

SYDNEY WESTERN CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

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| Panel Reference | PPS-2018SSW018 |
| DA Number | DA-209/2018 |
| Local Government Area | Liverpool City Council |
| Proposed Development | Place of public worship with associated amenity buildings, landscaping and car parking; alterations and additions to existing dwelling including retention of awning to rear of dwelling; temporary retention of two portable buildings; and demolition of existing sheds. |
| Street Address | 53 Dwyer Road, Bringelly |
| Applicant | VT Architects |
| Owner | Sasanadhaja Buddhist Association Inc. |
| Date of DA Lodgement | 21 March 2018 |
| Number of Submissions | None |
| Regional Development Criteria (Schedule 7) | The proposal is for a place of worship (a community facility), and has a CIV of \$5,802,465.00. |
| List of All Relevant 4.15(1)(a) Matters | <ol style="list-style-type: none"> <i>List all of the relevant environmental planning instruments: Section 4.15(1)(a)(i):</i> <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No.55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997) (Deemed SEPP) Liverpool Local Environmental Plan 2008 <i>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: Section 4.15(1)(a)(ii):</i> <ul style="list-style-type: none"> No draft Environmental Planning Instruments apply to the site. <i>List any relevant development control plan: Section 4.15(1)(a)(iii):</i> <ul style="list-style-type: none"> Liverpool Development Control Plan 2008 <i>List any relevant planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4: Section 4.15(1)(a)(iia):</i> <ul style="list-style-type: none"> No planning agreement relates to the site or proposed development. <i>List any relevant regulations: Section 4.15(1)(a)(iv):</i> <ul style="list-style-type: none"> Consideration of the provisions of the Building Code of Australia. |
| List all documents submitted with this report for the panel's consideration | <ol style="list-style-type: none"> Recommended Conditions of Consent Architectural Plans Elevations and Sections Landscape Plans Materials and Finishes Plan Perspective View Survey Plan Drainage Plans |

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|---------------------------|--|
| | 9) Statement of Environmental Effects 9a) Clause 4.6 Variation 10) Plan of Management 11) Aboriginal Cultural Heritage Assessment 12) Aboriginal Test Excavation Report 13) Due Diligence Assessment 14) Acoustic Report 15) Stage 1 Preliminary Site Investigation 16) Traffic Report 17) Traffic Swept Path 18) Overland Flood Assessment 19) Wastewater Report 20) Services Report 21) Access Report 22) Salinity Report 23) BCA Report 24) Carpark Certification |
| Recommendation | Approval, subject to conditions |
| Report Prepared by | Adam Flynn |
| Report date | 20 January 2020 |

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| Summary of Section 4.15 matters Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report? | Yes |
| Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i> | Yes |
| Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | Yes |
| Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.11)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i> | Yes |
| Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i> | Yes |

1. EXECUTIVE SUMMARY

1.1 Reasons for the report

The Sydney Western City Planning Panel is the determining authority as the Capital Investment Value of the development is over \$5 million, and the development is for a community facility, pursuant to Clause 5 of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011.

1.2 The proposal

The application seeks consent for the construction of a place of public worship with associated amenity buildings, landscaping and car parking; alterations and additions to existing dwelling including retention of awning to rear of dwelling; temporary retention of two portable buildings; and demolition of existing sheds.

The proposal includes:

- A main shrine building
- Two detached amenity buildings, being a kitchen/dining building, and a toilet block
- 50 above ground parking spaces, including 30 in the main car park, and 20 in an overflow car park
- Alterations and additions to existing dwelling including addition of a metal awning at the rear of the dwelling and alteration of existing balcony area to a sunroom
- Temporary retention of two portable buildings
- An access road and associated hard surfacing
- Landscaping

1.3 The site

The subject site is identified as Lot 66 DP 27550, being 53 Dwyer Road, Bringelly.

1.4 The issues

Places of public worship are permitted with consent in the R5 Large Lot Residential Zone pursuant to the Liverpool LEP 2008.

Key considerations in the assessment of this proposal were noise impacts, water and sewerage management, and heritage impacts.

Furthermore, the applicant has provided an assessment under Clause 4.6 to vary the maximum height limit. The submitted written request to vary Clause 4.3 – height of buildings development standard has been assessed against the provisions of Clause 4.6; the objectives of the clause being varied; and the objectives of the R5 zone. The variation request is considered to be acceptable in this instance.

1.5 Exhibition of the proposal

In accordance with the LDCP 2008, the application was notified for a 14 day period, from 1 August 2018 to 16 August 2018, and then again from 23 October 2019 to 6 November 2019 following a revision to the description of development. No submissions were received in relation to the proposed development during the public consultation process.

1.6 Conclusion

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment Act 1979. Based on the assessment of the application and the amendments made to the original proposal by the applicant, it is recommended that the DA be approved, subject to the recommended conditions of consent.

2. SITE DESCRIPTION AND LOCALITY

2.1 The site

The subject site is identified as Lot 66 DP 27550, being (53 Dwyer Road, Bringelly). The site is regular in shape with a total area of 32.32ha. The site has a frontage to Dwyer Road of 73.15m.

The proposed development is located towards the front portion of the site, to the rear of the existing dwelling, with 4 small existing sheds to be demolished.

The land has a cross fall of approximately 17 metres from the east of the site to the low point at the south-west corner of the site. There are no significant trees on the subject site.



Figure 1: Aerial photograph of the site

2.2 The locality

The subject site is located on the western side of Dwyer Road, within the Bringelly area, and is located approximately 20km west of the Liverpool CBD and approximately 11km west of Leppington train station. The site sits to the west of The Northern Road, and 1km from the boundary with Camden Council to the south, as indicated in figure 2.

The locality within the immediate vicinity of the subject site is predominately of a rural character.

