



WILLANA
URBAN

AMENDED
STATEMENT OF
ENVIRONMENTAL
EFFECTS

HILLS AWQAF PTY LTD

1 LARAPINTA PLACE
GLENHAVEN

AMENDED STATEMENT OF ENVIRONMENTAL EFFECTS



1 LARAPINTA PLACE
GLENHAVEN

PLACE OF PUBLIC WORSHIP

PREPARED FOR
HILLS AWQAF PTY LTD

PREPARED BY



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TABLE OF CONTENTS

1	INTRODUCTION	5
1.1	THE CLIENT	5
1.2	THE REGULATIONS	5
1.3	THIS REPORT	5
1.4	LIST OF DRAWINGS	6
1.5	BACKGROUND	6
2	THE PROPOSAL	8
2.1	THE PROPOSAL	8
2.2	OPERATIONAL DETAILS	11
3	LOCALITY AND THE SITE	15
3.1	THE LOCALITY	15
3.2	SITE DESCRIPTION	16
3.3	SITE AND LOCALITY PHOTOS – 2018	18
4	ENVIRONMENTAL ASSESSMENT	20
4.1	ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000	20
4.2	SEPP PROVISIONS	20
4.3	LEP PROVISIONS	20
4.4	DCP PROVISIONS	23
4.5	OTHER RELEVANT MATTERS	27
4.6	SUBMISSIONS	27
4.7	THE PUBLIC INTEREST	27
4.8	SUITABILITY OF THE SITE	27
5	CONCLUSION	29

1 INTRODUCTION

1.1 THE CLIENT

This Amended Statement of Environmental Effects (SEE) has been prepared for Hills Awqaf Pty Ltd to accompany a Development Application (DA) to The Hills Shire Council.

1.2 THE REGULATIONS

This report addresses Schedule 1 (2) (4) of the *Environmental Planning & Assessment Regulation 2000* (the Regulations) and therefore includes only what a '*Statement of Environmental Effects*' accompanying a DA needs to include (in the case of development other than designated development or State significant development).

Schedule 1 (2) (4) of the Regulations states that:

A statement of environmental effects must indicate the following matters:

- (a) *the environmental impacts of the development,*
- (b) *how the environmental impacts of the development have been identified,*
- (c) *the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- (d) *any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause.*

1.3 THIS REPORT

This SEE is divided into the following sections that address matters (a) to (d) above.

- | | |
|-----------|---|
| Section 1 | This introduction |
| Section 2 | A description of the proposal in detail |
| Section 3 | A description of the site and its surrounds |
| Section 4 | An assessment of the proposal in accordance with the relevant matters for consideration prescribed by Clause 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended) |
| Section 5 | The conclusion to the assessment |

1.4 LIST OF DRAWINGS

TABLE 1 below, indicates the Architectural plans that this SEE has relied upon in order to detail any likely environmental and social impacts of the development. The plans have been provided by Idraft Architects.

TABLE 1 LIST OF DRAWINGS

SHEET NO.	DESCRIPTION	DATE
<u>ARCHITECTURAL</u>		
1001	Site Plan	31/1/2019
1002	Streetscape	31/1/2019
1003	Perspective	31/1/2019
1004	Interior Perspectives	31/1/2019
1005	Demolition Plan	31/1/2019
1007	Basement	31/1/2019
1008	Ground Floor	31/1/2019
1009	First Floor	31/1/2019
1010	East Elevation	31/1/2019
1011	South & West Elevation	31/1/2019
1013	Sections	31/1/2019
1014	Sections	31/1/2019
1016	FSR – Site Plan (Site coverage)	31/1/2019
1017	FSR Diagram	31/1/2019
1012	Site Analysis Sedimentation Control Plan	31/1/2019
1015	Shadow Analysis	31/1/2019

1.5 BACKGROUND

DA 1867/2018/JP was submitted to The Hills Shire Council on 19 April 2018 for:

Demolition of existing structure and construction of a Place of Public Worship and associated parking and landscaping.

On 27 September 2018, the proposal was considered by the Sydney Central City Planning Panel. The majority decision of the Panel was to defer the application to enable the Applicant to supply all outstanding requirements as specified in Council's Assessment Report.

This SEE, as amended, is prepared in response to Council's assessment to date and reflects the revised and additional work undertaken and submitted as part of an amended DA package.

