

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC – 635
DA Number	DA-24-00133
LGA	Blacktown
Proposed Development	Demolition of existing structures and construction of a place of public worship including a community hall, a 12-guest accommodation building, a souvenir shop and car parking for 178 vehicles.
Street Address	50 Stony Creek Road, Shanes Park
Applicant/Owner	The Trustee for Stimson & Baker Unit Trust / Shree Swaminarayan Mandir Vadtaldham Sydney Inc
Date of DA lodgement	19 September 2024
Number of Submissions	13
Recommendation	Refusal, for the reasons listed in this report.
Regional Development Criteria - Schedule 6 of SEPP (Planning Systems) 2021	CIV (\$21,806,542) > \$5M - Private infrastructure and community facilities
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018
List all documents submitted with this report for the Panel's consideration	• Attachment 1 Location map • Attachment 2 Aerial image • Attachment 3 Zoning extract • Attachment 4 detailed information about proposal and submissions • Attachment 5 Development plans • Attachment 6 Summary of residents concerns and Councils response
Clause 4.6 requests	Not applicable
Summary of key submissions	• traffic congestion and safety issues • amenity impacts • lack of infrastructure to accommodate the scale of development • site suitability • general sense of security to the surrounding residents.
Report prepared by	Bertha Gunawan
Report date	13 November 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

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

No – refusal is recommended

1.7 DA-24-00909 - 50 Stony Creek Rd, Shanes Park

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-635

Development application

DA number	DA-24-00909	Date of lodgement	19 September 2024
Applicant	The Trustee for Stimson & Baker Unit Trust		
Owner	Shree Swaminarayan Mandir Vadtaldham Sydney Inc		
Proposed development	Demolition of existing structures and construction of a place of public worship including a community hall, a 12-guest accommodation building, a souvenir shop and car parking for 178 vehicles.		
Street address	50 Stony Creek Road, Shanes Park		
Notification period	20 January 2025 - 3 February 2025	Number of submissions	13 submissions (12 individual submissions and 3 proforma submissions, equivalent to 1 submission)

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	CIV (\$21,806,542) > \$5M - Private infrastructure and community facilities
Relevant section 4.15(1)(a) matters	- Environmental Planning and Assessment Act 1979 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Blacktown Local Environmental Plan 2015 - Blacktown Development Control Plan 2015 - Blacktown Local Strategic Planning Statement 2020 - Central City District Plan 2018
Report prepared by	Bertha Gunawan
Report date	27 November 2025
Recommendation	Refusal, for the reasons listed in this report.

Checklist

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 summarised in the Executive Summary of the Assessment report?

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?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

No

Housing Productivity Contribution (for DA lodged on or after 1 October 2023)

Does the DA require Housing Productivity Contribution Condition?

No

Conditions

Have draft conditions been provided to the applicant for comment?

No - refusal is recommended

Biodiversity

Is the land bio-certified land under the Biodiversity Conservation Act 2016?

Yes

Attachments

1. Attachment 1 Location map [1.7.1 - 1 page]
2. Attachment 2 Aerial image [1.7.2 - 1 page]
3. Attachment 3 Zoning extract [1.7.3 - 2 pages]
4. Attachment 4 Detailed information about proposal and submissions [1.7.4 - 6 pages]
5. Attachment 5 Plans [1.7.5 - 44 pages]
6. Attachment 6 Summary of residents concerns and Councils response [1.7.6 - 4 pages]

1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
- The applicant has failed to submit sufficient information relating to the proposal including its operational functions, waste and stormwater management
 - The proposed development is an overdevelopment of the site for its location, including the proposed bulk and scale and the extent of the proposed ancillary uses and lack of onsite parking for all the intended activities.
 - There are access concerns to the Yiraaldiya National Park as raised by the NSW National Parks and Wildlife Service.
 - The issues in the objections which are valid and warrant refusal of the development application.
 - Based on the above issues, the proposal does not address the objectives of RU4 - Primary Production Small Lots zone under Blacktown Local Environmental Plan 2015.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments has identified issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore considered to be unsatisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel refuse the application for the reasons listed in the Recommendation at section 11 below.

2 Location

- 2.1 The site is located on the western side of Stony Creek Road, Shanes Park, opposite Yiraaldiya National Park.
- 2.2 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The site has an area of 2.023 hectares and contains a shed and a dam. The surrounding development is characterised as rural residential.
- 3.2 The site is bushfire prone with low risk flooding. Cumberland Plains vegetation lines the northern boundary of the site and the site is bio-certified.
- 3.3 An aerial image of the site and surrounding area is at attachment 2.
- 3.4 The zoning plan for the site and surrounds is at attachment 3.
- 3.5 The site is zoned RU4 – Primary Production Small Lots under Blacktown Local Environmental Plan 2015. A place of public worship is a permissible form of development with consent. The other uses being a community hall, guest accommodation and a souvenir shop can be considered as ancillary uses to the proposed place of public worship.

4 Background

- 4.1 Section 100B of the Rural Fires Act 1997 is applicable to the development as the site is bushfire prone land and will contain visitor accommodation. The proposal is therefore considered integrated development and was referred to the NSW Rural Fire Service (RFS) for assessment. The RFS has issued its General Terms of Approval.

The development application was also referred to the NSW National Parks and Wildlife Service (NPWS) given its location opposite Yiraaldiya National Park. NPWS has raised some

concerns with the proposal in relation to restricting public accessibility and creating management risks to the park regarding fire management, feral animal and weed control, monitoring and research, emergency access and utility access constraints.

- 4.2 We raised several concerns regarding the proposal with the applicant on 26 March 2025. Our main concerns were related to engineering issues, the proposed operational functions of the development and the ancillary uses, the proposed scale of the development and traffic and parking management, as well as access concerns raised by the NPWS.

Given the numerous issues and their complexities, the applicant was requested to withdraw the application.

- 4.3 On 26 June 2025, the applicant requested another opportunity to address the issues. Responses to our issues were received and the applicant submitted amended plans and additional supporting documentations between 23 June and 16 July 2025.
- 4.4 Amended architectural plans were submitted on 10 July 2025 and this report is based on these amended plans. Given the minimal changes, a renotification of these amended plans to the previous objectors was not considered necessary.
- 4.5 The revised proposal demonstrates no change in building footprint or intensity of the use and maintains the issues raised previously.

5 The proposal

- 5.1 The DA was lodged by The Trustee for Stimson & Baker Unit Trust.

- 5.2 The proposal will include:

- Demolition of a shed;
- Construction of a place of public worship with ancillary uses, comprising of:
 - A 2-storey temple (861m² on each floor) with monks' rooms (with 1 residing monk)
 - A 2-storey centrally located building (1,418.4m² on each floor) with kitchen and dining areas on the ground floor; and a community hall, a stage and media rooms on the first floor.
 - A 2-storey guest house (223.2m² on each floor) with 12 bedrooms
 - 2 small temples 49.7m² with 2 statues
 - A 50.4m² souvenir shop
 - An 43.9m² amenities building (toilets)
 - A security guard building
 - At grade parking areas for 178 cars (according to the draft plan of management), noting that the latest architectural plans show 174 spaces and the latest traffic report states 167; and
- Associated civil and landscaping works, including the use of the existing dam area for stormwater detention.

- 5.3 The proposed operation hours are 7 am - 12 pm and 4 pm - 9 pm, 7 days a week.

- 5.4 Other details about the proposal are at attachment 4 and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 Assessment of the DA against relevant planning controls is provided below at Section 6.2 and Section 8, including:

- Environmental Planning and Assessment Act 1979

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022 (for DAs lodged on or after 1 November 2023)
- Blacktown Local Environmental Plan 2015
- Blacktown Development Control Plan 2015
- Blacktown Local Strategic Planning Statement 2020
- Central City District Plan 2018.

6.2 A summary assessment of the development application against the section 4.15(1)(a) matters is provided below for the relevant planning controls that directly relate to the application.

Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment
a. The provisions of: (i) Any environmental planning instrument	The proposal is not consistent with the relevant environmental planning instruments including the provisions of the Environmental Planning and Assessment Act 1979 and Blacktown Local Environmental Plan 2015. The proposal will not integrate well with the residential rural setting, and is not consistent with the objectives of the RU4 zone: • To enable sustainable primary industry and other compatible land uses • To minimise conflict between land uses within this zone and land uses within adjoining zones • To ensure that development does not prejudice the orderly and economic development of future urban land • To ensure that development is sympathetic to the ecological attributes of the area.
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act	Not applicable
(iii) Any development control plan	The proposal does not comply with Blacktown Development Control Plan 2015 which applies to this site, and the specific non-compliances with the DCP are as follows: - Part G - Site Waste Management and Minimisation Clause 5.1 (b) requires that waste collection solutions are

Heads of Consideration	Comment
	considered early in the design phase so they do not adversely impact on neighbourhood amenity, streetscape or safety for future residents, tenants and service providers. The applicant has not provided the operational details on waste management for the site including waste volume, storage, the waste contractor and disposal from the site. - Part J - Water Sensitive Urban Design and Integrated Water Cycle Management. The applicant has not adequately addressed the stormwater requirements and controls specified in Clauses 4.1 (General requirements), 4.3 (Water Conservation), 4.4 (On-site stormwater detention and water stability) and 4.5 (Erosion, sediment and pollution control). These issues are detailed in Section 8 below. On this basis, these are grounds for refusal.
(iv a) Any 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	Not applicable
(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The DA is contrary to Section 36 of the Environmental Planning and Assessment Regulation 2021 as the application is required to provide all the necessary information to allow for a proper assessment of the application. However, there is insufficient information in relation to waste management, stormwater design and the operational details of the public worship and its ancillary uses as required by Clause 24 of the Environmental Planning and Assessment Regulation 2021.
The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	There is inadequate and inconsistent information to ascertain the likely impacts of the proposal in relation to waste management, stormwater design, inadequate and inconsistent details regarding the site operation as a place of public worship and traffic issues. There is also potential access impacts for the Yiraaldiya National Park Based on the information submitted, it is considered that the proposed development represents an overdevelopment of the site, and will adversely impact the natural, built,

Heads of Consideration	Comment
	social and economic environments.
The suitability of the site for the development	Based on the above reasons, the site is not suitable for the proposed development.
Any submissions made in accordance with this Act, or the regulations	The DA was exhibited for a period of 14 days from 20 January to 3 February 2025 with 13 submissions objecting to the proposal. The submissions raised traffic congestion and safety issues, amenity impacts, lack of infrastructure to accommodate the scale of development, site suitability and general sense of security for the surrounding residents. These issues are all valid concerns and are grounds for refusal.
The public interest	The proposal is not in the public interest as it is an overdevelopment of the site and will have adverse impact on the surrounding built and natural environment. It is necessary for any development of the site to respect and integrate with the residential rural setting consistent with the objectives of the RU4 zone. The matters raised in the submissions received which are detailed at attachment 7 are considered relevant grounds for refusal.

7 Issues raised by the public

- 7.1 The DA was notified to property owners and occupiers in the locality between 20 January and 3 February 2025. The DA was also advertised on Blacktown City Council's website where all plans and associated documents could be viewed.
- 7.2 We received 12 individual submissions and 3 proforma submissions which is equivalent to 1 submission.
- 7.3 The key issues raised by the residents relate to traffic congestion and safety issues, amenity impacts, lack of infrastructure to accommodate the scale of development, site suitability, and general sense of security to the surrounding residents. A summary of each issue and our response is at attachment 6.
- 7.4 The objections raised are valid and warrant refusal of the DA.

8 Key issues and reasons for refusal

8.1 Inadequate and inconsistent information relating to the proposal including its operational functions, waste and stormwater management

Proposed guest accommodation

- 8.1.1 Limited information has been provided regarding the intended use of 12 rooms in the proposed 2 storey guest accommodation building with 12 balconies facing the northern boundary of the site.

The applicant has indicated that the accommodation will be for visiting monks and dignitaries only. Council's concerns are that the guest accommodation may be used

for unrelated guests (as a hotel), and there will be perceived privacy and overlooking impacts from the balconies which is unacceptable.

Traffic in and out of the guest house and the proposed management of the guest house including waste generation and day to day services of this proposed accommodation has not been discussed in the applicant's submission.

Traffic to be generated by the place of public worship

- 8.1.2 The applicant has indicated in the revised draft Plan of Management that the number of visitors will be capped at 300 people during special events, and 200 people during regular services (Monday - Sunday) although the architectural plans demonstrate the capacity of the community hall alone to be 450 people on each level.

The revised traffic report also provided the calculation for car parking provisions, based on the 450 seats in the community hall and the main temple hall that would have a praying area of 505.1 m² which suggests that more than 450 people are capable of being on site.

We have raised the concern that the centrally located dining and community hall building is capable of catering for 900 people (450 people on each floor). The applicant has indicated in his submission dated 23 June 2025 that the two floors will be used by the same group of 450 people. However, it will be difficult for Council to police the use and this could in turn impact on adequacy of the proposed parking, potentially leading to off site parking impacting surrounding properties.

Special events

- 8.1.3 The proposed 10 special events per year suggests bus services from 3 pick-up points, 2 of which are discouraged as they are residential sites (31 Stanley Street, Shanes Park and 214 - 224 St Marys Road, Berkshire Park).

31 Stanley Street is a rural property which does not seem to demonstrate any parking availability nor accessibility by public transport. A carpark is prohibited in a rural zone. No approval will be granted for a parking station on this property and so it is unacceptable.

214-224 St Marys Road is not in the Blacktown local government area and is likely to generate traffic congestion when vehicles enter and exit the site through a single driveway.

135 Shane Park Road is an existing church. We therefore have concerns in relation to potential access and conflicts with the church's congregation times.

The need for remote overflow parking is another reason why this site is not suitable for the scale of this proposal and confirms that it is an overdevelopment of the site. On this basis, it is evident that the site cannot provide sufficient onsite carparking based on the scale of this proposed development.

The revised draft plan of management also mentions the availability of volunteers to assist with overflow parking arrangements, it is not clear where this will be. It is also inconsistent with the advice that parking can be contained within the site. This is a serious concern for likely on street parking congestion from the large number of visitors expected to attend the temple, community hall and dining room that could all operate at the same time.

Impacts of the proposal

- 8.1.4 The following areas of concerns that have not been addressed in the applicant's response:

- The proposal has not addressed urban heat and mitigation measures in a satisfactory matter as required. Items to be considered and evidence provided for assessment includes:

- an increased provision of native canopy trees to shade the site, shading of hardstand areas being particularly crucial, this can be achieved and continue to satisfy RFS conditions.
- air-conditioning into temple, guest rooms and central facilities building,
- innovative building treatments that improve passive cooling and ventilation
- site cooling measures such as shade structure, misting systems etc
- To ensure that future users are safe, healthy and comfortable when visiting the site and to combat rising heat across the area these measures are essential.

The anticipated cost of works suggests the opportunity to include these provisions.

