

# C.C. WESTON & ASSOCIATES

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## STATEMENT OF ENVIRONMENTAL EFFECTS

### INTEGRATED DEVELOPMENT

**NO. 1650 THE HORSLEY DRIVE, HORSLEY PARK  
LOT 90A DP 17288**

**PROPOSED DEMOLITION OF EXISTING METAL SHEDS AND CONSTRUCTION OF  
A PLACE OF PUBLIC WORSHIP, RECREATION FACILITY (INDOOR & OUTDOOR)**

**AUGUST 2015**

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## Appendices

1. Operational Plan of Management

## 1. INTRODUCTION

This report has been prepared as a Statement of Environmental Effects (SOEE) for the Bethel Mar Thoma Church. This report has been prepared for the demolition of two (2) existing sheds and construction of a Place of Public Worship and Indoor and Outdoor Recreation Facility, Meeting Rooms and associated facilities at No. 1650 The Horsley Drive, Horsley Park ('subject site').

The existing residence will be retained and will be utilized as a residence by the Church. Off street car parking will be provided for 83 car spaces.

Representative of the Church attended a Development Advisory Meeting on 16 June 2015 with Council staff. The proposed development addresses the matters raised by Council staff with the reports and plans submitted with the development application.

The subject site is zoned RU2 Rural Landscape under Fairfield Local Environmental Plan 2013. Place of Public Worship with associated activities and Indoor and Outdoor Recreation Facilities are defined in the Fairfield Local Environmental Plan 2013 as permissible land uses within the RU2 Rural Landscape zone subject to Council's approval.

In support of the application suitably qualified consultants have been engaged to prepare plans and reports to justify the proposed development. These plans and reports include:

- Architectural Drawings - NBRS + Partners
- Site Sewerage Disposal - Jones Nicholson Consulting Engineers
- Concept Stormwater Management Report - Jones Nicholson Consulting Engineers
- Landscape Plan - NBRS + Partners
- Traffic and Parking Assessment - Varga Traffic Planning Pty Ltd.
- Noise Impact Assessment - Acoustic Logic
- Flora and Fauna Report - Joy Hafey Environmental Consultant
- Bushfire Hazard Assessment - Joy Hafey Environmental Consultant
- Stage 1 Preliminary Site Investigation - Environmental Safety Procedures
- Statement of Environmental Effects - C.C. Weston & Associates

Undertaking the assessment of this development consideration has been given to all the provisions of the relevant statutory planning instruments including the Fairfield Local Environmental Plan (FLEP) 2013, Fairfield City Wide Development Control Plan 2013 and matters contained in Section 79C of the Environmental Planning and Assessment Act 1979.

The proposed development has been assessed in pursuance to the requirements of Section 79 C of the Environmental Planning and Assessment Act 1979. Having regard to the contents of this report and the assessment of the proposal against the requirements of Fairfield Local Environmental Plan 2013 and the relevant Council Development Control Plans the proposed development is recommended for approval.

## 2. SITE DETAILS

### 2.1 Site Location

The subject property is located on the southern side The Horsley Drive east of the intersection with the M7 Motorway.

The proposed Place of Public Worship and recreational facilities will have direct vehicular access onto The Horsley Drive. The site is shown in the Neighbourhood Context as **Figure 1**.