2 THE PROPOSAL

2.1 THE PROPOSAL

DESCRIPTION OF PROPOSAL

The application seeks consent for demolition of the existing structures on the Site and the construction of a place of public worship. The proposal generally comprises of the following:

- Two storey building comprising prayer halls, ablutions, classrooms and offices, child minding area.
- 105 car parking spaces, including 78 within a basement and two mini-vans.
- Associated landscaping works.

The components of each level are outlined in Table 2 below.

TABLE 2 THE PROPOSED DEVELOPMENT

LEVEL	DETAILS
Basement Level	78 x car spaces (6 x accessible spaces) 2 x Lift Access to upper levels Water Storage Services Room
Ground Level	Vehicle Access via Larapinta Place Vehicle access to Basement Level 2 x separate pedestrian access points Loading Bay and screened bin storage area 27 x car spaces Drop off bay 10 x bicycle spaces Lift and stair access Child minding area and reception Shoe store areas, toilets and ablutions (male and female) Storage areas Prayer hall (170 prayer spaces) Internal landscape planter Landscaped surrounds
Level One	Lift and stair access Storage room 4 x Classrooms Boardroom, Office, Admin Room and Council Room Male and female toilets Mezzanine level prayer hall (75 spaces)

LANDSCAPING

A Landscape plan has been prepared by Earth Matters Consulting and submitted as part of this DA. It demonstrates significant use of trees, shrubs and grasses around the boundary of the entire site, in keeping with the visual character of the surrounding locality.

CONTAMINATION

A Contamination Assessment has been undertaken by Metech Consulting Pty Ltd and accompanies this DA. The objectives of the Assessment were as follows:

- *Identify current and historical land use operations for the Site and adjacent properties;*
- *Identify potential on and off-site sources of contamination based on the use;*
- *Determine the nature of potential contaminants (if any) and the potential location(s) of any contamination issues across the Site;*
- *Identify the presence of any significant contamination issues at the Site that would pose a potential constraint to the development; and*
- *Determine the suitability of the Site for the proposed development and use.*

Based on findings, the Report concludes that no potentially significant on or offsite sources of contamination have been identified that would be considered to pose a constraint to the proposed development. Subsequently, the Site is considered to be suitable for the proposed land use as there is a low risk of contamination present on site.

ECOLOGY

A Biodiversity Assessment Report has been prepared by GIS Environmental Consultants and is submitted as part of this DA package.

BUSHFIRE

A Bush Fire Protection Assessment has been prepared by Australian Bushfire Protection Planners Pty Ltd and accompanies this DA. The Report examines the bushfire risk to the proposed Mosque and provides recommendations on the provision of measures, which in combination, ensure that no increase to the level of residual risk currently being experienced by the community occurs and the occupants of the building are provided a level of safety commensurate with the risk.

TRAFFIC AND PARKING

A Parking and Traffic Impact Assessment has been prepared by Stanbury Traffic Planning to investigate and report upon the potential parking and traffic consequences of the development application and to recommend appropriate ameliorative measures where required. Access requirements are also detailed within the report which accompanies this DA.

The Report concludes that there are no access, parking or traffic related issues that should prevent approval of the subject application.

ACOUSTIC

A Noise Impact Assessment has been prepared by Acoustic Consulting Engineers Pty Ltd and accompanies this DA. The Report assessed the proposal against recommended noise assessment objectives and found that the predicted operational noise levels readily comply with the recommended noise assessment objectives.

Further, the Report includes a number of recommendations to control and minimise noise emissions from the proposed place of public worship to ensure ongoing compliance with acceptable noise emission levels. These have been incorporated within the Plan of Management where relevant.

STORMWATER

Stormwater plans have been prepared by Australian Consulting Engineers and accompany the revised DA package.

WASTEWATER

Hydraulic services have been prepared by Australian Consulting Engineers and provide for an onsite, aerated wastewater treatment system and underground effluent disposal (irrigation). The proposed irrigation areas are located adjacent to the proposed building, well away from areas of environmental sensitivity to the north of the Site.

WASTE MANAGEMENT

A Waste Management Plan has been prepared by Iconfm Australia Pty Ltd and accompanies this DA. The Plan outlines measures that will be undertaken to ensure that waste is collected and disposed of in accordance with Council's expectations.