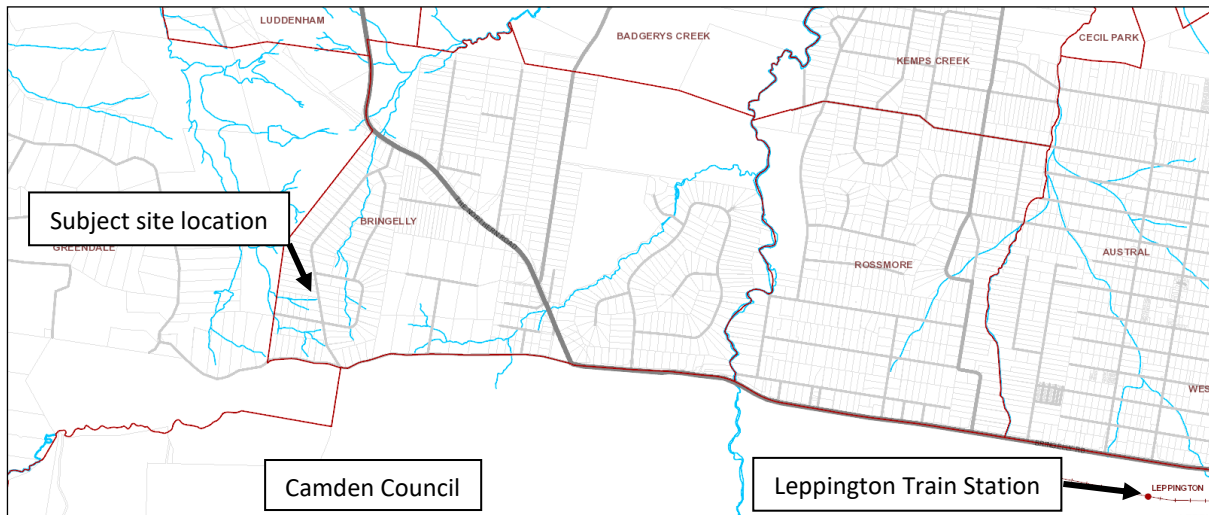


Figure 2: Overall Context

2.3 Site Affections

1) Heritage

The subject site is located within 200m of a watercourse, and as such a Due Diligence Report for Aboriginal Heritage was undertaken. This report concluded that a full Aboriginal Cultural Heritage Assessment should be undertaken, which was subsequently provided. This report concluded that the site is of nil-low significance, and that the development proceed with caution.

Council's Heritage Officer has reviewed the proposed development with regards to its impact upon the adjacent areas and has raised no objection to its potential impacts, subject to conditions. Accordingly, the development is considered acceptable with regards to heritage matters.

3. BACKGROUND

3.1 Planning Panel Briefing

The proposal was briefed to the Sydney Western City Planning Panel on 3 September 2018. The key issues outlined at the briefing to be addressed by Council are as follows:

- *Aboriginal heritage – survey has been conducted.*

Comment: Following the receipt of the ACHA prepared for the site, Council's Heritage Officer has reviewed the proposed development with regards to its impact upon the adjacent areas and has raised no objection to its potential impacts, subject to conditions. Accordingly, the development is considered acceptable with regards to heritage matters.

- *Impact of appearance of building within the landscape, when viewed from wider landscape context.*

Comment: A landscape plan was submitted with the application which has been reviewed by Council's Landscape officer who raises no objection to the proposal. Despite its height, the main shrine is set back and down to such an extent that the roof line is approximately 2 metres above the natural ground level at the front property boundary. In addition, landscaping is provided forward of the main shrine so as to soften the impact of the development.

- *Comments to be provided from Council's Design Review Panel relating to the building design and its landscape context.*

Comment: The application was referred to the DEP, and their comments are included in the following section. It is considered that the application adequately addresses the matters raised by the DEP.

- *Examination of potential for possible treatment of retaining wall by landscape terrace design.*

Comment: There is a wall to the rear of the shrine building that provides a step down to the lower level grassed area to the rear of the buildings, however this is not readily visible from outside of the site.

- *The capacity of sewer management proposed having regard to large attendances for special events and any special needs generated by this use.*

Comment: A wastewater plan was submitted with the application which has been reviewed by Council's Environmental Health officer who raises no objection to the proposal. The plan concludes that onsite wastewater management would be sustainable for the proposed development, subject to recommendations. A condition will be imposed on any consent that requires the applicant to obtain approval pursuant to Section 68 of the LG Act to install an on-site sewage management system, prior to the issue of a Construction Certificate.

- *Adequacy of parking and parking management for special events.*

Comment: The parking numbers provided are in excess of the DCP requirements. A total of 50 above ground parking spaces is provided when the DCP only requires 36 parking spaces for the floor area of development. Furthermore, the application has been reviewed by Council's Traffic officer who considers that the spaces provided will adequately cater for the forecast special event weekend attendance. Parking management is included with the plan of management.

- *Impact on neighbours including general noise, ceremonial noise, traffic noise, light impacts from night time traffic movements and visual impact on nearby residences of noise barrier.*

Comment: An Acoustic Report was submitted with the application which was reviewed by Council's Environmental Health officers. They concluded that the recommendations in the report would be sufficient to limit the impacts on adjoining properties. The temple is not proposed to be in use at night and a plan of management will be implemented so as to mitigate any noise impacts emanating from the operation of the place of worship during the day. The recommended acoustic barrier has a height of 1.8m, which is of a similar height to a normal fence, and would not have any visual impacts.

- *General overview of the nature of complaints from similar institutions and how this proposal addresses such sources of complaint.*

Comment: There are two other similar temples in the wider area, both in Rossmore. The complaints received regarding the operation of one of these temples relate to noise, car parking on the street, and visitor numbers. This DA seeks to limit such impacts by limiting visitor numbers, and imposing a plan of management.

3.2 Design Excellence Panel

The proposal was presented to Council's Design Excellence Panel (DEP) on 14 March 2019 following the lodgement of the DA. The DEP provided the following comments in relation to this proposal:

Sustainability

- *Recommendation 1 –
The panel recommends using photovoltaic technology to generate power for lighting and electricity purposes on-site. This includes (if not implemented during initial building construction), future proofing the building to later incorporate photovoltaic panels (e.g. space for integrating panels onto the rooftop). It this is not suitable due to the appearance of the building (i.e. being a temple) then it can be implemented on the ancillary buildings.*
- *Recommendations 2 –
The panel recommends investigating opportunities to capture rainwater and stormwater, for re-use on site, including for the toilets within the site.*

Comment: The applicant has submitted a BCA report which outline the proposed measures to comply with Section J of the BCA (Energy Efficiency). This will be secured via condition.

Landscape

- *Recommendation 1 –
The panel recommends the use of drought tolerant and local plant species are incorporated in the landscape plans.*
- *Recommendation 2 –
The panel recommends implementing a planting treatment to enhance the visual amenity of the western retaining wall.*
- *Recommendation 3 –
The panel recommends employing landscape strategies to better integrate the building and built surroundings with the site.*
- *Recommendation 4 –
The panel recommends employing a landscape architect to achieve the points listed above.*

Comment: The landscaping for the proposal has been revised and improved to provide a pleasant setting for the building.