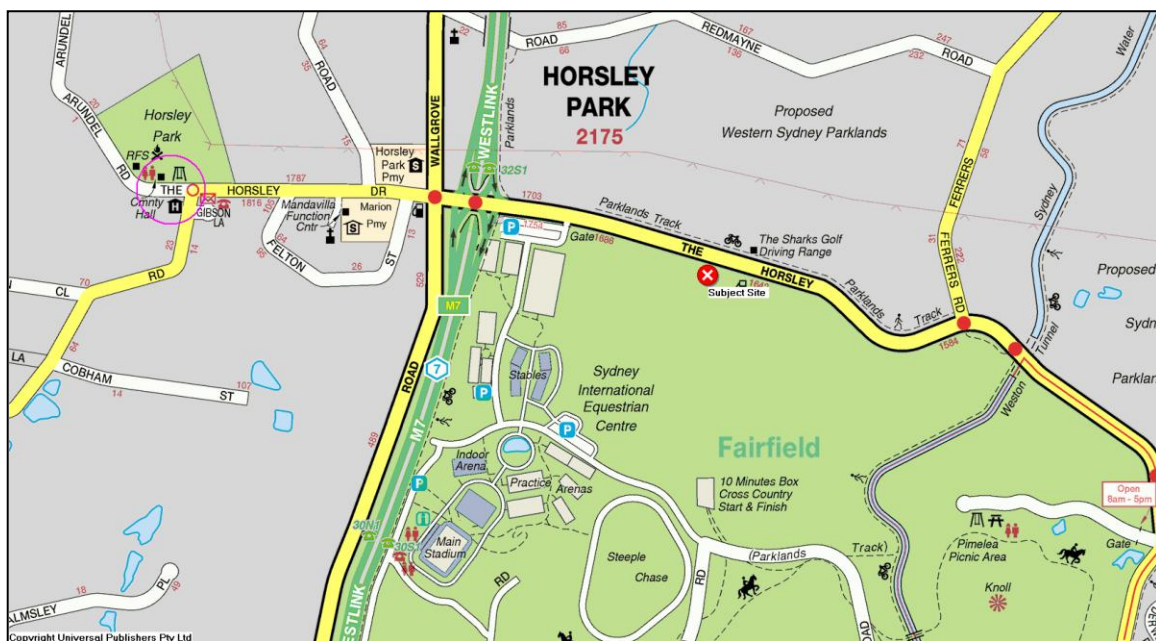


Figure 1.

### 2.2 Site Description

The subject site is described as Lot 90A DP 17288 The Horsley Drive, Horsley Park. The site has frontage of 96.45 metres to The Horsley Drive and a depth of 304 metres. The area of the land is 2.92 hectares.

### 2.3 Existing Development

The subject land contains a cottage and two (2) metal outbuildings.

## 2.4 Surrounding Development

To the east is the Regional Open Space Corridor and to the west the M7 Motorway. The subject site adjoins a service station, convenience store and liquor shop.

## 2.5 Vegetation

The subject site has a scattering of native vegetation along the rear boundary and a cluster of trees surrounding the existing dam.

## 2.6 Topography and Drainage

The site slopes from RL 86.04 to the southeast and RL 76.20 to the northwest. The site is generally grassland with a cluster of trees surrounding a small dam on the western boundary.

Jones Nicholson Consulting Engineers has prepared a concept stormwater plan which accompanies the application under separate cover.

## 2.7 Zoning

The subject land is zoned RU2 Rural Landscape pursuant the provision of Fairfield Local Environmental Plan 2013. A detailed assessment of the zoning objectives and development standards is provided in **Section 4** of the Report. The subject site is shown in **Figure 2** being an extract from the Fairfield Local Environmental Plan 2013.

## 2.8 Fairfield City Wide Development Control Plan 2013

The provisions of Fairfield City Wide Development Control Plan 2013 apply to the subject site. Details have been included in **Section 5** of this Report.

## 2.9 State and Regional Environmental Planning Policies

Sydney Regional Environmental Plan No. 20 Hawkesbury and Nepean River (No. 2 – 1997) applies to the site.  
SEPP – (Infrastructure) 2007

These policies has been reviewed and detailed in **Section 4**.



**Figure 2. Extract from FLEP 2013 Land Zoning Map – Sheet LZN \_006**

### 3. PROPOSED DEVELOPMENT & USE

The Applicant proposes the construction of a building for the purpose of a Place of Public Worship, Indoor and Outdoor Recreation Facilities and associated activities at No. 1650 The Horsley Drive, Horsley Park. The development application includes the demolition of the existing two (2) metal outbuildings.

The proposed building will contain the Church; multi purposed indoor recreation facility, office, meeting rooms, library, amenities and store rooms.

Off street car parking has been provided for 83 car spaces and two (2) disabled spaces. Access to the subject site is via a single driveway located midway along The Horsley Drive frontage. Refer to Traffic and Parking Assessment submitted with the Development Application.

The Bethel Mar Thoma Church currently has up to 300 members in attendance at Sunday Church services which includes adults, young people and children. The proposed church building has been designed to seat up to 400 persons. The Church will support a wide and diverse cross section of the Fairfield community

Refer to Site Plan and Floor Plans submitted with the Development Application.

#### 3.1 Proposed Building

The proposed building is irregular in shape with a rectangular portion which abuts the curved church portion of the building on the north eastern side of the building. Both portions of the building are internally linked by multiple doors, foyer and access ways.

The new building will contain both the church and indoor recreation facility which will not operate concurrently. Both parts of the building will operate independently with amenities and service areas provided to accommodate Church services and Indoor recreation activities

The new building will be a freestanding structure of masonry construction with the church building having a skillion roof design with a flat roof design over the indoor recreation facility. The indoor recreation facility will have a height of 9 metres.