A screened bin storage area is located at grade, next to the loading bay to allow loading and unloading by an MRV. Written confirmation from a waste contractor is provided with the Waste Management Plan confirming the service can be provided.

LIGHTING

An external Lighting Plan has been prepared by Australian Consulting Engineers and accompanies this DA. It demonstrates the use of external lighting within the at grade car park with low illumination and timed operation.

2.2 OPERATIONAL DETAILS

The Mosque is used for the following activities:

- Prayer services.
- Religious events associated with Islamic faith and the local community (i.e. Ramadan and Eid).
- Prior and post worship congregation.
- Youth Services.
- Youth Counselling.

The operation of the Site is between 5.00am and 10.00pm. The premises, including the car park, will not be accessible or used outside of these hours. A summary of regular activities and maximum attendances per activity are provided in the below Table.

TABLE 3 REGULAR ACTIVITY SUMMARY

DAY	TIME	ACTIVITY	MAXIMUM ATTENDANCE
Monday - Thursday	5:30am – 6:30am	Morning Prayer Service	25
	9:00am – 6:00pm	Administration	10
	9:00am – 11:00am	Youth Services / Counselling	15
	12.00pm – 2:00pm	Midday Prayer Service	50
	3:00pm – 6:00pm	Youth Services / Counselling	15
	3:30pm – 5:00pm	Afternoon Prayer Service	25
	5:30pm – 8:30pm	Sunset Prayer Service	25
	7:00pm – 9:00pm	Evening Prayer Service	25

DAY	TIME	ACTIVITY	MAXIMUM ATTENDANCE
Friday	5:30am – 6:30am	Morning Prayer Service	25
	9:00am – 6:00pm	Administration	10
	9:00am – 11:00am	Youth Services / Counselling	15
	12.00pm – 2:00pm	Midday Prayer Service	250
	3:00pm – 6:00pm	Youth Services / Counselling	15
	3:30pm – 5:00pm	Afternoon Prayer Service	25
	5:30pm – 8:30pm	Sunset Prayer Service	25
	7:00pm – 9:00pm	Evening Prayer Service	25
Saturday-Sunday	5:30am – 6:30am	Morning Prayer Service	25
	9:00am – 11:00am	Youth Services / Counselling	15
	12.00pm – 2:00pm	Midday Prayer Service	50
	3:00pm – 6:00pm	Youth Services / Counselling	15
	3:30pm – 5:00pm	Afternoon Prayer Service	25
	5:30pm – 8:30pm	Sunset Prayer Service	25
	7:00pm – 9:00pm	Evening Prayer Service	25

REGULAR PRAYER SERVICES

Daily prayer services take place within the following time periods and do not exceed 30 minutes.

TABLE 4 REGULAR PRAYER SERVICES

TIME	MAXIMUM ATTENDANCE
5.30AM – 6.30AM	25
12PM-2PM	50
3.30PM-5.00PM	25
5.30PM-8.30PM	25
7PM-9.00PM	25
WEEKLY SERVICE - FRIDAY 12PM-2PM	250

SPECIAL EVENTS

Further to regular services, a small number of special event activities are proposed to be accommodated each year, as follows:

- Special event (Eid) morning prayer services are to be held twice per year in addition to the regular morning prayer service.
- A special midday prayer service is to be held on Easter Friday in place of the midday service.
- Special evening prayer services are to be held during the month of Ramadan in place of the regular evening prayer service.

All special event services extend between 60 – 120 minutes and are undertaken solely within the prayer halls.

TABLE 5 ANNUAL SPECIAL EVENTS

DAY	TIME	ACTIVITY	MAXIMUM ATTENDANCE
Monday-Sunday	7.00am-9.00am	Eid Morning Prayer Service	250
Easter Friday	12.00pm-2.00pm	Midday Prayer Service	250
Monday-Sunday	7.00pm-9.00pm	Ramadan Evening Service Prayer	200

Notes:

1. The Eid morning service is only provided twice per year, the days of which vary year to year.
2. The Easter Friday midday service is only provided once per year on Easter Friday.
3. The Ramadan evening prayer service is provided on a daily basis for the month of Ramadan, the month of which varies year to year.

