

# STATEMENT OF ENVIRONMENTAL EFFECTS

for

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

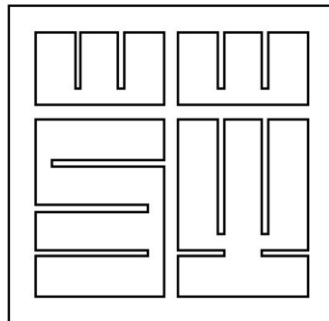
on behalf of

**Sasanadhaja Buddhist Association Incorporated**

at

**53 Dwyer Road  
Bringelly NSW 2556**

Prepared by:



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20 January 2020

Job Number: 857

Rev C

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## 2 DOCUMENT CONTROL

Version	Date	Revision Notes	Status	Author
A	17 November 2017	First issue of Statement of Environmental Effects for Council approval	Issued for DA approval	EL
B	1 October 2019	Amendment to existing resident dwelling and sheds	Issue for Revision	CY
C	20 January 2020	Appendix 9.6 Request Variation under Clause 4.6 LLEP 2008	Issue for Revision	CY

### 3 INTRODUCTION

On behalf of our client, **Sasanadhaja Buddhist Association Incorporated**, VT Architects Pty Ltd submits this application to Liverpool City Council (**'Council'**) for a proposed public place of worship (Burmese temple) at 53 Dwyer Road, Bringelly NSW 2556 (DP27550 Lot 66). This report aims at analysing how this proposal will minimise any environmental impacts.

This Statement of Environmental Effects has referred to the following legislation and policies:

- **Environmental Planning and Assessment Act 1979 No 272 ('EP&A Act')**, current version 13 October 2017;
- **Liverpool Local Environmental Plan 2008 ('LLEP 2008')**, current version 8 September 2017;
- **Liverpool Development Control Plan 2008 Part 1 General Controls for All Development ('LDCP Part 1')** dated 10 June 2016;
- **Liverpool Development Control Plan 2008 Part 3.8 Non Residential Development in Residential Zones ('LDCP Part 3.8')** dated 19 February 2014;
- **Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)**, whose **Section 2** *Where this plan applies* specifies one of the applicable local government areas is Liverpool, current version 24 February 2012;
- **State Environmental Planning Policy No 55 – Remediation of Land ('SEPP 55')**, current version 4 July 2014;
- **State Environmental Planning Policy No 64 – Advertising and Signage ('SEPP 64')**, current version 22 February 2014;
- **Building Code of Australia ('BCA')** in which this proposal is classified as Class 9b.

This proposal provides better premises for the members of the Burmese Temple for worship, calming, tranquillity and learning. Below shows the main requirements from **LLEP 2008** (Legislation New South Wales, 2016e):

Item	Particulars
Address	53 Dwyer Road, Bringelly NSW 2556
DP Number	DP27550
Lot	66
Site area	32,323.84m <sup>2</sup> (3.232ha)
Current Zoning (LZN)	R5 (Large Lot Residential)
Minimum Lot Size (LSZ)	2 hectares
Maximum Height of Buildings (HOB)	8.5 metres
Maximum Floor Space Ratio (FSR)	0.1:1
Site current use	Residential

Buddhist temples with similar nature (main temple with ancillary facilities) are found in Sydney.

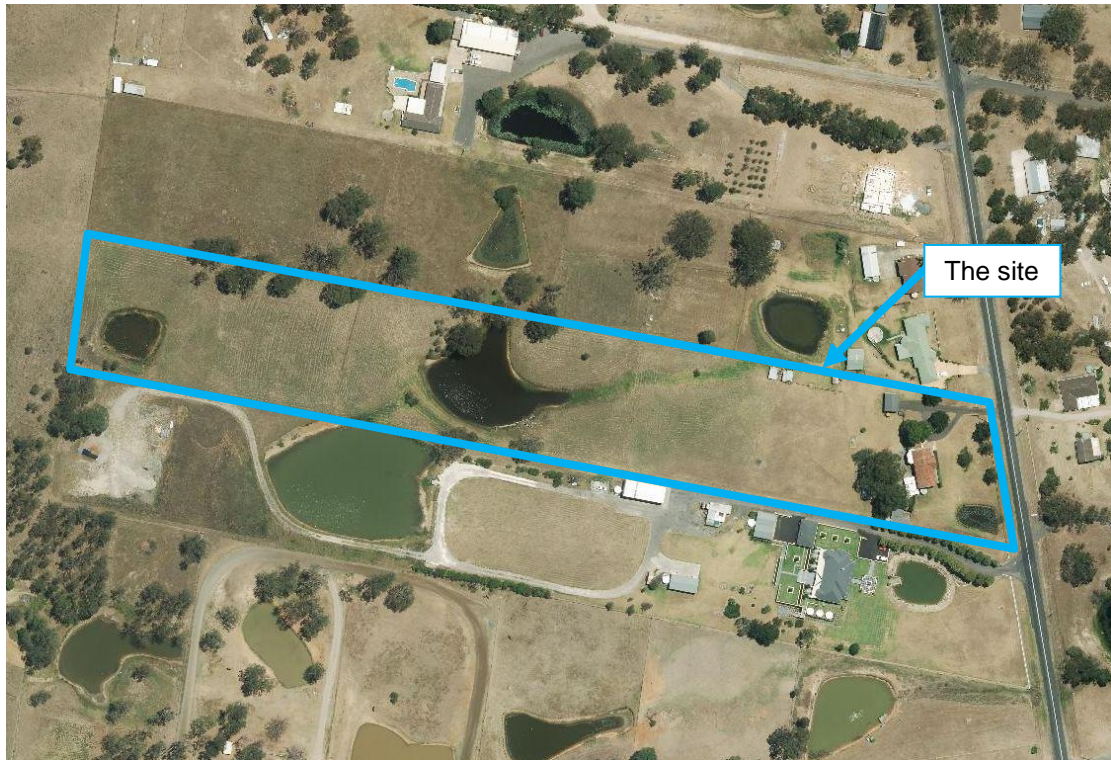
- Liverpool City area has a Buddhist Temple at 42 Wynyard Avenue, Rossmore NSW 2557.
- The following are the examples of Buddhist temples similar to this proposal, which the Applicant has been involved in:

Items	Example 1	Example 2
Name	Kwanyin Temple	Buddhist Temple
Address	2 Second Avenue and 1 Third Avenue, Canley Vale	47 – 51 Edensor Road, Cabramatta
Local Government Area	Fairfield City Council	Fairfield City Council
Development Application (DA) or Modification Application (MA) number	DA807.1/2012	MA878.2/2012
Zone	R2 (Low Density Residential)	R2 (Low Density Residential)

## 4 SITE ANALYSIS

### 4.1 SITE LOCATION

The site lies at 53 Dwyer Road, Bringelly NSW 2556 (DP27550 Lot 66), (SIX Maps, 2017) located in Zone R5 (Large Lot Residential) under **LLEP 2008**.