Housing Diversity + Social Interaction

- *The panel supports introduction of a cultural building (i.e. this building) into the rural context.*

Comment: Noted.

Aesthetics

- *Recommendation 1 –
The panel recommends elevating the standard of the materials and finishes of the building to be more fitting of a significant building.*
- *Recommendation 2 –
The aluminium sliding windows on the main shrine are a missed opportunity. The panel recommends substituting these for alternatives such as timber framed French doors. The bottom half of the doors could be solid for privacy, if needed.*
- *Recommendation 3 –
The panel recommends the use of materials in their unfinished and unpainted state where possible (e.g. brick, concrete, timber). Where materials are applied with a finish, ensure that the highest quality materials are used and the lowest maintenance is required.*

Comment: Although the materials proposed are basic and simple in nature, this is in keeping with the nature of such buildings, which feature more ornate roof forms.

Outcome

The project is supported. Incorporate the required design amendments, then the plans are to be reviewed/approved by Council.

Comment: Noted.

It is considered that the application adequately addresses the matters raised by the DEP in its meeting dated 14 March 2019. In that regard, the proposed development is considered to be of an acceptable and appropriate design.

4. DETAILS OF THE PROPOSAL

Development consent is sought for a Place of Public Worship and associated community centre. A Place of Public Worship is defined as follows:

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

The proposal includes:

- A main shrine building
- Two detached amenity buildings, being a kitchen/dining building, and a toilet block
- 50 above ground parking spaces, including 30 in the main car park, and 20 in an overflow car park
- Alterations and additions to existing dwelling including addition of a metal awning at the rear of the dwelling and alteration of existing balcony area to a sunroom
- Temporary retention of two portable buildings
- An access road and associated hard surfacing
- Landscaping

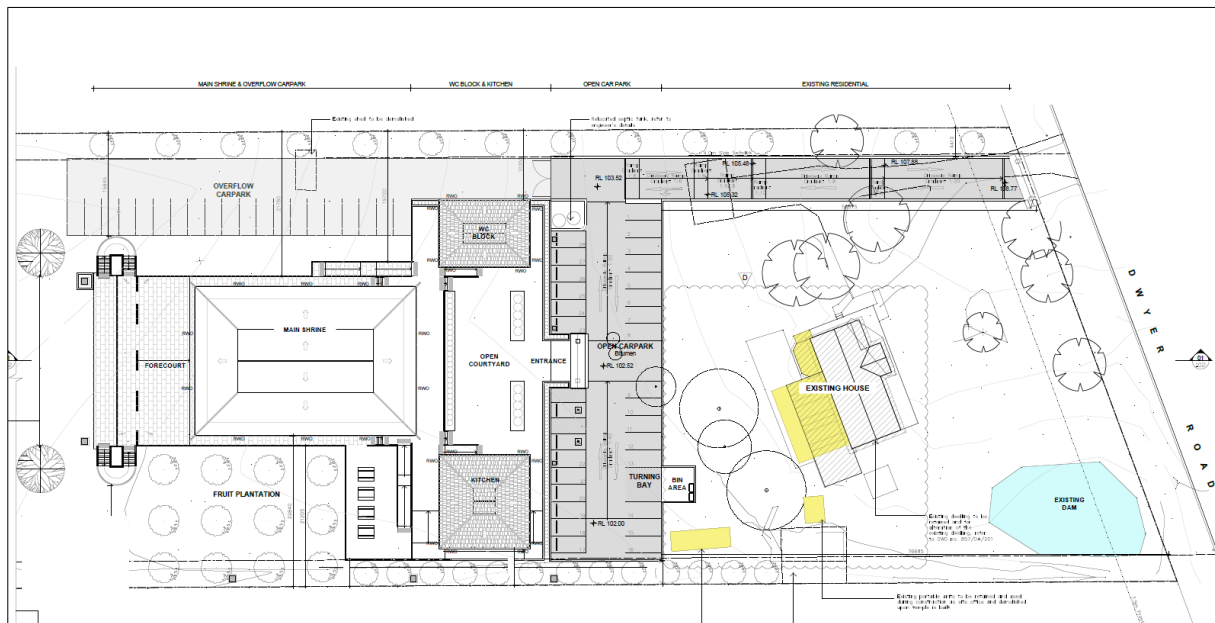


Figure 3: Site Layout

The details of the operations of the temple are as follows:

- Daily operation Monday-Friday and 1st and 15th of every lunar month
- Operation from 9am to 4pm
- Typical staff numbers of 3 monks
- Typical visitor numbers up to 25 people per day
- 6 special events proposed through the year
 - Up to 95 visitors
 - Up to 10 staff plus 3 monks
 - Hours from 9am to 3pm

5. STATUTORY CONSIDERATIONS

5.1 Relevant matters for consideration

The following Environmental Planning Instruments, Development Control Plans and Codes or Policies are relevant to this application:

Environmental Planning Instruments (EPI's)

- State Environmental Planning Policy No.55 – Remediation of Land
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997) (Deemed SEPP)
- Liverpool Local Environmental Plan 2008

Draft Environmental Planning Instruments

- No draft Environmental Planning Instruments apply to the site.

Development Control Plans

- Liverpool Development Control Plan 2008

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979 as follows:

6.1 Section 4.15(1)(a)(1) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The objectives of SEPP 55 are:

- *to provide for a state wide planning approach to the remediation of contaminated land.*
- *to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Pursuant to the above SEPP, Council must consider:

- *whether the land is contaminated.*
- *if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.*

In respect to compliance with the provisions of SEPP 55, the application was referred to Council's Environmental Health Section for assessment.

Pursuant to Clause 7 of SEPP 55, Council is also required to undertake a merit assessment of the proposed development. The following table summarises the matters for consideration in determining a development application (Clause 7).

| Clause 7 - Contamination and remediation to be considered in determining development application | Comment |
|--|---|
| (1) A consent authority must not consent to the carrying out of any development on land unless: | |
| (a) it has considered whether the land is contaminated, and | A preliminary contamination assessment was submitted as part of the application for the subject site. The documentation was reviewed by Council's Environmental Health officers and considered satisfactory. Council's Environmental Health Officers are satisfied that the site is unlikely to be affected by contamination, and a further assessment is not required. |
| (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and | Conditions will be provided that should contamination be identified during construction, appropriate action be taken. |
| (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. | As above. |

Based on the above assessment the proposal is considered to satisfy the relevant objectives and provisions of SEPP 55 and therefore it is considered the subject site is suitable for the proposed development subject to appropriate conditions.