#### Building Specifications

The building will be divided into the Church and the Indoor Recreation Facility.

Church comprises:

- Foyer



- Pulpit
- Seating for 400 members
- Meeting Rooms
- Administration Area
- Covered Area
- Amenities ( Male, Female and Disabled Persons)

Indoor Recreation Area comprises:

- Porch
- Foyer
- Storage Rooms
- Kitchen and store rooms.
- Amenities ( Male, Female and Disabled Persons)

### **Materials of Construction**

The building will use the following materials for construction:

- Selected rendered brickwork.
- Selected masonry split face blockwork.
- Selected Ac cladding.
- Selected colourbond awnings, fascia and downpipes.
- Selected windows and doors ( natural anodized).
- Flat roof – colourbond.
- Skillion roof – concrete tile.

The applicant will submit a colour schedule with the development application.

### **3.2 Activities and Hours of Operation**

- Church

The Church will provide religious services including weekly Sunday services, Sunday school, bible studies baptisms, weddings and funeral services as well as religious festival as detailed in the Church's Operation Plan of Management. The Plan of Management provides a detailed breakdown of hours of operation and special occasion activities along with estimated number of participants. Refer to **Appendix 1** of this report.

The activities associated with the Place of Public Worship will involve prayers, singing and some music. The noise levels generated from the singing and music have been addressed in the Noise Impact Assessment prepared by Acoustic

Logic. The Assessment makes specific recommendations regarding the noise generated by Church activities including Church services, and youth group meetings and recommends specific controls and management of the site in order to reduce the noise impact on the surrounding area. The Noise Impact Assessment is attached separately to the application

- Indoor Recreation Facility

The Indoor recreation facility has a floor area of 700.83 square metres. The facility will be used by the parishioners and families of the Church. This facility will not be in use at the same time as Church Services are in progress.

### **3.3 Off Street Parking Provision**

Off street car parking has been provided for 83 car spaces and two (2) disabled spaces. Access to the subject site is via a single driveway located midway along The Horsley Drive frontage. Refer to Traffic and Parking Assessment submitted with the Development Application.

DCP Chapter 12 – Carparking, Vehicle and Access Management does not nominate a parking requirement. The Traffic and Parking Assessment prepared by Varga Traffic Planning Pty Ltd addresses the requirement and provision of off street car parking for this ‘ancillary use’.

The provisions of 83 off street car spaces will adequately accommodate the proposed and future demands for off street car parking for the Church or the Indoor recreation facility which will not be used concurrently.

### **3.4 Road Access & Traffic Movements**

It is submitted that the proposed entry and exit driveway off The Horsley Drive is capable of accommodating the additional traffic on Sundays without impacting on The Horsley Drive traffic.

Based on the plans provided, the car park and access will accommodate the proposed parking demands of the Church or Indoor Recreation Facility.

The Traffic and Parking Assessment prepared by Varga Traffic Planning Pty Ltd has provided a detailed analysis of the traffic generation and traffic movements on and off The Horsley Drive. The report is submitted with the development application.

### **3.5 Landscape Design**

A Landscape Plan has been prepared by NBRs+ Partners and is submitted with the development application.

### **3.6 Fire Protection Equipment**

All fire protection equipment, including Fire Extinguishers will be provided as required by council.

- Installed as required under the relevant Australian standard and the manufacturers specifications.
- Serviced and maintained by authorized service providers six monthly or earlier if required
- Be clearly identified and accessible at all times in the unlikely event of an emergency.

### **3.7 Waste Management**

All waste will be managed in accordance with legislative requirements. General office waste will be removed by a waste company.

## 4. STATUTORY CONTROLS

### 4.1 Fairfield Local Environmental Plan 2013.

#### 4.1.1 Zoning

The subject site is zoned RU2 Rural Landscape pursuant to the provisions of Fairfield Local Environmental Plan 2013. The objectives of the RU2 Rural Landscape Zone are set out as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To ensure that development is sympathetic to the environment and minimises risks from natural and man-made hazards.*
- *To encourage a diverse range of recreation, entertainment and tourism related land uses that are supportive of the facilities and services provided by the surrounding Western Sydney Parklands.*

The subject development proposes the construction of a Place of Public Worship and Recreation facility (indoor), such land uses will be compatible with the surrounding development.

Under the Fairfield Local Environmental Plan 2013 (FLEP) a 'Place of Public Worship' and 'Recreation facility ( indoor ) are defined:

***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.

***recreation facility (indoor)*** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The Place of Public Worship and Recreation Facility (Indoor) are permissible land uses in the RU2 zone. It should be noted that the Recreation facility (indoor) will not be used during periods of Church or religious activities. The Recreation Facility (Indoor) will provide for various activities to be undertaken indoors.