- The Social Impact Assessment mentions areas in the proposed buildings for the youth and senior groups/community events as well as a playground. These details are not identifiable anywhere else on plans or documents. Further details of these inclusions should be provided.
- The proposed parking layout, extended operation hours and restricted sight lines requires the crime prevention strategy to be improved to better respond to this context. Enhancing these items and presenting improved safety upgrades would benefit patrons, ensuring all users feel safe.

While the site is currently isolated from public interaction, planning for potential neighbouring development and onsite risk should be prioritised. The applicant should develop a lighting and surveillance plan to enhance crime prevention activities. This will improve the perception of safety for users and foster a welcoming space for visitors.

- An emergency evacuation plan will be necessary to demonstrate that the proposed space with provisions for the current (300) and anticipated (450, and potentially greater number) patrons is achievable.

Waste management

- 8.1.5 The applicant was requested to detail the operational waste management of the site, including the expected waste volumes, containment and disposal arrangements off the site.

No details have been provided and the applicant has advised that these matters should be addressed as a requirement in any condition of consent.

At this stage, we cannot confirm if provision of waste facilities is satisfactory for the operational management of the site based on the scale of development.

Stormwater management

- 8.1.6 Our engineers have advised that the current civil plans have not addressed the issues previously raised and that additional issues have also been identified.

The submitted documents are still insufficient to allow a complete assessment of the proposal, with details spelled out in the request for information letter not provided, the key issues are summarised as follows:

- The proposed cut / fill volumes are not specified.
- Details and calculations have not been submitted to demonstrate that stormwater can be maintained onsite and mimicked to existing conditions to ensure there no downstream impacts.
- The proposal has not demonstrated how flows in excess of the pipe capacity are directed to the OSD system in the 1% AEP storm event.
- DRAINS model for the internal pipe network design is not provided.

- Details and calculations of the proposed swales on both sides of Stony Creek Road are not provided. A catchment plan of the upstream areas is not provided.
- The typical cross-section of swales on Stony Creek Road on the civil drawing is inconsistent. The cross-section shows swales on both sides of the road in conjunction whereas this drawing shows the swales apart.
- It has not been demonstrated where the swale north of Stony Creek Road ends.
- Details of the proposed dish drain including cross-sections are not provided.
- A plan for the OSD basin detailing the design and calculations have not been provided.
- The proposed basin retaining walls have a height of 2.7 m, which presents a potential safety hazard. The applicant has not demonstrated how this risk will be appropriately managed through design or protective measures.
- Details of any retaining wall including levels have not been provided.
- It is unclear how the rainwater tank & Stormfilter Tank arrangement operates. Moreover, the roof area draining to this rainwater tank seems to be bypassing the OSD and water quality.
- A DRAINS model matching this catchment plan is not submitted, which is to be in accordance with Council's Engineering Guide for Development.
- The catchment areas should be rechecked, as it is noted that the roof area draining to rainwater tank D is bypassing the OSD.
- The submitted Desktop Flood Study and Preliminary FERP (by Martens & Associates reference 2309781JR04V01 dated 6 June 2026) is insufficient and does not include a detailed assessment of the flood emergency response plan for the development. The report has not included details such as flood evacuation strategies and provide plans such as routes.
- Provide the grades of the external batters downstream of the basin retaining walls on Sections A and B. Batters on site are to be maximum of 1V:4H, it seems that the proposed batter grades are between 1V:2H and 1V:3H, the maximum allowable is 1V:4H as per Council's engineering guide for development. Batters to be redesigned.
- Show the grade of the access track to the basin on the longitudinal section. Note this is to be 10% maximum, extend the section to both sides to show the proposed incoming grades at the start of the access track and at the bottom where it enters the OSD basin.
- The longitudinal section for chainages 300 to 360.462 on Internal driveway (21-MSL01) is missing and is to be provided
- The spillway location of the basin is to be amended. Currently it is shown in the south western corner of the basin and is positioned at the same location as the outlet headwall of the basin. It is suggested that the spillway be moved further north along the basin wall and located clear of the downstream headwall, so that when the spillway is engaged, water does not directly flow onto the back of the headwall. This amended location would likely match into the batter better and allow the overall amount of concrete proposed at this back corner location is to be reduced
- The batters shown on this drawing on the western and southern side of the basin are too steep, from the sections provided on DWG PS01-C600, they are between 1V:2H and 1V:3H, the maximum allowable is 1V:4H as per Council's engineering guide for development. If this cannot be achieved, then additional retaining walls could be proposed

- Additional details in the form of spot levels at least on the eastern and northern sides of the basin have not been provided. There is not enough information available to assess how these areas, including the relationship of the proposed car parks to the basin retaining wall levels and its proposed grading.
- Further information is required to understand the type of vehicle required/proposed to maintain the OSD basin
- Further information is not provided which demonstrates how the downstream level spreader, headwall and riprap areas in the south western corner of the site are to be maintained when all of this infrastructure is located behind retaining walls.
- The “Concrete battering for emergency overflow” area is too steep and is not supported as it will likely exacerbate erosion.
- Sediment and Erosion control plans for the proposed development have not been submitted to clarify whether the existing farm dam on the site is to be dewatered, desilted and decommissioned as part of this proposal

There is also a concern that the detention basin will be a safety hazard for visitors especially children and the elderly.

8.2 Concerns about access to the Yiraaldiya National Park raised by NPWS.

8.2.1 The following comments were provided by the NSW NPWS -

...NPWS remains concerned regarding future public accessibility and management risk to the park.

NPWS appreciate the traffic design amendments within Stony Creek Road by provision of a painted island which will extend from the proposed site access driveway to the south of the roadway. NPWS understands that the island has been amended to include a single unbroken line which will allow vehicles to drive on the painted island

While this is a preferred option to a concrete median strip, which will entirely restrict northbound traffic from entering the park, NPWS remains concerned regarding future public accessibility and management risk to the park.

The draft Yiraaldiya National Park Plan of Management (PoM) was placed on public exhibition from 4 April 2025 to 3 June 2025. As detailed in the draft PoM, public vehicle access to the park will be through an entry off Stony Creek Road (adjacent to the proposed development). The park entry will be regulated with an internal gate to support the protection of the park and operation of the feral-predator-free area. NPWS highlights that opportunities to develop additional public access points are limited by existing development surrounding the park.

The Parking & Traffic Impact Assessment, prepared by Stanbury Traffic Planning dated 18 June 2024, highlights that traffic generation will be greatest within weekend periods. While it is appreciated that the worst-case scenario has been identified as 302 projected vehicle trips to be associated with evening prayer services and special events, NPWS remains concerned that access to the park will be restricted.

Yiraaldiya National Park will facilitate visitor access and enjoyment, and educational and research opportunities. NPWS requests Council to consider the access restrictions posed on the park, and to consider constructing a dedicated right-hand access turn land for unrestricted access to the park.

Notwithstanding the constraints to public access posed by the proposed development, the road treatments will pose a management risk for NPWS inhibiting fire management, feral animal and weed control, monitoring and research, emergency access and utility access constraints.

8.3 The number of submissions and the issues raised some of which warrant refusal of the DA.

8.3.1 Please refer to Section 7 above and attachment 7 of this report for further details.

8.4 The proposal does not address the objectives of the RU4 zone and is not a suitable development in this location due to its proposed bulk and scale.

8.4.1 Based on the reasons outlined in this report, the proposed development is inconsistent with the following zone objectives:

- To enable sustainable primary industry and other compatible land uses
- To minimise conflict between land uses within this zone and land uses within adjoining zones
- To ensure that development does not prejudice the orderly and economic development of future urban land
- To ensure that development is sympathetic to the ecological attributes of the area.

8.4.2 The proposal for:

- a 2-storey community hall (1,418.4m² on each floor) for 450 people with a 450-seat dining area above,
- a 2-storey, 12-room guest accommodation,
- a 2-storey temple (861m² on each floor)
- 178 on-site parking spaces with potential for overflow parking

is excessive in scale and is not considered to be consistent with the rural residential characteristics of the area.

9 External referrals

9.1 The DA was referred to the following external authorities for comment:

Authority	Comments
NSW Rural Fire Service	Acceptable subject to conditions.
NSW National Parks and Wildlife Services	Concerns noted above, are grounds for refusal.

10 Internal referrals

10.1 The DA was referred to the following internal sections of Council for comment:

Section	Comments
Building	Acceptable, subject to conditions.
Traffic	No objection
Greenspace	Acceptable, subject to conditions.
Biodiversity	Acceptable, subject to conditions.
Drainage Engineer	Objection raised. See Section 8 for details Proposal is not supported in its current form, are grounds for refusal.
Development Engineer	Objection raised. See Section 8 for details. Proposal is not supported in its current form, are grounds for refusal.
Social Planning	Objection raised. See Section 8 for details. Proposal is not supported in its current form, are grounds for

Section	Comments
	refusal.
Environmental Health	Acceptable, subject to conditions.

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is unsatisfactory. The impacts of the proposed development have not been satisfactorily addressed and so the proposal is not in the public interest. Also, the site is not considered suitable for the development given the vast scale of the proposed development.

12 Disclosure of political donations and gifts

- 12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.
- 12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- 12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.
- 12.4 Disclosures:
- Political donations Has a Disclosure statement been received in relation to this application? Yes
 - If yes, provide Disclosure statement register reference Ref:
 - Gifts Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application? Yes

13 Recommendation

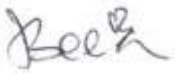
- 1 Refuse DA-24-00909 for the following reasons:
- a The proposal is not consistent with the relevant environmental planning instruments including the provisions of the Environmental Planning and Assessment Act 1979 and the zoning objectives of Blacktown Local Environmental Plan 2015 [Section 4.15(a) of the Environmental Planning and Assessment Act 1979].
 - b Suitability of the development cannot be confirmed as there is insufficient and inadequate information on the proposed operational management and drainage design and therefore not addressing Parts G and J of Blacktown Development Control Plan 2015 [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].
 - c Based on the proposed bulk and scale, the development is uncharacteristic with the rural residential character of the area, resulting in potentially unacceptable amenity impacts to surrounding properties as well as traffic and drainage impacts. The site is considered unsuitable for the proposed development in the scale proposed [Section 4.15(c) of the Environmental Planning and Assessment Act 1979].

- d The public submissions raise the issues of traffic congestion and safety issues, amenity impacts, lack of infrastructure to accommodate the scale of development, site suitability, and general sense of security to the surrounding residents which has not been sufficiently addressed in the proposal [Section 4.15(d) of the Environmental Planning and Assessment Act 1979].
- e For the reasons outlined above, granting of consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the EP&A Act 1979].

2 Council officers notify the applicant and submitters of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.



Bertha Gunawan
Senior Town Planner



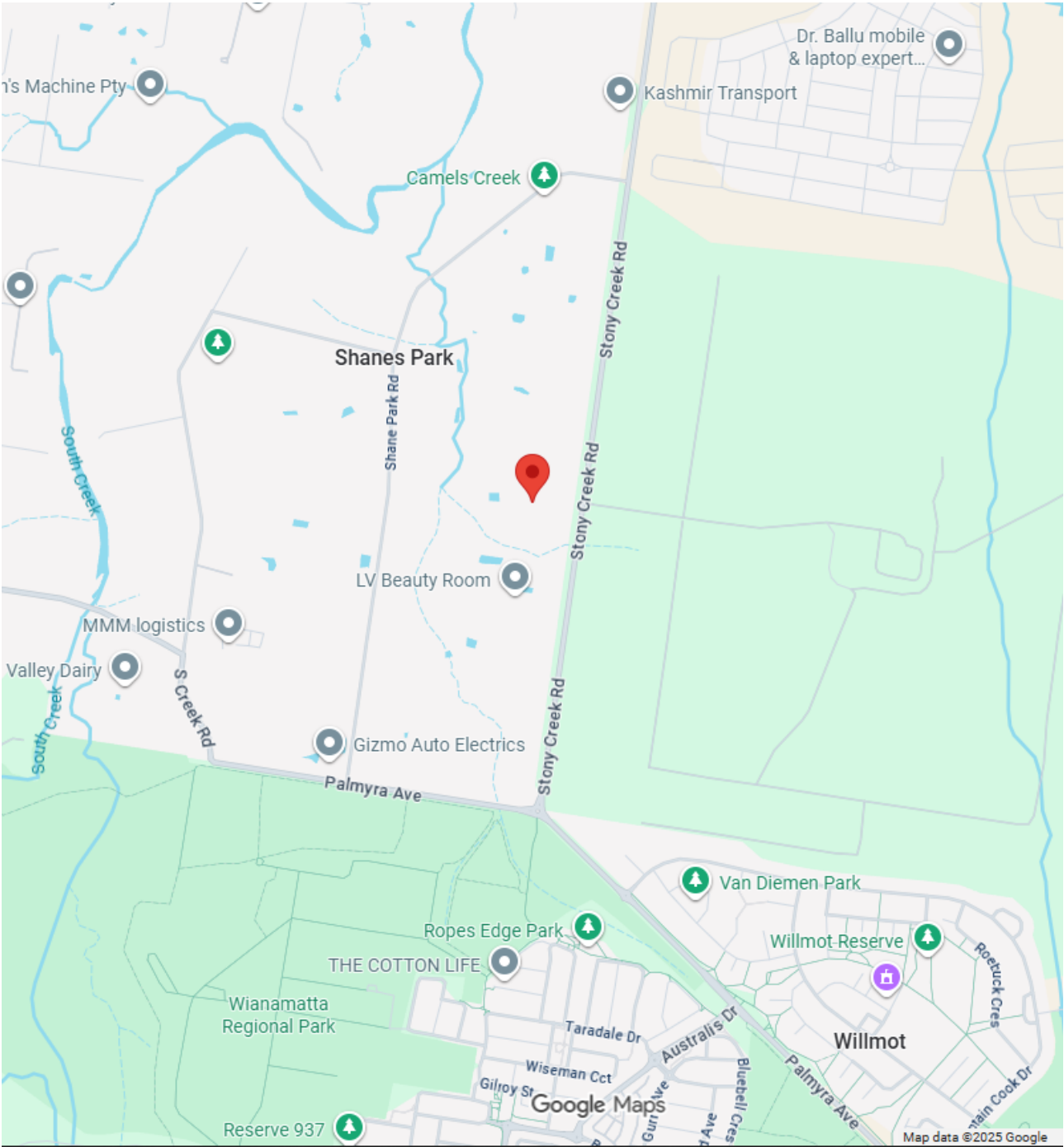
Judith Portelli
Manager Development Assessment