(b) Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997) (Deemed SEPP)

The subject land is located within the Hawkesbury Catchment and as such the Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997) applies to the application.

The Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997) generally aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

When a consent authority determines a development application, planning principles are to be applied (Clause 4). Accordingly, a table summarising the matters for consideration in determining development applications (Clause 5 and Clause 6), and compliance with such is provided below.

| Clause 5 General Principles | Comment |
|------------------------------------|---|
| (a) the aims of this plan | The plan aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. |

| | |
|--|---|
| (b) the strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy | The strategies are applied to this planning assessment in the table under Clause 6 |
| (c) whether there are any feasible alternatives to the development or other proposal concerned | The proposed construction and stormwater works are appropriate and no alternatives need be considered. |
| (d) the relationship between the different impacts of the development or other proposal and the environment, and how those impacts will be addressed and monitored | A stormwater concept plan was submitted and reviewed by Council's Development Engineers. Conditions of consent will be applied aiming to improve the quality of expected stormwater discharge from the site. |
| Clause 6 Specific Planning Policies and Recommended Strategies | Comment |
| (1) Total catchment management | Based on the conclusions of the various expert reports accompanying the application, specifically the stormwater management, it is considered that the proposal is unlikely to result in a significant adverse environmental impact on the catchment. |
| (2) Environmentally sensitive areas | The site is not identified as part of an Environmentally Sensitive area as defined in this plan. |
| (3) Water quality | Council's Development Engineers have provided conditions of consent aiming to improve the quality of expected stormwater discharge from the site. |
| (4) Water quantity | Council's Development Engineers have provided conditions of consent aiming to reduce the impact from the expected storm-water runoff and flow characteristics through the site, on down-stream aquatic ecosystems. |
| (5) Cultural heritage | The site is not identified as being of or containing Aboriginal / cultural heritage. |
| (6) Flora and fauna | The site is identified as Biodiversity certified. |
| (7) Riverine scenic quality | Not applicable. |
| (8) Agriculture/aquaculture and fishing | Not applicable. |
| (9) Rural residential development | Not applicable. |
| (10) Urban development | The site is zoned residential, and the proposal provides uses in accordance with this zoning, and Council's Development Engineers raise no objections to the application. |
| (11) Recreation and tourism | Not applicable. |
| (12) Metropolitan strategy | The proposal is consistent with the Metropolitan Strategy as the site is zoned residential, and the proposal provides uses in accordance with this zoning, and Council's Development Engineers raise no objections to the application. |

It is considered that the proposal satisfies the provisions of the Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No 2 - 1997), subject to appropriate sedimentation and erosion controls being implemented during construction of the proposed development.

(c) Liverpool Local Environmental Plan 2008

The site is zoned R5 large Lot Residential Zone, pursuant to the LLEP 2008, as shown below:

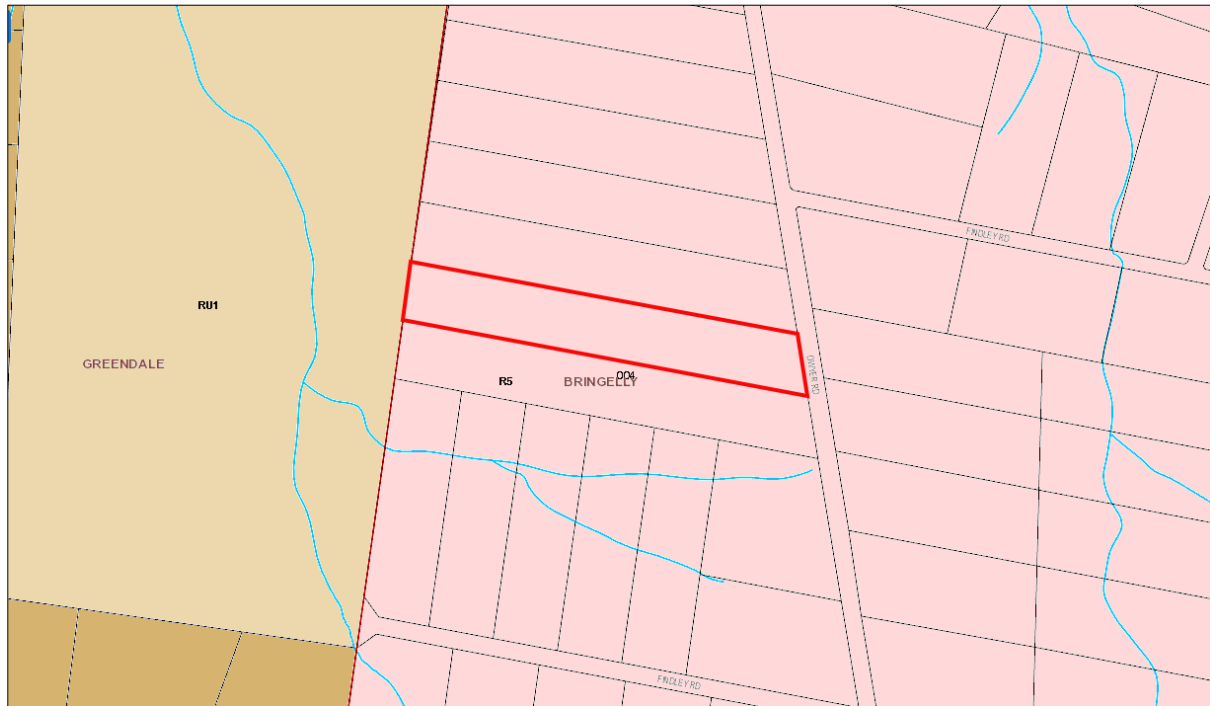


Figure 4: Zoning Map

Permissibility

The proposed development would be defined as a “Place of public worship”, which is permissible with consent within the R5 Large Lot Residential Zone.