### 4.2 SITE DESCRIPTION

The site takes the shape of an irregular block. Refer to the enclosed *Plan Showing Detail and Levels over Land*. (John McDonald Group, 2017)

The site consists of an existing dwelling house close to the lot frontage at Dwyer Road. There are several sheds throughout the site. The existing dams are found to the east, in the middle and to the west within the site. All other areas are vacant.





**Photo 1:** The view towards the South through the site



**Photo 2:** The view towards the Southwest through the site





**Photo 3:** The view towards the Northwest through the site



**Photo 4:** The view towards the North of the site and the neighbouring residential house (51 Dwyer Road)





**Photo 5:** The view towards the Southeast through the site and the neighbouring residential house to the south  
(55 Dwyer Road)



**Photo 6:** The view towards the West through the site





**Photo 7:** Existing residential house on site



**Photo 8:** Existing driveway at the entrance of the site



#### 4.3 SURROUNDING DEVELOPMENT

The surrounding areas consist of mostly residential dwelling houses.

**Photo 2, Photo 5 and Photo 8** above also show the existing surrounding development.



**Photo 9:** Existing neighbouring residential house to the North (51 Dwyer Road)



**Photo 10:** Existing neighbouring residential house opposite to the entrance of the site (38 Dwyer Road)

#### 4.4 EXISTING PUBLIC TRANSPORT SERVICES

There is no public transport available nearby. Refer to **Supplementary Reports 6 Traffic and Parking Impact Report and Carpark Certification**. (ML Traffic Engineers, 2017)

### 5 PROPOSED DEVELOPMENT

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The development consists of 3 buildings with 28 car parking spaces and 2 disabled car parking spaces. The main entrance to the site passes through an entry signage gateway and new proposed driveway to access the open car park area. The temple comprises of:

- The Main Shrine;
- A water closet toilet (WC) block ancillary to the Main Shrine; and
- A kitchen with dining area ancillary to the Main Shrine

A similar entry gateway will be constructed which leads to an open courtyard with symbolic Buddhist statues, figures, furniture, decorations, ornaments and literature and landscaping to provide a welcoming ambience. The Main Shrine is the main worship area for the members with the entrance facing the West, which frames the scenic view of the land sloping to the water dam. The main shrine is designed as a single story building with a high ceiling. There is also a back room for the monk to rest prior to and after prayers.

The other two ancillary facilities are the WC block comprises of separate male and female toilets with an external hand washing area; Kitchen block with a dining area incorporating food preparation area, refrigerator, microwave, oven, stove and storage of mostly disposable cutlery to cater for all members for normal and special events. Open spaces are created within the site to allow patrons to enjoy the scenic nature view of the site while allowing them to walk through a journey of culture.

*Besides that, the development also includes the alteration an addition to the existing residential dwelling*

- *Addition of the sunroom of the existing dwelling*
- *Addition of metal awning for the BBQ area*
- *Portable container units to be retained upon completion construction of the proposed temple*

## 6 IMPACT ASSESSMENT

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### 6.1 ZONING AND USE

#### 6.1.1 Zoning

'Place of public worship' is permissible under *Zone R5 (Large Lot Residential)* under **LLEP 2008**. (Legislation New South Wales, 2017c)

#### 6.1.2 Main and ancillary uses

The dominant purpose of this proposal is a place of public worship (the Main Shrine) with ancillary development of kitchen (where no food is sold to any outsiders and all food is to be consumed on-site) and WC block. The water dams are not accessible to visitors as they are for stormwater management purposes. Refer to the enclosed Architectural Plans:

- *Floor Plans – Location & Site* (Architectural Drawing number: 857/DA/001);
- *Floor Plan Roof* (Architectural Drawing number: 857/DA/002);
- *Floor Plans Lower & Ground* (Architectural Drawing number: 857/DA/003);
- *Floor Plan Main Shrine* (Architectural Drawing number: 857/DA/004);
- *Floor Plan Ground – WC Block & Kitchen* (Architectural Drawing number: 857/DA/005);

### 6.2 FLOOR SPACE RATIO (FSR)

The proposed FSR complies with the required *0.1:1* under **LLEP 2008**. (Legislation New South Wales, 2017c) Refer to the enclosed Architectural Plan *Floor Plans – Location & Site* (Architectural Drawing number: 857/DA/001).

### 6.3 BUILDING HEIGHT

*The proposed building height varies with the required 8.5 metres under LLEP 2008. (Legislation New South Wales, 2017c) Refer to the enclosed Architectural Drawings and the report for Request Variation under Clause 4.6 of LLEP 2008:*

- *Elevations* (Architectural Drawing number: 857/DA/101); and
- *Site Section & Front Entrance Elevation* (Architectural Drawing number: 857/DA/102).

### 6.4 SETBACKS

This proposal complies with all the required setback, according to **LDCP Part 3.8**. (Liverpool City Council, 2014) Refer to the enclosed Architectural Plans:

- *Floor Plans – Location & Site* (Architectural Drawing number: 857/DA/001);
- *Floor Plan Roof* (Architectural Drawing number: 857/DA/002);
- *Floor Plans Lower & Ground* (Architectural Drawing number: 857/DA/003);

### 6.5 COMPATIBILITY WITH THE SURROUNDING RESIDENTIAL DEVELOPMENT

The buildings have appropriate building scale and will not dominate the residential streetscape because of only 1 storey, adequate setback and unobstructed views from the neighbouring



residential dwellings. The brick walls and tiled roof are compatible with general residential development designs.

