occupancies, despite the fact each room is provided with bathroom facilities, but a common living, dining and kitchen facility is provided per dwelling.

Within the Land Use Table for zone RU4 - Primary Production Small Lots in Part 2 of the LEP, place of public worship, dual occupancies and dwelling houses are land uses listed as 'permitted with consent'. Therefore, the proposed development is permissible with consent.

Part 4 Principal development standards

4.3 Height of buildings



The site is identified as 'J' within the Height of Building Map of the Fairfield LEP 2013, which a maximum permitted building height of 9m.

The proposed development complies with the allowable building height limit of 9m, except for roof of the temple.

As illustrated in the architectural drawings, the roof of the temple, having an overall height of approximately 10.5m, exceeds the allowable building height of 9m. The strict non-compliance must be considered in the context that the proposal is a purpose built temple and the roof feature is an integral part of the Temple design that adds to the overall appearance of the Temple. Consideration must also be given to any potential visual and overshadowing impact upon the neighbouring properties and the requirements of Clause 5.6 Architectural roof features of Fairfield LEP 2013.

A variation to Clause 4.3 of the FLEP 2013 in respect to building height is sought under Clause 5.6 of the FLEP 2013.

Request to vary a Development Standard (Clause 4.3 – Height of Building for place of public worship in RU4 Primary Production Small Lots made pursuant to Clause 5.6 of Fairfield LEP 2013)

Clause 5.6 of FLEP 2013 allows for variation to building height standards where roof features contribute to the building design and overall skyline and the majority of the roof is contained within the allowable building height.

The following sub-section of this report outlines the Applicant's Written Request for Variation to the provisions of Clause 4.3 of FLEP 2013 with respect to building height.

5.6 Architectural roof features

- (1) *The objectives of this clause are as follows:*
 - (a) *to permit variations to maximum building height standards only where roof features contribute to the building design and overall skyline,*
 - (b) *to ensure that the majority of the roof is contained within the maximum building height.*
- (2) *Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.*
- (3) *Development consent must not be granted to any such development unless the consent authority is satisfied that:*
 - (a) *the architectural roof feature:*

- (i) comprises a decorative element on the uppermost portion of a building, and*
- (ii) is not an advertising structure, and*
- (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and*
- (iv) will cause minimal overshadowing, and*
- (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.*

All the buildings that form part of the proposed place of public worship comply with the allowable building height limit of 9m, with the exception of the temple building, specifically its roof feature. The proposed temple slightly exceeds the allowable height limit but only relates to the architectural roof features of the building and the non-compliance represents a small portion of the building.

In terms of the bulk and scale, the proposed temple building is considered to fit comfortably into the streetscape and would co-exist in harmony with adjoining rural-residential neighbours.

The proposed additional building height is attributed to the architectural roof features of the traditional Buddhist temple building and does not result in adverse impacts on adjacent properties in terms of visual intrusion, overshadowing and loss of privacy.

The proposed temple building is setback generous distance from the boundaries so as to not cause any adverse impacts to the adjoining properties. There is sufficient separation provided to the boundaries to maintain the amenity of adjoining residences.

Overall, the variation to Clause 4.3 of FLEP2013 is considered well founded and is worthy of support. Strict application of the development standards in this instance has been demonstrated to be both unreasonable and unnecessary. Refusal of the development application on the basis that the development does not comply with the development standard in clause 4.3 in question is not warranted, particularly as it achieves the stated underlying objectives of the standard in that the minor non-compliance only relate to the architectural roof feature of the temple building.

The non-compliance with the development standard does not raise any significant matters that are of State or Regional Planning and no public benefit is obtained by complying with the relevant planning controls. Accordingly, the variation to the development standard is considered to be reasonable and acceptable under the circumstances of the case, pursuant to Clause 5.6 Architectural Roof Features of the FLEP 2013.

4.4 Floor space ratio

There is no FSR control for the site. However, for illustration purposes, the proposal has an overall FSR of 0.07:1.

Part 5 Miscellaneous provisions

5.6 Architectural roof features

As discussed above, Clause 5.6 of the FLEP 2013 has been relied upon in respect to a departure to building height development standards relating to architectural roof features of the temple.

5.9 Preservation of trees or vegetation

The site contains dense vegetation along the western portion of the site. All significant trees on the site will be retained and will not be affected by the proposal, as buildings and construction works are restricted to the front portion of the site and well clear of the vegetation. No activities are proposed to the western portion of the site.

5.10 Heritage conservation

The site is not in a heritage conservation area and is not listed as a heritage item. The site is not within the visual curtilage of any heritage items.

Part 6 Additional local provisions—generally

6.1 Acid sulfate soils

The property is not affected by Acid Sulfate Soil, as shown in the Section 149(2) and (5) Certificate.

6.2 Earthworks

There is no significant excavation or major earthworks proposed as part of the proposal.

6.3 Flood planning

The site is identified as being in a 'Medium Risk' & 'Low Risk' Flood Area as identified in the Section 149(2) and (5) Certificate obtained from Council. The proposed development has been designed taking into consideration of the flood affection of the site so as to ensure that the proposal minimises flood risk to life and property, the development is compatible with site's flood hazard and would not result in any significant adverse impacts on flood behaviours and the environment. The flood report accompanies the application details on how the proposal responds to the flood affection on the site.