#### **4.1.2 Part 6 – Additional local provisions – general**

##### **Clause 6.5 Terrestrial biodiversity**

*(1) The objective of this clause is to maintain terrestrial biodiversity by:*  
*(a) protecting native fauna and flora, and*  
*(b) protecting the ecological processes necessary for their continued existence, and*  
*(c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

*(2) This clause applies to land identified as “Biodiversity” on the [Terrestrial Biodiversity Map](#).*

The subject site is identified as partly affected by Terrestrial Biodiversity. A Fauna and Fauna Assessment : Assessment of Significance prepared by Joy Hafey, Environmental Consultant provides recommendations to ameliorate the impact of the proposed development. This Assessment is submitted with the development application.

#### **4.2 Fairfield City Wide DCP 2013**

##### **4.2.1 Chapter 3 – Environmental Management and Constraints**

Chapter 3 – Environmental Management and Constraints applies to the subject site. The relevant sections of the Chapter are detailed below.

##### 3.2 Preservation of Trees or Vegetation

##### 3.2.7 Statutory Requirements – Threatened Species - ‘7 Part Test’

*A key issue that Council needs to take into account when considering a Tree Work Permit or Development Application is whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats.*

The site is identified as partly affected by Terrestrial Biodiversity as contained in the Terrestrial Biodiversity Map of the Fairfield LEP 2013. A 7-Part Test has been undertaken in regard to the ecological value of the site.

A Fauna and Flora Assessment: Assessments of Significance, Shale Plains Woodland (SPW) prepared by Joy Hafey, Environmental Consultant includes a 7-Part Test is submitted with the development application. The Assessment concluded:

It is considered that there would be no constraints to the proposed development under the EPBC Act or the TSC Act. It is considered that the likely impacts of the development will occur in an area that is substantially ecologically degraded and has a low resilience to natural regeneration. The approval of the proposed development in the long term with pond construction and retention of SPW on the western boundary, would result in the protection of remnant native vegetation of high conservation value.

### 3.3 Biodiversity Corridors

*The principal aim for development in areas that benefit from the presence of Biodiversity issues is to consider steps in the early stage of the design process to minimise the impact on the area with biodiversity significance.*

The Fauna and Flora Assessment submitted with the development application addresses this Section of the DCP.

### 3.9 Bushfire

The subject site is identified as being within a Bush Fire Prone land. A Bushfire Hazard Assessment prepared by Joy Hafey, Environmental Consultant which address 'Planning for Bush Fire Protection 2006' is submitted with the development application.

### 3.11 Erosion and Sediment Control

Details of erosion and sedimentation control for the proposed development are detailed in plans prepared by Jones Nicholson Consulting Engineers and submitted with the development application.

## **4.2.2 Chapter 4A – Development in the Rural Zones**

This chapter applies to all development in RU2 Rural Landscape under Fairfield Local Environmental Plan 2013.

The following relevant controls apply to the proposed development:

### 4A. 1 Existing Character

Control:

*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 satisfies the control by proposing a development which is sympathetic to the surrounding built form and a use that has not affected the existing environment or the amenity of the adjoining residents. The proposed building adjoins a service station, liquor shop and convenience store and a multi level (3) outdoor golf driving range and restaurant opposite the subject site.

#### 4A.2 Road Access and Points

The location, grade and width of the access driveway will be designed to RMS and Council standards. The Horsley Drive is classified road under the jurisdiction of the RMS. The proposed development is Integrated Development and requires the concurrence of the RMS.

#### 4A.3 Landscaping

Objectives:

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

The Architects NBRs+ Partners have submitted a detailed landscape plan with the development application. The landscape plan will include indigenous species together with other planting to provide a suitable screen of particular elements of the built form to reduce any impact on surrounding development.

#### 4. 4 Sewage Management

Controls:

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

*All proposals for non-residential forms of development will need to satisfy the requirements of the Environment Protection Authority (EPA), a division of the Department of Environment and Conservation (DEC).*

The Concept Sewer Layout prepared by Jones Nicholson Consulting Engineers details the location of the septic tank. Under a separate application the Applicant will prepare a detailed On-Site Sewerage Management Plan in accordance with

Council's Policy. The subject site has over 2 hectares of land to comply with the minimum area of 1600 square metres for the disposal of waste water.

Complies.

#### 4A. 6 Aircraft Noise

Aircraft noise from the proposed Sydney West Airport is not relevant to this application.