Peter Conroy
Director City Planning and Development

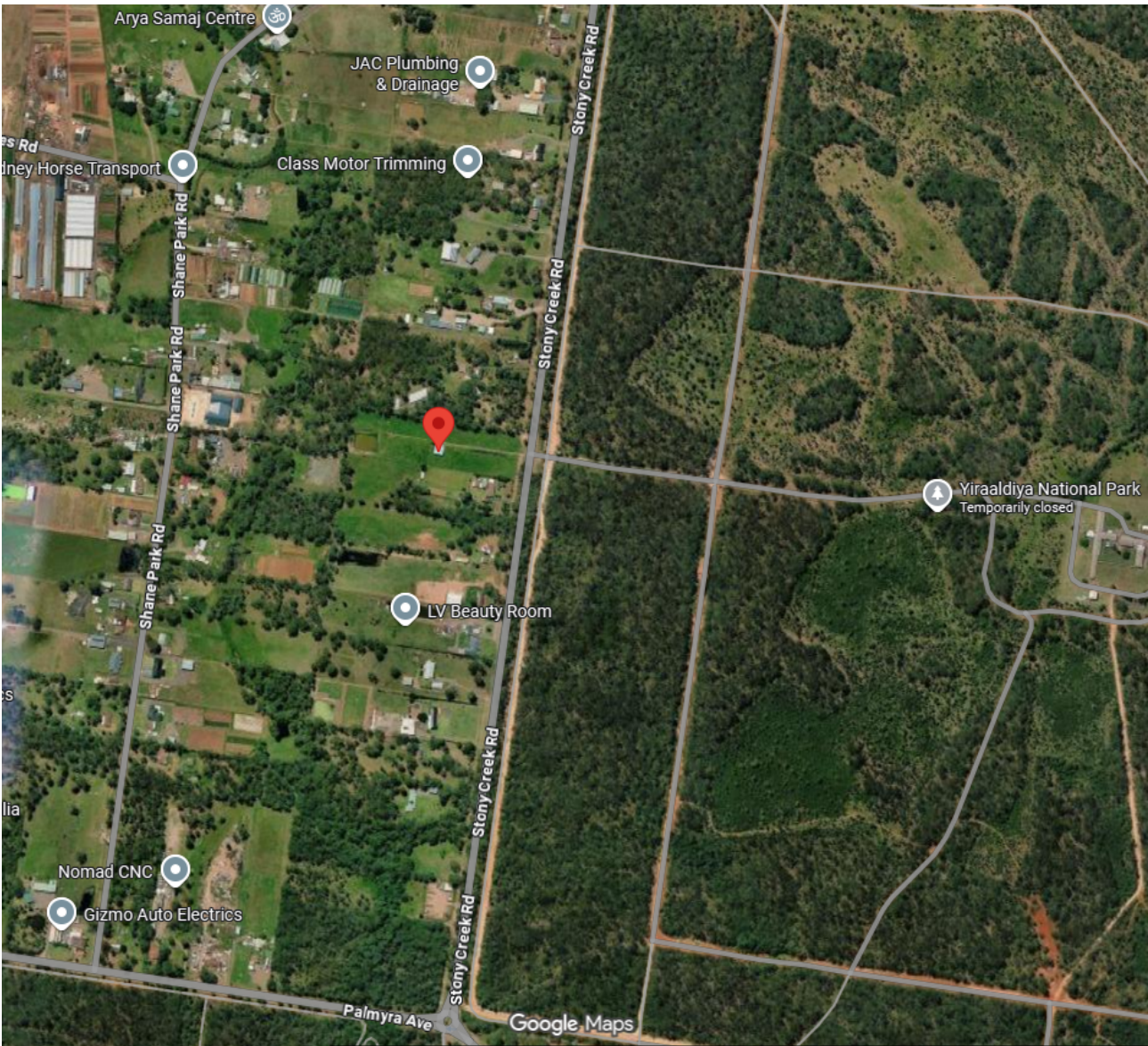
Attachment 1

Location map



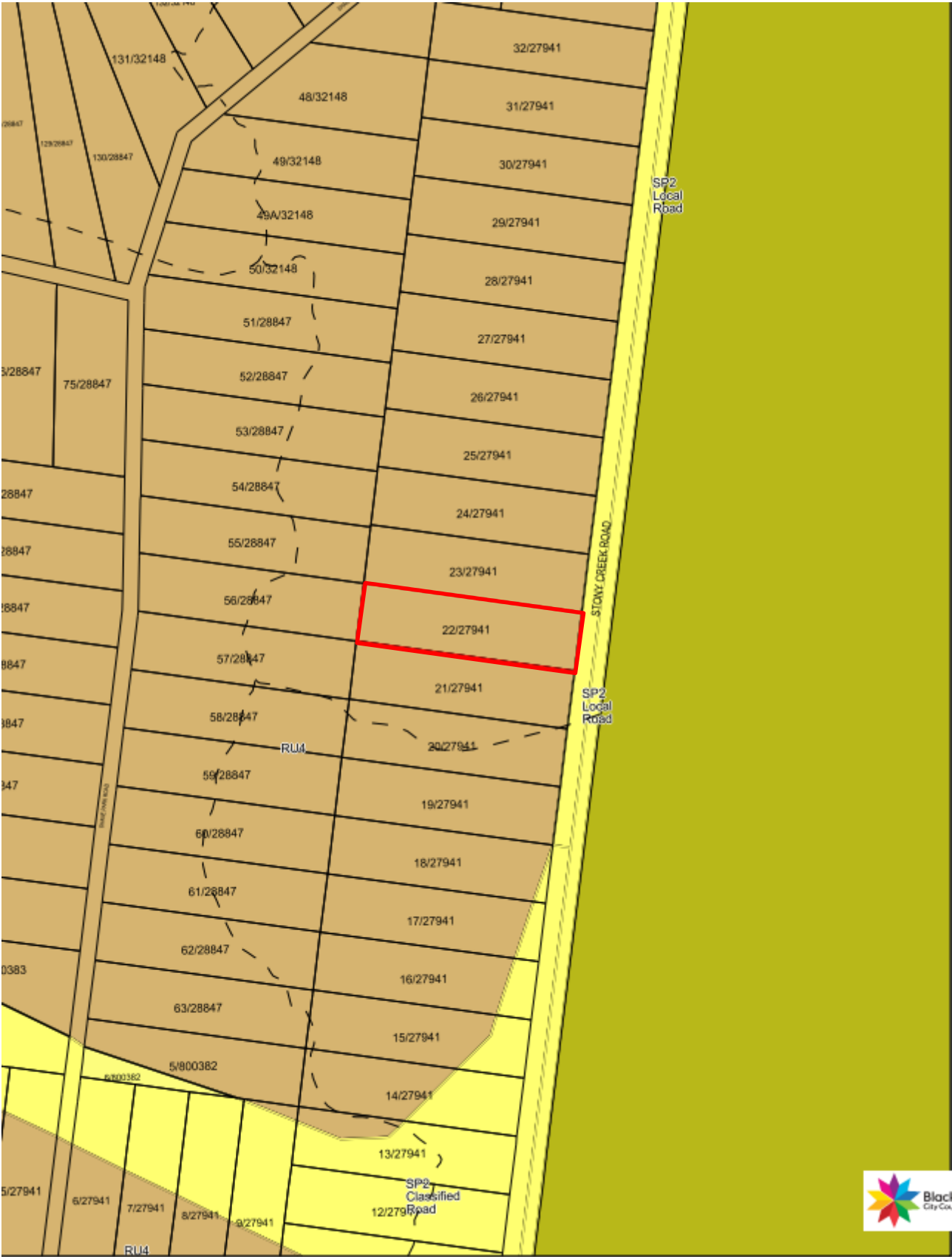
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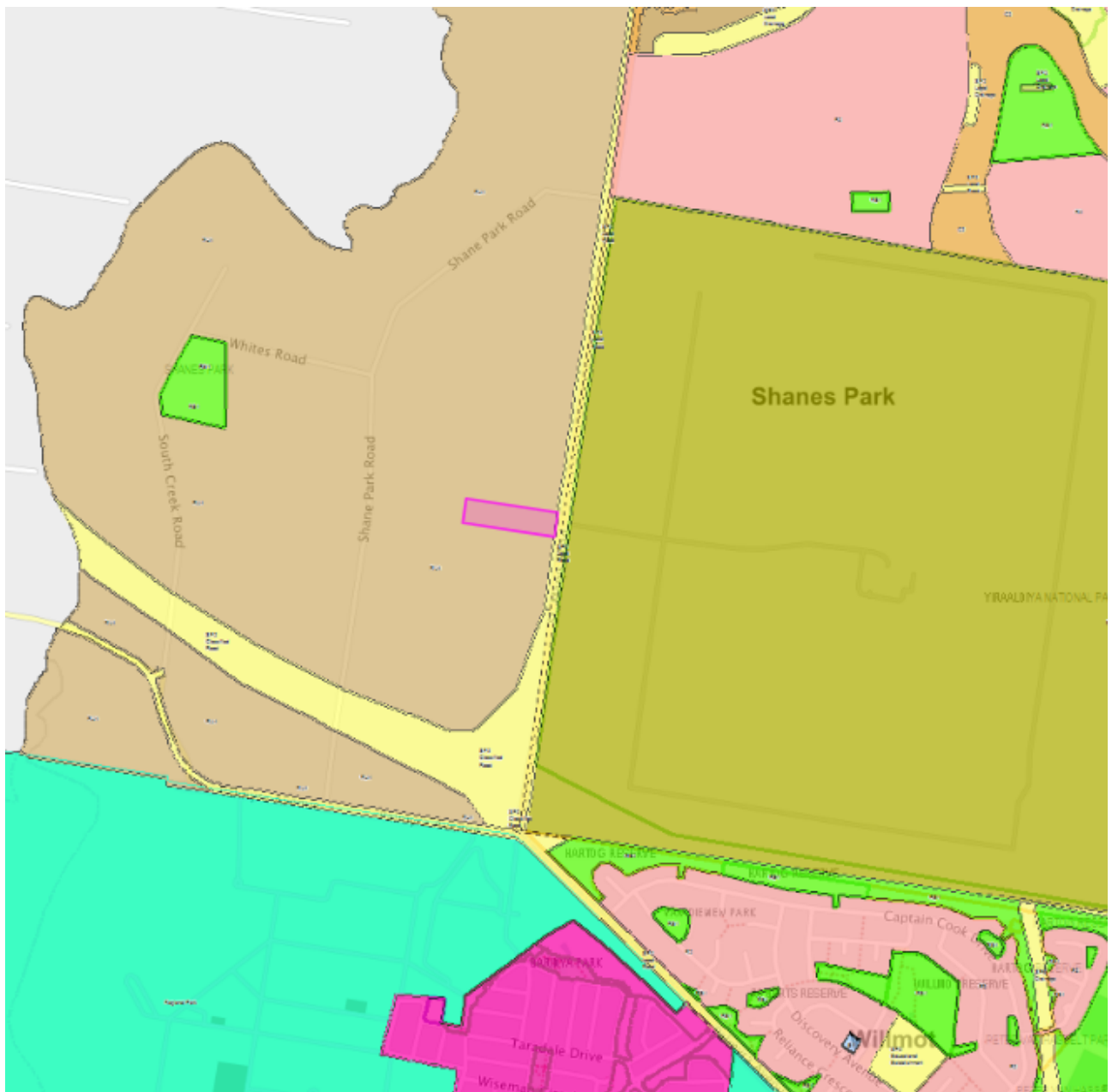
Aerial image (as at 16 October 2025)



Attachment 3

Zoning extract





Detailed information about proposal and DA submission material

1 Overview

- 1.1 Demolition of a shed;
- 1.2 Construction of a place of public worship with ancillary uses, comprising of:
 - A 2-storey temple (861m² on each floor) with monks' rooms (with 1 residing monk)
 - A 2-storey central-facility building (1,418.4m² on each floor) with kitchen and dining areas
 - A 2-storey guest house (223.2m² on each floor) with 12 bedrooms
 - 2 small temples 49.7m² with 2 statues
 - A 50.4m² souvenir shop
 - An 43.9m² amenities building (toilets)
 - A security guard building
 - At grade parking areas for 178 cars (according to the draft plan of management), noting that the latest architectural plans show 174 spaces and the latest traffic report states 167; and
- 1.3 Associated civil and landscaping works, including the use of the existing dam for stormwater detention.
- 1.4 The proposed operation hours are 7am - 12 pm, then 4pm - 9pm, 7 days a week.

2 Temple components (front half of the site)

- 2.1 The entry foyer has 2 small temples and 2 towers on each side.
 - 2.1.1 Small temple internal area: 2 x 49.7m² height of 5.8m
 - 2.1.2 Proposed tower height: 2 x 14.5m (reduced from 18.7m in the original design)
 - 2.1.3 Two statues are also proposed between the front boundary and entry foyer. Refer to details on attachment 5 Drawing No. JA2277-L100 Issue 5. These statues are proposed to be 6m tall (increased from 5.6m from the base in the original design).
- 2.2 The main temple is 2 storeys with a height of 10.885m and an internal area of 861m² at each level. The proposed steeples above the main temple have varying heights up to 21.7m.
 - 2.2.1 The ground floor of the main temple also includes the provision of: storage, laundry, a kitchen, toilets and 2 monk accommodation rooms.
 - 2.2.2 There is a central stair entry leading to the ground floor of the temple and also stairs on both sides leading to the ground and first floors.

3 Central facility building component (building behind the main temple towards the rear of site)

- 3.1 This building is referred as the community hall, 2 storeys tall and a height of 15.3m.
- 3.2 Internal area: 1,418.4m² (on each floor)

- 3.3 The ground floor consists of: a dining hall for 450 people, kitchen, cool rooms, a serving area, a waste room and toilets
- 3.4 The first floor consists of: a community hall with 450 seats, a stage and media rooms
- 3.5 Entry to this building is from the southern side elevation via 2 sets of stairs and 2 lifts. There are also 2 entry ramps from the northern side of the building.

4 Guest house component (located beside the main temple on the northern side of the building)

- 4.1 The proposed guest house is 2 storeys with a height of 8.2m, containing 12 guest rooms each with a bathroom. Access within the house is via stairs on both sides on the east and west building elevations.
- 4.2 The room sizes are approximately 23m² excluding the bathrooms. Each room also has access to a 4m² balcony facing the northern side boundary.
- 4.3 The guest house is intended for visiting guests and dignitaries, not for the public.

5 Shop component (located on the northeast of the site)

- 5.1 A partly enclosed souvenir shop is proposed having an internal area of 50.4m² and height of 5.135m.

6 Amenity building (located on the southern side of the small temple/foyer area)

- 6.1 This building contains male and female toilets and a disabled toilet.
- 6.2 The building is single storey (5.135m) with a floor area of 43.9m².

7 Security building (located on the eastern boundary next to the proposed driveway)

- 7.1 This building contains the security office and a toilet.
- 7.2 The building is single storey high (3.89m) and 12.6m² in size.

8 Traffic and parking

- 8.1 Parking provision is provided throughout the site for 167 spaces (according to the revised Parking and Traffic Impact Assessment Ref: 24-003-REP-2 prepared by Stanbury Traffic Planning and dated 9 July 2025), although the architectural plans show 174 spaces and the draft plan of management 178.
- 8.2 The main vehicular access is separated from the pedestrian entrance, at the northern side of the property.
- 8.3 During 10 special events per year, shuttle buses will be provided from 3 pick-up points with proposed parking locations at:
 - 8.3.1 135 Shane Park Road, Shanes Park (current place of public worship),
 - 8.3.2 31 Stanley Street Shanes Park (residential site), and
 - 8.3.3 213 - 224 St Mary's Road, Berkshire Park (residential site).