6.4 Floodplain risk management

None of the proposed buildings on the site are located within the flood affected areas of the site. The finished floor levels of each building is above the flood level (refer to the flood study report for more details).

6.5 Terrestrial biodiversity

The site is identified as affected by Terrestrial biodiversity as contained within the Terrestrial Biodiversity Map of the Fairfield LEP 2013. The proposed development has been designed and sited on the site such that the proposed buildings are located away from areas identified as affected by Terrestrial biodiversity (i.e., the western portion of the site). The western portion of the site will remain undisturbed and will be maintained as a natural bushland part of the site; it will form part of the background of the proposed development.

6.6 Riparian land and watercourses

The proposal has been sited as to not affect or encroach onto the Riparian Land or Watercourse that traverses the western portion of the site in a north-south direction. Despite this, the proposal would be defined as an Integrated Development under the EP&A Act, 1979, as the site is affected by a natural watercourse. Therefore, the proposal would require referral to the New South Wales Office of Water for concurrence.

4.2 Any development control plan

Fairfield City Wide Development Control Plan 2013

Fairfield City Wide Development Control Plan 2013 (the DCP) applies to all land in the City of Fairfield inclusive of the subject site, except the Fairfield Town Centre, Cabramatta Town Centre, Fairfield Heights Town Centre, Canley Vale and Canley Heights Town Centre and Bonnyrigg Town Centre which are regulated by specific Development Control Plans. The DCP is a detailed document that supplements the statutory provisions of Fairfield LEP 2013.

The following provides an assessment of the proposed development against the relevant chapters of the DCP applicable to the proposed development.

Chapter 4A – Development in the Rural Zones

Context and objectives

This chapter applies to the proposed development, as the site is zoned RU4 - Primary Production Small Lots under Fairfield LEP2013. Chapter 4A sets out specific issues relevant to the rural area that are required to be addressed as part of any proposal.

The objectives of this chapter are as follows:

- a) set out all the necessary information applicants must consider in their proposed development;*
- b) ensure development proposals make a quality contribution to the vision for the City's rural area; and*
- c) ensure development proposals maintain environmental and quality of life standards for present and future residents in the rural area.*

The proposed development is consistent with the overarching objectives of Chapter 4A in that the development would maintain environmental and quality of life standards for present and future residents in the rural area. The proposal is unlikely to remove the

development rights of any adjoining sites from re-developing in accordance with the intention for the area.

The proposed development is considered to represent a more intense form of development in comparison to the surrounding rural residential developments in terms of built form and density. However, careful design considerations have been incorporated into the project and the deliberate arrangements and placement of buildings on the site ensure that the development appropriately responds to the rural setting of the area.

The orientation and position of the buildings allow the provision of good separation between buildings and site's property boundaries. In order to provide visual relief of the development to neighbouring properties and to soften visual impact of the development, dense landscaping is proposed along the perimeter of the site and within the site. Furthermore, more than one-thirds of the site will remain undisturbed by the proposal, resulting the retention of the existing vegetation at the site.

Existing Character

4A.1.2 Objectives

- a) *To ensure development is consistent with the existing character of the rural area*
- b) *To prohibit any further intensive agricultural activities such as piggeries and poultry farms*
- c) *To ensure all new development in the area has regard to its rural setting and minimises adverse effects on the environment and adjoining residents.*

4A.1.3 Controls

- a) *To ensure new development is consistent with Council's intention to provide a suitable environment for rural-residential living and at the same time allow the retention of the semi-rural character of the area.*

The proposed development is not a rural-residential development. However, the proposal will not compromise the suitability of the adjoining properties for rural residential living in that an assessment of the impact of the development on the character of the area

indicates that the proposal sensitively responds to the semi-rural character of the area and will not change the semi-rural character of the area.

As a place of public worship, the proposed development is considered to be a more intense use of the site than that of a rural-residential development in respect to the number of people to occupy the site and noise generation associated with worshippers coming/leaving the site. However, the proposed development has been designed with careful consideration of the surrounding rural-residential developments in an effort to ensure that the development is sympathetic to the amenity of surrounding rural-residential developments and there will be acceptable impact upon the amenity of surrounding rural-residential properties.

Road Access and Points

4A.2.2 Objective

- a) *To ensure road construction in the rural area is consistent with other areas of the City and where appropriate provided in a manner conducive to local conditions.*

4A.2.3.7 Access Points

- a) *Access driveways should as far as possible follow natural contours rather than cutting across the contours. Extensive cut and fill should be avoided in order to:*
 - a.** *Retain the natural character of the site by reducing the intrusive appearance of driveways.*
 - b.** *Lessen the possibility of erosion thereby minimising maintenance costs.*
 - c.** *Allow an informal lot layout and dwelling placement.*
 - d.** *Allow easier manoeuvring and reduce speeding.*

The proposed driveway does not require excessive cut and fill to the site. The driveway has been designed to allow for easy manoeuvring. The development proposes a combined entry and exit driveway that is perpendicular to Delaware Road and a car park within the front of the site accommodating 120 car parking spaces along with a designated bus bay and loading bay. The driveway arrangements are considered to be consistent with the intention of the DCP for development in the rural area.