## 6.6 CAR ACCESS, PARKING AND TRAFFIC

There is a proposed new two-way driveway within the site. 28 parking spaces and 2 disabled parking spaces will be provided for members only. Overflow parking is provided for special events. There will be minimal adverse impact to local traffic. Refer to the enclosed Architectural Plans:

- *Floor Plans – Location & Site* (Architectural Drawing number: 857/DA/001);
- *Floor Plan Roof* (Architectural Drawing number: 857/DA/002);
- **Supplementary Reports 5 Access Report Development Application Certificate Phase and Supplementary Reports 6 Traffic and Parking Impact Report and Carpark Certification.** (ML Traffic Engineers, 2017)

## 6.7 EXISTING STRUCTURES ON-SITE

*The existing three sheds are proposed to be demolished for the development, refer to Demolition plan Drawing no. 857/DA/201.*

*However, the existing residential dwelling shall be retained as the residence for the monks with addition of a sunroom and metal awning at the rear of the dwelling. Refer to Drawing No. 857/DA/202 and for details.*

## 6.8 ACOUSTIC PRIVACY

Refer to the enclosed **Supplementary Reports 3 Noise Impact Assessment.** (Rodney Stevens Acoustics Pty Ltd, 2017)

## 6.9 VISUAL PRIVACY BETWEEN THE NEIGHBOURS

Visual privacy is maintained by 1.8m solid barrier and trees as buffer. Refer to the enclosed:

- *Floor Plans Lower & Ground* (Architectural Drawing number: 857/DA/002); and
- *DA Landscape Concept.* (Monaco Designs Pty Ltd, 2017)

## 6.10 ESSENTIAL SERVICES / UTILITIES

Refer to the enclosed **Supplementary Reports 9 Servicing Report (Essential Services Report).** (ACOR Consulting Pty Ltd, 2017)

## 6.11 PLAN OF MANAGEMENT

Refer to the enclosed **Appendix 9.3 Plan of Management.**

## 6.12 PATRONAGE AND HOURS OF OPERATION

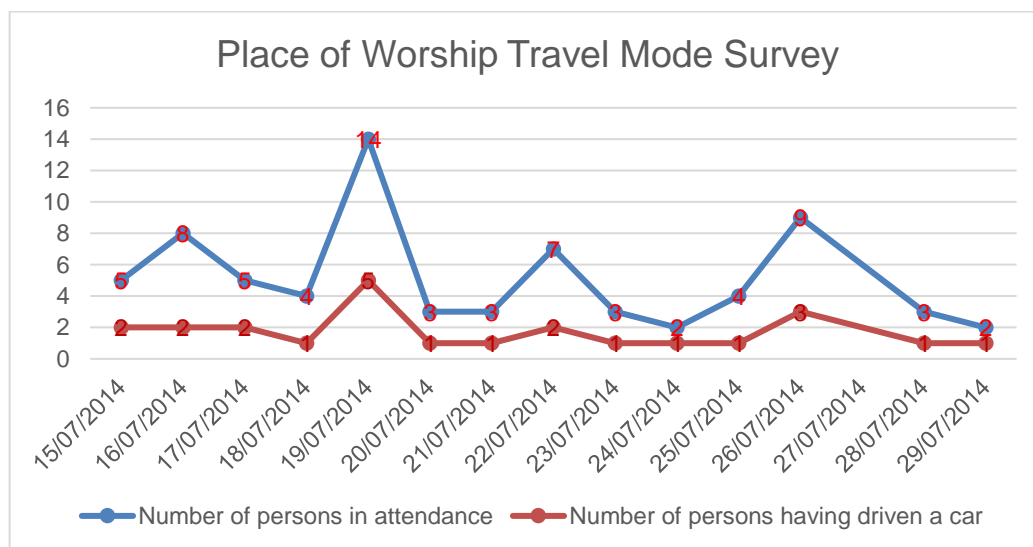
The number of visitors and the hours of operation of the proposed Temple do not cause adverse impact to the neighbours.

### 6.12.1 Typical times

#### Number of visitors

Below table shows the typical patronage of the proposed Temple, followed by the summarised line graph for travel mode survey conducted in 2014. (Sasanadhaja Buddhist Association Incorporated, 2015)

Time	Expected number of visitors
Monday – Friday	Approximately 6 people per day
Saturday – Sunday	Approximately 10 – 25 people per day



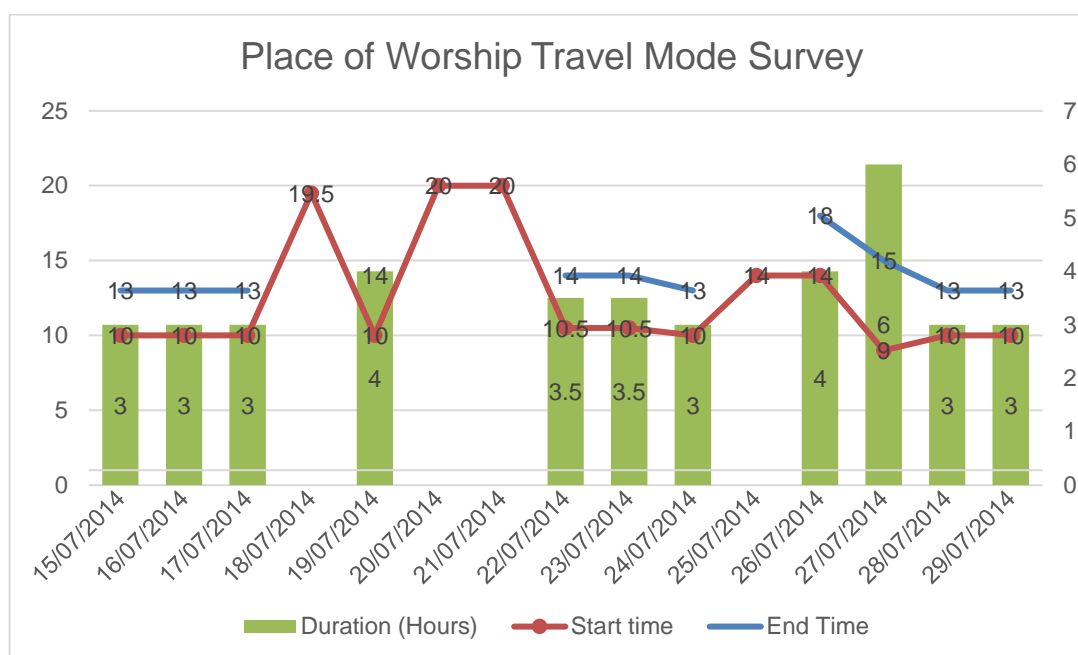
#### Visitors' demographics

20 – 65 years of age comprised of individual families (maximum 5 persons), who visit infrequently and individually.