- 8.4 According to the draft plan of management, volunteers will also be available to assist patrons with street parking compliance, indicating that parking will overflow outside the property and onto Stony Creek Road.

9 Hours of operation and visitors

The revised draft Plan of Management prepared by Stimson Advisory on 23 June 2025 has stated the following hours of operation for the regular services and special events:

Opening Hours: 8:00AM – 12:00PM, 4:00PM – 9:00PM

Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 9:00 PM	Admin (People will Rotate)	10
	8:00 AM - 9:00 AM	Morning Prayer Service	25
	9:00 AM - 10:00 AM	Morning Prayer Service	25
	10:00 AM - 11:00 AM	Senior Citizen Group	40
	12:00 PM - 4:00 PM	CLOSED	
	4:00 PM - 5:00 PM	Youth Group	30
	5:00 PM - 6:00 PM	Evening Prayer Service	40
	6:00 PM - 7:00 PM	Evening Prayer Service	40
	7:00 PM - 8:30 PM	Evening Prayer Service	75
Saturday	7:00 AM - 9:00 PM	Admin (People will Rotate)	20
	8:00 AM - 9:00 AM	Morning Prayer Service	50
	9:00 AM - 10:00 AM	Morning Prayer Service	50
	10:00 AM - 11:00 AM	Morning Prayer Service	80
	12:00 PM - 4:00 PM	CLOSED	
	4:00 PM - 5:00 PM	Evening Prayer Service	60
	5:00 PM - 6:00 PM	Evening Prayer Service	80
	6:00 PM - 8:30 PM	Saturday Assembly	200
Sunday	7:00 AM - 9:00 PM	Admin (People will Rotate)	10
	8:00 AM - 9:00 AM	Morning Prayer Service	50
	9:00 AM - 10:00 AM	Morning Prayer Service	50
	10:00 AM - 11:00 AM	Morning Prayer Service	80
	12:00 PM - 4:00 PM	CLOSED	
	5:00 PM - 6:00 PM	Evening Prayer Service	80
	6:00 PM - 7:00 PM	Evening Prayer Service	80
	7:00 PM - 8:30 PM	Evening Prayer Service	100

Holi - March

Ram Navami – April

Janmashtami – August

Diwali & New Year – October

Day	Time	Activity	Maximum No. of People
Holi	4:00 PM - 5:00 PM	Festival Celebration	150
	5:00 PM - 6:00 PM		200
	6:00 PM - 7:00 PM		300
	7:00 PM - 8:00 PM		160
Ram Navami	10:00 AM - 11:00 AM	Festival Celebration	100
	11:00 AM - 12:00 PM		100
	6:00 PM - 7:00 PM		140
	7:00 PM - 8:00 PM		250
	8:00 PM - 8:30 PM		110
Janmashtami	6:00 PM - 7:00 PM	Festival Celebration	150
	7:00 PM - 8:00 PM		200
	8:00 PM - 8:30 PM		175
Diwali (New Year)	10:00 AM - 11:00 AM	Festival Celebration	150
	11:00 AM - 12:00 PM		150
	4:00 PM - 5:00 PM		100
	5:00 PM - 6:00 PM		220
	6:00 PM - 7:00 PM		300
	7:00 PM - 8:00 PM		180

- **Regular Services:** Attendance during regular religious services is managed through a staggered schedule, with a maximum of **200 persons on-site at any one time**. This ensures compliance with the National Construction Code (NCC) and approved occupancy conditions.
- **Special Annual Events:** During major religious and cultural festivals, attendance may reach up to **200–300 individuals on-site at any one time**, depending on the occasion. However, **no more than 300 attendees will be present on-site simultaneously**, with controlled, staggered access through scheduled service intervals. For example:
 - **Holi and Diwali:** max 300 at once
 - **Ram Navami:** max 250 at once
 - **Janmashtami:** max 200 at once

Despite the submission that the site will not be used between noon - 4pm, the traffic report indicates that there will be weekend services between noon - 2pm, youth services on Saturday commencing at 3pm and all day during special events.

10 Landscaping and communal open space

- 10.1 Proposed landscaping and soft landscaped areas will be provided along the front boundary, around the site's perimeter, around the perimeters of the main temple and the community hall, in between the car parking areas, and in the effluent management area at the rear of site and also around the existing dam which will be utilised as a stormwater detention basin.
- 10.2 The proposed effluent management area will be fenced off and will not be available for public access. This area is 2,500m² in size.

11 Contamination

- 11.1 A Preliminary and Detailed Geotechnical and Salinity Assessment prepared by Martens & Associates Pty Ltd and dated June 2024 was submitted with the application.
- 11.2 This report concludes that the collected soil and dam water samples were all found to be below the assessment criteria and therefore the contamination risk is low and is not considered to affect the suitability of the site for the proposed development. The following recommendations have been made:
 - 11.2.1 Preparation and implementation of a Construction Environmental Management Plan (CEMP) for the construction phase of the project. The CEMP is to include protocols to address any unexpected finds which may be encountered during targeted investigation works for footings and other potential targeted minor excavation as part of the proposed development.
 - 11.2.2 Following demolition of the existing site shed, a site inspection should be undertaken by a suitably qualified environmental consultant to assess the material under the current shed slab for the presence of hazardous building material or other potentially contaminated material.
 - 11.2.3 If required, undertake a formal waste classification assessment to ensure that any spoil generated during future earth work is classified and disposed of in accordance with NSW EPA (2014) Waste Classification Guidelines. Waste classification works can be included in the scope of post demolition assessment works.

12 Waste management

- 12.1 A Construction and Demolition Waste Management Plan was submitted with the application (dated 6 June 2024 and prepared by Elephants Foot Consulting). This Plan details the waste generated from demolition and during construction and how it will be managed on site and later transported.
- 12.2 There is no waste management plan for the operational development, and whilst this was requested, the applicant has recommended that the operational requirements be detailed as part of any conditions of consent.

13 Other documentations submitted with the proposal

- 13.1 Social Impact Statement prepared by Stimson Advisory dated 8 July 2025.
- 13.2 Bushfire Hazard Assessment Report prepared by Control Line Consulting dated 24 February 2024.
- 13.3 Arboricultural Assessment and Tree Protection Plan prepared by Vertical Tree Management and Consultancy Pty Ltd.

- 13.4 Aboriginal Heritage Due Diligence Report prepared by Artefact dated 13 August 2024, confirming that there are no Aboriginal artefacts on the site.
- 13.5 Acoustic Report prepared by PKA Acoustic Consulting dated 20 June 2024, recommending acoustic barriers of 1.8m high along the side boundaries and additional 2.1m high barriers along the northern side of the community building and the southern side of the main temple building.

SHANES PARK TEMPLE AND COMMUNITY CENTRE - DA SUBMISSION

Site Drawings		
Sheet Number	Sheet Name	Current Revision
010	Existing Site Plan & Demolition	5
011	Site Analysis Plan	5
100	Site Plan	9
102	Proposed Shadow Diagrams	3
110	Site Plan - Landscape and Mandir Precinct	5
111	Site Plan - Community Hall Precinct	5
112	Site Plan - Water Management Precinct	5
120	Site Plan - Way Finding	1
200	Site Elevations	3
201	Site Elevations	3
300	Site Section	3

Central Facilities Drawings		
Sheet Number	Sheet Name	Current Revision
C100	Ground Floor Plan (Kitchen & Dining)	7
C101	First Floor Plan (Community Hall)	7
C102	Roof Plan	6
C200	Elevations North & South (Entry)	7
C201	Elevations East & West	7
C300	Sections	6

Mandir Drawings		
Sheet Number	Sheet Name	Current Revision
M000	Mandir Contents	6
M100	Shant Asharam & Administration Office (Ground)	6
M101	Mandir - Hall Level	6
M200	Mandir - Elevations	6
M201	Mandir - Elevations	6
M300	Mandir - Sections	6

Guest Rooms Drawings		
Sheet Number	Sheet Name	Current Revision
G000	Guest Rooms Contents	5
G100	Guest Rooms - Ground & Level 1	5
G101	Guest Rooms - Roof	5
G200	Guest Rooms - Elevations	5
G300	Guest Rooms - Sections	5

Landscape Buildings Drawings		
Sheet Number	Sheet Name	Current Revision
L100	Statues	6
L300	Security Building Plans	5
L310	Security Building Elevations	5
L320	Security Building Sections	5
L400	Small Temple Ground	5
L401	Small Temple Roof	5
L410	Small Temple Elevations	6
L411	Small Temple Elevations	6
L412	Small Temple Sections	5
L500	Amenities Building Plans	5
L510	Amenities Building Elevations	5
L520	Amenities Building Sections	5
L600	Souvenir Shop - Plans	5
L610	Souvenir Shop - Elevations	5
L620	Souvenir Shop - Sections	5



ACKNOWLEDGEMENT OF COUNTRY

JAKAAN ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE LAND AND PAYS RESPECT TO ELDERS PAST, PRESENT AND FUTURE. WE RECOGNISE THE UNIQUE CULTURE AND TRADITIONS OF ABORIGINAL AND TORRES STRAIT ISLANDERS' LAND ON WHICH THIS WORK WAS PRODUCED AND ON WHICH THIS PROPOSED DEVELOPMENT WILL BE BUILT.

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DA

PROJECT TITLE	PROJECT NUMBER
Temple and Community Centre	JA2277
CLIENT	PROJECT REVISION
Shree Swaminarayan Mandir Vadtalldham	6
ADDRESS	PROJECT TYPE
50 Stoney Creek Road, Shanes Park	3/07/2025 5:18:02 PM

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THE NOMINATED RESPONSIBLE ARCHITECT FOR JAKAAN ARCHITECTS IS GEOFF FERRIS-SMITH. REGISTRATION #8334. ABN 11 673 426 563

- SCOPE OF WORK**
- Perform work described here and shown on drawings including but not limited to:
- Demolish in accordance with demolition drawings
 - Clean site thoroughly on completion
- COMPLY WITH APPLICABLE CLAUSES OF THESE BUILDING STANDARDS**
- AS 2436.1981 Guide to noise control on construction, maintenance and demolition sites.
 - AS 2601.2001 Demolition of structures.

- PUBLIC AND PROPERTY PROTECTION**
- Provide measures required by municipal and state ordinances, laws, and regulations for the protection of surrounding property, footpaths, streets, kerbs, the public, occupants and workmen during demolition operations.
 - Comply with the above ordinances, laws etc. in carrying out measures including barricades fences, warning lights and signs, rubbish chutes, etc.. No blasting for demolition purposes will be permitted.
 - Make good to original condition, damage to structures to be retained and to adjacent property which results from demolition operations.
 - Perform restoration work without expense to the proprietor. Pay fees in connection with this trade.
 - Comply throughout with the current edition of the Building Code.

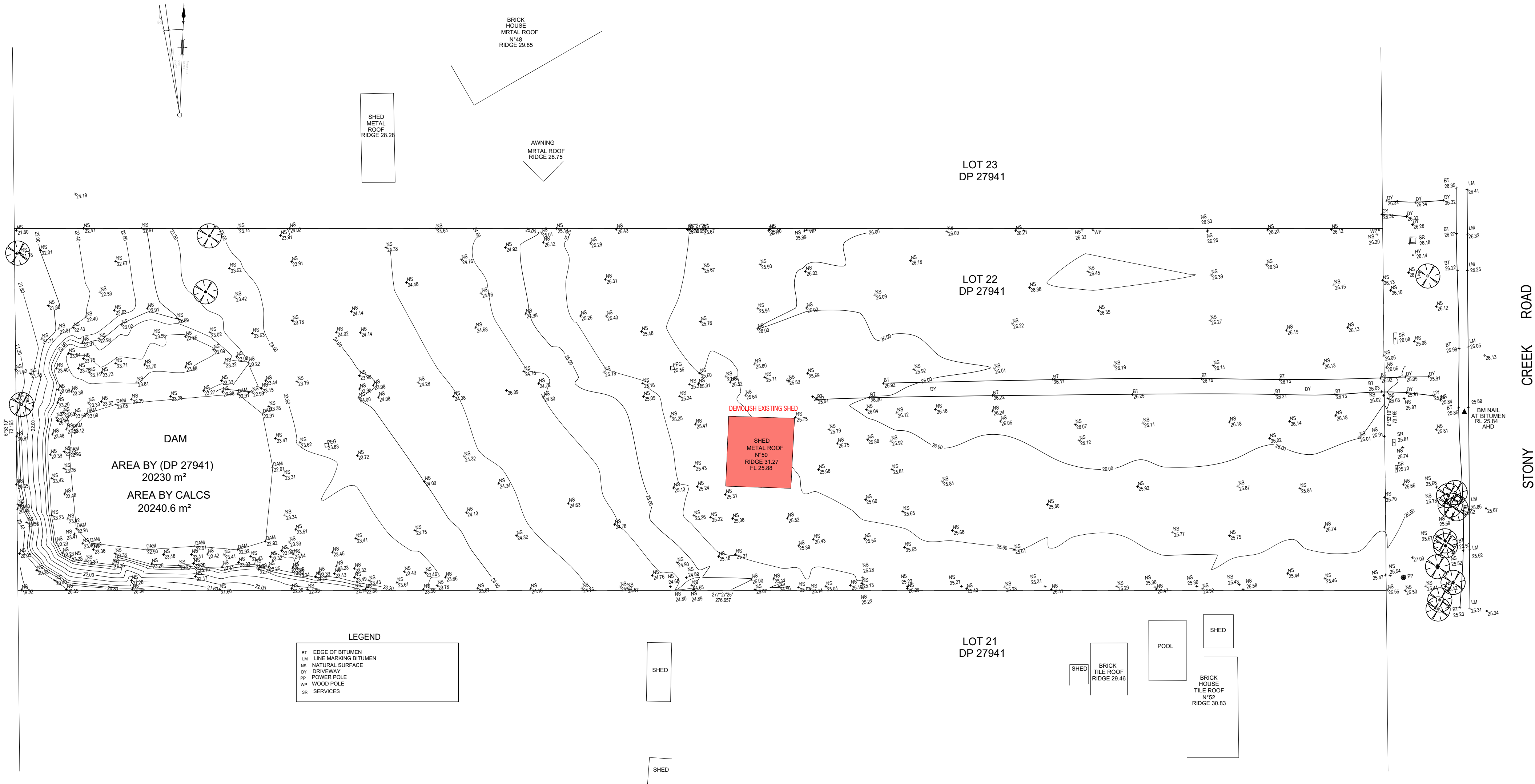
- MATERIALS**
- Material required to be demolished becomes the property of the contractor.
 - Remove it from the site.
 - Supply equipment required to perform the work.
 - Provide disposal containers for disposal required.