Amended drawings have been submitted addressing Council engineer's issues. The driveway has been amended to provide queuing as per ASA2890.1-2004

- b) *Driveways are to be landscaped along the edges and should be constructed of compacted gravel, paved or sealed in brown, green, grey or ochre tones. Regardless of the proposed method of internal construction all driveways must be sealed between and the property boundary in accordance with drawing S-226 found in this chapter.*

As shown on the landscape plans submitted with the application, the proposed driveway will be landscaped along the front and side boundaries. The driveway and car park is proposed to be constructed of sealed bitumen.

Landscaping

4A.3.2 Objectives

- a) *To encourage native plantings within the rural area.*
- b) *To soften the built form of rural sheds and other large buildings.*

4A.3.3 Controls

Refer to Appendix F – Landscape Planning.

A concept landscape plan accompanies the application has been prepared having regard to the landscape planning detailed in Appendix F.

Sewage Management

4A.4.2 Objectives

- a) *To prevent the waste water from the system causing a danger to human or animal health or to the environment.*
- b) *To ensure that on-site sewage management systems are designed, installed and located appropriately.*

4A.4.3 Controls

4A.4.3.1 Installation

- a) *On-site sewage management systems are to be installed and maintained in accordance with the Council's On-Site Sewage Management Policy.*

4A.4.3.2 Location

- a) *A minimum area of 1,600 square metres is to be dedicated for the disposal of waste water arising from the on-site system.*
- b) *The buffer distances (i.e. the distance between the disposal area and the boundaries of the premises, dwellings, swimming pools, driveways, outbuildings and from drainage reserve or flood liable land) shall be according to the distances indicated in the Council's On-site Sewage Management Policy. The buffer distances vary according to the contours and other features of the land.*

A Wastewater Management Assessment report accompanies the application. The site is unlikely to be connected to the existing sewerage system with the closest suitable connection located some 2.5km away. The report provides an analysis of the characteristic of the site, its constraints and suitability for a wastewater treatment system.

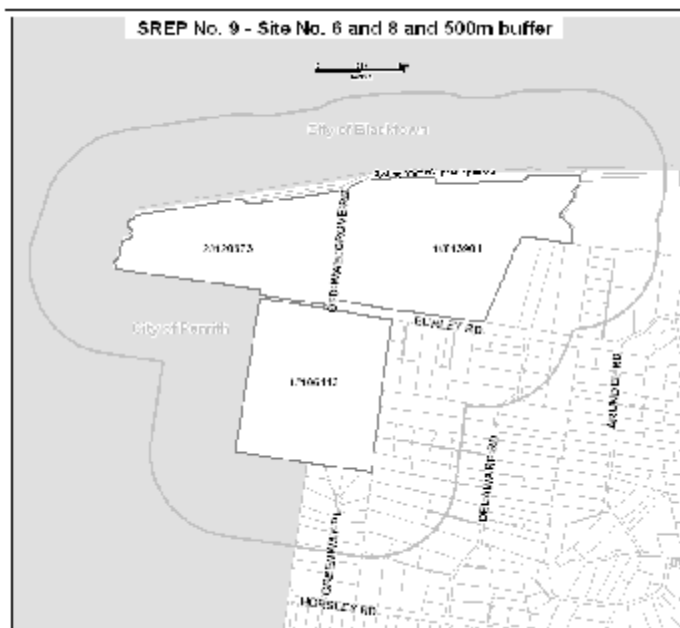
It is proposed that all wastewater (sewage) generated by the development be treated on site. The wastewater, generated by the development, is to be treated on site using a secondary sewage treatment plant. The proposed wastewater treatment system has been prepared in accordance with Council's On-Site Sewage Management Strategy and is considered adequate to cater for the proposed development.

4A.4.3.3 Non-Residential Development in the rural area

- a) *All proposals for non-residential forms of development will need to satisfy the requirements of the NSW Government's Office of Environment and Heritage.*

The application shall be referred to the NSW Office of Water for concurrence/comments. The applicant has no objection in accepting any reasonable suggested conditions of consent to be incorporated into the development.

4A.5 Residential Development near Extractive Industries



Subject Site is within the 500m Buffer

4A.5.3 Controls

- a) *Council must not consent to development in the vicinity of extractive industry sites unless it is satisfied that:*
 - a. *the proposed development will not be adversely affected by noise, dust, vibration or reduced visual amenity from any nearby extractive industry, and*
 - b. *the proposed development will not in any way adversely affect any existing nearby extractive industry or prevent any such extractive industry from realising its full economic potential by adversely affecting future expansion of the extractive industry of which the Council is aware.*
- b) *The submission of an acoustic report must accompany all development applications for dwelling houses and sensitive land uses located within a distance of 500 metres from a nominated extractive industry site.*

A noise and vibration report, prepared by a suitably qualified acoustic engineer, showing how the predicted maximum noise levels will be mitigated, must be submitted to Council. As a guide, the predicted noise is to be attenuated to a level that complies with AS2107 Acoustics – recommended design sound levels and reverberation times for building interiors. Appropriate criteria for external recreational areas of the dwelling are to be determined by the acoustic consultant.

- c) *Dense landscaping along boundaries closest to quarry sites can further reduce dust levels permitted through environmental regulations. Landscaping plans should demonstrate appropriate landscaping that will assist to both reduce dust and visually screen quarry sites.*

Amended landscape Plans have been prepared and lodged. Plans include dense vegetation along boundaries. These amendments also address matters raised by Council's Landscape Officer

Detailed Assessment Report not required:

Clause 4A.5 Residential Development near Extractive Industries Clause requires that residential development within 500 metres of extractive industries require assessment with respect to acoustic amenity.

