

PLAN OF MANAGEMENT

for

Proposed Place of Worship with Associated Car Parking and Demolition of Existing Sheds

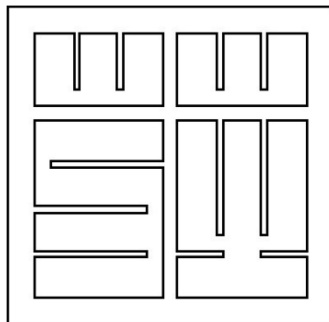
on behalf of

Sasanadhaja Buddhist Association Incorporated

at

**53 Dwyer Road
Bringelly NSW 2556**

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9 November 2018

Job Number: 857

Rev B

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Plan of Management

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53 Dwyer Road, Bringelly NSW 2556

9 November 2018

2 DOCUMENT CONTROL

Version	Date	Revision Notes	Status	Author
A	17 November 2017	First issue of Plan of Management for Council approval	Issued for DA approval	EL
B	9 November 2018	Minor amendment for the additional information required	Issued for Revision	CY

3 INTRODUCTION

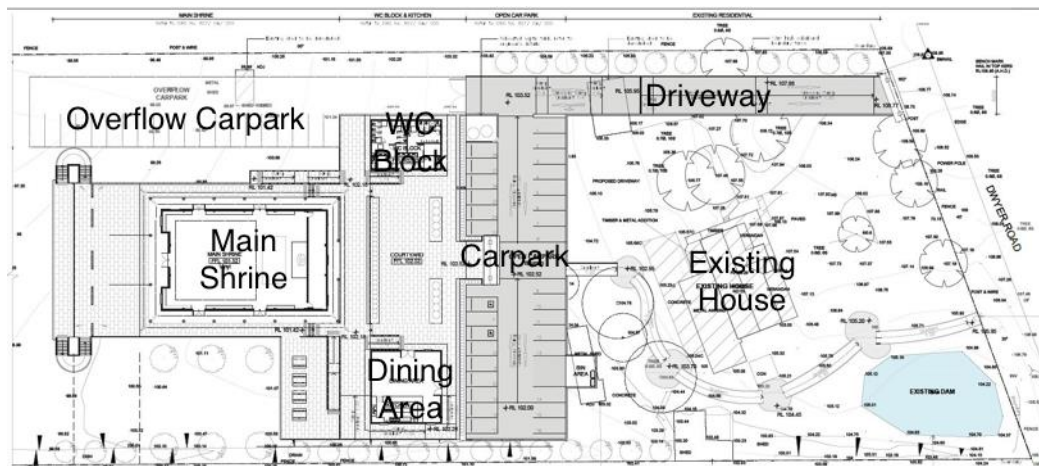
A new place of public worship (Burmese Buddhist Temple, henceforth referred to as the '**Temple**') will be constructed with associated driveway, car parking spaces, ancillary kitchen and dining area, WC block and storage area. Existing sheds will be demolished whereas the existing dwelling house will be retained.

The Temple is run by **Sasanadhaja Buddhist Association Incorporated** (henceforth referred to as the '**Association**'). Temple operations are overseen by the residing venerable monks.

This Plan of Management has been prepared on the behalf of the Association to outline the operation and administrative responsibilities of the Temple and define the steps of management to be taken to minimise the interference by the proposed Temple to its neighbours. Key operation and management issues or items are highlighted in bold in this document.

This Plan of Management is to be used by the Temple as a reference and guide in its operation so that it can operate in harmony with its neighbours and with the surrounding environment. It is aimed at maintaining a peaceful, quiet and safe residential neighbourhood.

Below shows the proposed site layout and facilities.



4 STANDARD TEMPLE OPERATION

4.1 TYPICAL TEMPLE OPERATION

The Temple is open to members of the Association for worship and reflection at the times listed below:

Daily Operations

Date of operation	<ul style="list-style-type: none">• Monday to Fridays, and• The 1st and 15th of every Lunar month
Time of operation	9 am to 4 pm
Number of staff	3 monks including directed by the Venerable Sayadaw U Nandiya
Number of visitors	Approximately 6 – 25 people per day
Vegetarian lunch	11 am to 2 pm

Typically, prayers and worship is generally be in the form of meditation, quiet reflection / prayers and/or individual Buddhist literature reading for 2 – 3 hours per day. Musical instruments, incense and burning, and funeral services. The Dining Room will be used by volunteers and Association members to serve vegetarian food. The Kitchen provided is for the preparation or heating up food served after prayers. During typical operations and special events, microphone will be used within the Main Shrine, performances, musical instruments, incense and burning are not present.