Objectives of the zone

The objectives of the R5 Large Lot Residential Zone are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that a high level of residential amenity is achieved and maintained.*
- *To provide for complementary uses that are of low impact and do not unreasonably increase the demand for public services or public facilities.*

The proposed development would meet and satisfy the above stated objectives. Specifically, the development provides facilities to meet the needs of the community, and supports the well-being of the community while maintaining the amenity of the surrounding area.

Principal Development Standards and Provisions

The following principal development standards are applicable to the proposal when assessed against the Liverpool LEP 2008:

| Provision | Requirement | Proposed | Comment |
|---|--|---|--|
| Part 4 Principal Development Standards | | | |
| 4.3 Height of buildings | Maximum height of 8.5m | Maximum height of 10.4m | Does not comply See discussion below |
| 4.4 Floor space ratio | Maximum FSR of 0.1:1 | FSR on site is less than 0.05:1 | Complies |
| 4.6 Exceptions to development standards | Clause 4.6 variation sought for exceeding the maximum height, which is discussed below. | | |
| Part 5 Miscellaneous Provisions | | | |
| 5.10 Heritage Conservation | Conserve environmental heritage; conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views; conserve archaeological sites; conserve Aboriginal objects and Aboriginal places of heritage significance. | Council's Heritage Officer has reviewed the Aboriginal Cultural Heritage Assessment and supports the findings. There are no objections on heritage grounds, subject to conditions. | Complies |

Clause 4.6 Variation to exceed maximum height

Clause 4.3(2) of the LLEP 2008 identifies a maximum height of 8.5m for the site. The majority of the proposed development complies with the exception of the shrine building, which exceeds the 8.5m limit by 1.5 metres to 3 metres. Consequently, the applicant has provided an assessment under Clause 4.6 to vary the maximum height allowed on this proposal.

The submitted written request to vary Clause 4.3 – height of buildings has been assessed against the provisions of Clause 4.6; the objectives of the clause being varied; and the objectives of the R5 zone, and this is discussed below:

The objectives and standards of Clause 4.6 of the Liverpool Local Environmental Plan (LEP) 2008 are as follows:

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

1) Circumstances of the development

The development seeks consent for the construction of a place of public worship with associated amenity buildings, landscaping and car parking; alterations and additions to existing dwelling including retention of awning to rear of dwelling; temporary retention of two portable buildings; and demolition of existing sheds.

2) Written request addressing why compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient planning grounds to justify the contravening of the development standard

The applicant has provided the following comments addressing why compliance with the development standard is unreasonable or unnecessary in this case, as summarised:

- *The proposed building height of the temple does not increase floor space nor the density of the development. The exceeded building height is contributed by the high ceiling of a public space and the Burmese Buddhist Architectural style and features of the roof.*
- *The high-volume ceiling space allows natural lighting penetrates the main shrine of the temple and a grand spacious space for the members to gather and pray.*
- *The proposed building height variation does not cause any adverse amenity and environmental impacts to the surrounding area as addressed in this report and the accompanying Statement of Environmental Effects. Specifically, the proposal does not affect the solar access, privacy and view outcomes to the adjacent and surrounding properties.*
- *The proposed western roof ridge area at a height of 10.4 metres which is at its peak is 1.9 metres above the maximum building height of 8.5 metres and varies at a height of 8.9 metres at the Eastern end of the roof ridge. This is due to the nature of the land slope which contributes the varies of the proposed building height.*

In response to the comments raised above, Council accepts that strict compliance with the applicable height control is unreasonable and unnecessary having regard to the following:

Although the building exceeds the height limit by up to 3m, the floor level of the temple is some 6-7m below that of the ground level of the front of the site. As such, the buildings will not be readily visible from the street, or the front of the property. Given the sloping nature of the site, it would be more visible from the rear, however the site is very deep, and the land to the rear is a rural zone with large lot sizes, so there are no readily accessible viewpoints to see the development. In addition, it is the centre of the roof and the ridgeline that exceeds the limit, rather than a solid building form.

3) Consistency with objectives of the development standard Clause 4.3 Height of Buildings

The objectives of Clause 4.3 are as follows:

- (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
- (b) to permit building heights that encourage high quality urban form,*
- (c) to ensure buildings and public areas continue to receive satisfactory exposure to the sky and sunlight,*
- (d) to nominate heights that will provide an appropriate transition in built form and land use intensity.*

As discussed above, although the building exceeds the height limit by up to 3m, the floor level of the temple is some 6-7m below that of the ground level of the front of the site. As such, the buildings will not be readily visible from the street, or the front of the property. Given the site is very deep, and the land to the rear is a rural zone with large lot sizes, so there are no readily accessible viewpoints to see the development. In addition, it is the centre of the roof and the ridgeline that exceeds the limit, rather than a solid building form.

There would be no impacts on neighbouring buildings in terms of sunlight or daylight, and the slope of the site helps to provide a transition in building heights. It is on this basis that the proposal is consistent with the objectives of Clause 4.3 of LLEP 2008.

4) Consistency with objectives of the zone – R5 – Large Lot Residential

The objectives of the R5 Large Lot Residential zone are as follows:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To ensure that a high level of residential amenity is achieved and maintained.*
- To provide for complementary uses that are of low impact and do not unreasonably increase the demand for public services or public facilities.*

The proposed development would meet and satisfy the above stated objectives. Specifically, the development provides facilities to meet the needs of the community, and supports the well-being of the community while maintaining the amenity of the surrounding area.

5) Consistency with Clause 4.6 objectives

- a) to provide an appropriate degree of flexibility in applying certain development standards to particular development*
- b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances,*

It is considered appropriate in this instance to apply a degree of flexibility when applying the maximum height development standard applicable to the subject site having regard to the comments above.

6) Recommendation

In this regard, the variation to the maximum height of the building is in line with the provisions of Clause 4.6 including the objectives of the standard and of the R5 zone, and is acceptable in this instance.