- PREPARATION**
- (Inspect conditions at site before starting work)
- Before demolishing and removing parts of building having electrical wiring, gas and water pipes, conduit or similar items embedded in them, notify the architect and authorities having jurisdiction, and make sure that these items are out of service so that they can be removed without danger.
 - Arrange for a professional quality photographic record of demolition.

- ON-SITE ACTIONS**
- Burn no debris on the site.
 - Alter, adapt, and maintain temporary works as necessary, and strike or withdraw them progressively as the work proceeds.
 - Obtain the written consent of the architect/structural engineer if such works are to be left in position at the completion of the work.
 - Restore to original condition, without expense to the proprietor, any damage to remaining construction resulting from failure to provide adequate protection

- COMPLETION**
- Complete work in accordance with instructions and written variation orders.

- WARRANTY**
- Provide to the proprietor a Warranty covering stability of remaining structures.



Existing Site Plan & Demolition Plan
1 : 500

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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued To Client For Comment
2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI

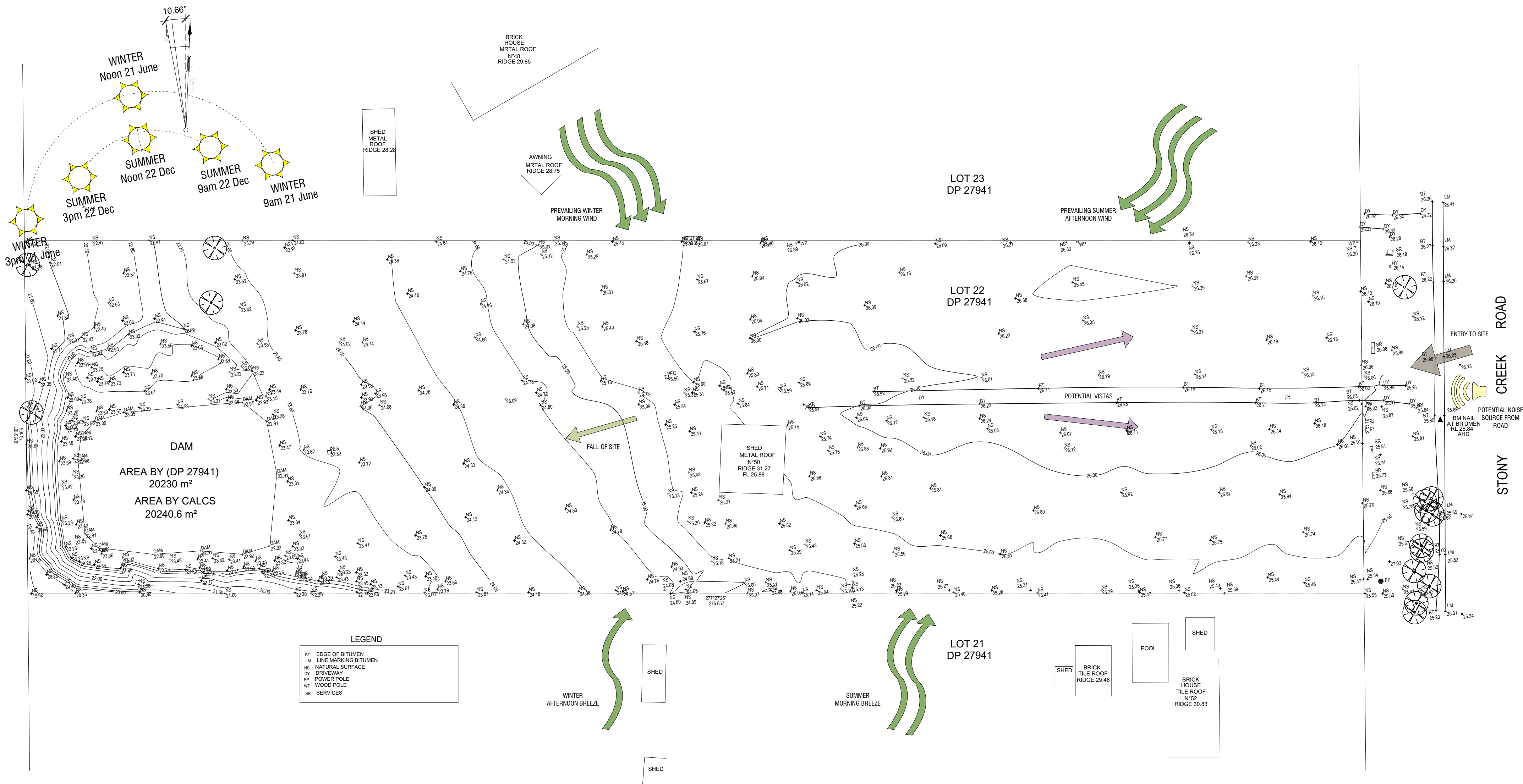


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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park
DRAWING TITLE

Existing Site Plan & Demolition

ORIENTATION	SCALE
	As indicated @ A1
DRAWING NUMBER	
JAZ277 - 010	
ISSUE	DATE
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DA	



Site Analysis Plan
1 : 500



Six Maps Plan View of 50 Stony Creek Road



View from Stony Creek Road to the Site

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PROJECT TITLE	Temple and Community Centre
CLIENT	Shree Swaminarayan Mandir Vadtaldham
ADDRESS	50 Stony Creek Road, Shanes Park
DRAWING TITLE	Site Analysis Plan



DRAWING NUMBER
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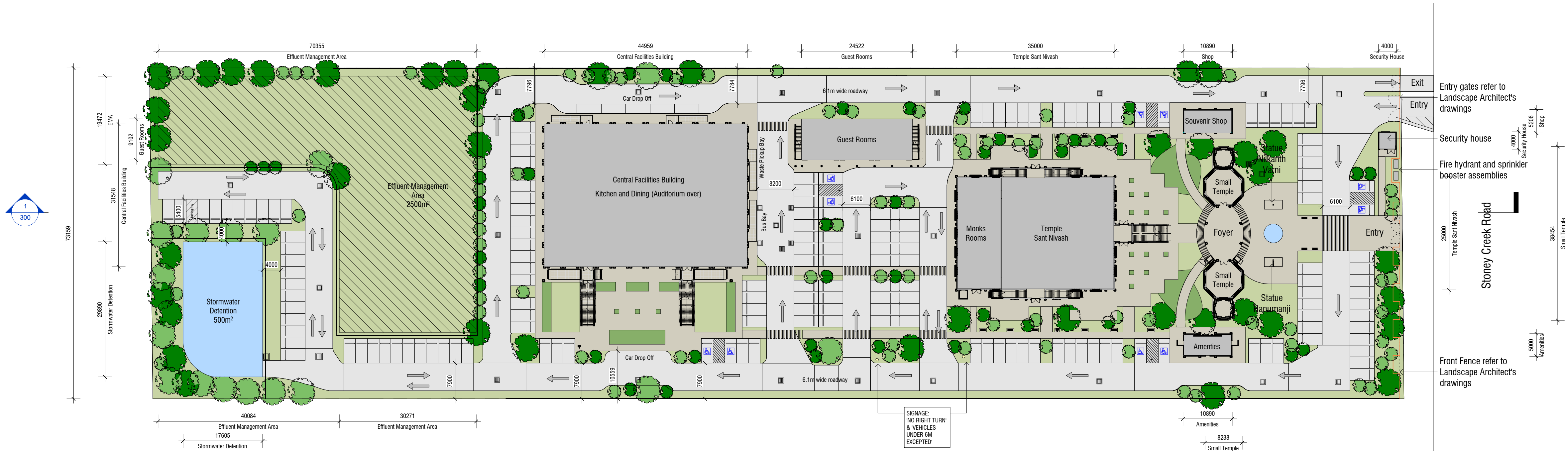
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REVISION SCHEDULE		
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1	12/12/2023	Site Plan Draft
2	20/12/2023	Issued To Client For Comment
3	22/02/2024	Updated Site Plan
4	04/04/2024	Consultant Coordination
5	30/04/2024	90% Complete
6	23/05/2024	Client Comment
7	24/05/2024	Consultant Coordination
8	19/06/2024	DA Submission
9	06/06/2025	Council RFI

PARKING

PARKING SPACES REQUIRED: 151
PARKING SPACES PROPOSED: 167



Proposed Site Plan
1 : 500



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PROJECT TITLE

Temple and Community Centre

CLIENT

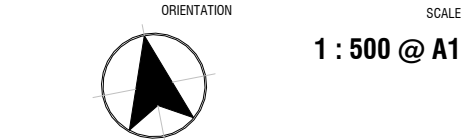
Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Site Plan

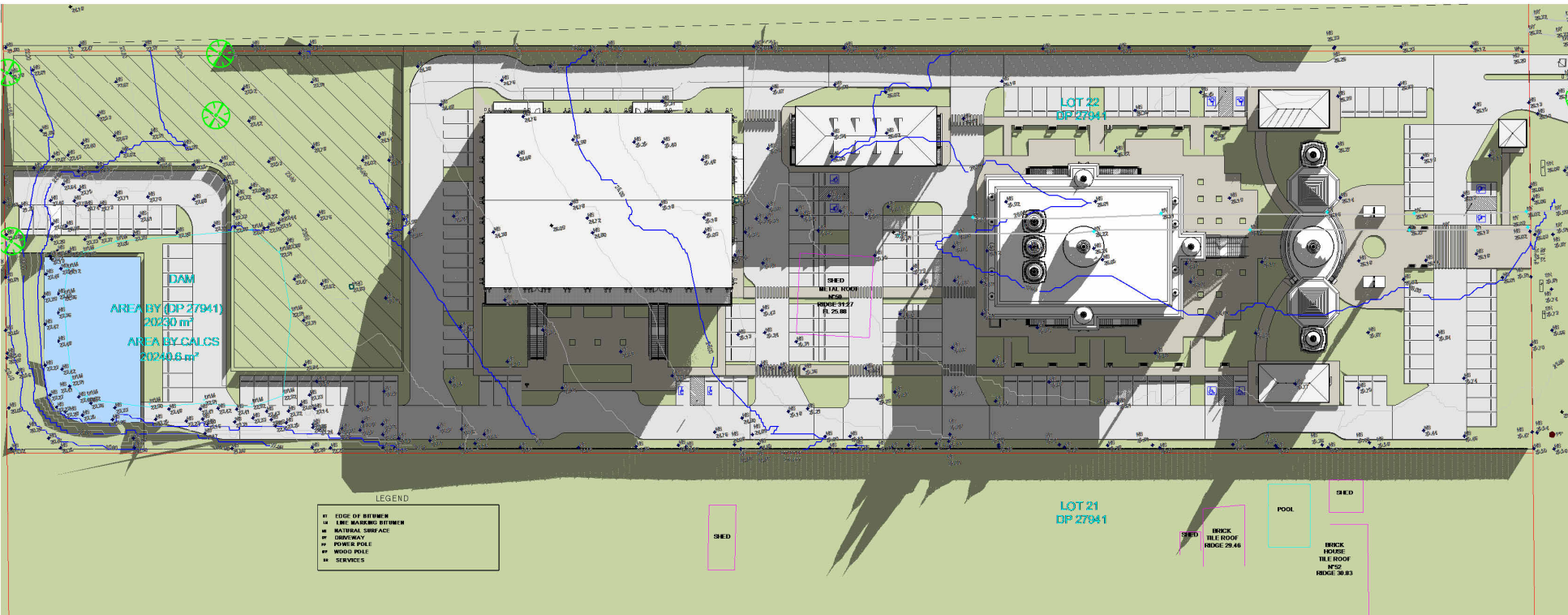


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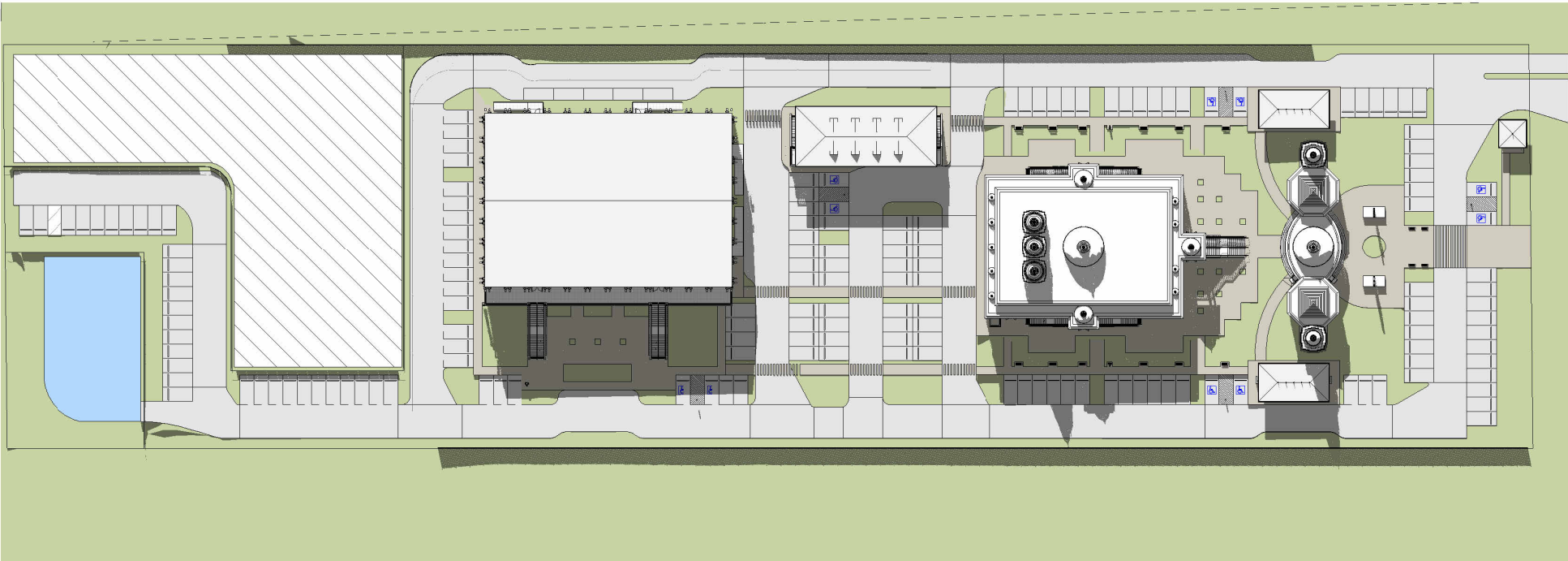
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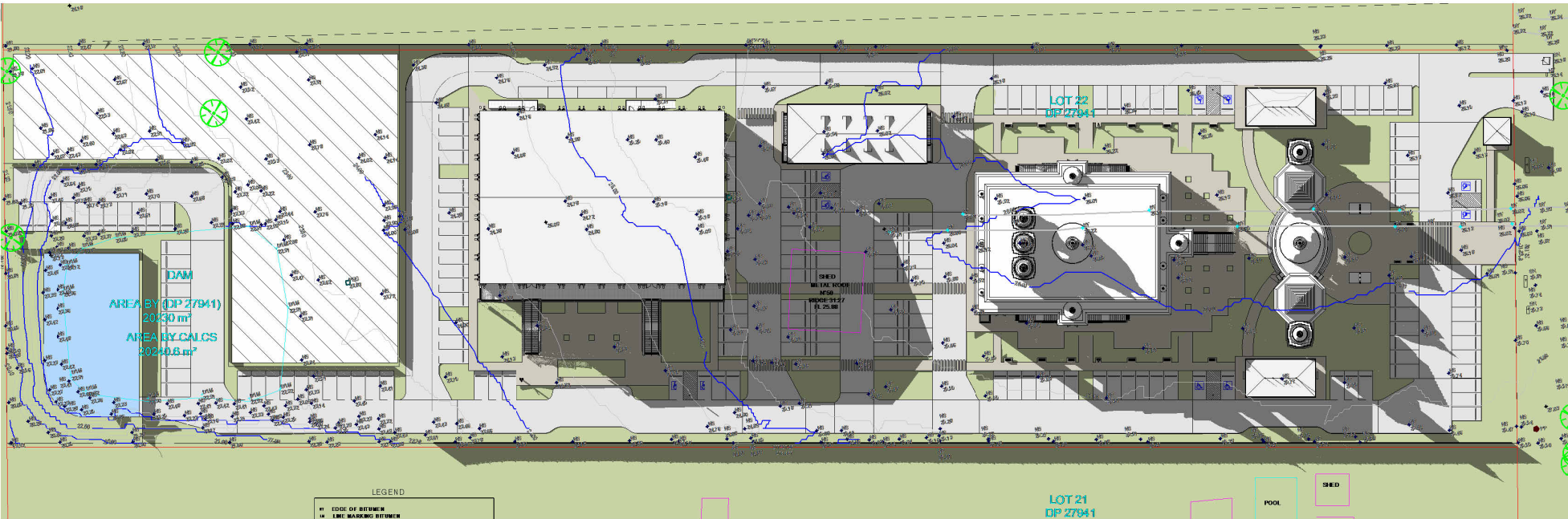
Stoney Creek Road