It is noted that the residential component of the development is approximately 480 metres from the southern boundary of the Austral Bricks Quarry and some 600 metres from the beginning of the main extractive area of the quarry. Therefore for all practical purposes the residential component is greater than the required 500 m separation zone. In addition the following is also noted with respect to the quarry:

- Existing Residences on Burley Road are in much closer proximity that the proposed development. As such the development will not result in residential development being closer to the quarry.
- Adoption of the aircraft noise measures detailed in section 8 will also provide improved internal acoustic amenity for future residences.

There is insufficient evidence to indicate that the proposed development will be adversely affected by noise, dust, vibration or reduced visual amenity from the nearby extractive industries and that the proposal will detrimentally affect any existing nearby extractive industry from achieving their full economic potential. The existing site co-exists in harmony with the nearby extractive/brick manufacturing plants.

In terms of acoustic impact, the application is accompanied by an acoustic report which demonstrates that the proposal is unlikely to result in any unsatisfactory noise impact upon neighbouring properties.

The recommendations of the acoustic report will be implemented into the development.

Given the above facts, the detailed assessment of the impact of extractive industries is not considered necessary as the separation and treatment of buildings will ensure that the future acoustic amenity of occupants will be protected.

4A.6 Aircraft Noise

4A.6.2 Objectives

- a) *To mitigate against the acoustic impacts of aircraft noise on new residential development in Horsley Park and Cecil Park as a result of a second airport at Badgerys Creek.*
- b) *To provide clarification of measures required in buildings to mitigate against aircraft noise by achieving compliance with relevant deemed to satisfy criteria.*
- c) *To ensure measures to mitigate against aircraft noise are consistent with provisions contained in the Australian Standard AS 2021-2000, Acoustic – Aircraft Noise Intrusion – building, siting and construction*

4A.6.3 Controls - Design for impacts of Aircraft Noise

Prior to the issue of a construction certificate, amended architectural plans and details indicating compliance with either Option 1 or 2 detailed in the following table shall be submitted to the Principal Certifying Authority for approval.

OPTION 1 - DEEMED TO SATISFY REQUIREMENTS		
<i>ELEMENT</i>	<i>RATINGS</i>	<i>DEEMED TO SATISFY REQUIREMENTS</i>
<i>WALL CONSTRUCTION</i>	<i>ACHIEVE A MINIMUM CONSTRUCTION OF RW OF 52dB</i>	<i>BRICK VENEER CONSTRUCTION WITH ALL JOINTS FILLED SOLID WITH MORTAR, TIMBER STUD FRAME LINED WITH 1 LAYER 10MM PLASTERBOARD AND 75MM R1.5 INSULATION BATTS BETWEEN ALL STUDS. ALL PLASTERBOARD JOINTS TO BE SEALED TAPED AND SET.</i>
<i>ROOF / CEILING CONSTRUCTION</i>	<i>ACHIEVE A MINIMUM CONSTRUCTION OF RW OF 52dB</i>	<i>PITCHED ROOF CLAD WITH METAL SHEETING, CONCRETE OR TERRACOTTA ROOF TILES WITH R3.0 INSULATION BATTS LAID BETWEEN CEILING JOISTS AND A MEDIUM DUTY SARKING OVER ALL RAFTERS TO THE UNDERSIDE OF THE ROOF TILES. THE CEILING SHALL BE A MINIMUM OF 1 LAYER 13MM PLASTERBOARD WITH ALL JOINTS SEALED, TAPED AND SET.</i>
<i>WINDOWS</i>	<i>ACHIEVE A MINIMUM RW OF 52dB</i>	<i>ALL WINDOWS SHALL BE CERTIFIED BY THE MANUFACTURE TO ACHIEVE THE REQUIRED RW RATING OF 52dB.</i>
<i>EXTERNAL ENTRY DOORS</i>	<i>EXTERNAL DOORS TO</i>	<i>BE A MINIMUM OF 35MM THICK SOLID CORE CONSTRUCTION OR 6.38 LAMINATED GLASS OR</i>

	ACHIEVE A MINIMUM RW OF 52dB	SIMILAR. DOORS MUST BE FITTED WITH ACOUSTIC SEALS SUCH AS LORIENT IS7025,IS8011SI OR RAVEN RP47 OR EQUIVALENT TO ACHIEVE THE SAME RW OR A MINIMUM 30dB
PLASTERBOARD CORNER DETAILS	MAINTAIN RATING BETWEEN ALL WALLS AND CEILING.	PLASTERBOARD MUST BE WELL SEALED AT CORNERS AND JOINTS.
VENTILATION AND PENETRATIONS	MUST NOT COMPROMISE THE EXTERNAL BUILDING ENVELOPE AND MAINTAIN ALL EXTERNAL WALL WINDOW AND CEILING RATINGS.	ALL OPENING IN WALLS AND CEILING SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE RW RATING. <ul style="list-style-type: none"> SEALED WITH NON-SETTING MASTIC OR SYNTHETIC RUBBER, FIBREGLASS OR ROCKWOOL INSULATION SPONGE RUBBER.
OPTION 2 - ACOUSTIC REPORT		
SUBMIT AN ACOUSTIC REPORT PREPARED BY A QUALIFIED ACOUSTIC CONSULTANT DETAILING COMPLIANCE WITH AS 2021-2000, ACOUSTIC – AIRCRAFT NOISE INTRUSION – BUILDING, SITING AND CONSTRUCTION FOR THE WHOLE BUILDING OR INDIVIDUAL BUILDING ELEMENTS WHERE A VARIATION IS BEING SOUGHT TO THE ABOVE DEEMED TO SATISFY CRITERIA OF OPTION 1 SPECIFIED BY FAIRFIELD CITY COUNCIL.		