#### Hours of operation

Location	Day of the month	Typical start time	Typical end time
Temple	<ul style="list-style-type: none"> <li>Weekdays; and</li> <li>1<sup>st</sup> and 15<sup>th</sup> of the lunar month</li> </ul>	9:00 am	4:00 pm
Kitchen and dining area	It is open after prayer gatherings only.		

The chart that follows shows the duration of attendance, start and end time of service during survey days in 2014 displayed in 24 hour format. (Sasanadhaja Buddhist Association Incorporated, 2015)



### 6.12.2 Special events

The expected number of visitors are from 45 to the maximum of 95, who are aged between 20 and 65. Parents are encouraged to bring along their children to expose them to religious special events.

### 6.13 OVERSHADOWING AND SOLAR ACCESS

There shall be no overshadowing and solar access issues among the adjoining properties, which shall receive a minimum of 3 hours of sunlight between 9am and 3pm on 22nd June.

Refer to the enclosed Architectural Plans:

- *Shadow Diagram 22nd June – 9AM* (Architectural Drawing number: 857/DA/050);
- *Shadow Diagram 22nd June – 12PM* (Architectural Drawing number: 857/DA/051); and
- *Shadow Diagram 22nd June – 3PM* (Architectural Drawing number: 857/DA/052).

### 6.14 SOCIAL IMPACT ASSESSMENT

The Social Impact Comment and the Comprehensive Social Impact Assessment are not required because the proposed development does not exceed 200 persons capacity, according to **LDCP Part 1 Section 27 Social Impact Assessment Table 21**. (Liverpool City Council, 2016)

### 6.15 DRAINAGE / STORMWATER

Refer to the enclosed *Overall Plan*, *Drainage Plan* and *Stormwater Quality Report*. (NiTmA Consulting Pty Ltd, 2017)

Limited backfill is proposed underneath the west of the Main Shrine and east of the Lower Ground Storage. Refer to the enclosed Architectural Plan *Site Section & Front Entrance Elevation* (Architectural Drawing number: 857/DA/102).

## 6.16 SITE INVESTIGATION

The site has minimal contamination and is suitable for place of public worship development. Refer to the enclosed **Supplementary Reports 2 Stage 1 Preliminary Site Investigation – PSI (Environmental)**. (Edwards Blasche Group Pty Ltd, 2017)

## 6.17 MINIMAL SALINITY

Refer to the enclosed **Supplementary Reports 8 Preliminary Salinity Risk Assessment**. (Whitehead and Associates Environmental Consultants, 2017)

## 6.18 WASTE WATER MANAGEMENT

On-site sewerage system will be utilised as the site is not connected to Sydney Water's sewerage system.

Refer to the enclosed:

- **Appendix 9.1** *Planning Certificate under Section 149* (Liverpool City Council, 2016, pp. 12);
- **Supplementary Reports 9** *Servicing Report (Essential Services Report)*; and
- **Supplementary Reports 7** *Wastewater Management Plan*. (Whitehead and Associates Environmental Consultants, 2017)

## 6.19 GENERAL WASTE MANAGEMENT

### 6.19.1 Demolition and construction

Refer to the enclosed:

- **Appendix** Error! Reference source not found. **Error! Reference source not found.**; and
- **Appendix** Error! Reference source not found. **Error! Reference source not found.**

### 6.19.2 On-going waste management

Refer to the enclosed **Appendix 9.3** *Plan of Management*.

## 6.20 ABORIGINAL ARCHAEOLOGY

The Planning Certificate under s149 of ***Environmental Planning and Assessment Act 1979 No 272*** for the subject property does not identify any Archaeological Management Plan. (Liverpool City Council, 2016, pp. 13) Refer to **Appendix 9.1** *Planning Certificate under Section 149*.

## 6.21 ENERGY AND WATER CONSERVATION

Refer to the enclosed **Supplementary Reports 7** *Wastewater Management Plan*. (Whitehead and Associates Environmental Consultants, 2017)

## 6.22 LANDSCAPING AND OPEN SPACE

Refer to the enclosed *DA Landscape Concept*. (Monaco Designs Pty Ltd, 2017)

## 6.23 OUTDOOR SIGNAGE

Refer to the enclosed *Site Section & Front Entrance Elevation* (Architectural Drawing number: 857/DA/102), which is to comply with ***State Environmental Planning Policy No 64 – Advertising and Signage***.

## 7 PRE-LODGE MENT APPLICATION MEETING ON 13 JULY 2016 TO SASANADHAJA BUDDHIST ASSOCIATION INCORPORATED

### Second Pre-Lodgement Meeting

**Reference Number:** PL-71/2015

**Proposed Development:** Construction and use of a place of public worship, including a temple, community hall, pagoda, 5 retreat lodgings, associated car parking, retention of the existing dwelling, and formalisation of the existing dam as a feature pond.

**Property Address:** 53 Dwyer Road, Bringelly, NSW 2556 Lot 66 DP 27550

**Date of Meeting:** 13 July 2016

Aspect	Applicant's comments
<b>Zoning</b>	<ul style="list-style-type: none"> <li>The dominant purpose of this proposal is a 'place of public worship' with other ancillary development. (<b>Section 6.1 'Zoning and use'</b> in this Statement)</li> </ul>
<b>Permissible Development</b>	<ul style="list-style-type: none"> <li>This proposal minimises conflict with the neighbours, while maintaining residential amenity, being a low impact complementary use which does not unreasonably increase the demand for public services nor public facilities.</li> </ul>
<b>Relevant Environmental Planning Instruments &amp; Codes</b>	This proposal complies with the stated policies.
<b>Planning Issues</b>	<ul style="list-style-type: none"> <li>A place of public worship development is permissible within the R5 zone. <ul style="list-style-type: none"> <li><b>Section 6.1 'Zoning and use'</b> in this Statement has demonstrated the proposed additional uses (Kitchen and WC block) are ancillary to the Main Shrine.</li> <li><b>Appendix 9.3 Plan of Management</b> has been enclosed to address the required details.</li> <li><b>Section 3 'Introduction'</b> in this Statement has given examples of approved Buddhist Temples with on-site ancillary facilities in Sydney.</li> </ul> </li> <li>The SEE must demonstrate how the proposed use and construction fits in with the character of the locality. <ul style="list-style-type: none"> <li>Refer to <b>Section 6.5 'Compatibility with the surrounding residential development'</b> in this Statement, which has demonstrated the proposed Temple fits with the character of the locality.</li> <li><b>Section 6.12 'Patronage and hours of operation'</b> in this Statement has provided the requested details about the maximum potential number of visitors including special events, incorporated at <b>Supplementary Reports 6 Traffic and Parking Impact Report and Carpark Certification</b> (ML Traffic Engineers, 2017) and <b>Supplementary Reports 7 Wastewater Management Plan</b>. (Whitehead and Associates Environmental Consultants, 2017)</li> </ul> </li> <li>All the site calculations must be shown on plans, including the proposed and existing gross floor areas, landscaping, pervious/non-pervious areas and resulting Floor Space Ratio (FSR). <ul style="list-style-type: none"> <li>The enclosed Architectural Plans <i>Floor Plans – Location &amp; Site</i> (Architectural drawing number: 857/DA/001) and <i>Floor Plans Lower &amp; Ground</i> (Architectural drawing number: 857/DA/002) show both pervious / non-pervious areas, proposed bitumen driveways and paved areas and their setback from the site boundary.</li> <li>Refer to the enclosed <i>DA Landscape Concept</i> for landscaping. (Monaco Designs Pty Ltd, 2017)</li> </ul> </li> </ul>