Shadow Diagram - Winter 9am
1 : 1000



Stoney Creek Road

Shadow Diagram - Winter 12pm
1 : 1000



Stoney Creek Road

Shadow Diagram - Winter 3pm
1 : 1000

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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Proposed Shadow
Diagrams



SCALE
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JA2277 - 102

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DATE

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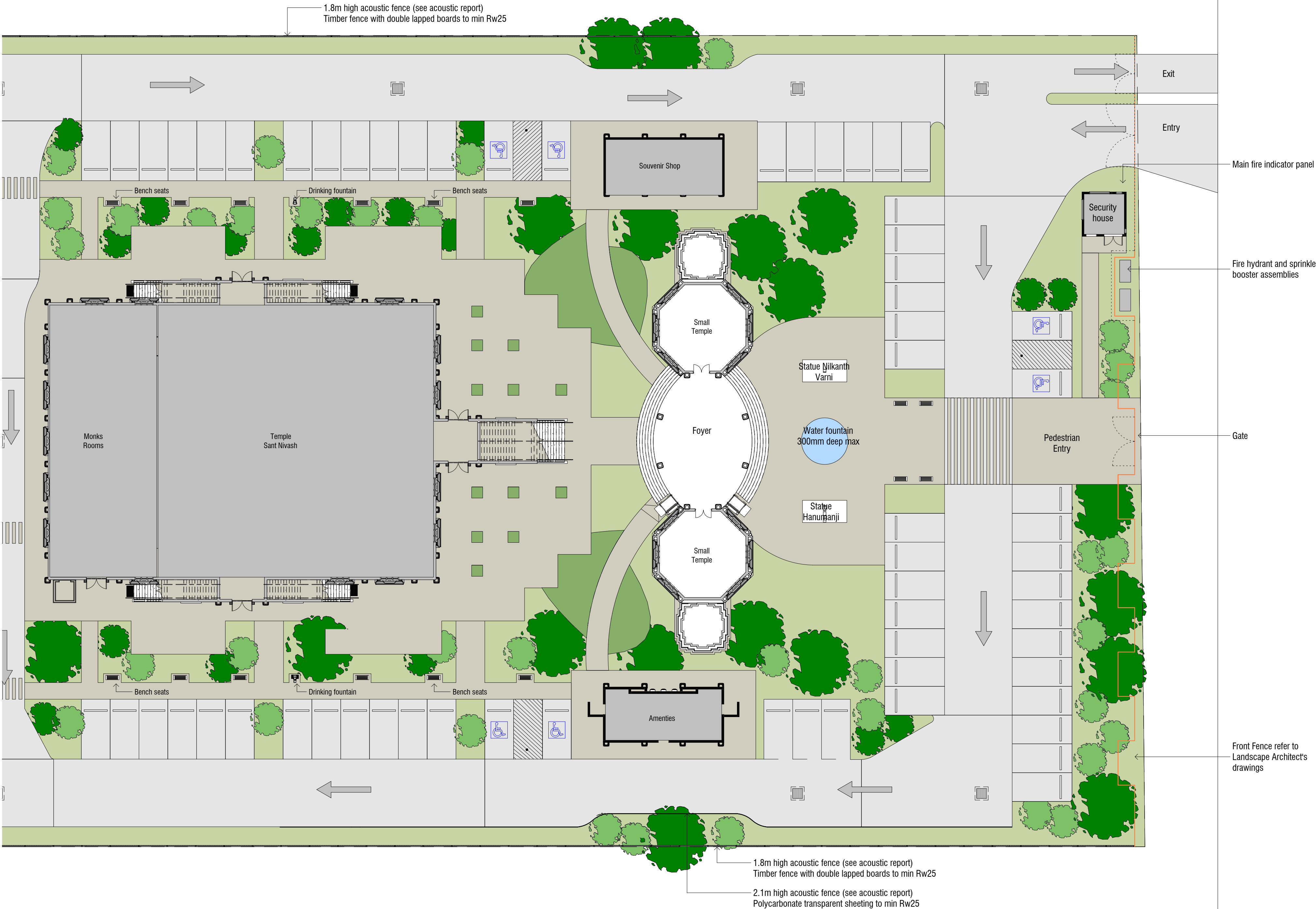
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1	20/12/2023	Issued To Client For Comment
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3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI



Landscape and Mandir Precinct
1 : 200



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Site Plan - Landscape and Mandir Precinct



SCALE
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DRAWING NUMBER

JA2277 - 110

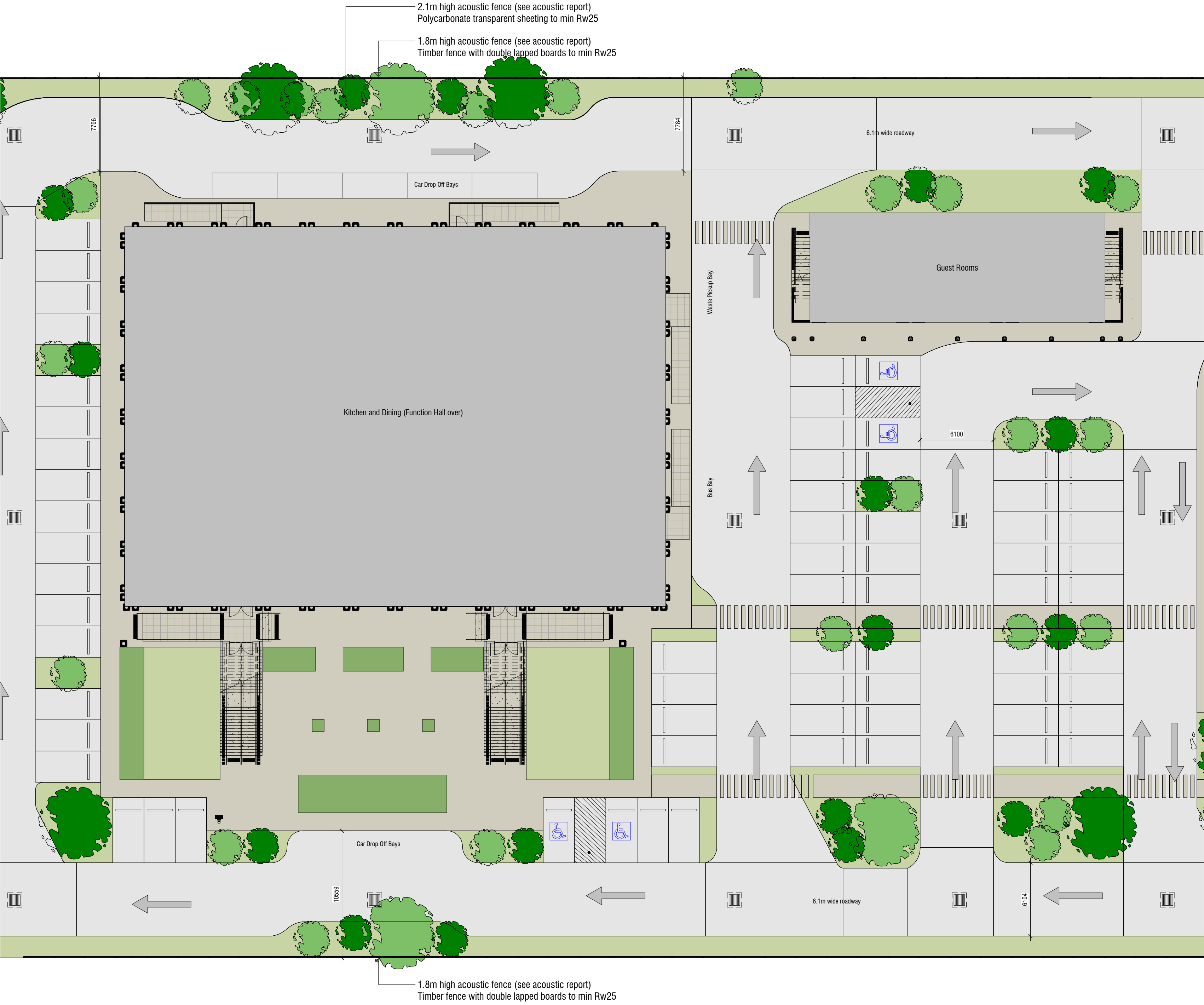
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Community Hall Precinct
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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued To Client For Comment
2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Site Plan - Community Hall
Precinct



SCALE
1 : 200 @ A1

DRAWING NUMBER

JA2277 - 111

ISSUE

5

DATE

3/07/2025
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DA

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Water Management Precinct
1 : 200



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PROJECT TITLE

Temple and Community Centre

CLIENT

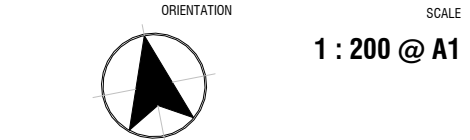
Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

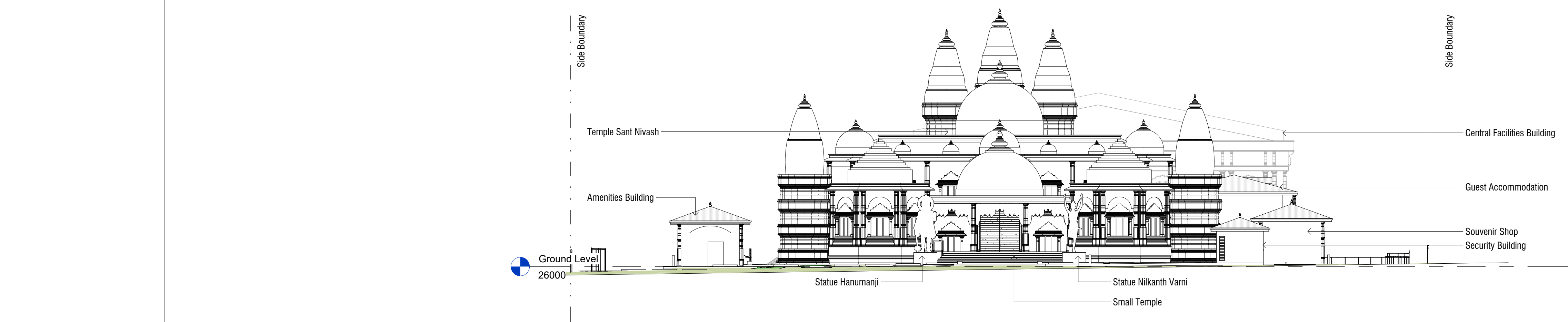
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Management Precinct



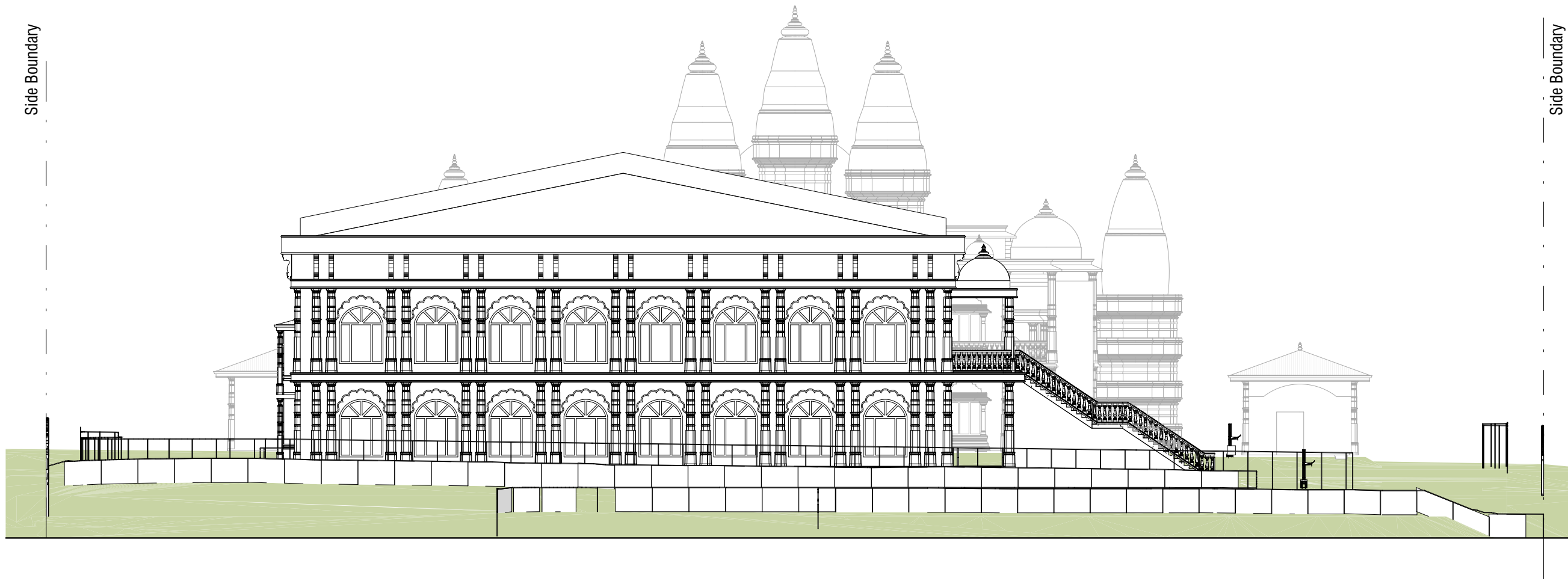
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Front Site Elevation
1 : 200