Refer to the acoustic report submitted in support of the application for details in respect to compliance with the above requirements relating to aircraft noise.

4A.7 Criteria for Rural Building Design

4A.7.2 Objectives

- a) To ensure building designs respond to the natural features and topography of the land.
- b) To preserve existing landscape features.

4A.7.3 Controls

4A.7.3.1 Siting of development

- a) In determining the siting of a building, consideration should be given to the following factors:

- a. *Dwellings should be orientated to make the best use of sunlight and views. Living areas should have a northerly aspect to maximise energy and the amount of sunshine that a building is exposed to during the year.*
- b. *West facing walls should have very few windows for protection against hot westerly winds and summer sun.*
- c. *Slopes and access to views.*
- d. *Protection from wind and adverse weather.*
- e. *The preservation of prominent ridgelines from intrusion by new buildings.*
- f. *Buildings should not be sited on overland flow paths identified by Council. This may increase any potential flood hazard or flood damage to buildings.*
- g. *The dwelling should be set back from roads and surrounding dwellings in order to reduce noise and other disturbances.*
- h. *Driveway access.*
- i. *Retaining the existing vegetation for possible incorporation with the landscape of the buildings.*
- j. *Future use and enjoyment of the site.*

It is submitted that the proposed development has been sensitively designed in response to the above criteria in order to ensure that the development, especially the residential component, appropriately addresses the orientation of the site. In fact, all the structures are orientated towards north with minimal west facing openings and generous distances are provided from the boundaries to ensure that the proposal would have minimal impact upon adjoining sites.

The existing bushland along the western portion of the site that is identified as affected by terrestrial biodiversity will remain undisturbed in order to ensure that the development will have as little impact as possible upon the existing vegetation on site.

The overall development is considered to be sympathetic to the environmental conditions of the site, as the development has been designed taking into account the various constraints of the site including riparian corridor, bushfire prone section of the land and biodiversity corridor.

4A.7.3.2 Specific building design criteria

- a) *Avoid monolithic structures by grouping buildings in a more sympathetic way, through the use of landscaped features and contours.*

The roofline of a building is critical to the way that the building blends in with the natural topography of the land. On flat landscapes and sites with hills as backdrops, hipped roofs are generally more appropriate. Split-level homes are generally more suited to sloping sites.

The roofline can be staggered according to degree of slope. The use of wider eaves, and in particular, verandas, can bring the roof edge closer to the ground thereby integrating the dwelling into the overall landscape. Dormer windows can be used to allow upper floor accommodation while minimising wall height and roof bulk.

- b) *The predominant colours of the rural area are the range of greens, greys and brown of the vegetation. Similar or complementary colours are therefore appropriate for new buildings and additions. Any ancillary buildings should be similar materials, style and colour to the main dwelling building. Highly reflective surfaces such as large expanses of glass or unpainted metal decking should be avoided. Suitable roofing materials include painted corrugated iron, colourbond, slate, shingles or tiles in grey, brown, green or ochre tones*

The proposed development consists of series of smaller buildings that have been grouped to minimise building bulk. The buildings have been articulated and orientated to minimise bulk and appropriately orientated and sited to take advantage of solar access and the conditions of the site.

The proposal incorporates predominantly staggered pitched roofs, which provide further articulation, and are single storey in scale.

4A.7.3.3 Setbacks

- a) *Front:*
- a. *No building is to be built within 30m of either Wallgrove Road or Elizabeth Drive.*
- b. *In all other situations the minimum setback shall be no less than 15 metres or the average existing setback whichever is the less.*

The site is not on either Wallgrove Road or Elizabeth Drive. Accordingly, the minimum front setback is 15m. The proposal is setback in excess of 90m from Delaware Road, hence complies. This, combined with the dense landscape proposed within the front setback area, would ensure that the development blends into its semi-rural setting.

- b) *Side:*
 - a. *Dwellings must be setback a minimum of 5m.*
 - b. *Ancillary structures must be setback a minimum of 3m.*

The buildings are setback a minimum of 8m from the northern and southern boundaries and therefore, complies.

4A.7.3.4 Building Height

- a) *Building Height is determined by reference to the Building Height Map which forms a part of Fairfield LEP 2013.*
- b) *The maximum building height within the RU2, RU4 and RU5 zone is 9 metres. Within these zones dwellings should be no greater than two storeys in height.*
- c) *The wall height of the building should not exceed 6.5 metres above natural ground level at any point and the overall height of the building including the roof shall not exceed 9 metres.*
- d) *Ancillary structures should not exceed 5 metres in height, including the roof, above natural ground level.*

The proposed place of public worship buildings are all single storey structures and comply with the allowable building height detailed in the Building Height Map of the Fairfield LEP 2013. Exception goes to the temple building which has small portion of its roof feature exceeding the maximum building height by about 1.5m.

