

5 July 2019

THE GENERAL MANAGER
THE HILLS SHIRE COUNCIL
3 COLUMBIA COURT
BAULKHAM HILLS NSW 2153

Delivery method: *rbuckham@thehills.nsw.gov.au*

ATTENTION Mr Robert Buckham
Principal Executive Planner

Dear Mr Buckham

1867/2018/JP – 1 LARAPINTA PLACE, GLENHAVEN

This letter has been prepared in response to Council's Request for Further Information (RFI) dated 3 May 2019. The outcomes of this response have been further guided by a meeting between relevant Council Staff and the Applicant's consultants held on 28 May 2019.

1. The Hills Local Environmental Plan 2012

a) Maximum Building Height

It is considered that insufficient details have been provided to confirm that the Building Height complies with the LEP 10 metre height restriction. Section D-D Plan No. 1013 is relied upon. It appears that this section, given the details shown on the section, is taken at a central point on the building where the roof pitch is at its lowest. Please notate the actual location of the Section D-D.

Comment: Please refer to revised Sections prepared by Idraft Architects and submitted as part of this package. They demonstrate compliance with the 10 metre height limit.

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2. Other Planning Matters

a) Sections

As identified in Point 1 of this letter, sections have been provided, however their locations have not been identified on the relevant plans. The details are to be provided.

Comment: Please refer to revised plans prepared by Idraft Architects and submitted as part of this package.

b) Levels

Insufficient details have been provided regarding levels. The plans are to be embellished to clearly detail finished floor and ground levels and the heights of any retaining walls relative to natural ground level.

Comment: Please refer to revised plans prepared by Idraft Architects and submitted as part of this package.

c) Survey

Given the location of the proposed works including the location of the APZ's, further survey details is required. The survey should include data for the entire development footprint at a minimum. The plan shall be provided by a registered surveyor.

Comment: A revised Survey Plan has been prepared by Sydney Registered Surveyors and accompanies this submission.

d) Cost of Works

The amendments made to the application, including the provision of a basement, you are requested to provide an amended cost summary report.

Comment: An amended Cost Summary Report has been prepared and is submitted as part of this application.

3. Items requiring Clarification

- a) Clarification is required of the use of the premises during Ramadan and other special events. You are requested to clarify the exact number of days for which the premises will be at maximum capacity. For example, will a prayer service be held each day during Ramadan in addition to regular activities and what other activities will occur during Ramadan. You are also to identify which activities will not be able to be undertaken at the subject site and will be taken off site due to their scale.*

Comment:

Ramadan takes place for 30 days. The date of Ramadan varies each year and is determined by the cycles of the moon. During Ramadan, a nightly prayer service takes place between 7-9pm with a maximum attendance of 200 persons. This prayer service takes the place of the evening prayer undertaken during the rest of the year (i.e. the Ramadan prayer is not an additional prayer).

This is the only activity associated with Ramadan regarding the proposed Place of Public Worship. Activities not undertaken at the Site, are receptions and celebrations regarding weddings and funerals. Only religious practices undertaken during normal service times will occur. Should future events require greater capacity than permitted on site, alternative venues will be used. This has been the practice of the organisation for the last 15 years.

The two annual Eid morning service prayers are in addition to regular services, occurring between 7-9 am. The Easter Friday Prayer service replaces the standard Friday service, however, retains the same maximum occupancy. Therefore, the difference is mainly in religious service rather than operation of the premises.

- b) Youth Services and Counselling is identified to involve a maximum of 15 attendees. The proposal includes 4 classrooms with 18 seats in each. Please clarify the use of these rooms.*

Comment: The four rooms allow services to be split across age group, gender and service. The seat configuration was indicative only and does not form part of the proposed works. The restriction to a maximum of fifteen attendees will be adhered to across the rooms in total to provide a level of flexibility.

- c) *Clarification is sought as to the use of lawn areas on the landscape plan, including the area proposed north of the carpark.*

Comment: No use is proposed for lawn areas on the landscape plan and any congregation is limited to that detailed within the Plan of Management. They provide a curtilage to the building however most of the site is remaining as bushland where possible.