Aspect	Applicant's comments
	<ul style="list-style-type: none"> <li>• The parking provision shall comply with Liverpool Development Control Plan (LDCP) and shall be addressed in the SEE. <ul style="list-style-type: none"> <li>○ Refer to the enclosed <b>Supplementary Reports 6 Traffic and Parking Impact Report and Carpark Certification</b>. (ML Traffic Engineers, 2017)</li> </ul> </li> <li>• Building Heights must be clearly identified for all structures, through plans showing all levels including Finished Floor Level (FFL), Natural Ground Level (NGL) and Ridge Level. <ul style="list-style-type: none"> <li>○ Refer to the enclosed Architectural Plans:</li> <li>○ Elevations (Architectural Drawing number: 857/DA/101); and</li> <li>○ Site Section &amp; Front Entrance Elevation (Architectural Drawing number: 857/DA/102).</li> </ul> </li> <li>• It was discussed to reduce overshadowing impact, the pagoda should be re-located away from the south-side boundary / adjoining residential allotment. <ul style="list-style-type: none"> <li>○ The proposed design does not have a pagoda. Refer to the enclosed Architectural Plans:</li> <li>○ Floor Plans – Location &amp; Site (Architectural Drawing number: 857/DA/001); and</li> <li>○ Floor Plans Lower &amp; Ground (Architectural Drawing number: 857/DA/002).</li> </ul> </li> <li>• New decorative fencing is encouraged along side and rear boundaries, and a child-resistant barrier shall be required to restrict access to the pond. <ul style="list-style-type: none"> <li>○ Section 6.9 'Visual privacy between the neighbours' in this Statement has mentioned 1.8m solid barrier fencing is proposed.</li> <li>○ Section 6.1 'Zoning and use' in this Statement has stated that the water dams are not accessible to visitors as they are for stormwater management purposes.</li> </ul> </li> </ul>
<b>Joint Regional Planning Panel</b>	<ul style="list-style-type: none"> <li>• Refer to the enclosed <b>Supplementary Reports 10 Quantity surveyor's cost estimate</b>, (Wilde and Woollard Pty Ltd, 2017) in which the capital investment value is over \$5 million.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>• Refer to the enclosed <i>Overall Plan, Drainage Plan and Stormwater Quality Report</i> and the submitted MUSIC model contained in the USB. (NiTmA Consulting Pty Ltd, 2017)</li> </ul>
<b>Traffic and Access</b>	<ul style="list-style-type: none"> <li>• The enclosed <b>Supplementary Reports 6 Traffic and Parking Impact Report and Carpark Certification</b> (ML Traffic Engineers, 2017) has demonstrated compliance with <b>AS2890</b> and <b>LDCP</b>.</li> <li>• The proposed development shall be designed to be serviced by a Medium Rigid Vehicle.</li> <li>• The proposed driveway shall be a minimum 1m clear of the side boundary. <ul style="list-style-type: none"> <li>○ This proposal complies. Refer to the enclosed Architectural Plans:</li> <li>○ Floor Plans – Location &amp; Site (Architectural Drawing number: 857/DA/001); and</li> <li>○ Floor Plans Lower &amp; Ground (Architectural Drawing number: 857/DA/002).</li> </ul> </li> </ul>
<b>Roadworks and Road Reserve Works</b>	
<b>Earthworks</b>	<ul style="list-style-type: none"> <li>• There will be limited backfill is proposed underneath the west of the Main Shrine and east of the Lower Ground Storage. Refer to the enclosed Architectural Plan <i>Site Section &amp; Front Entrance Elevation</i> (Architectural Drawing number: 857/DA/102).</li> </ul>
<b>Overland Flow / Floodplain Management</b>	