The design of the Temple is in the traditional style that reflects its character as a Buddhist Temple. The design is considered appropriate and the detailing of the roof form is also considered appropriate. Given that the non-compliance only relate to roof of the temple building and the roof features of the building add architectural interests to the temple without creating any adverse impacts upon neighbouring properties, the non-compliance is considered acceptable.

4A.7.3.5 Cut and Fill

- a) *A maximum fill of 1 metre will be permitted where the filling is contained within the building envelope by a drop edge beam.*
- b) *Filling of the ground outside the building envelope is not permitted.*

As shown on the architectural drawings, no fill is proposed to be introduced to the site. The buildings are proposed on natural ground levels and when the finished floor levels are elevated in reply to the slope of the land, it is not proposed that fill be brought to the site.

4A.7.3.7 Fencing

- a) *To maintain a rural setting, boundary and other fencing should be inconspicuous. Post and wire or post and rail fences in natural or earth tones are preferred. Hedges are also suitable.*

A 2metres high brick or similar decorative fence is proposed along the side and rear boundaries to match the materials and finishes of the temple structures. Such fencing is necessary as a noise attenuation measure due to the topography of the site and provides security to the site. However, and in response to the overland flow that traverses the site, it is proposed that the bottom portion of the fence incorporate open-type fencing to allow for the passage of surface water through the site.

4A.10 Stormwater Detention

4A.10.1 Objectives

- a) *To minimise the frequency of surcharging of the local drainage system causing downstream flooding problems.*
- b) *To minimise increases in flood levels on the drainage network and on the creek system.*
- c) *To ensure that OSD requirements integrate with the architectural design and layout of the development, ie the OSD system needs to be located so as not to compromise the location of the septic system.*

4A.10.2 Controls

- a) *OSD requirements apply to parcels where there is an increase in the impervious nature of the site.*
- b) *All pervious areas draining into the detention basin shall be treated as impervious unless runoff routing calculations are performed.*
- c) *Where the site is fully affected by flooding, or overland flow paths, OSD requirements do not apply. Applicants should seek more information on flooding by applying for a Section 149(5) certificate from Council, referring to Council's Flood*

Risk Management Policy and by checking compliance with Council's Flood Risk Management requirements (refer to Chapter 11 of this DCP)

- d) *The permissible site discharge shall be 78 l/s/ha.*
- e) *In the interests of safety and amenity, ponded water depths are not to exceed:*
 - a. *Parking/paved areas – 0.2 metres.*
 - b. *Landscaped areas – 0.5 metres.*
 - c. *Covered storage – no limit.*
 - d. *Fenced storage – no limit.*
 - e. *Roof area – as required for structural integrity*
- f) *Finished floor levels are to be at the following minimum levels:*
 - a. *Lockup garages – above the maximum 1 in 100 year water surface level.*
 - b. *Finished habitable floor levels – 0.3 metres above the maximum 1 in 100 year water surface level.*

For more information on Council's policy on stormwater detention in rural areas applicants should refer to Council's Rural Area On-site Detention Guidelines.

The concept stormwater drainage plans accompany the application provide details as to compliance with Council's requirements relating to stormwater detention in rural areas. The siting of the proposed Monastery & Temple buildings away from site boundaries and excludes any part of the site affected by the flood. This large property allows for careful siting of the buildings so as to help mitigate any impact on the overland flow path running through the rear of the site.

Chapter 11 – Flood Risk Management

This chapter of the DCP outlines the objectives, performance criteria and controls in respect to the assessment of development applications within land subject to flooding. It identifies the various Land Use Categories and the Flood Risk Precincts. The site is identified as within a Medium and Low Flood Risk Precincts and in accordance with Schedule 2 of Chapter 11 of the DCP, the site (place of public worship) is identified as a 'Commercial or Industrial' land use category.

The following provides a brief analysis against the relevant Sections of Chapter 11 of the DCP:

11.2 Objectives in relation to Flood Risk Management

The site is identified as being in a Medium & Low Risk Flooding area as identified by the Section 149(2) and (5) Certificate obtained from Fairfield Council. The proposed development has been prepared, having regard to the flood affectation of the site as demonstrated in the stormwater drainage plan accompany the application. The submitted drainage plan illustrates that the proposal is consistent with the objectives in relation to Flood Risk Management.

11.7 Flood Risk Precincts

The site is identified as affected by Medium Flood Risk Precinct and Low Flood Risk Precinct, which are defined as follows:

Medium Flood Risk Precinct is defined as *land below the 100 year flood that is not in a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.*

Note: *In this precinct there would still be a significant risk of flood damage, but these damages can be minimised by the application of appropriate development controls.*

Low Flood Risk Precinct is defined as *all other land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either the High Flood Risk or the Medium Flood Risk Precinct.*

Note: *The Low Flood Risk Precinct is where risk of damages are low for most land uses. The Low Flood Risk Precinct is that area above the 100 year flood and most land uses would be permitted within this precinct.*

The proposed development has been sited on part of the site that is not affected by flooding. Notwithstanding such, the ground floor level of each building is set 500mm above the 1 in 100 year flood level.

