

## Detailed information about proposal and DA submission material

### 1 Overview of the staging

- 1.1 This application is for the construction, fit-out and operation of a place of public worship (POPW) in 3 main stages.
- 1.2 Stage 1 is divided into Stage 1A and Stage 1B.
  - Stage 1A involves removal of 24 trees (including 10 dead trees) and retention of 5 (T18, 19, 20, 21, 28), car parking works to provide 64 car parking spaces (including 4 disabled spaces) at the rear of the site, construction of 2-way driveway to provide temporary vehicular access from Excelsior Avenue and associated landscaping, earthworks and civil works.
  - Stage 1B – involves demolition of 1 existing dwelling (No. 49) and removal of 11 trees and retention of 1 (T15), construct the remaining works comprising the Stage 1B church and signage which involves the construction and occupation of a 250-seat auditorium (which will be converted into the youth hall in the future Stage 2 works), an entry hall, kitchen, meeting and administration rooms, amenities, an outdoor terrace area and associated stormwater and landscaping works. The north-western portion of the site will accommodate a temporary effluent irrigation area. An on-site stormwater detention system is provided in the rear north-eastern corner of the site. An electrical substation, fire pump set enclosure and fire hydrant is proposed inside the street boundary.

Under Stage 1A/1B, 9 trees will be retained (T8, 9, 15, 18, 19, 20, 21, 22, 28) which are predominantly grey box trees in good condition.
- 1.3 Stage 2 relates to the construction of a 500 seat auditorium with stage and meeting rooms, new reception and meeting rooms, a breakout space connected to the kitchen and hall, outdoor play space areas, and new paved entry areas to provide connectivity to the Centre from the street and rear parking area. The Stage 1 administration office is also to be converted into 2 meeting rooms. Stage 2 seeks to complete the car park (including 64 additional spaces) and associated stormwater works, landscaping, directional signage and lighting. The main worship services will be held in this auditorium. Stage 2 will be connected to the future sewer system, and allows for the removal of the temporary effluent irrigation. Two additional trees (T8 & T9) will be removed to accommodate the development and also to ensure that 7 trees (T15, 18, 19, 20, 21, 22, 28) are retained.
- 1.4 Stage 3 reflects future development and planning controls for the Marsden Park North Precinct Plan which has been exhibited but not yet gazetted/adopted. Stage 3 therefore relates to the relocation of the temporary driveway from Excelsior Avenue to the eastern boundary of the site. This relocation will take place when the adjoining site to the east (55 Excelsior Avenue) is developed, including a new collector road as denoted on the exhibited ILP for Marsden Park North, which will service this site. (Note: The future collector road on the eastern boundary is fully located within No. 55). The removal of the temporary driveway to Excelsior Avenue will enable further landscaping to be provided at the south-east corner, removal of the drainage channel which will become redundant and removal of part of the 1.8 m acoustic fence to facilitate the new (permanent) driveway connection to the eastern collector road.
- 1.5 Stage 3 also allows for a possible driveway connection at the northern boundary to the future local road which is identified in the Draft North Marsden Park Precinct Plan. A 9 m wide strip and splay corner along the northern end of the site is not proposed to be

developed under this proposal, in order to facilitate future road acquisition by Council. There will be temporary drainage outlet pipes in this 9 m strip which can be removed when permanent connection is made available to the future road drainage system.