Aspect	Applicant's comments
	<ul style="list-style-type: none"> <li>Refer to the enclosed <i>Overall Plan</i> and <i>Drainage Plan</i>. (NiTmA Consulting Pty Ltd, 2017)</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li><i>The subject site is a large tract of relatively undeveloped land, albeit mainly cleared, with what appears to be some remnant vegetation and potentially an ephemeral watercourse. There is potential for Aboriginal cultural heritage deposits.</i> <ul style="list-style-type: none"> <li>The Planning Certificate under s149 of <b>Environmental Planning and Assessment Act 1979 No 272</b> for the subject property does not identify any Archaeological Management Plan. (Liverpool City Council, 2016, pp. 13)</li> <li>Refer to:</li> <li><b>Section 6.20 'Aboriginal archaeology'</b> in this Statement; and</li> <li><b>Appendix 9.1 Planning Certificate under Section 149.</b></li> </ul> </li> </ul>
<b>Community Planning</b>	<ul style="list-style-type: none"> <li><i>The applicant shall consult the adjoining neighbours in relation to the proposal.</i> <ul style="list-style-type: none"> <li>Sasanadhaja Buddhist Association Incorporated and the monks will consult the neighbours regarding the subject development by letter dropping to all adjoining neighbours.</li> </ul> </li> <li><i>A Social Impact Statement is to be provided pursuant to Council's policy.</i> <ul style="list-style-type: none"> <li><b>Section 6.14 'Social impact assessment'</b> in this Statement has stated both the Social Impact Comment and the Comprehensive Social Impact Assessment are not required.</li> </ul> </li> </ul>
<b>Environmental Health</b>	<ul style="list-style-type: none"> <li><i>The Noise Assessment Report prepared by Alan Parks Consulting dated November 2014 was restricted to monitoring undertaken at the site on Tuesday 15 November 2014. The NSW EPA's Industrial Noise Policy requires sufficient monitoring of background noise to allow intrusive noise to be assessed adequately. Typically, one week of valid data covering the days and times of operation of the proposed development is required to meaningfully determine the existing noise environment. Consequently, additional noise monitoring is required.</i> <ul style="list-style-type: none"> <li>A more comprehensive acoustic report has been prepared, as in the enclosed <b>Supplementary Reports 3 Noise Impact Assessment</b>. (Rodney Stevens Acoustics Pty Ltd, 2017)</li> <li>The enclosed <b>Appendix 9.3 Plan of Management</b> provides details on noise management.</li> <li><b>Section 6.1 'Zoning and use'</b> in this Statement has confirmed the proposed temple shall not sell any food to any outsiders and all food is to be consumed on-site.</li> <li>The subject site is not contaminated. Refer to the enclosed <b>Supplementary Reports 2 Stage 1 Preliminary Site Investigation – PSI (Environmental)</b>. (Edwards Blasche Group Pty Ltd, 2016)</li> </ul> </li> </ul>
<b>Submission requirements</b>	<ol style="list-style-type: none"> <li>All the requirements detailed in <b>Environmental Planning and Assessment Regulation 2000 Schedule 1 Forms Part 1 Development applications</b> (Legislation New South Wales, 2017b) have been addressed in this Statement.</li> <li>The proposed use does not interfere with or impact upon nearby receivers, as shown in the enclosed <b>Appendix 9.3 Plan of Management</b> and <b>Supplementary Reports 3 Noise Impact Assessment</b>. (Rodney Stevens Acoustics Pty Ltd, 2017)</li> <li><b>Section 6.1 'Zoning and use'</b> in this Statement has confirmed no food will be for sale, thus the <i>Food Act 2003</i> and Australian Standards do not apply.</li> </ol>

Aspect	Applicant's comments
	<ol style="list-style-type: none"><li>4. Refer to the enclosed <b>Supplementary Reports 3</b> <i>Noise Impact Assessment</i>. (Rodney Stevens Acoustics Pty Ltd, 2017)</li><li>5. The subject site is suitable for the proposed development. Refer to the enclosed <b>Supplementary Reports 2</b> <i>Stage 1 Preliminary Site Investigation – PSI (Environmental)</i>. (Edwards Blasche Group Pty Ltd, 2016)</li><li>6. Refer to the enclosed <b>Supplementary Reports 7</b> <i>Wastewater Management Plan</i>. (Whitehead and Associates Environmental Consultants, 2017)</li></ol>

## 8 CONCLUSION

This proposal provides for a suitable scale Burmese Temple for members of the Sasanadhaja Buddhist Association Incorporated and worshippers, while minimising any environmental effects through careful management, as per the recommendations of the consultants. It is recommended Council should approve this application as submitted, given its benefits to society and minimal environmental impacts.

## **9 APPENDIX**

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### **9.1 PLANNING CERTIFICATE UNDER SECTION 149**

Full form name: *Planning Certificate under Section 149 Environmental Planning and Assessment Act 1979*

Prepared by: Liverpool City Council

Reference number: 857- 53 DWYER RD:37193

Property Desc: 53 DWYER ROAD, BRINGELLY NSW 2556 LOT 66 DP 27550

Date: 24 August 2016

## 9.2 PRE-LODGE MENT APPLICATION ADVICE

Full form name: *Pre-Lodgement Application Advice*  
Prepared by: Liverpool City Council  
Reference number: PL-71/2015  
Addressed to: Sasanadhaja Buddhist Association Incorporated  
Date: 13 July 2016

### 9.3 PLAN OF MANAGEMENT

Full form name: *Plan of Management  
for Proposed Burmese Temple Staged Development with Car Parking,  
Common Hall and Visitors' Lodge  
on behalf of Sasanadhaja Buddhist Association  
at 53 Dwyer Road, Bringelly NSW 2556*

Prepared by: VT Architects Pty Ltd

Revision: A

Date: 20 January 2020



#### 9.4 ORIGINAL PLACE OF WORSHIP TRAVEL MODE SURVEY

Full form name: *Place of Worship Travel Mode Survey*  
Prepared by: Sasanadhaja Buddhist Association Incorporated  
Date: 15 July 2014 – 4 August 2014

## **9.5 LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 MAPS**

Source: Legislation New South Wales (2016e)

### 9.5.1 Land Use Zoning (LZN)



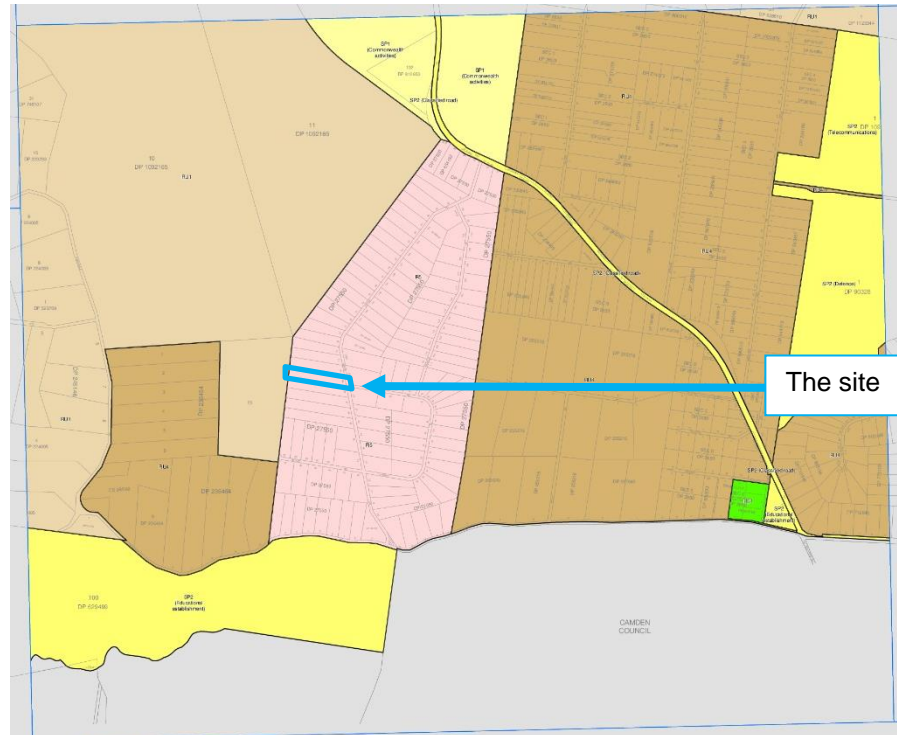
#### Liverpool Local Environmental Plan 2008