11.9 Special Requirements for Fencing

11.9.1 Objectives

- a) *To ensure that fencing does not result in the undesirable obstruction of the free flow of floodwaters.*
- b) *To ensure that fencing does not become unsafe during floods and potentially becomes moving debris which threatens the integrity of structures or the safety of people.*

The proposal meets the objectives of this clause as the bottom portion of the fence is an open-type fence that will allow ground surface water to pass through the site (refer to the drainage plan for more details).

Schedule 1

Flood Compatible Materials & Building Components

The selected materials for this project have been specifically chosen based on the flood compatible materials and building components identified within Schedule 1 of Chapter 11 of the DCP (refer to architectural drawings for details).

Schedule 2

Land Use Categories: Commercial or Industrial

The proposed development is identified as the Land Use Category of Commercial and Industrial within Schedule 2 of Chapter 11 of the DCP.

Overall, a review of the Hydraulic Assessment Report prepared in support of the application indicates that the proposed development would achieve the objectives of Chapter 11 of the DCP.

Chapter 12 - Car Parking, Vehicle and Access Management

The purpose of Chapter 12 of the DCP is to provide applicants who require car parking as a part of their development with information and specifications on ways to design their car park in order to achieve the following objectives:

- physically attractive yet visually and functionally subservient to the buildings they serve and the environment in which they are set,
- meets the needs to users, and
- functions efficiently and safely.

The proposed development, which is defined as place of public worship and dual occupancy, under the Fairfield LEP 2013, is required to be provided with car parking spaces based on the specific requirements of place of public worship and dual occupancies.

Clause 12.1.1 – Parking Rates of Chapter 12 details the required car parking spaces for place of public worship and dual occupancy as follows:

Place of Public Worship eg Church, Mosque, Temple: *Where seating is provided: 1 space per 6 seats or 1 space per 5m² of gross leasable area (whichever is the greater). However, the DCP states that the appropriateness of these rates shall be confirmed by way of a Parking Study.*

Dual Occupancy: *2 car parking spaces per dwelling (3 or more bedroom units (ie greater than 110m²))*

Applying the above parking rate to the development, the proposal generates the following number of car parking spaces:

Place of Public worship:	72 seats @ 1 space/ 6 seats	=	12
Dual occupancy:	2 spaces /dwelling	=	4
Total car spaces required		=	16
Total car spaces provided		=	120

Although the proposed development is a place of public worship, components of the proposal are similar that those of dual occupancy, educational establishment and office premises. Accordingly, and as these activities are closely aligned with component of development their parking requirements have been utilised for illustration purposes in calculating car parking for the proposal.

Educational Establishment: *1 space per employee plus 1 space per 5 students*

Office Premises: *1 space per 40m² gross leasable area*

Applying the above parking rate to the development, the proposal generates the following number of car parking spaces:

Place of Public worship:	72 seats @ 1 space/ 6 seats	=	12
Dual occupancy:	2 spaces /dwelling	=	4
Educational Establishment:			
	68 students @ 1 space per 5 students	=	13.6
	6 Teacher @ 1 space per employee	=	6
Office Premises:	1 space per 40m ² (300m ² /40m ²)	=	7.5

<i>Total</i>	=	37 car spaces
<i>Total car spaces proposed</i>	=	120

The proposed parking is considered more than adequate for the day-to-day requirements of the Temple. Despite the proposal complying the numerical parking requirements, the application is supported by a traffic and parking report, which demonstrates that more than adequate car parking spaces are proposed for the development. The traffic and parking report provides greater details in respect to parking calculations for the proposal and traffic generation associated with the proposal.

A detailed traffic management plan has been prepared and submitted and the design guidelines of this DCP and AS2890.1 have been considered and the proposal generally complies with these requirements.

4.3 *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Suitability of the site for the development

- The impacts on the natural and built environments are of a level considered acceptable for development of a Temple and monastery on the subject site. The following addresses the likely impacts of the development and suitability of the subject site.

Building Design and Context

- The subject site is currently a residential use with an existing residence and ancillary rural buildings. These structures are proposed to be demolished to make way for the proposed development.
- The proposed Temple constitutes single storey structure and is designed in the traditional Buddhist Temple form.
- The generous front and side setbacks and Temple design minimises the visual scale of development when viewed from the adjoining properties and is suitable for the size of the subject site.

Overshadowing

- All buildings on the site are single storey and do not create any shadowing impacts to adjoin properties.
- In summary, the proposed Temple and monastery buildings will not result in unreasonable overshadowing of the adjoining residential dwellings.

Visual and Acoustic Privacy

The development proposal has been designed to provide adequate setback to the adjoining properties to minimise direct overlooking.

The development application will be supported by a Acoustic Report and subject to the recommendations in the report the noise generated from the Temple and monastery is suitable in this residential location.

The recommendations are likely to be:

- Establish noise criteria for Mechanical Plant at design stage and adopt appropriate planning and engineering controls to achieve compliance with these criteria.
- Establishing effective community consultation and management techniques for special events.
- Installing any “acoustic” control measures as recommended.

Heritage Conservation

- The site is not in a heritage area

Traffic and Parking

- A traffic report has been prepared for the application and it demonstrates that the proposal would not result in a negative impact upon surrounding properties and is satisfactory from a traffic point of view.