## **2 Overview of the Church development/operations**

- 2.1 The completed Stage 1A/1B development will comprise 64 car spaces (including 4 disabled spaces) and the completed Stage 2, development will result in a total of 128 spaces (including 4 disabled spaces). Vehicular access to the car parking is initially via Excelsior Avenue along the southern boundary. When the adjoining site to the east (No. 55) is redeveloped and provides a new public road along the boundary adjacent to this site, vehicular access may be relocated to the eastern boundary under the Stage 3 works.
- 2.2 A 1.8 m high acoustic barrier fence is proposed along the side (eastern and western) boundaries which adjoin rural residential properties. Other acoustic attenuation measures recommended at chapter 6 of the submitted Acoustic Report include windows being treated with appropriate glazing thickness, limitations on the number of children playing outdoors, all auditorium windows and doors to be closed during Sunday services and special events, and no speakers permitted outside the church buildings.
- 2.3 Activities to be held within the proposed buildings on the site include worship services, wedding ceremonies, baptisms, funerals, community and youth groups, meetings and recreational activities involving the use of internal amplified speech and music (for example drums, electric guitar and keyboard).
- 2.4 The proposed hours of operation are 8 am to 10 pm, 7 days a week including public holidays. This includes weeknight events, including meetings, training courses, music practice and youth groups on weeknights up to 10 pm. On occasion, a service may be followed by an informal gathering of the congregation, which is encouraged by the church to support the establishment of the community. These social events are to be held within the nominated proposed hours of operation, being 8 am to 10 pm, 7 days a week including public holidays. Annual Easter and Christmas services will be held until midnight.
- 2.5 The applicant's schedule of the activities to be held at the site, including the days, times and number of attendees, is at attachment 5. The periods of highest activity are the Sunday services (scheduled to be held between 10 am and 9 pm), Friday evening youth group (5 pm to 10 pm) and Saturday weddings or church events.
- 2.6 The proposed buildings are located at the southern part of the site to increase the street presence of the facility and support the engagement and connection with the street and wider community. The form of the building has been broken into a series of smaller forms accommodating the various functions of the facility. These forms are then grouped around the central gathering space. The external materials comprise simple, standard materials that are familiar to both the rural and suburban settings: brick, metal wall cladding and horizontal weatherboard cladding. The proposal provides a staggered roofline to establish a hierarchy of spaces and delineate the different building components, with an elevated roof form over the stage area in the auditorium. The proposal is consistent with the transitioning character of this locality from rural residential to low density and medium density residential housing.
- 2.7 The proposal incorporates environmentally sustainable design and landscape practices, including a rooftop photovoltaic system, rainwater tanks and drought tolerant plants.
- 2.8 Garbage waste collection for the development will be serviced by Council vehicles. The church will manage putting the bins out to the street frontage for collection.
- 2.9 Building identification signage is proposed as follows:
  - 'Marsden Park Anglican Church' 0.6 m high x 0.4 m wide mounted on a 1.2 m high landscaped wall, illuminated by directional garden uplights

- a logo 0.6 m high x 0.4 m wide mounted on a 1.2 m high landscaped wall, illuminated by directional garden uplights
  - a cross 5 m high x 3 m wide mounted on the wall of the auditorium to match the façade colour with low-level recessed backlighting.
- 2.10 The site is capable of being serviced by water and power connections. The applicant also proposes to provide on-site treatment and disposal of effluent for Stage 1 to be situated on the grassed area intended for future Stage 2. The applicant will not proceed with Stage 2 of the development until connection to the sewer is available.
- 2.11 A copy of the development plans is included at attachment 5.

### **3 Traffic and parking matters**

- 3.1 A Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd and dated February 2018 was submitted by the applicant. Vehicular access is via Excelsior Avenue along the southern boundary.
- 3.2 Stage 1 provides 64 car parking spaces (including 4 accessible car parking spaces). A drop-off and pick-up area is provided at the rear of the proposed building.
- 3.3 Stage 2 provides a further 64 spaces and a total of 128 car parking spaces (including 4 disabled car parking spaces).
- 3.4 The site is capable of servicing a range of commercial vehicles, including mini-buses, hearses, limousines and waste collection vehicles.
- 3.5 In accordance with the DCP, the place of worship requires a minimum of 125 parking spaces. The proposed 128 spaces satisfies this requirement.
- 3.6 The traffic generation potential of the church during the weekday commuter peak periods will be minimal and will not result in unacceptable traffic implications in terms of road network capacity or traffic-related environmental effects, subject to Excelsior Avenue being reconstructed as a 22 m wide collector road, as discussed above.
- 3.7 The Sunday morning family church service and Sunday evening youth church service are both expected to be attended by up to 250 people during Stage 1, and up to 500 people during Stage 2. The proposed church generates in the order 63 vehicle trips during Stage 1 and 125 vehicle trips during Stage 2. The projected traffic volumes are minimal, consistent with the expected zoning objectives of the site, and will not result in unacceptable traffic implications in terms of road network capacity, particularly when considered in the context of the traditionally low levels of traffic activity on the adjacent road network which occur on a Sunday.

### **4 Contamination**

- 4.1 The DA is accompanied by a Detailed Site Investigation report prepared by Martens Consulting Engineering dated January 2018 and prepared in accordance with the National Environmental Protection Measure (NEPM) 2013 Guidelines. The site investigation and soil sampling identified 5 site acceptance criteria exceedances posing a risk to human and environmental receptors, including 3 exceeding zinc concentration levels, 1 exceeding total petroleum hydrocarbon levels and 1 for asbestos from underneath an existing dwelling.
- 4.2 The report recommends that a remediation action plan be prepared for the site to address these issues and provide a clear plan for remediation of the site. This plan is to be prepared, or amended, following the demolition of all site dwellings to ensure any restricted waste, in particular potential asbestos containing material, is appropriately addressed by the remediation action plan.

- 4.3 The report concludes that the site will be rendered fit for its proposed land use subject to the preparation, implementation and validation of an appropriate site remediation action plan.
- 4.4 The report also requires that prior, to any soil material being removed from the site, a formal waste classification assessment is required in accordance with NSW EPA Waste Classification Guidelines (2014).