Land zoning map - sheet LZN-004

##### Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RS Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- WSP SEPP Western Sydney Parklands

##### Cadastral



### 9.5.2 Floor Space Ratio (FSR)



#### Liverpool Local Environmental Plan 2008

Floor space ratio map - sheet FSR-004

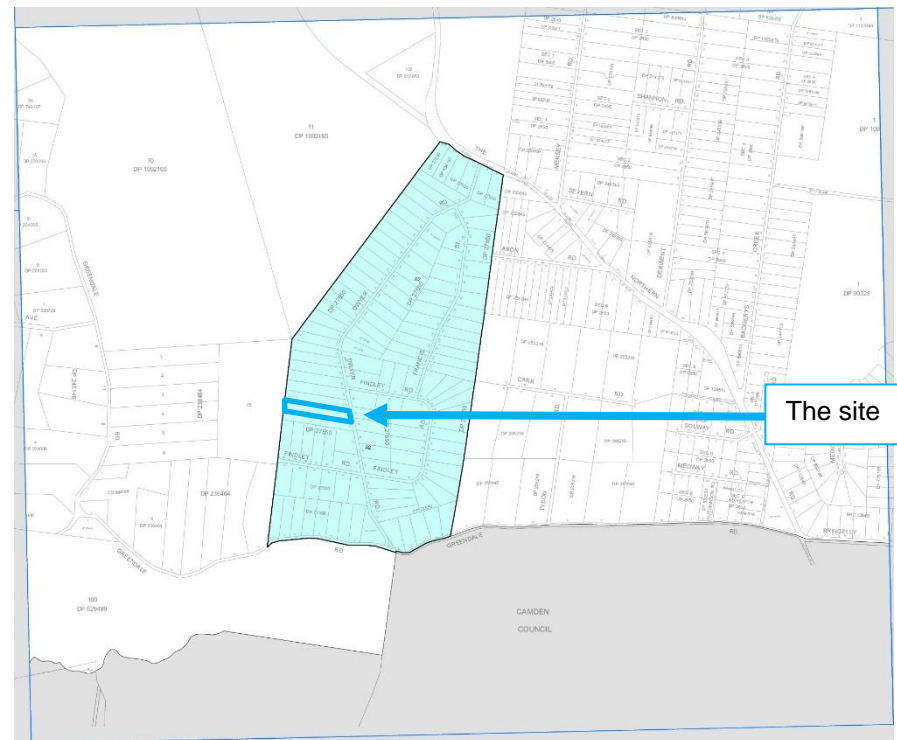
##### Maximum Floor Space Ratio (n:1)

- A1 0.01
- A2 0.1
- A3 0.15
- A4 0.25
- B 0.5
- C 0.6
- D 0.65
- E 0.75
- F 1.0
- G 1.2
- H 1.5
- I 1.7
- J 2.0
- K 2.5
- L 3.0
- M 4.0
- N 5.0

- refer to clause 4.4
- refer to clause 7.29
- refer to clause 7.30
- refer to clause 7.32

##### Cadastral

Cadastral 26/10/2011 © Land and Property Information



### 9.5.3 Height of Buildings (HOB)



#### Liverpool Local Environmental Plan 2008

Height of  
buildings map - sheet HOB-004

Maximum Building Height (m)

L	8.5
M	12
O	15
P	18
R	21
S	24
T	28
U	30
V	35
X	45
AB	60
AC	100

Cadastral

Cadastral 15/8/2008 © Dept of Lands



**9.6 REQUEST VARIATION UNDER CLAUSE 4.6 LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008**

Full form name: *Request Variation Under Clause 4.6 Liverpool Local Environmental Plan 2008*

Prepared by: VT Architects Pty Ltd

Date: 20 January 2020

---

## 10 REFERENCES

### 10.1 SURVEY

Full report name: *Plan Showing Detail and Levels over Land at  
No. 53 Dwyer Road, Bringelly  
In Lot 66 in DP 27550 in Liverpool L.G.A.*

Prepared by: John McDonald Group

Surveyors 140400-1.dwg

Reference:

Date: 10 August 2017

Full report name: *Plan Showing Detail and Levels over Land at  
No. 53 Dwyer Road, Bringelly  
In Lot 66 in DP 27550 in Liverpool L.G.A.*

Prepared by: John McDonald Group

Surveyors 140400-BLD.dwg

Reference:

Date: 11 September 2019

### 10.2 STORMWATER CONCEPT PLAN

Full report name: *Overall Plan and Drainage Plan*

Prepared by: NiTmA Consulting Pty Ltd

Reference: 2706H

Issue: B

Date: 3 November 2017

### 10.3 STORMWATER QUALITY REPORT (INCLUDING MUSIC MODEL ANALYSIS)

Full report name: *Stormwater Quality Report*

Prepared by: NiTmA Consulting Pty Ltd

Reference: DWY171103

Date: 3 November 2017

### 10.4 LANDSCAPE PLAN

Full report name: *DA Landscape Concept*

Prepared by: Monaco Designs Pty Ltd

Job number: 4905

Date: 1 November 2017



## 11 EXTERNAL REFERENCES

---

### 11.1 AUSTRALIAN BUREAU OF STATISTICS

- (2008), *Basic Community Profiles*,  
<[http://www.censusdata.abs.gov.au/CensusOutput/copsub2006.NSF/All%20docs%20by%20catNo/2006~Community%20Profile~SSC16477/\\$File/BCP\\_SSC16477.zip?OpenElement](http://www.censusdata.abs.gov.au/CensusOutput/copsub2006.NSF/All%20docs%20by%20catNo/2006~Community%20Profile~SSC16477/$File/BCP_SSC16477.zip?OpenElement)>,  
released 29 February 2008
- (2013), *Basic Community Profiles*,  
<[http://www.censusdata.abs.gov.au/CensusOutput/copsub.NSF/All%20docs%20by%20catNo/2011~Community%20Profile~SSC10339/\\$File/BCP\\_SSC10339.zip?OpenElement](http://www.censusdata.abs.gov.au/CensusOutput/copsub.NSF/All%20docs%20by%20catNo/2011~Community%20Profile~SSC10339/$File/BCP_SSC10339.zip?OpenElement)>,  
released 28 March 2013