Rear Site Elevation
1 : 200

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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Site Elevations

ORIENTATION

1 : 200 @ A1

+

DRAWING NUMBER

JA2277 - 200

ISSUE

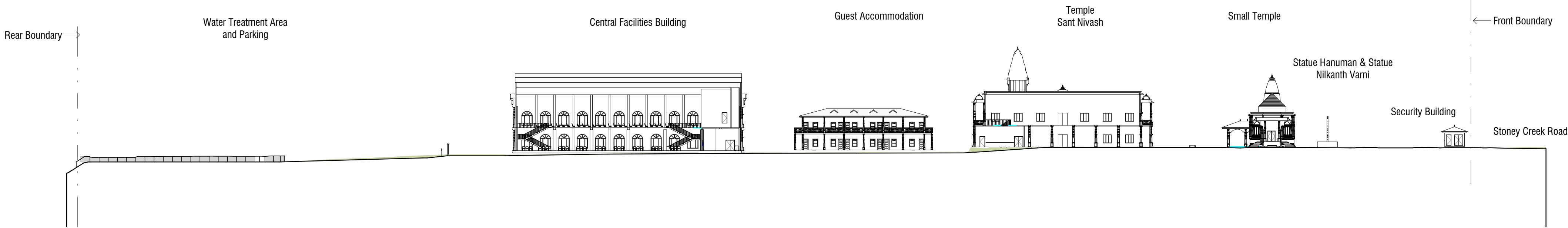
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Site Section
1 : 500

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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Site Section

ORIENTATION	SCALE
+	1 : 500 @ A1

DRAWING NUMBER
JA2277 - 300

ISSUE	DATE
3	3/07/2025 5:18:51 PM

DA

CENTRAL FACILITIES - DA SUBMISSION

Community Hall Drawings		
Sheet Number	Sheet Name	Current Revision
C100	Ground Floor Plan (Kitchen & Dining)	7
C101	First Floor Plan (Community Hall)	7
C102	Roof Plan	6
C200	Elevations North & South (Entry)	7
C201	Elevations East & West	7
C300	Sections	6



3D View of Central Facilities Building



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DA

PROJECT TITLE	PROJECT NUMBER
Shanes Park Temple - Central Facilities	JA2277
CLIENT	PROJECT REVISION
Shree Swaminarayan Mandir Vadtalldham	7
ADDRESS	PROJECT TYPE
50 Stoney Creek Road, Shanes Park	3/07/2025 5:09:46 PM

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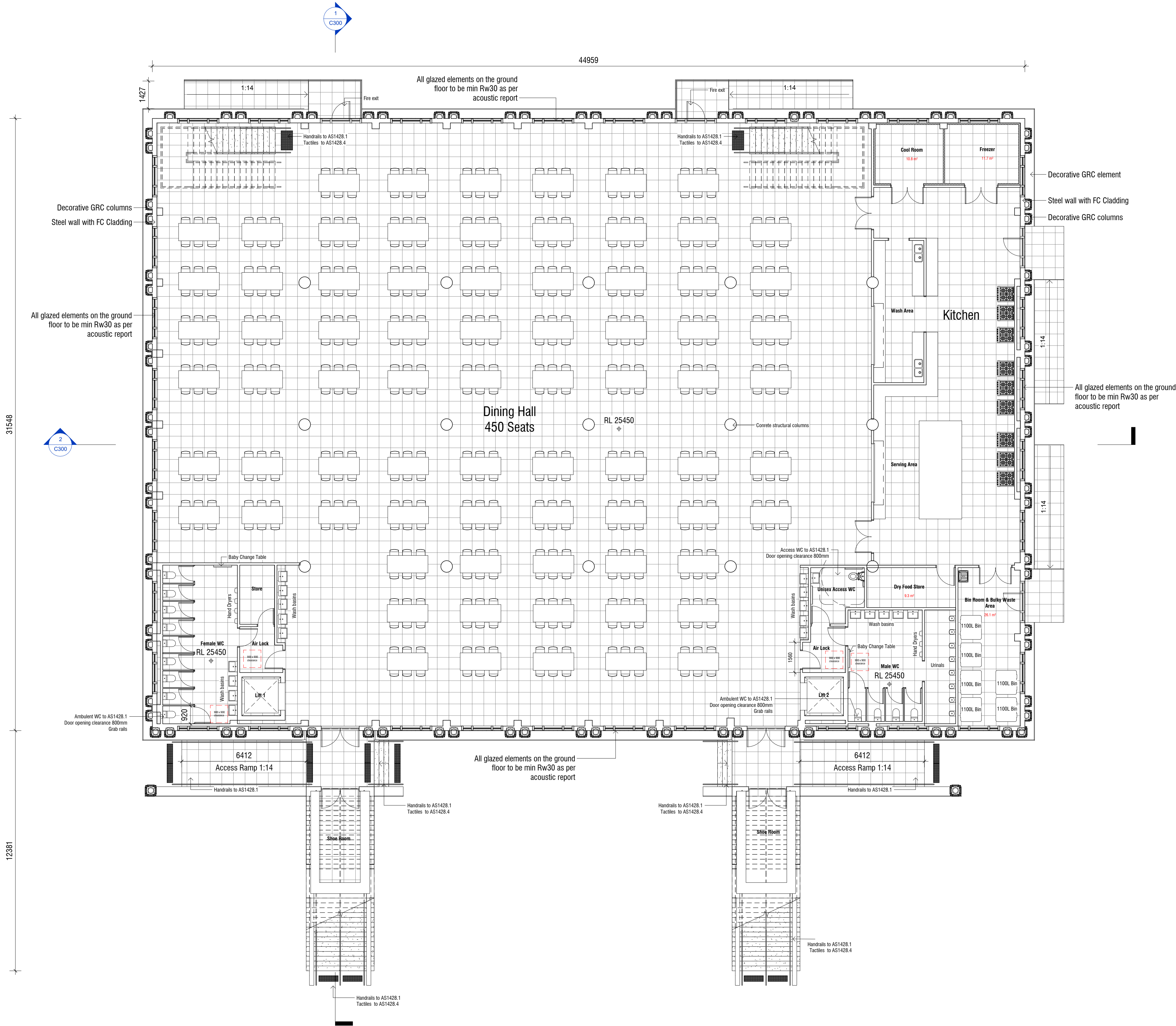
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Kitchen & Dining Hall (Ground)
1 : 100



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PROJECT TITLE

Shanes Park Temple - Central Facilities

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Ground Floor Plan (Kitchen & Dining)

ORIENTATION



SCALE

1 : 100 @ A1

DRAWING NUMBER

JA2277 - C100

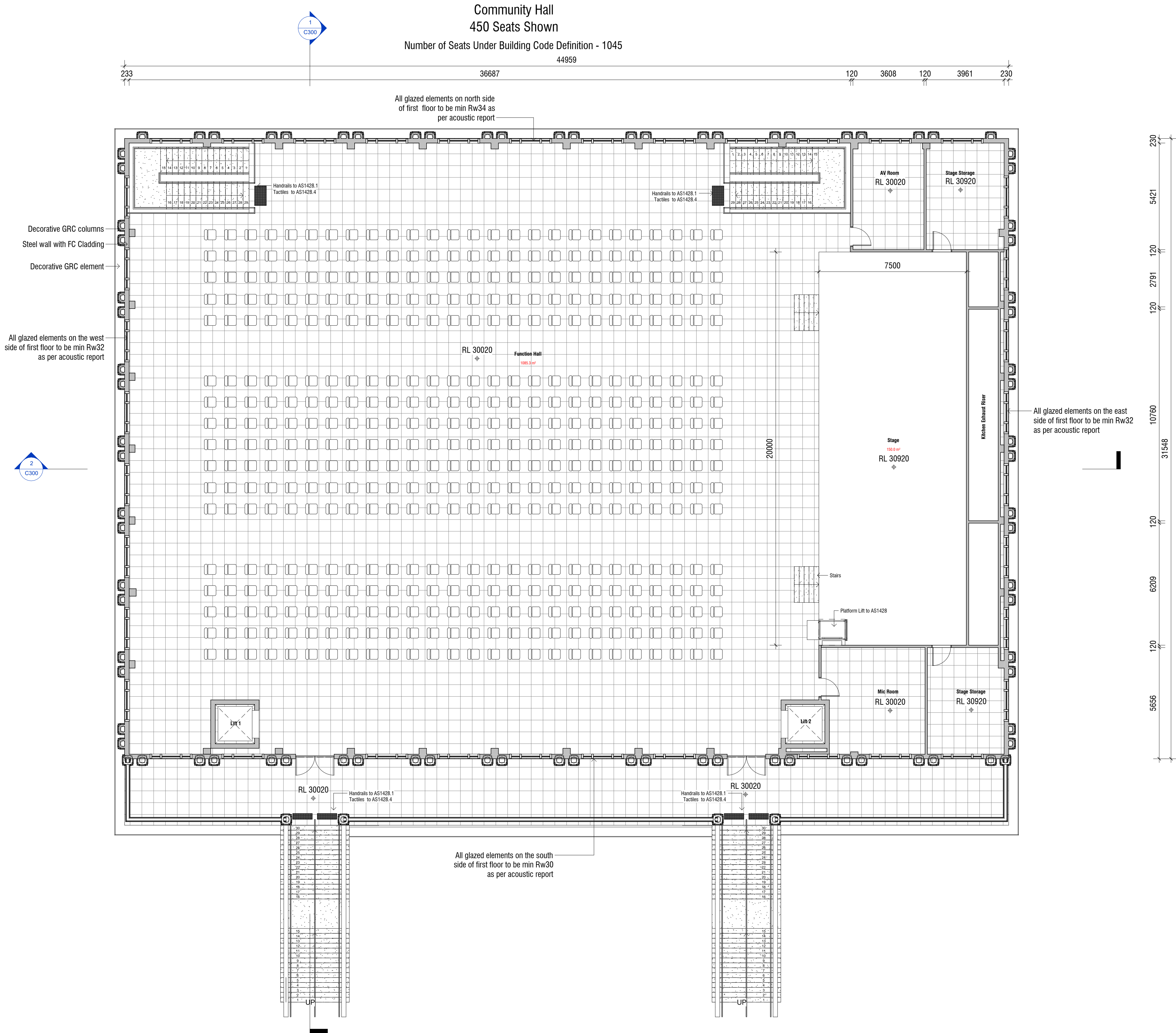
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DA



Community Hall Level 1
1 : 100

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PROJECT TITLE

Shanes Park Temple - Central Facilities

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

First Floor Plan (Community Hall)



1 : 100 @ A1

DRAWING NUMBER

JA2277 - C101

ISSUE

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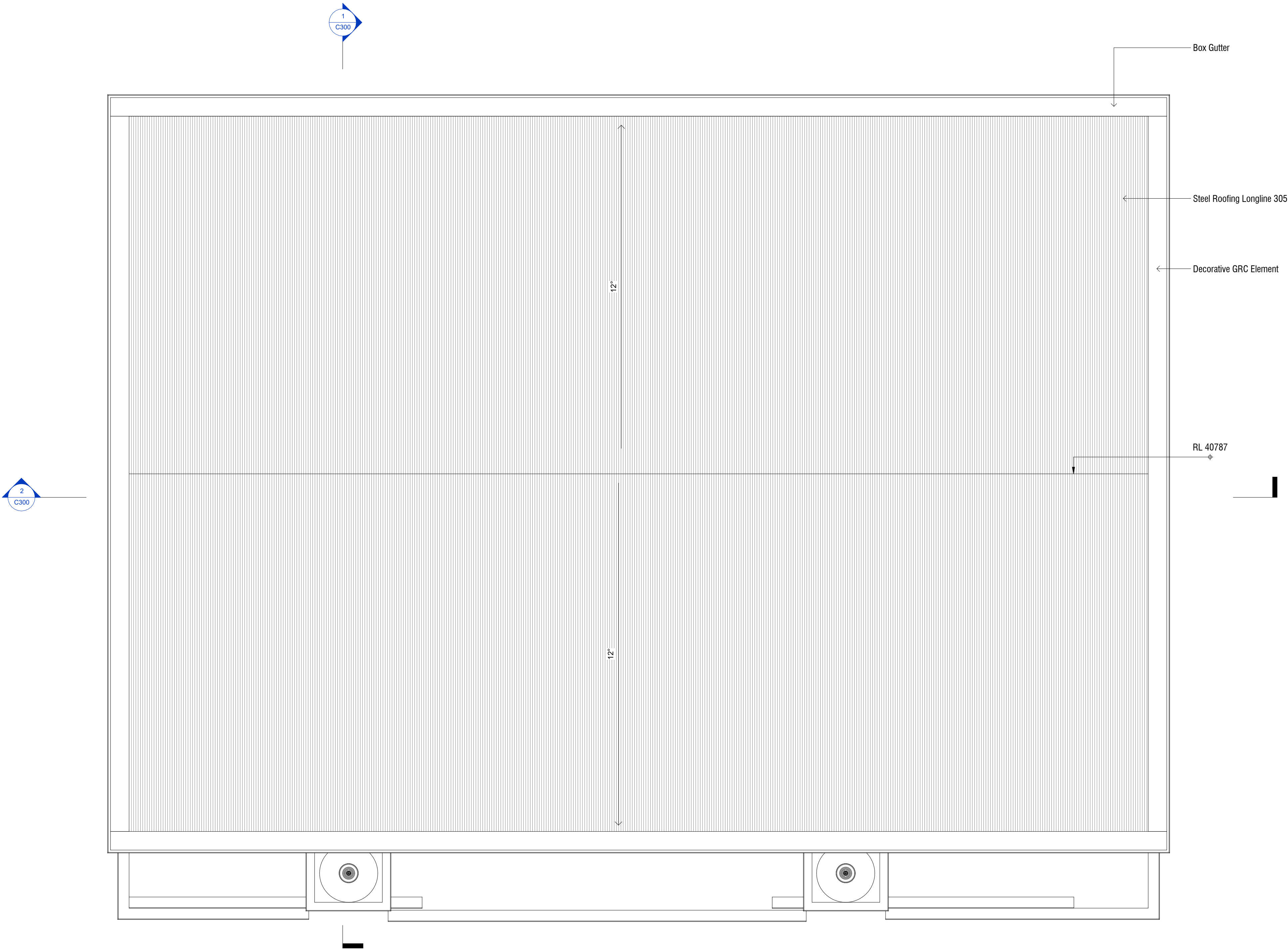
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Roof Plan
1 : 100