WEDDINGS AND FUNERALS

Special prayer services associated with weddings and funerals are occasionally conducted. These are short services (less than 30 minutes) which are most commonly conducted immediately following other prayer services and accommodate up to 50 worshippers (men only) whereby worshippers remain following regular prayer service. In this regard, the maximum number of people for the regular prayer service will remain for the following wedding / funeral service. These worshippers have been incorporated in the maximum regular operation attendees contained within Tables 3 and 4.

The wedding / funeral services are prayer services only. Associated functions including receptions, dinners and other celebrations are held off-site at reception venues, hotels or private homes.

WORSHIPPER NUMBERS

The maximum worshipper attendance is 250 persons at any one time however, maximum permitted numbers vary per service as demonstrated in Tables 3 and 4.

It is to be noted that the number of people on-site associated with staff and youth / counselling are contained within the maximum prayer service attendees. In this regard, during prayer periods, all other activities on-site cease and all people onsite attend the prayer service.

DELIVERIES

Any deliveries required for the Site are to be scheduled outside of prayer service times but within the hours of operation.

YOUTH SERVICES

Youth Group

Youth group activities will include religious and doctrine instruction, as well as general socialising associated with the formal activities of the Youth Group. Youth Group activities will be undertaken within the premises.

Youth Counselling

Youth counselling will be arranged by appointment, with an allowance being made for emergency counselling that may arise. Youth Counselling will take place within the premises.

3 LOCALITY AND THE SITE

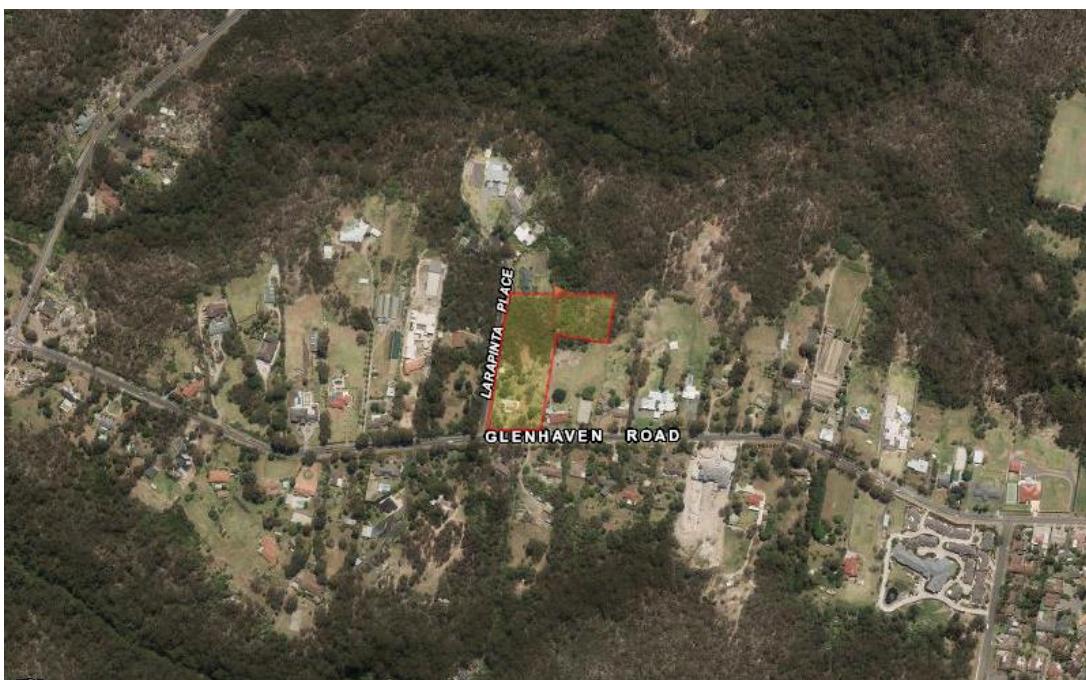
3.1 THE LOCALITY

Glenhaven is a semi-rural area with low density residential development and bush land surrounding the Site. Approximately 700m to the west of the Site there is a number of non-residential uses including a place of public worship, a restaurant and a Kindergarten.

Approximately 1.5km to the east of the Site there is another place of public worship as well as Glenhaven Public School and the Glenhaven Community Centre. Recreational areas are also located in this area. Glenhaven Road is serviced by the Bus Route 603, which provides public transport to the Site and the surrounding areas.