#### 4A.7 Criteria for Rural Building Design

- 4A 7.3.1 Siting of development

The proposed building has been designed with varying heights and roof forms.

The setbacks from the front, side(s) and rear boundaries provide significant areas for landscaping to provide a 'green buffer'.

- Front setback – 36.448 metres
- Eastern boundary setback – 16.28 metres
- Western boundary setback – 30.145 metres
- Rear setback – 180 metres

Factors to be considered:

- a. The building has been designed with the northern elevation to address The Horsley Drive.
- b. Windows on the western elevation will be protected by the inclusion of a 5 metre wide verandah.
- c. The location of the proposed building has considered the slope of the land to reduce cut and fill.
- d. The design has addressed wind and weather protection.
- e. The proposed building is located 180metres from the rear boundary. There will be no impact on the ridgeline which is over 300 metres from the proposed development.
- f. The building is not located in an overland flow path.
- g. Setback of 36.448 metres from The Horsley Drive.
- h. Driveway access is addressed in Traffic and Parking Assessment submitted with development application.
- i. The existing landscape around the bank of the dam will be retained.
- j. The use of the site has been addressed in this Report.



- 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,*

*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.*

The proposed building has been designed with a predominately flat roof with a skillion roof over the main Church building. The low profile of the building together with the use of a range of colour finishes and landscaping will present a building that is compatible with the its setting. Refer to Landscape Plan and Colour Schedule.

- 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.*

*b) Side:*

*a. Dwellings must be setback a minimum of 5m.*

*b. Ancillary structures must be setback a minimum of 3m.*

Proposed setback to The Horsley Drive is 36.44 metres (existing dwelling).  
Proposed setbacks of 16.21 metres to the eastern boundary and 30.13 metres to the western boundary.

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 development will have a building height of 9 metres which complies with Clause 4A.7.3.4. The architectural plans and elevations detail the existing ground levels, proposed floor levels and building heights to all elevations.

- 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.*

Refer to Survey Plan and the Cut and Fill Plan prepared by NBRs+ Partners lodged with the Development Application.

- 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.*

No fencing proposed at the Development Application stage.

- 4A.7.3.8 Proposals for or to retain a dam

*a) All existing dams on flood liable land are to be removed and the surface reinstated at the time of subdivision or building construction (whatever comes first) unless the applicant can demonstrate that retention of a dam will mitigate flooding.*

*.b) The stability of a dam proposed to be retained must be certified by a suitably qualified engineer before approval of any development application relating to that property.*

*c) Development downstream of any dam is to be located clear of the flow path created in the event of a dam-break. The flow path is to be determined by a qualified engineer and provided with the development application.*

The existing dam is not in a flood liable area, the dam will be retained. The dam has been certified by John Nicholson Consulting Engineers.

The controls detailed in c) above have been addressed in the plan prepared by John Nicholson Consulting Engineers.

#### 4A.10 Stormwater Detention

##### *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.*

Refer to Civil Design Stormwater Design Plans prepared by Jones Nicholson Consulting Engineers P.141261 DA21.

#### **4.2.3 Chapter 12 – Car Parking Vehicle Access and Management**

Fairfield City Wide Development Control Plan 2013 Chapter 12, Car Parking Vehicle Access and Management provides a comprehensive guide for the provision of parking.

<b>Specific Land Use</b>	<b>Car Parking Requirement</b>
Place of Public Worship, Public Hall and Place of Assembly	1 space per 6 seats or 1 space per 5 sq. m. of gross leasable area, (whichever is the greater).

#### **Parking Calculation**

- Church**

No. of seats proposed	400
1 space per 6 seats =	67 spaces

or

Floor area of <u>seating area</u> only	= 416m <sup>2</sup>
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1 space per 5 sq.m = 83 spaces

- **Recreation Facility (Indoor)**

The Chapter 12 of DCP does not provide specific parking requirement of an indoor recreation facility ancillary to a Place of Public Worship. Refer to Traffic and Parking Assessment prepared by Varga Traffic Planning Pty Ltd.

The proposed development and use of the building generates a maximum parking requirement of 83 spaces as calculated from Council's DCP. The architectural ground floor plan provides for 83 car spaces including two (2) disabled persons.

### **Off Street Parking Provision**

The proposed building design will accommodate 83 off street car parking spaces and two (2) disabled persons car spaces. The proposed Place of Public Worship will generate parking requirement for the use of the Church or the recreation facility of 83 spaces. The parking requirements can be satisfied by the provision of 83 spaces as both uses will not operate at the same time. Refer to Traffic and Parking Assessment prepared by Varga Transport Planning Pty Ltd.