Suitability of the Site

- The subject site has been appropriately designed as a traditional Buddhist temple taking into account the various constraints of the site including terrestrial biodiversity, riparian corridor, bushfire affectation and flooding affection impacting on the site. In addition, the development proposal demonstrates that it will not result in an unsatisfactory impact on the amenity of surrounding properties.
- The scale and form of the development ensures surrounding rural residential context is maintained and the Temple and monastery will contribute to the public cultural domain of Horsley Park.

4.4 Any submissions made in accordance with this act or the regulations

- The development application will be notified as per Council's Notification policy. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

4.5 The public interest

- The Temple and monastery provide a cultural facility within the Fairfield Local Government Area (LGA) catering for the Buddhist community in the surrounding locality.
- Additionally, the Temple and monastery contributes to the cultural domain in the locality and the design presents traditional style Buddhist Temple architecture located on site to minimise impacts on the adjoining properties.

5.0 Additional Information

- The application is supported by reports from appropriately qualified people.
- A waste management plan has been prepared and will be adopted by the builder during the works and the applicant at completion.
- Photographs are also attached as Appendix A

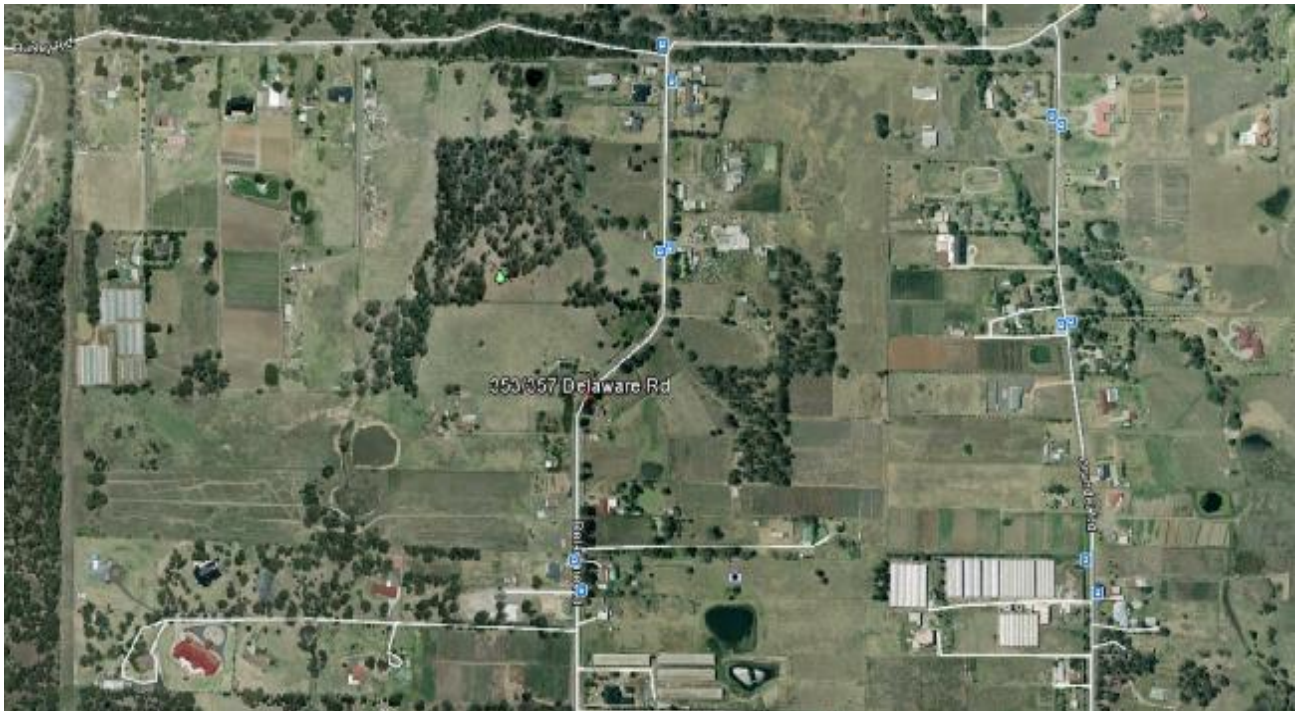
6.0 Conclusion

Having regard to the assessment of the application and the documentation accompanied the application, the following conclusions are reached with respect to the proposed development:

- The proposed place of public worship – Buddhist Monastery and Temple is permissible with consent within RU4 Small Production Small Lots under Fairfield Local Environmental Plan 2013,
- The proposal generally meets the requirements of the relevant development control plans,
- The submitted acoustic report has shown that the proposal is satisfactory and has provided detailed recommendations that will be incorporated into the application,
- The submitted Traffic and Parking Report has demonstrated that the proposal is satisfactory from a traffic and parking point of view. The recommendations of the traffic and parking report have been included in the design of the proposal,
- All flood planning measures will be adopted as per the flood planning report,
- All bushfire control measures will be adopted as per the recommendations of the bushfire planning report, and
- The proposal has satisfactorily responds to the constraints of the site and the siting of the buildings ensure that there would be minimal impact upon the constraints of the site and neighbouring allotments.

The application has demonstrated that the proposed Buddhist Monastery and Temple is capable of integrating with the surrounding rural residential properties and is unlikely to result in an adverse impact upon the amenity of surrounding rural residential properties. Accordingly, approval of this temple will not create any precedent for the locality.

Appendix 1 PHOTOS



Arial View of the property and locality



View of Delaware Road Northbound



Delaware Road Frontage



Delaware Road Southbound