### 11.2 SIX MAPS

- (2017),  
<<http://maps.six.nsw.gov.au/>>

### 11.3 LEGISLATION NEW SOUTH WALES

- (2014a), *State Environmental Planning Policy No 64 – Advertising and Signage*,  
<<http://legislation.nsw.gov.au/#/view/EPI/2001/199>>, current version 22 February 2014
- (2014c), *State Environmental Planning Policy No 55 – Remediation of Land*,  
<<http://legislation.nsw.gov.au/#/view/EPI/1998/520>>, current version 4 July 2014
- (2016b), *State Environmental Planning Policy (Infrastructure) 2007*,  
<<http://legislation.nsw.gov.au/#/view/EPI/2007/641/part1/cl2>>, current version 5 August 2016
- (2017a), *Environmental Planning and Assessment Act 1979 No 203*,  
<<http://www.legislation.nsw.gov.au/#/view/act/1979/203>>, current version 6 January 2017
- (2017b), *Environmental Planning and Assessment Regulation 2000*,  
<<http://www.legislation.nsw.gov.au/#/view/regulation/2000/557/part1/sec3>>, current version 6 January 2017
- (2017c), *Liverpool Local Environmental Plan 2008*,  
<<http://legislation.nsw.gov.au/#/view/EPI/2008/403>>, current version 12 August 2016

### 11.4 LIVERPOOL CITY COUNCIL

- (2008), *53 Dwyer Road Bringelly NSW 2556*,  
<<https://eplanning.liverpool.nsw.gov.au/Pages/xc.track/searchproperty.aspx?id=7517>>, 2008
- (2014), 'Part 3.8 Non Residential Development in Residential Zones', *Liverpool Development Control Plan 2008*,  
<<http://www.liverpool.nsw.gov.au/trim/documents?RecordNumber=091458.2014>>,  
19 February 2014
- (2016), 'Part 1 General Controls for all Development', *Liverpool Development Control Plan 2008*,  
<<http://www.liverpool.nsw.gov.au/trim/documents?RecordNumber=169735.2015-001>>,  
10 June 2016

# **SUPPLEMENTARY REPORTS**

for

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

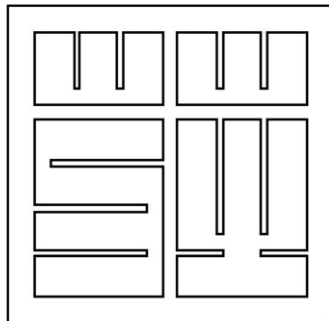
on behalf of

**Sasanadhaja Buddhist Association Incorporated**

at

**53 Dwyer Road  
Bringelly NSW 2556**

Prepared by:



**VT**

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Job Number: 857

Rev A

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## SUPPLEMENTARY REPORTS

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## 2 STAGE 1 PRELIMINARY SITE INVESTIGATION – PSI (ENVIRONMENTAL)

Full report name: *Stage 1 Preliminary Site Investigation – PSI (Environmental)*  
*Proposed Development:*  
*Sasanadhaja Buddhist Temple*  
*53 Dwyer Road*  
*Bringelly NSW 2556*  
*Lot 66 DP 27550*

Prepared by: Edwards Blasche Group Pty Ltd  
Report ID: EBG-02552.Stage1.PSI.08.16  
Date: August 2016

### 3 NOISE IMPACT ASSESSMENT

Full report name: *Noise Impact Assessment  
Proposed Place of Worship  
53 Dwyer Road, Bringelly*

Prepared by: Rodney Stevens Acoustics Pty Ltd

Report number: R160627R1

Revision: 1

Date: 14 September 2017

#### **4 BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT**

Full report name: *Building Code of Australia Compliance Assessment Report  
Proposed Burmese Buddhist Temple  
53 Dwyer Rd, Bringelly*

Prepared by: AE&D Pty Ltd

Project number: 6994

Revision: 1

Date: 18 September 2017

## 5 ACCESS REPORT DEVELOPMENT APPLICATION CERTIFICATE PHASE

Full report name: *Access Report*  
*Development Application Certificate Phase*  
*Proposed Burmese Buddhist Temple*  
*53 Dwyer Rd, Bringelly*

Prepared by: AE&D Pty Ltd

Project number: 6994

Revision: 1

Date: 18 September 2017

## 6 TRAFFIC AND PARKING IMPACT REPORT AND CARPARK CERTIFICATION

- 1) Full report name: *Proposed Community Centre Development  
53 Dwyer Road in Bringelly  
Traffic and Parking Impact Report*  
Prepared by: ML Traffic Engineers  
Reference: A1413964N 1b  
Date: August 2017
  
- 2) Full report name: *Carpark Certification of Proposed Burmese Buddhist Temple  
53 Dwyer Road in Bringelly*  
Prepared by: ML Traffic Engineers  
Reference: A14139642N  
Version: 1a  
Date: August 2017



## **7 WASTEWATER MANAGEMENT PLAN**

Full report name: *Wastewater Management Plan for  
Proposed Burmese Temple – Staged  
Development at 53 Dwyer Road, Bringelly NSW*

Prepared by: Whitehead and Associates Environmental Consultants

Reference: Report\_1816\_002

Version: 002

Date: 6 September 2017

## 8 PRELIMINARY SALINITY RISK ASSESSMENT

Full report name: *Preliminary Salinity Risk Assessment for Proposed Worship Facility, Bringelly NSW*  
Prepared by: Whitehead and Associates Environmental Consultants  
Reference: 1816\_Letter Report\_Preliminary Salinity Assessment  
Version: 002  
Date: 4 September 2017

## **9      SERVICING REPORT (ESSENTIAL SERVICES REPORT)**

Full report name:    *Re: Sasanadhaja Buddhist Temple –  
53 Dwyer Road Bringelly Servicing Report*

Prepared by:        ACOR Consulting Pty Ltd

Reference:           SY170553

Date:                 28 August 2017

## 10 QUANTITY SURVEYOR'S COST ESTIMATE

Full report name: *DA Estimate*  
Prepared by: Wilde and Woollard Pty Ltd  
Job number: 17147  
Date: 18 September 2017