The Courtyard will generally function as circulation space for worshippers.

4.2 TRAFFIC

The majority of the visitors are expected to arrive at the Temple by car. Open off street parking will all be available for visitors (refer to drawing 857/DA). Access to the parking areas will be from Dwyer Road. The design of the crossing and any other traffic or engineering requirement will be to Council's requirements. The carpark capacity is more than adequate to serve the needs of visitors to the Temple during daily and 1st and 15th of every Lunar month operations.

Management Action:

Temple visitors are to be advised not to park along Dwyer Road but within the parking spaces only. In the event that a vehicle is found to be illegally parked or blocking access to neighbouring properties, members of the Association shall attempt to find the owner of that vehicle to have it moved. If the owner could not be identified, the number plate and make of the vehicle, together with time and location of the parking incident, are to be recorded in writing and shall be reported to Council officers upon request.

4.3 NOISE

Typical activities within the Main Shrine are low in volume and do not generate excessive noise at the nearest residential receptors as per acoustic measurements and assessment by Rodney Stevens Acoustics Pty Ltd, whose consultants recommend a 1.8m high sound barrier at specified locations.

Management Action:

Temple visitors are reminded to leave the Temple in a quiet and orderly manner. Congregations outside the building are not allowed.

5 SPECIAL EVENTS

6 special events will be held at the Temple each year, namely Water Festival ('Thingyan') Myanmar New Year ('Tagu'), Buddha Day (Buddha's enlightenment), Buddhist 'Lent', Loving Kindness, Festival of Light (October) and Festival of Light (November).

5.1 WATER FESTIVAL ('THINGYAN') MYANMAR NEW YEAR ('TAGU') (MID APRIL)

Date of operation	The 1st day of the Lunar New Year in April
Time of operation	9 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

Around the middle of April, the three-day *Thingyan* or 'water festival' starts the Burmese New Year. As it is the height of the dry and hot season, it is celebrated by throwing water to those visiting Temples. Buddha images are ceremonially washed on the morning of New Year's Day.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers.

5.2 BUDDHA DAY (BUDDHA'S ENLIGHTENMENT) (MAY)

Date of operation	The full moon day of May
Time of operation	9 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

The full moon day of May ('*Kason*') is celebrated as the Buddha's birthday, the day of his enlightenment and the day he entered nirvana. Thus it is known as the 'thrice blessed day'. The holiday is celebrated by ceremonially watering Bodhi trees, the sacred banyan tree under which Buddha attained enlightenment.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers.

5.3 BUDDHIST 'LENT' (JULY)

Date of operation	The full moon day of July
Time of operation	9 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

The full moon of July ('*Waso*') is celebrated for the beginning of the three-month Buddhist 'Lent'. During the 'Lent' period monks are restricted to their monasteries for a prolonged period of spiritual retreat.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers.

5.4 LOVING KINDNESS (AUGUST)

Date of operation	August
Time of operation	9 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

During this month ('*Wagaung*'), in the old days, traditional Burmese Buddhist people draw lots to see who will have to provide monks with their alms. Similarly, the Buddhists are expected to express their loving kindness to others during this month.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers

5.5 FESTIVAL OF LIGHT (OCTOBER)

Date of operation	October
Time of operation	9 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

The Buddhist 'Lent' comes to an end this month ('*Thadingyut*'). The Festival of Light takes place to celebrate Buddha's return from heaven, his way lit by angels who lined the route of his descent. Every house in Burma has a paper lantern hanging outside and it is a happy, joyful time all over the country – particularly after the solemnity of the previous three months.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers.