- d) *The path to Glenhaven Road is considered unnecessary given that there is no footpath on Glenhaven Road, nor the parking on Glenhaven Road fronting the site practicable.*

Comment: Please refer to the revised Landscape Plans submitted as part of this application, which have provided a more informal path for egress in case of fire.

- e) *The extent of APZ detailed on the landscape plan is unclear and appears to conflict with the area marked "bushland to be retained".*

Comment: Please see revised Landscape Plans prepared by Earth Matters Consulting, provided as part of this submission.

- f) *The landscape plan references a 900mm masonry wall with fence atop which is inconsistent with architectural plans. Clarification is sought as to the fencing details as to whether the fence is a solid style fence or whether the fencing is transparent.*

Comment: Please see revised Landscape Plans prepared by Earth Matters Consulting, provided as part of this submission.

- g) *The proposal includes two minibus spaces. Clarification on the use of these spaces is required.*

Comment:

No mini-bus services are provided as part of the operation of the place of public worship. The spaces are provided to accommodate two mini buses should they be brought to the site. Should this occur, maximum capacity will still be observed albeit it with less cars on the site.

h) The site plan shows a red circle with a 70m radius. Could this notation be clarified?

Comment: This referred to a previous survey plan marking for an APZ, which has since been updated. Please refer to revised architectural plans prepared by Idraft Architects and submitted as part of this package.

4. Health Comments:

a) Waste Water Management

Please provide information in regards to the onsite wastewater treatment and disposal in accordance with the provisions of the Local Approvals Policy, Appendix 2 Installation of a Sewage Management Facility. The assessment of the effluent disposal area should address the considerations of Section 3 of Appendix 2 of the Policy particularly but amongst all the listed considerations of the section, the type soil and the depth of soil in the proposed disposal area.

Comment: Please refer to information prepared by Australian Consulting Engineering, provided as part of this submission.

b) Acoustic Report

The acoustic report identifies that car movements and associated carpark noise will be the most significant noise source. The report is based on car movements which assume at least 2.7 – 2.9 people per car on average (numbers vary slightly within the report). It is considered that the number of cars is understated and that there will be more single occupant cars and less multi occupant cars. It has not been stated if the attendees come as family groups or if the participants are just male in which case less likely to be from the one family and less likely to be sharing cars.

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover.

Clarification is sought in regards to the calculations and assumptions for the noise from the area of the entrance to the basement carpark and whether the predicted noise levels to the neighbouring residence means at the boundary or at the residential dwelling. If the predicted level is not given for at the boundary this should be provided and provided for the worst case being the listed events.

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover.

Clarification is sought for the times for morning prayers. Table 2 and 3 of the noise assessment provide two times, 5am and 6am.

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover.

There is no information as to any mechanical ventilation for the basement carpark. If mechanical ventilation is required the location of the exhaust must be shown on a plan and addressed in the acoustic assessment.

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover.

It is noted that the noise assessment nominates there will be up to eight split system air-conditioners and that these will be located on the western side of the building which would be facing Larapinta Place. This is not shown on the plans and will be essentially at the front of the building. It is required that the area for the proposed air-conditioners be planned and shown on a plan with any screening that may be proposed.

Comment: Please refer to revised plans prepared by Idraft Architects and submitted as part of this package.

There is no discussion in the noise assessment of potential construction noise. The site appears to have a significant amount of rock and if the creation of a basement carpark involves a large amount of rock breaking consideration of construction noise should be addressed in the acoustic assessment.

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover.

Clarification is also sought in regards to the special events. Is a special event one meeting or does each special event last for a period of days and involve multiple meetings?

Comment: Please see Acoustic comments prepared by Acoustic Consulting Engineers, provided under separate cover. Only the event of Ramadan goes for a period of days as previously clarified.