6.2 Section 4.15(1)(a)(ii) – Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments that apply to the site.

6.3 Section 4.15(1)(a)(iii) – Provisions of any Development Control Plan

The application has been considered against the controls contained in the Liverpool Development Control Plan 2008 (DCP) in particular:

- Part 1: General controls for all development
- Part 3.8: Non-residential development in residential zones

The table below provides an assessment of the proposal against the relevant controls of the Liverpool DCP 2008:

LDCP 2008 Part 1: General Controls for All Development

| Development Control | Provision | Comment |
|--|--|---|
| Section 2 - Tree Preservation | Controls relating to the preservation of trees | Complies Minimal non-significant vegetation will be removed as part of the proposal. The application was reviewed by Council's Landscape Officer who raised no concern with the proposal. |
| Section 3 - Landscaping and Incorporation of Existing Trees | Controls relating to landscaping and the incorporation of existing trees. | Complies The landscape plan has been reviewed by Council's Landscape Officer, who has raised no issues with the landscape design. The Landscape Plan proposes a variety of planting across the site. |
| Section 4 - Bushland and Fauna Habitat Preservation | Controls relating to bushland and fauna habitat preservation | Not applicable The development site is not identified as containing any native flora and fauna. |
| Section 5 - Bush Fire Risk | Controls relating to development on bushfire prone land. | Not applicable The development site is not identified as being bushfire prone land. |
| Section 6 - Water Cycle Management | Stormwater runoff shall be connected to Council's drainage system by gravity means. A stormwater drainage concept plan is to be submitted. | Complies This aspect has been reviewed by Council's Land Development Engineers, who have raised no issues subject to conditions. |

| Development Control | Provision | Comment |
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| Section 7 - Development Near a Watercourse | If any works are proposed near a water course, the Water Management Act 2000 may apply, and you may be required to seek controlled activity approval from the NSW Office of Water. | Not applicable The development site is not within close proximity to a water course. |
| Section 8 - Erosion and Sediment Control | Erosion and sediment control plan to be submitted. | Complies Conditions of consent will be imposed to ensure that erosion and sediment controls measures are implemented during the construction of the development. |
| Section 9 - Flooding Risk | Provisions relating to development on flood prone land. | Complies The development site is not affected by flooding, however some overland flood paths are identified on the site. Council's Flood Engineers have assessed the proposal, and raise no concerns, subject to conditions. |
| Section 10 - Contaminated Land Risk | Provisions relating to development on contaminated land. | Complies As discussed earlier within this report, the site is considered suitable for the development. |
| Section 11 - Salinity Risk | Provisions relating to development on saline land. | Not applicable The development site is identified as containing a low salinity potential. Therefore, a salinity management response plan is not required. |
| Section 12 - Acid Sulphate Soils | Provisions relating to development on acid sulphate soils | Not applicable The site is not identified as containing Acid Sulphate soils. |
| Section 13 - Weeds | Provisions relating to sites containing noxious weeds. | Not applicable The site is not identified as containing noxious weeds. |
| Section 14 - Demolition of Existing Development | Provisions relating to demolition works | Complies Conditions will also be imposed to ensure demolition works will be conducted in accordance with AS2601-2001. |
| Section 15 - On Site Sewage Disposal | Provisions relating to OSMS. | Complies Wastewater details were submitted and assessed by Council's Environmental Health officers, who have no objection to the application subject to conditions. |

| Development Control | Provision | Comment |
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| Section 16 - Aboriginal Archaeology | An initial investigation must be carried out to determine if the proposed development or activity occurs on land potentially containing an item of aboriginal archaeology. | <p>Complies An ACHA was submitted that concluded that the site is of nil-low significance, and that the development proceed with caution.</p> <p>Council's Heritage Officer has reviewed the proposed development with regards to its impact upon the adjacent areas and has raised no objection to its potential impacts, subject to conditions. Accordingly, the development is considered acceptable with regards to heritage matters.</p> |
| Section 17 - Heritage and Archaeological Sites | Provisions relating to heritage sites. | Not applicable. There are no heritage sites identified on the site or in the vicinity. |
| Section 18 - Notification of Applications | Provisions relating to the notification of applications. | Complies The application was notified for 14 days in accordance with this policy. |
| Section 19 - Used Clothing Bins | Provisions relating to used clothing bins. | Not Applicable The DA does not propose used clothing bins. |
| Section 20 - Car Parking and Access | <p>Car Parking Requirements:</p> <ul style="list-style-type: none"> - 1 space per 5sqm LFA or 1 space per 6 seats, whichever is the greater, in a residential zone - Service access for a small rigid vehicle | <p>Complies The following parking is required: 1 space per 5sqm, with 178.9sqm of worship space. Therefore 36 spaces are required.</p> <p>50 spaces are provided.</p> <p>Suitable loading space is available on the site.</p> |
| | 1 disabled space per 100 spaces | <p>Complies A total of 1 space of the 50 parking spaces shall be accessible.</p> <p>2 accessible spaces have been provided.</p> |
| | 1 bicycle space per 10 staff, and 1 space per 20 seats | <p>Complies A total of 6 bicycle spaces are required.</p> <p>Given the location of the site, it is not likely that there would be many visitors arriving by bicycle, however conditions will be added ensuring the DCP bicycle parking requirements are met.</p> |

| Development Control | Provision | Comment |
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| Section 21 - Subdivision of Land and Buildings | Provisions relating to the subdivision of land. | Not applicable The DA does not propose the subdivision of land. |
| Section 22 and Section 23 - Water Conservation and Energy Conservation | New dwellings are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). | Not applicable No dwellings are proposed. |
| Section 24 - Landfill | Minimisation of cutting and filling, not in conjunction with a DA. | Not applicable Cut and fill included with DA. |
| Section 25 - Waste Disposal and Re-use Facilities | Provisions relating to waste management during construction and on-going waste. | Complies During Construction: A waste management plan has been submitted. Conditions of consent will be imposed to ensure that compliance with the WMP is achieved during construction. On-going Waste Management: The development will need to contract out its waste collection as such uses are not serviced by the Council. |
| Section 26 - Outdoor Advertising and Signage | Provisions relating to signage. | Not Applicable The DA does not propose any signage. |
| Section 27 - Social Impact Assessment | A comprehensive social impact comment shall be submitted for a place of worship with a capacity of over 200 people | Not Applicable The capacity of the temple is 95 people |