### **4.3 Regional Environmental Plan No.20**

The Sydney Regional Environmental Plan No. 20 Hawkesbury and Nepean River (No.2 – 1997) applies to this site. There are no issues which will impact on the Nepean River Catchment. The applicant will provide appropriate sedimentation and erosion control measures to contain all on site run off during the course of construction. A detailed sedimentation and erosion plan will be lodged with the Construction Certificate.

### **4.4 State Environmental Planning Policy (Infrastructure) 2007**

The proposed Place of Public Worship provides off street parking for 83 car parking spaces. The report by Varga Transport Planning Pty Ltd. addresses the traffic issues relating to traffic generation, on - site parking and vehicular manoeuvrability. The estimated number of car parking spaces generated by the proposed development has been addressed in the Traffic and Parking Assessment.

## 5. ENVIRONMENTAL ASSESSMENT

### 5.1 Section 79 C (1) – Matters for Consideration

The following section provides an assessment of the proposed development in accordance with the provisions of Section 79C of the Environmental Planning and Assessment (Amendment) Act, 1979.

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

*(a) The provisions of:*

*(i) Any environmental planning instrument*

The Fairfield Local Environmental Plan 2013 applies to the subject land. The subject land is zoned RU2 Rural Landscape. Under the provisions of the RU2 Rural Landscape zone the proposed development is permissible with the consent of Council and is consistent with the relevant zone objectives.

*(ii) Any draft environmental planning instruments that have been placed on public exhibition.*

None relevant at this stage.

*(iii) Any Development Control Plans*

Fairfield City Wide DCP 2013 applies to the proposed development. The objectives and development standards as they relate to this development have been addressed in **Section 4** of this Report.

*(iv) Any matters prescribed by the regulations.*

None at this stage

*(b) The likely impact of the development including environmental impacts in both the natural and built environment and social and economic impacts in the locality.*

## **Context and Setting**

The site is within the established semi rural/residential area of Horsley Park with an adjoining service station development and adjacent multi level golf driving range and restaurant. The surrounding rural land holdings are used for a variety of agricultural uses including market gardens, hydroponics and intensive agriculture. There is also a motor cycle club house and place of public worship in close proximity.

## **Potential Impact on Adjoining Properties**

The building design, landscaping, setbacks and management of the Church facility will safeguard the amenity of the adjoining residents. The Acoustic Report and Traffic and Parking Assessment confirm that the proposed uses satisfy regulatory controls.

## **Access, Transport and Traffic**

Reference is made to the Traffic and Parking Assessment which justifies that the proposed development satisfies the provisions of Fairfield City Wide DCP 2013 Chapter 12, Car Parking Vehicle Access and Management. Parking has been provided to satisfy the demands of the proposed church and ancillary uses.

## **Public Domain**

The proposed use of the building is likely to provide a positive contribution to the public domain.

## **Utilities**

The site is serviced by all appropriate utilities. All waste water will be collected in the septic tank installation in accordance with Council's On-Site Sewerage Management Policy.

## **Environmental Heritage**

There are no heritage archaeological matters or environmental heritage items identified on site.

## **Other Land Resources**

There are no land resource issues which would prevent the use of the subject building. The area of the proposed development provides for the economic use of a valuable land.

## **Critical Habitat**

A Flora and Fauna Report prepared by Joy Hafey Environmental Consultant is submitted with the development application. The Report includes a 7- Part Test in regard to the ecological value of the vegetation on site. The Report concludes:

It is considered that there would be no constraints to the proposed development under the EPBC Act or the TSC Act. It is considered that the likely impacts of the development will occur in an area that is substantially ecologically degraded and has a low resilience to natural regeneration. The approval of the proposed development in the long term with pond construction and retention of SPW on the western boundary, would result in the protection of remnant native vegetation of high conservation value.

## **Conservation Area**

The land is not a conservation area.

## **Mine Subsidence**

The land is not within an area proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

## **Water**

The proposed concept stormwater drainage plan has been designed by Jones Nicholson Consulting Engineers. .

## **Safety, Security and Crime Prevention**

The development and car park areas have been designed to provide clear access to the buildings for both parents and children.

Landscaping will be maintained to a design, scale and height which will eliminate areas for undesirable person(s) to hide or frequent.

The regular use of the site will provide added passive surveillance of both the building and surrounding area.

### **Air and Microclimate**

There are no air or microclimate issues.

### **Waste**

All waste material generated during the construction stage that cannot be recycled or reused will be disposed of through a licensed waste-handling contractor. The use will produce minimal waste.