Figures 1 and 2 below illustrate the surrounding context, where significant clearing has occurred along Glenhaven Road with dwelling houses of varying scale predominantly extending along the road.

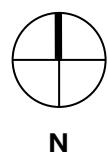
FIGURE 1 LOCALITY AERIAL VIEW



SOURCE SIX MAPS 2019



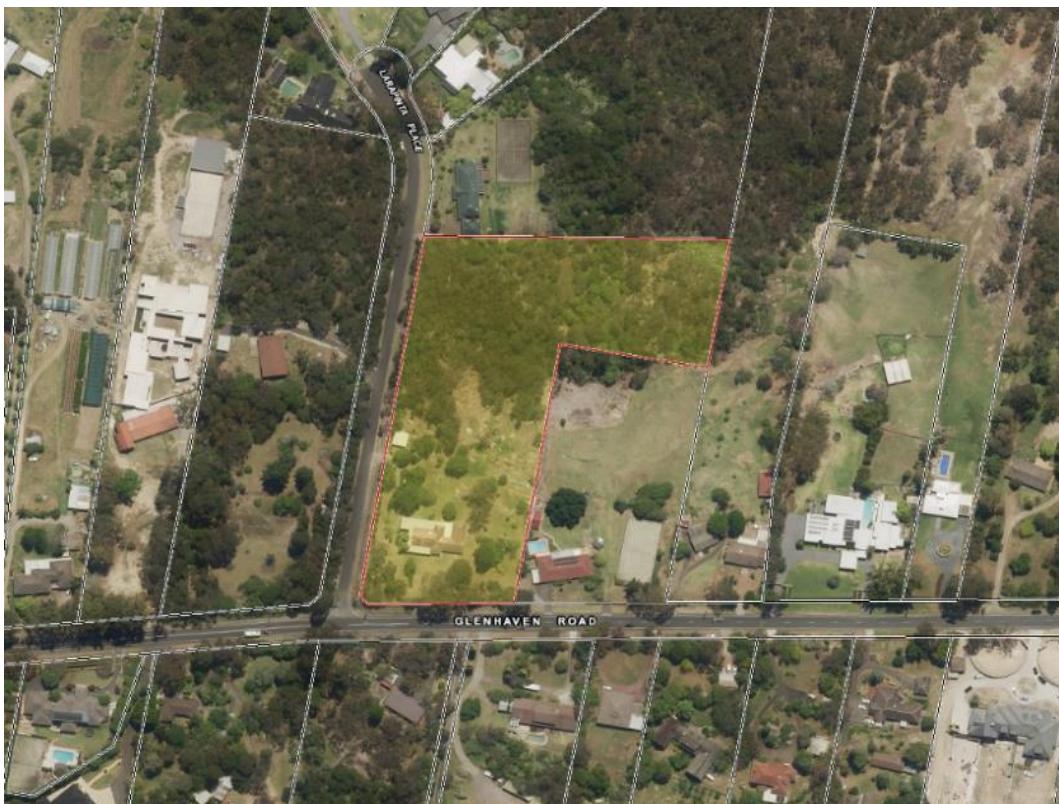
AERIAL OF SUBJECT SITE & SURROUNDS



3.2 SITE DESCRIPTION

The Site is known as 1 Larapinta Place, Glenhaven and is legally identified as Lot 7 in DP 249716. The Site is irregular in shape with a total area of 20,510m² (2.051ha) and a frontage to Larapinta Place of 195.38m.

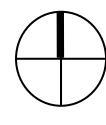
FIGURE 2 SUBJECT SITE



SOURCE SIX MAPS 2019



AERIAL OF SUBJECT SITE



N

USE / BUILDINGS / STRUCTURES

In the southern corner of the property, the Site currently accommodates a single dwelling house with vehicle access via Larapinta Place. In addition, there is an ancillary structure located close to the vehicle access point from Larapinta Place.

Adjoining Sites to the North

2 Larapinta Place, Glenhaven

The property to the north of the Site comprises of a single storey, detached residential dwelling. A tennis court is located at the rear of the dwelling.

Vehicular access is from Larapinta Place. The property is predominantly turfed with a large tract of vegetation at the eastern portion of the site.

Adjoining Sites to the East

123 Glenhaven Road, Glenhaven

Adjoining the Site to the east is a single storey, brick dwelling house with a pitched, tiled roof with vehicular access from Glenhaven Road. The rear of the property contains a detached building which appears to be a shed. In addition, the rear of the property incorporates a swimming pool and several large trees.