5.6 FESTIVAL OF LIGHT (NOVEMBER)

Date of operation	November
Time of operation	10 am to 3 pm
Number of visitors	Expected 45 – 95 people during the course of the day
Number of staff	5 – 10 with 3 venerable monks
Lunch	11 am to 2 pm

The full-moon night of November ('Tazaungmon') is an occasion of offering Kahtain robes to monks, the robes weaved by young ladies through a competition. However, in Australia, ready-made robes from Burma were offered to the monks instead between the period of 10am to 11am.

The activities involved are meditation, quiet reflection, prayers, lunch being served in the kitchen and dining area after prayers.

5.7 TRAFFIC

Parking is to occur in the same manner as described under 'Standard Temple Operation'. However, it is anticipated that on the days of special events, there will be an increase of visitors to the temple. The overflow parking spaces will be provided to cater for any additional parking demand (refer to drawing 857/DA).

Management Action:

On Special Event Days, there will be no traffic warden, patrol and parking officers as events are self-managed.

Temple visitors are to be advised not to park along Dwyer Road but within the parking spaces and overflow parking spaces only. In the event that a vehicle is found to be illegally parked or blocking access to neighbouring properties, members of the Association shall attempt to find the owner of that vehicle to have it moved. If the owner could not be identified, the number plate and make of the vehicle, together with time and location of the parking incident, are to be recorded in writing and shall be reported to Council officers upon request.

Temple visitors are also reminded to assist in keeping the frontage and surround neighbours free of litter or rubbish.

5.8 NOISE

Based on the acoustic study by Rodney Stevens Acoustics Pty Ltd, a 1.8m high sound barrier wall is proposed along specified locations. Other recommendations for noise control are as listed below for management action.

Management Action:

Inform surrounding neighbours of possible elevated noise levels 7 days before the special events as detailed in the section of this Management Plan under 'On-going Management'.

Keep windows and doors of the Main Shrine closed while functions or gatherings are held inside.

Temple visitors are reminded to leave the Temple in a quiet and orderly manner. Congregations outside the building are not allowed.

6 ON-GOING MANAGEMENT

6.1 NEIGHOUR RELATIONS

The President of Sasanadhaja Buddhist Association Incorporated will be responsible maintaining good relations and communications with adjoining neighbours.

To maintain contact and dialogue with the surrounding residents, letter drops will be made prior to Special Event days. The letter is to contain details of the event, the contact details of the person responsible for the event and a feedback form for return to the Association if required.

Management Action:

Provide letter drops to surrounding residences within 400m of the Temple at least 7 days before a special event. Letter to contain information of the event, the contact details of the person responsible for the event and a feedback form for return to the Association if required.

A copy of the letter containing details of the special event and contact details of the person responsible for the event to be posted on the main gate of the site for reference by residents and passers-by.

Any feedback or complaints received by the association will be raised during the Association's regular Committee meetings. Reviews, outcomes and proposed action will be recorded in the minutes of the meeting to ensure follow-up action is taken and reviewed at each subsequent meeting until the item or issue is resolved. In the event that a complaint or issue cannot be satisfactorily resolved between The Association and a resident, the matter may be referred to Council for further advice.

If a complaint received is noise related, obtain advice from an acoustic engineer. Allow for noise monitoring at the affected receptor location and take appropriate measures to reduce noise emission.

6.2 DISTRIBUTION AND REVIEW

This document has been prepared to guide management of the proposed Temple at 53 Dwyer Road, Bringelly, specifically in relation to its activities and measures to mitigate the impact of its activities and operations on the surrounding neighbourhood. It is anticipated that this Plan of Management will require regular review and updating as the Temple is constructed and commences operation.

Management Action:

This Plan of Management is to be distributed to all members of the Sasanadhaja Buddhist Association Incorporated including a copy translated into Burmese. A copy of the plan is to also be retained on site available for viewing by members.

Before commencement of operations for the new Temple, the Association is to run an induction programme for all Association leaders/committee members, venerable monks and Temple volunteers regarding the Plan of Management and their roles and responsibilities within the Plan of Management.

7 CONCLUSION

The above measures will be adhered to and implemented by the venerable monks, special event staff and will apply to all visitors. Amendments can be made when required.