### **Energy**

There are no energy issues.

### **Noise**

Some noise will be generated during the service and activities. The Noise Impact Assessment by Acoustic Logic has addressed the level of noise generated by the proposed use and recommended methods of suppressing noise and managing the use.

The Assessment states in the conclusion that *'Noise emissions from the use of the Church will comply with the project noise emission goals, provided the treatments and management controls outlined in Section 5 are followed.*

### **Natural Hazards**

There is no evidence to suggest that the site is subject to natural hazards.

### **Contamination Management Act 1997**

The Applicant engaged ESP (Environmental & Safety Professionals) to prepare a Stage 1 Preliminary Site Investigation. This report is submitted with the development application.



**Land Salinity**

Council's policy 'Building in Saline Environments' applies to all areas of Fairfield City. The proposed development will use construction measures and materials to minimize risk of salt damage to buildings from urban salinity.

**Social Impact in the Locality**

There are no negative social impacts.

**Economic Impact in the Locality**

The proposed development will contribute to the economic and social well being of the area.

**Site Design and Building Form**

The design and building layout is appropriate for the site. The design provides for appropriate building setback, car parking, vehicle/pedestrian access and landscaping. The site is capable of accommodating the proposed development.

**Cumulative Impacts**

Such uses should be encouraged on suitable sites and assessed on their merits.

*(c) The suitability of the site for the development.*

It is submitted that the proposed development is suitable for the site. The use of the church building after hours and on weekends will improve the passive surveillance of the area. The location and the design of the building will provide for a significant setback from The Horsley Drive and adjoining residences. Such setback will safeguard the privacy and amenity of the residents.

*(d) Any submissions made in accordance with the Act.*

No submissions at this stage.

*(e) The public interest*

The proposed development will be in the public interest. The development will support and strengthen the existing Fairfield community.

## **6. CONCLUSION**

This report has been prepared as a Statement of Environmental Effects (SOEE) for the Bethel Mar Thoma Church. This report has been prepared for the demolition of two (2) existing sheds and construction of a Place of Public Worship and Indoor and Outdoor Recreation Facility, Meeting Rooms and associated facilities at No. 1650 The Horsley Drive, Horsley Park.

The subject site is zoned RU2 Rural Landscape in Fairfield Local Environmental Plan 2013. The site forms part of the Horsley Park Rural Area.

The proposed use has been assessed in accordance with the matters for consideration within Section 79 C of the Environmental Planning and Assessment Act 1979. Having regard to that assessment the following points are made.

The proposed Place of Public Worship and associated uses are permissible with consent pursuant to the RU2 Rural Landscape zone and is consistent with the zones objectives in the Fairfield Local Environmental Plan 2013.

The proposed use is compatible and a functional facility which will strengthen the existing community facilities and support the needs of the community.

The application has been assessed having regard to Council's Development Control Plans. There are no DCP deficiencies or non compliance issues with the proposed development.

Off street car parking, access and landscaping have been provided which satisfies Council's development standards.

The proposed Place of Public Worship and associated activities will provide a valuable social facility for the community.

Having regard to the contents of this report together with the detailed plans and reports accompanying the application and the conclusions reached, the proposed development is recommended for approval subject to conditions by Council.

## ***Appendix 1***

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### *Operational Plan of Management*

**Bethel Mar Thoma Church Sydney**

PO Box 36  
BELFIELD NSW 2191

**Operational Plan of Management**

1650 The Horsley Drive  
Horsley Park NSW 2175

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## 1. Introduction

The Bethel Mar Thoma Church (BMTC) has been worshipping in Sydney for over 20 years. It has grown from a group of 30 people to a community of over 200 families. It holds its services on every Sunday along with related church activities like Sunday school, bible studies etc. The language in which the services are conducted alternate between Malayalam and English.

We follow an eastern tradition of worship. For us a church is not just a place of worship but a culmination of our spiritual and cultural values. We value our history and the community fellowship that we share. The church believes in sharing its Christian and cultural values to the wider community as well. We welcome people of different faith & values to participate in our fellowship and be a part of our community.

## 2. Our History

BMTC is a Parish of the **Mar Thoma Church of Malabar** (the Mar Thoma Church) - one of the oldest groups of Christians in the world. 'Mar Thoma' means 'St. Thomas'. The Mar Thoma Church is believed to have been founded by St. Thomas, an apostle of Jesus Christ. It is widely believed that St. Thomas came to the south west coast of India in AD 52, and laid the foundations of Christianity in that part of the world.