Sites to the South

166 Glenhaven Road, Glenhaven

To the south of the Site, on the opposite side of Glenhaven Road, is a single storey, detached residential dwelling. The property is predominantly turfed, with vehicular access from Glenhaven Road. The front setback incorporates large trees and landscaping.

Adjoining Sites to the West

7 Larapinta Place, Glenhaven

To the west of the Site, on the opposite side of Larapinta Place, is a large lot that comprises of a single storey, brick dwelling. This property has its primary frontage to Larapinta Place. Vehicular access is from Larapinta Place. The property is predominantly turfed and has a number of large trees located across the site.

3.3 SITE AND LOCALITY PHOTOS – 2018

PHOTO 1 EXISTING ACCESS FROM LARAPINTA PLACE



PHOTO 2 EXISTING DWELLING LOOKING SOUTH



PHOTO 3 THE SITE ADJOINING LARAPINTA PLACE



PHOTO 4 LARAPINTA PLACE/GLENHAVEN ROAD INTERSECTION



4 ENVIRONMENTAL ASSESSMENT

4.1 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

This report considers the environmental consequences of the development as required under Schedule 1 (2) (4) of the Environmental Planning & Assessment Regulation 2000 (the Regulations).

Any environmental impacts of the development have been identified through a review of applicable planning instruments as outlined below; review of the site and its surrounds and review of other related documents.

4.2 SEPP PROVISIONS

STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND (SEPP 55)

In relation to development applications, Clause 7(1) of SEPP 55 requires the consent authority to consider whether the land is contaminated, and if so, the consent authority must be satisfied the land will be suitable in its contaminated state, or will be suitable after remediation, for the purpose for which development is proposed.

Clause 7(2) of SEPP 55 requires the consent authority before determining a DA that would involve a change of use on certain land (specified in sub clause (4)), to consider a report specifying the findings of a preliminary investigation of the land in accordance with the contaminated land planning guidelines.

A Contamination Assessment has been prepared by Metech Consulting, dated 11 April 2018. The report concluded that:

"No potentially significant contamination issues have been identified at the Site that are considered to pose a potential constraint to the proposed development or use of the Site."

Given the above, no further investigation of land contamination is warranted in this case. The Site is suitable in its present state for the proposed development.

Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

4.3 LEP PROVISIONS

THE HILLS LOCAL ENVIRONMENTAL PLAN 2012 (THLEP 2012)

THLEP 2012 is the relevant local planning instrument applicable to the site.

Clause 1.4 – Definitions

The proposed development is for a Place of Public Worship. THLEP 2012 defines a Place of Public Worship as:

...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 is consistent with the abovementioned definition.

Clause 2.1 – Land use zone

The Site is located within the RU6 Transition zone according to the THLEP 2012.

Clause 2.3 – Zone objectives and land use table

Places of Public Worship are expressly permissible within the RU6 Zone.

The relevant objectives of the RU6 zone include:

- *To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.*

The proposal is consistent with the RU6 objectives as it will integrate development on the land that is of a density and use suitable to the area. It protects the land in terms of its environmental sensitivities as evidenced in the comprehensive engineering, landscaping and ecology reports accompanying this DA. Aerial views of the site and surrounding locality indicates greater clearing for the majority of the RU6 Zone adjoining Glenhaven Road.

Places of Public Worship are an expressly permissible use within the RU6 Zone, with several Places of Public Worship within the surrounding area, including within the RU6 Zone along Glenhaven Road. It is therefore a use which provides an appropriate transition between rural and other land uses of varying intensities. The proposal will positively contribute to the locality and minimise conflict by reflecting the character of the locality and demonstrating acceptable amenity impacts within the various submitted expert reports.

Clause 2.7 – Demolition

Demolition of the existing buildings is proposed as part of this DA and, accordingly, demolition consent is sought under this application.

Clause 4.3 – Height of Buildings

The relevant objectives of this Clause are as follows:

- *To ensure the height of buildings is compatible with that of adjoining development and the overall streetscape.*
- *To minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas.*

The THLEP 2012 maximum height control that applies to the Site is 10m.