LDCP 2008 Part 3.8: Non-residential development in residential zones
Clause 6 – Place of Public Worship

| Development Control | Provision | Comment |
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| 6.1 Site Planning | Places of Public Worship should be located: - On corner lots. - On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles; and on approach streets within the road hierarchy such as on collector streets. - Where traffic control devices do not impede vehicular access to sites. | Complies on merit The site is not on a corner, but given the zoning and the large lot size of the site and surrounding sites, this is considered suitable. The street is of adequate width and there are no traffic controls in the vicinity. |
| | Places of Public Worship shall not be permitted: - Adjacent to industrial activities, which generate significant noise or air pollution. - Streets with a carriageway width of 6.5m or less. - Streets, which are cul-de-sac. - In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF). | Complies Site is not affected by these constraints. |
| | Site planning should be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and land capability. | Complies The site utilises the slope to reduce the visual impact of the buildings by keeping them behind and below the existing dwelling. |
| | The site layout should enhance the streetscape through the use of landscaping and built form. | Complies The front portion of the site is largely remaining as it is. There is a good mix of trees and landscaping in front of the existing dwelling which will remain, and this will assist to limit the visual impacts of the proposal, while maintaining a pleasant aspect to the street. |
| | The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries. | Complies The open space on the site will be suitably overlooked. |

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| | In areas exposed to significant levels of off-site noise, the site layout and building forms should assist in minimising noise entry. | Complies The site is not exposed to significant off-site noise. |
| | The site layout should ensure that the front entrance to Places of Public Worship is easily located and accessible. | Complies The site will be designed and laid out to ensure the temple is easily identifiable and accessible. |
| | The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access. | Complies As above, the site utilises the slope to reduce the visual impact of the buildings by keeping them behind and below the existing dwelling. |
| | Stormwater from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to Council's stormwater system. Where stormwater drains directly to the street, there may also be a need to incorporate on-site detention of stormwater where street drainage is inadequate. Refer to Water cycle management in Part 1. | Complies A stormwater concept plan was submitted and reviewed by Council's Development Engineers. Conditions of consent will be applied aiming to improve the quality of expected stormwater discharge from the site. |
| 6.2 Setbacks | Front setback required 5.5m | Complies No change to existing |
| | Single storey buildings: Side setback required 0.9m Rear setback required 4m | Complies Minimum side setback of 6.45m to the main new structures. Side setback of 4.8m to closest temporary building (to be removed following construction). Rear setback of over 150m |
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| 6.3 Landscaped Area and Open Space | A minimum of 25% of the site area shall consist of Landscaped Area, including lawn, deep rooted trees, garden beds and mulched areas. | Complies Well in excess of 25% of the site is landscaped. |
| | There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees | Complies There is ample space for deep rooted trees to be planted across the site. |
| | A minimum of 50% of the front setback area shall be landscaped area. | Complies In excess of 50% of the front setback is currently landscaped, which will remain as existing. |

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| | There must be an unencumbered area of 3 x 5m in the front setback for the opportunity to accommodate deep rooted trees. | Complies There is ample space for deep rooted trees to be planted across the site. |
| 6.4 Building Form, Style and Streetscape | Where large glass areas cannot be avoided appropriate shade devices shall be incorporated in the design. | Complies No large glass areas proposed. |
| | The building shall be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height. | Complies Although the main shrine is taller than the height limit, its setting within the site ensures it appears of a lesser scale when viewed from outside of the site. In addition, the scale of buildings and development in the area is somewhat larger than a higher density residential area, given it is almost rural in context, and adjoins a rural zone. |
| | The front pedestrian entrance must be visible from the street. | Complies on merit |
| | The front building facade shall be articulated. This articulation may include front porches, entries, wall indents, changes in finishes, balconies and/or verandahs. | Complies Although the façade is not directly visible from the street, it is articulated via its roof form and columns. |
| | For two storey developments, the side walls shall be articulated if the wall has a continuous length of over 10m. | Not applicable |
| | Buildings that face two street frontages or a street and public space must address both frontages by the use of verandahs, balconies, windows or similar modulating elements. | Not applicable |
| 6.5 Landscaping and Fencing | A landscape plan must be submitted to Council with the development application. Refer to Part 1 of the DCP. | Complies Plan submitted with the application. |
| | Areas of grass are to be limited to play areas. Other landscaped areas are to be planted. | Complies Given the size of the site, a good portion is grassed. However, a good mix of landscaping is spread across the site. |
| | Trees adjacent to the place of Public worship are to provide summer shade and allow winter sun entry. | Complies Trees are provided that will provide shade and allow sun penetration. |
| | Landscaping species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species. | Complies |

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| The setback areas of development are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas. Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services. | Complies Canopy trees existing in front set back, and proposed and allowed for across the site. |
| Landscape planting should principally comprise of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access. | Complies on merit There is the use of native plants on the site, but with a mix of other species given the nature of the religion. This is considered acceptable in this instance. |
| The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors | Complies A good mix of vegetation sizes is proposed. |
| Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity. | Complies Trees and shrubs are proposed along the side boundaries. The rear boundary is too far from the development to require screening. |
| Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from internal rooms as appropriate for gardener access. | Not applicable |
| Side (behind the building setback) and rear fencing shall be 1.8m in height unless adjoining a park. | Complies |

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| | Where a fence adjoins a park it shall be of a high-grade material consistent in quality with the building and the context of the park, and shall be designed to address the park. | Not applicable |
| | Solid front fences and walls shall be a maximum of 1.2m in height. | Complies |
| | Fences shall be constructed of materials compatible with the proposed building. | Complies |
| | Fencing shall be designed to minimise opportunities for graffiti. | Complies |
| | Wall finishes must have low reflectivity. | Not applicable |
| | Fences should not prevent surveillance by the building's occupants. | Complies |
| | Where noise insulation is required, consider the installation of double-glazing or other noise attenuation measures at the front of the building rather than construction of a high solid form fence. | Not applicable |
| | Front fences shall have a maximum height of 1.2m, and be constructed of masonry, timber and/or vegetation. | Complies on merit The front fence is existing and is considered to reflect the rural nature of the area. |
| | The front fence must be 30% transparent. | Complies |
| | The front wall may exceed 1.2m (to a maximum of 1.8m) only if: - The primary frontage is situated on a classified road; and - The fence is articulated by 1m and has landscaping in front of the fence; and - The fence does not impede safe sight lines from the street and from vehicles entering and exiting the site; and - Front fences are to be constructed of materials compatible with the proposed design of the dwelling. | Not applicable |
| 6.6 Car Parking and Access | All vehicles shall enter and leave the site in a forward direction. | Complies The vehicle movement on the site is designed to facilitate entering and leaving the site forwards. |