The BMTC began in December 1991 as a congregation in the Holy Trinity Anglican Church in Erskineville. It was started by a group of people interested in maintaining the rich traditions and heritage of the St. Thomas church in their new country. This was a joint initiative of the Anglican Church of Sydney and the Mar Thoma Church. As it grew in strength, this congregation became a Parish in 1997. In November 2009, the BMTC moved to its current premises at St Paul's Anglican Church, Harris Park. In June 2013, the BMTC acquired 7.43 acres of land in Horsley Park for its building project.

## 3. BMTC Association

Bethel Marthoma Church Sydney, is an Incorporated Association registered with the Department of Fair Trading. The association's constitution is the same constitution set by the Marthoma Church.

The Vicar is the President of the association and the members of the association elect the Executive Committee members to administer the association. All initiatives of the association have to be approved by the members of the association also called as the "General Body". Special meeting are held to seek any necessary approvals and to provide updates of various projects undertaken on behalf of the association.

## 4. Need for the New Site and Facilities

BMTC has continued to grow and as a result has increased in numbers, outgrowing completely the facility of the current church site. Along with the church's growth in numbers, is the growth in its needs. We have a desperate need for space that can cater for our communal worship and all our growing needs of the various organizations such as Sunday school classes, Bible studies, language classes, craft lessons, sports etc.

Our future place of worship would be one that celebrates the cultural heritage and ethnicity - where the younger generations of the church can experience their roots and identify themselves in a diverse society.

BTMC engaged the architect NBRSPartners to develop a plan for our future church and associated facilities that would incorporate the contemporary architectural elements and our traditional beliefs and worship practices. Our brief to the architect also highlights the need for the design of the church and associated facilities to accommodate environmental issues and the characteristics of the landscape. Our church would be a place that celebrates our heritage and brings people together.

## 5. Proposed Hours of Operation

### 5.1 Regular Activities

Table 1

Activity	Number. of participants	Day	Time
Church Service	250 -300	Sunday	9.00am - 12.00pm
Sunday school	100 – 125	Sunday	12.30pm – 2.00pm
Kids' craft sessions	20 – 30	Sunday	12.30pm – 1.30pm
Language classes (Malayalam)	50 – 100	Sunday	2.00pm – 3.00pm
Women's bible studies	25 – 50	Sunday	12.30pm – 2.00pm
Youth bible studies	20 – 30	Sunday	12.30pm – 2.00pm
Various Committee meetings	20	Any day	varies

### 5.2 Recurring and Special Occasions Activities

Table 2

Activity	Number. of participants	Frequency (Average)	Time (Probable)
Vacation Bible School (Bible classes, talks, food, music, craft games)	150 – 200	3 days (week-days) during one School holiday in an year.	10.00am – 2.30pm
Harvest festival - outdoor (Food Stalls, Sale of produce and craft, Games)	200 – 250	Sunday (once a year)	11.30am – 2.30pm
Young Couples' Fellowship	80 – 120	One or two Saturdays a year	9.00am – 3.00pm
Parish Mission Convention - (Talks and seminars)	60- 120	Friday evening and Saturday. Once a year	7.30pm – 9.00pm Fri 9.00am – 1.00pm Sat
Weddings	150 – 250	2 - 3 (Usually on Saturday)	Various (One to one and a half hour long)
Baptisms	50 – 100	4 – 6 (Usually on Saturday)	Various (Half an hour to one hour long)
Funerals	200 – 250		One hour
Good Friday service	250 – 350	Good Friday	9.00am – 3.00pm

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Operational Plan of Management, 1650 The Horsley Drive, Horsley Park

Passion week service (last week of lent)	50 – 80	Monday to Thursday	7.30pm – 9.00pm
Carol Service	250 -300	Two or three days prior to Christmas	6.00pm – 9.00pm
New year service	100- 120	One	10.30pm - 12.30am

**Note:** Number of participants given in Table 1 and Table 2 are based on the current participation. These numbers may change if the community becomes larger.

## 6. Complaints Procedure

A member of the committee will be nominated to Council to be the point of contact for any complaints that arise from the activities at the church.

- The nominee is to keep a written log of complaints and events so that matters can be brought to the attention of the committee. The log is to be available to Council officers and the police at all times.
- Complaints should be directed to the Nominee in the first instance.
- At all times during the functions at the church, the Nominee is to address any complaint regarding aspects of the operation of the church. Complaints are to be acted upon immediately if necessary.
- All other complaints are to be responded to by the Nominee, within 10 days or referred to other authorities, such as the police or Council, if required.