Accordingly, the proposed design of the Place of Public Worship is below 10m in height and therefore compliant with the standard and within Council's range for compatible development. The development has negligible impact in terms of overshadowing and privacy and provides an anticipated and appropriate scale in terms of visual character.

Clause 7.2 – Earthworks

Earthworks relate to the provision of underground parking and services on the allotment and levelling of the Site. They will be satisfactory with respect to the matters listed under Clause 7.2; in particular, the following should be noted:

- Trees adjacent to the Site will be adequately protected, where necessary. Refer to the Landscape Drawings and Arborist Report submitted as part of this DA.
- Appropriate soil erosion control measures will be provided as indicated on the sediment control plan. All devices will be established prior to the commencement of works and maintained until the completion of all works. Periodic maintenance of the measures will be undertaken to ensure the measures are effective.
- Appropriate drainage systems will be provided. Refer to the accompanying Stormwater and Wastewater Plans. Council may wish to impose suitable conditions of consent to ensure appropriate drainage system standards are met.
- Any excavated soils will be used as backfill where appropriate. Any excess will be appropriately classified and sent to a Waste Management Centre.

4.4 DCP PROVISIONS

THE HILLS DEVELOPMENT CONTROL PLAN 2012 (THDCP 2012)

The HDCP provides specific design guidance for particular developments within the Hills Local Government Area. Of particular relevance is Part B, Section 1 – Rural of the HDCP, as this Section provides guidance for development within the RU6 Transition zone. Table 6 below outlines the HDCP controls relevant to the proposed place of public worship.

TABLE 6 THDCP 2012 COMPLIANCE

CONTROL	REQUIRED	COMMENT
SITE COVERAGE	2-10ha: 15% or 2500m ²	Complies
MINIMUM SETBACKS	<p>Lots fronting any other road (than a classified road): 10m</p> <p>Side and rear setbacks – 5m for parking or manoeuvring areas (excluding any existing kerb crossings or driveways to be retained)</p>	<p>Glenhaven Road is considered an 'Unclassified Regional Road' Number 7142 under the Roads and Maritime Services Schedule of Classified Roads.</p> <p>The proposed entrance atrium is 16.98m setback from Glenhaven Road.</p> <p>The proposed built form and parking area is compliant in terms of side and rear setbacks.</p>
FENCES	1.8m height – Open Style	Complies - the proposed fence is not greater than 1.8m and is of open style.
CUT AND FILL	<p>Cut shall not exceed 1 metre</p> <p>Fill shall not exceed 600mm</p>	<p>Cut – 550mm (south elevation)</p> <p>Fill – 1m on top of basement slab for landscaping however this</p>

CONTROL	REQUIRED	COMMENT
		is not provided to 'level' the site.
STORMWATER	Stormwater management arrangements are to demonstrate there are no impacts to adjoining lots, watercourses or existing native bushland.	Refer to updated Stormwater Plans submitted as part of this DA.
WASTEWATER	Proposals must demonstrate sufficient area is available for any proposed on-site sewerage management and effluent disposal areas. Proposals must ensure compliance with Council's applicable Local Approvals Policy.	Complies – refer to submitted Hydraulic Plans and discussing in Section 2 of this SEE.
LIGHTING	Any lighting must not cause a detrimental impact on the amenity of adjoining properties and shall comply with AS 4282 - Control of the obtrusive effects of outdoor lighting.	An external lighting plan has been submitted as part of this DA and complies.
ACOUSTIC	Proposals must demonstrate they will not give rise to offensive noise as defined in the Protection of the Environment Operations Act and shall comply with the NSW Industrial Noise Policy	A Noise Impact Assessment has been prepared by Acoustic Consulting Engineers Pty Ltd and accompanies this DA. It concludes the anticipated noise impacts are satisfactory.
WASTE	Comply with objectives and controls in Clause 2.22 Waste Management – Storage and	A Waste Management Plan prepared by Iconfm Australia Pty Ltd accompanies this DA, including written