5. Landscaping Comments

- a) Review carparking layout as DCP requires outdoor parking areas to be provided with two metre wide landscaping strips every 10 car spaces. Trees to be provided within landscape strips. Northern row of parking to provide a minimum of one 2m wide planting area. Architecturals currently indicating 2 narrow planting areas. Landscape plans to reflect architectural plans and indicate planting within the carpark and beside entry steps.*
- b) Carparking is to be screened by minimum two metre wide dense landscaping to northern edge.*
- c) Landscape plan to reflect tree removal as indicated in Demolition plan so as to retain as many trees as possible. Trees 7, 8, 9, 19, 20, 21, 31-36, 38-46, 63-66 to be retained.*
- d) The eastern boundary tree planting to be supplemented with additional screen planting at maximum 1.2m centres for length of building to end of parking and loading area. Some proposed shrub planting has been indicated however no label provided and the density of planting is to be increased to provide a dense screen capable of reaching a minimum 3m height at maturity.*
- e) Density of southern and western shrub planting is to be increased and plant numbers provided. For example to the south western boundary the plan states 5 Wf underplanted with Phi, however number of Phi has not been provided. Planting plan to indicate plant location and number on plan and within schedule for all planting.*
- f) Plant schedule has not provided total number of Hibbertia scandens proposed.*

- g) Carpobrutus galuscens density to be increased to minimum 4/m2 rather than 1/m2.*
- h) Total number of plants to be provided for Grevillea rosmarinifolia on plan and in schedule.*
- i) Landscape plan to remove reference to 900mm high masonry wall to base of fencing and reflect fencing detail on Architecturals.*

Comment: Please see Landscape Plan prepared by Earth Matters Consulting, provided as part of this submission. Earth Matters Consulting have been liaising with Council's Landscape Assessment Officer to resolve outstanding matters, which is reflected in the submitted plans.

6. Ecology Comments

Comment:

As a result of Council's Ecology comments, significant additional work has been commissioned by the organisation. This includes the appointment of a new ecologist (Cumberland Ecology) to comprehensively assess environmental issues and effectively manage the ecological and bushfire requirements for the proposal. We note that the relevant consultant's team has met with Council's staff at the site on Friday 7th June 2019. The discussion led to further understanding of Council's requirements to progress the assessment further.

The outcomes of the site meeting resulted in following new requirements;

1. Actual extent of the survey limits required by the Council.
2. Further study of the entire trees and unmanaged regrowth throughout APZ.
3. Identification, tagging, assessment and report of the selected trees with in APZ by an Arborist (AQF 5).
4. Surveyors demarcation of these trees on the drawings.
5. Bush fire, Landscape and ecology to refer the above and incorporate into their plans and report.
6. Scope and extent of Additional surveys required from the ecologist.
7. Preparation of Vegetation Management Plan.

The above works triggered further modifications to several associated matters, like survey, landscape and architectural documentation. These are all reflected in this submission to Council.

A Biodiversity Development Assessment Report and Vegetation Management Plan, prepared by Cumberland Ecology, accompany this submission.

7. Waste Management Comments

- a) It is noted a waste management proposal has been provided by 'Dump It Bins' confirming they can provide and service 1.5m³ front lift bins, collected by a medium rigid vehicle. However, it appears that the service is only for collection and disposal of construction and demolition waste.*

Additional information must be submitted confirming that the proposed waste collection contractors will be providing an ongoing collection and disposal service for general waste, recycling and garden waste.

Comment:

We understand from meeting with Council, that this has been followed up by Council with the private waste collector and that the ability to service the site as an ongoing operation is satisfactory.

- b) The waste management plan indicates a total of 6 x 1.5m³ bins are proposed. Amended plans must be submitted showing a new bin layout plan (to scale) demonstrating the bin storage room is sized to accommodate all bins proposed for the development.*

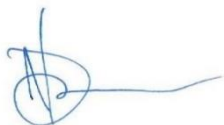
Comment:

Please refer to revised Architectural Plans prepared by Idraft Architects and submitted as part of this package.

We trust the above information assists in your assessment of the Development Application. Please do not hesitate to get in contact should you wish to discuss anything further.

Yours sincerely

WILLANA URBAN PTY LTD



NICHOLAS DOWMAN

SENIOR PROJECT PLANNER