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| 6.7 Amenity and Environmental impact | <p><u>Overshadowing:</u> Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least:</p> <ol style="list-style-type: none"> 1. One living, rumpus room or the like. 2. 50 percent of the private open space. | <p>Complies The proposal will not cause any overshadowing impacts on the neighbouring properties.</p> |
| | <p><u>Privacy:</u> Building siting, window location, balconies and fencing must consider the importance of the privacy of on site and adjoining buildings and private open spaces.</p> <p>Landscaping should be used where possible to increase visual privacy between dwellings and adjoining properties.</p> | <p>Complies The development is located far enough from the boundaries to avoid any privacy impacts.</p> <p>Landscaping is also proposed along the boundaries to help to mitigate any further impacts.</p> |
| | <p><u>Acoustic Privacy:</u> Noise attenuation measures should be incorporated into building design to ensure acoustic privacy between on-site and adjoining buildings.</p> <p>Developments in areas adversely impacted upon by rail or traffic related noises must incorporate the appropriate noise and vibration mitigation measures into the design in terms of the site layout, building materials and design and orientation of the buildings</p> | <p>Complies An acoustic assessment was submitted with the application, which considered the potential noise impacts from the development. It concludes that subject to the recommendations contained within the report, the development will be able to be carried out without negative noise impacts on neighbours.</p> <p>No road or rail noise or vibration will impact on the site.</p> |
| 6.8 Site Services | Garbage bins shall be stored where they are not directly visible from the street. | <p>Complies Bin store is to the rear of the existing dwelling.</p> |
| | All garbage bins shall be wheeled to the street. Use of a garbage contractor removal service using commercial size trade bins is not permitted. | <p>Complies on merit The waste will need to be collected by a contractor, as specified by the Council's Waste Management officer.</p> |
| | Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site. | <p>Complies on merit The waste will need to be collected by a contractor, as specified by the Council's Waste Management officer.</p> |
| | Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street. | <p>Complies There is an existing letterbox</p> |

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| The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site. | Complies Entrance signage will identify the property. |
| Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council. | Complies with conditions |
| Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure. | Complies with conditions |
| Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may a condition of consent that street trees be provided in the footpath area immediately in front of the site. | Not applicable |

6.4 Section 4.15(1)(a)(iia) – Any Planning Agreement or any Draft Planning Agreement

No planning agreement relates to the site or proposed development.

6.5 Section 4.15(1)(a)(iv) – The Regulations

The Environmental Planning and Assessment Regulations 2000 requires the consent authority to consider the provisions of the Building Code of Australia. If approved appropriate conditions of consent will be imposed requiring compliance with the BCA.

6.6 Section 4.15(1)(b) – The Likely Impacts of the Development

(a) Natural and Built Environment

Built Environment

It is considered that the proposed development will have minimal impact on the built environment given that it is located within an area which is zoned for residential development. Although the buildings are of a larger scale than the majority of residential dwellings, they are of a scale commensurate with such public buildings which provide focal points within such areas. Therefore, it is considered to be consistent with the future character of the locality.

The proposed scheme is considered to be an appropriate design, which is responsive to the location and the orientation of the site. The proposal has been designed with adequate regard to the northern and southern adjoining sites to reduce impacts to these properties where necessary.

Natural Environment

The impacts of the development on the natural environment have been assessed and the development is considered to be acceptable and unlikely to cause any adverse impact to the natural environment.

(b) Social Impacts and Economic Impacts

The development is likely to result in a positive social impact within the locality. The provision of a community building will support the needs of the community.

The development will result in a positive economic impact, through the provision of employment generated during the construction of the development.

6.7 Section 4.15(1)(c) – The Suitability of the Site for the Development

The site is considered to be suitable for the proposed development. The proposal is generally compliant with the provisions of the Liverpool LEP and the Liverpool DCP 2008 as outlined in this report. The identified variations have been considered and are supported as they do not result in any adverse impacts to the locality. Overall the development is considered to satisfy the relevant controls for site selection.

6.8 Section 4.15(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

| DEPARTMENT | COMMENTS |
|----------------------|--------------------------------------|
| Engineering | No objection, subject to conditions. |
| Building | No objection, subject to conditions. |
| Environmental Health | No objection, subject to conditions. |
| Traffic | No objection, subject to conditions. |
| Natural Environment | No objection, subject to conditions. |
| Heritage | No objection, subject to conditions. |
| Flooding | No objection, subject to conditions. |
| Waste Management | No objection, subject to conditions. |

(b) External Referrals

The DA was not required to be referred to any external agencies.

(c) Community Consultation

In accordance with the LDCP 2008, the application was notified for a 14 day period, from 1 August 2018 to 16 August 2018, and then again from 23 October 2019 to 6 November 2019 following a revision to the description of development. No submissions were received in relation to the proposed development during the public consultation process.

6.9 Section 4.15(1)(e) – The Public Interest

The development has incorporated methods and design initiatives to alleviate any potential detrimental impacts on the surrounding locality. The proposal will allow for the provision of a place of worship within the locality and create a positive community impact. Having regard to the above the proposed development is considered to be in the public interest.

7. CONCLUSION

In conclusion, the following is noted:

- The subject Development Application has been assessed having regard to the matters of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 and is considered satisfactory.
- The Development Application seeks development consent for a public place of worship and associated works at Lot 66 DP 27550, 53 Dwyer Road, Bringelly.
- The proposal is permissible under the Liverpool LEP 2008.
- The proposal predominately complies with the provisions of the Liverpool LEP 2008 and DCP 2008. The minor variations proposed are considered acceptable on merit.

It is for these reasons that the proposed development is considered to be satisfactory and the subject application is recommended for approval, subject to conditions.

8. ATTACHMENTS

- 1) Recommended Conditions of Consent
- 2) Architectural Plans
- 3) Elevations and Sections
- 4) Landscape Plans
- 5) Materials and Finishes Plan
- 6) Perspective View
- 7) Survey Plan
- 8) Drainage Plans
- 9) Statement of Environmental Effects
- 9a) Clause 4.6 Variation
- 10) Plan of Management
- 11) Aboriginal Cultural Heritage Assessment
- 12) Aboriginal Test Excavation Report
- 13) Due Diligence Assessment
- 14) Acoustic Report
- 15) Stage 1 Preliminary Site Investigation
- 16) Traffic Report
- 17) Traffic Swept Path
- 18) Overland Flood Assessment
- 19) Wastewater Report
- 20) Services Report
- 21) Access Report
- 22) Salinity Report
- 23) BCA Report
- 24) Carpark Certification