CONTROL	REQUIRED	COMMENT
	Facilities in Part B Section 6 - Business of this DCP	confirmation from waste service providers.
LANDSCAPING	Dense landscape screening with a minimum depth of 3 metres must be incorporated into side and rear setbacks to effectively screen the development from adjoining property boundaries.	Refer to updated Landscape Plans which demonstrate an informal screen to the perimeter of at least three metres. The rear of the Site remains densely vegetated.
HOURS OF OPERATION	Proponents must provide detailed information with respect to the proposed hours of operation. This should include every day activities as well as the frequency of special events including any proposed bell ringing and maximum number of people attending these events.	This information has been provided in the updated Plan or Management submitted with this DA and summarised in Section 2 of this SEE.
PARKING SPACES	1 space per 5 seats	<p>Despite the use of prayer mats, 1 space per 5 seats would equate to 1 space per 5 people.</p> <p>$250/5 = 50$ spaces required</p> <p>105 spaces provided (2 mini-vans).</p> <p>Refer to Traffic Report which provides alternative calculation of vehicle occupancy (2.9 per vehicle).</p> <p>$250/2.9 = 87$</p>

CONTROL	REQUIRED	COMMENT
		Sufficient parking is provided.
PARKING LANDSCAPING	Outdoor parking areas are to be screened by a minimum two metre wide landscape strip.	Refer to Landscape Plan demonstrating compliant landscape screening. There is one instance where 12 car spaces are separated by landscaping at grade. Despite not reaching dimensions of 2 metres, the variation (2 spaces) and provision of landscaping is appropriate given the minor nature of variation and surrounding landscaping in close proximity.
BUSHLAND LANDSCAPING	On sites directly adjacent to bushland, all dominant species are to be indigenous to the local area. Accent planting of exotic species may occur using ground covers and shrubs.	Refer to Landscape Plans and Species List submitted as part of this DA.
STATEMENT OF OUTCOME	Community facilities, recreation facilities and places of public worship do not impact on the amenity of surrounding development or character of the rural area.	The proposal will not impact on the amenity of surrounding development or the character of the area. The submitted expert reports demonstrate that amenity impacts will be satisfactory, and the proposal reflects Council's

CONTROL	REQUIRED	COMMENT
		built form development controls.

4.5 OTHER RELEVANT MATTERS

Impacts to the built environment and social environments will be within acceptable and anticipated limits. It is envisaged that the development will provide an integral service to the community that is consistent with the character of the area as outlined by Council's planning controls and existing context.

The likely social and economic impacts and outcomes have been considered in the preparation of this assessment. Social and economic outcomes are considered to be positive, given that employment opportunities will be generated during construction, as well as additional, integral community services located close to public transport. Impacts on the natural environment are negligible as the proposal does not involve hazardous materials or processes.

As discussed in the previous sections of this report, the proposed development will not result in any significant environmental impacts. The scheme will not incur any unreasonable impacts to the character of the locality. No unacceptable safety, security and traffic implications are expected. Safe and efficient vehicular and pedestrian access will be possible from the established road system.

4.6 SUBMISSIONS

The proponent will respond to any submissions received as part of any public notification undertaken by Council regarding the proposed development.

4.7 THE PUBLIC INTEREST

The proposed development is in the public interest as it will provide an integral use in the form of a place of public worship, expressly permissible in the RU6 Zone, for residents and workers within the local area. It is of a compatible character and results in no material adverse impacts.

4.8 SUITABILITY OF THE SITE

The SEE has demonstrated in detail that the Site is suitable for the proposed development. In summary, suitability is achieved given:

- The proposed development is permissible and will be consistent with the relevant Zone objectives.
- The development will respect the existing and desired future character of the immediate locality.
- Considerable compliance is achieved with the relevant non-statutory controls, and in those cases of non-compliance, the relevant objectives are satisfied, and a better environmental outcome achieved.
- Likely impacts from the proposal are reasonable.

5 CONCLUSION

This report has considered in detail the proposed demolition of existing structures and the construction of a place of public worship at 1 Larapinta Place, Glenhaven. The proposed development is permissible within the zone subject to consent under the provisions of The Hills Local Environmental Plan 2012. As demonstrated, the proposed development is consistent with the provisions of the relevant planning instruments and Council's Development Control Plans.

As outlined in the body of this report, the Site is capable of accommodating the proposed development and is not expected to have any detrimental impacts on the amenity of the locality. In this regard, the proposal is considered to be a suitable development of the Site.

The built form of the proposal is considered to respond appropriately to the surrounding context and comply with the relevant built form controls. The proposed development achieves considerable compliance with the relevant non-statutory controls, and in the cases of non-compliance, the relevant objectives are satisfied.

Accordingly, the development application warrants development consent.