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PROJECT TITLE

Shanes Park Temple - Central Facilities

CLIENT

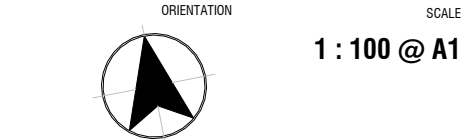
Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Roof Plan



DRAWING NUMBER

JA2277 - C102

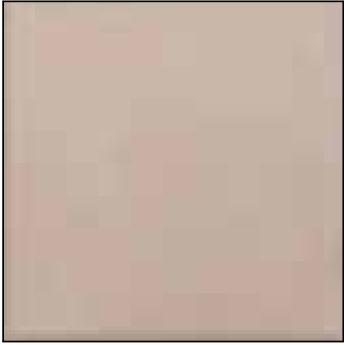
ISSUE

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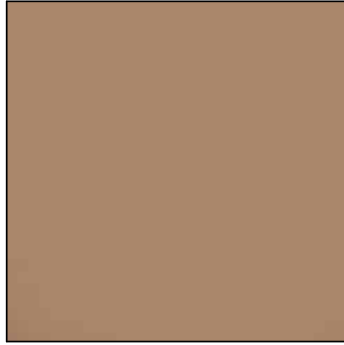
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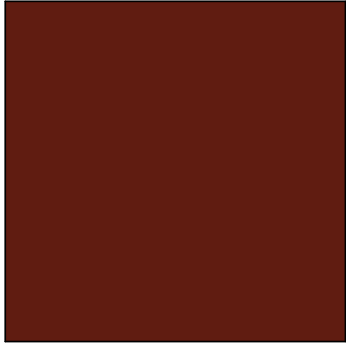
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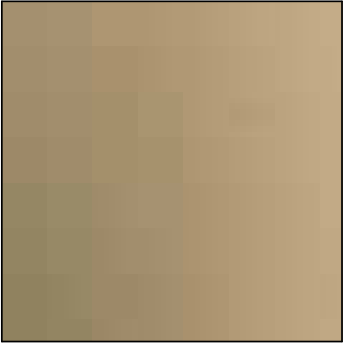
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FC CLADDING



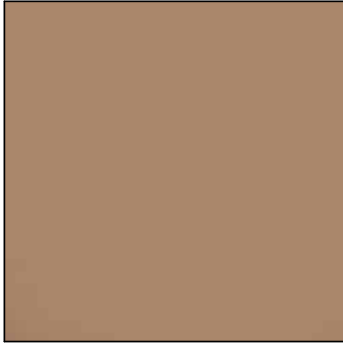
POWDER COATING:
DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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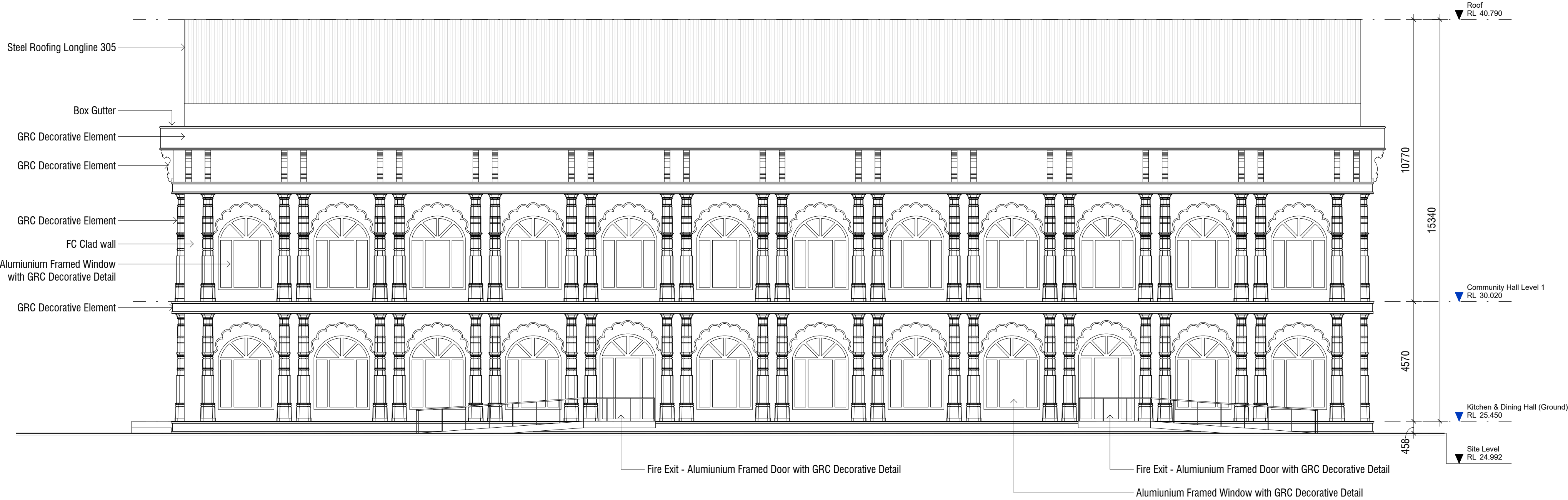
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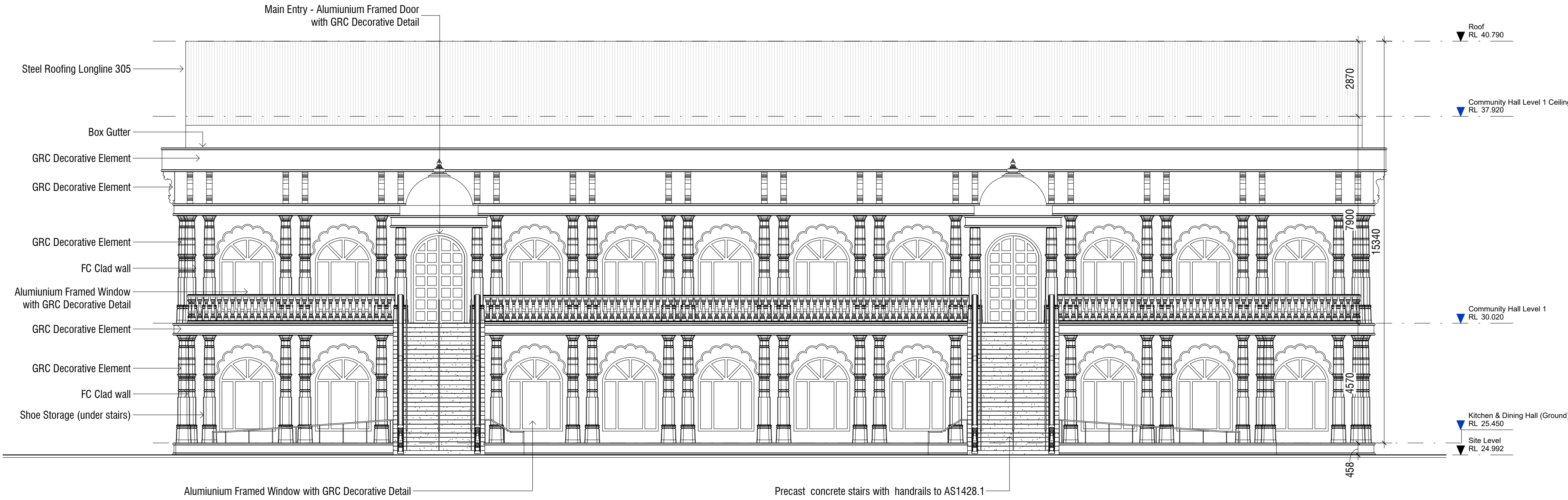
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ABN: 48 714 361 834



North Elevation
1 : 100



South Elevation (Entry)
1 : 100



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Blaxland NSW 2774

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PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations North & South
(Entry)

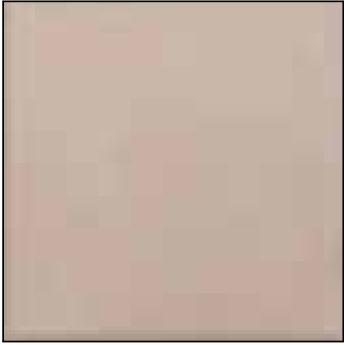
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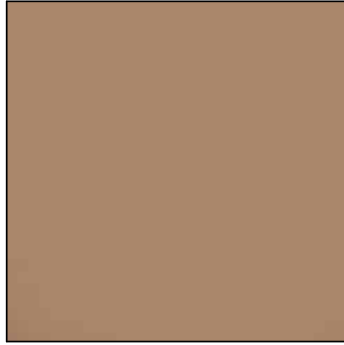
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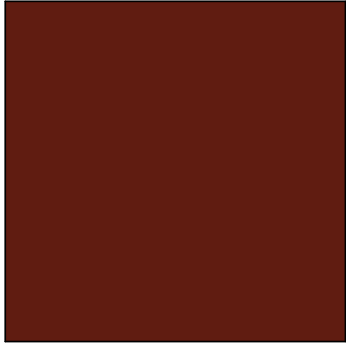
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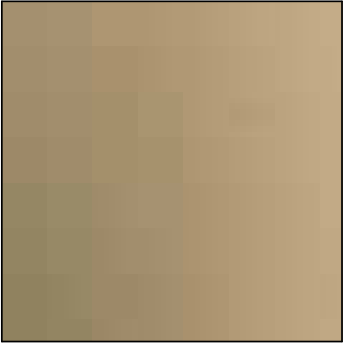
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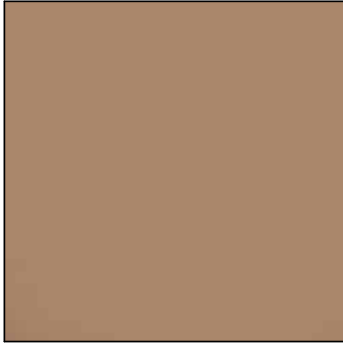
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DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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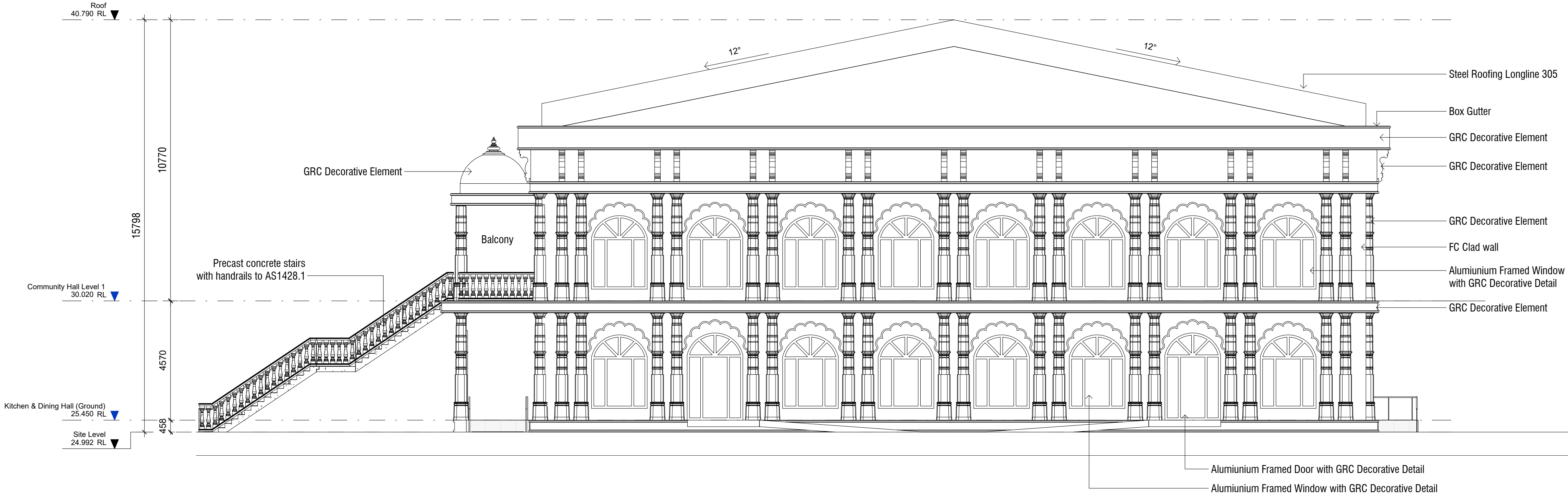
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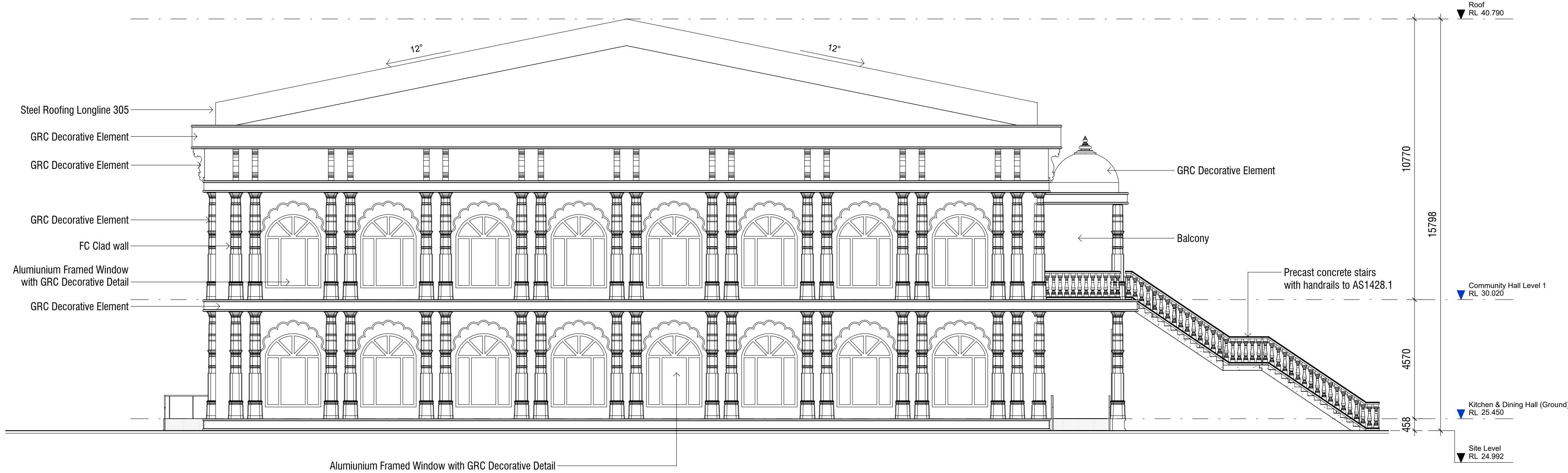
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7	06/06/2025	Council RFI



East Elevation
1 : 100



West Elevation
1 : 100



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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations East & West

SCALE
As indicated @ A1

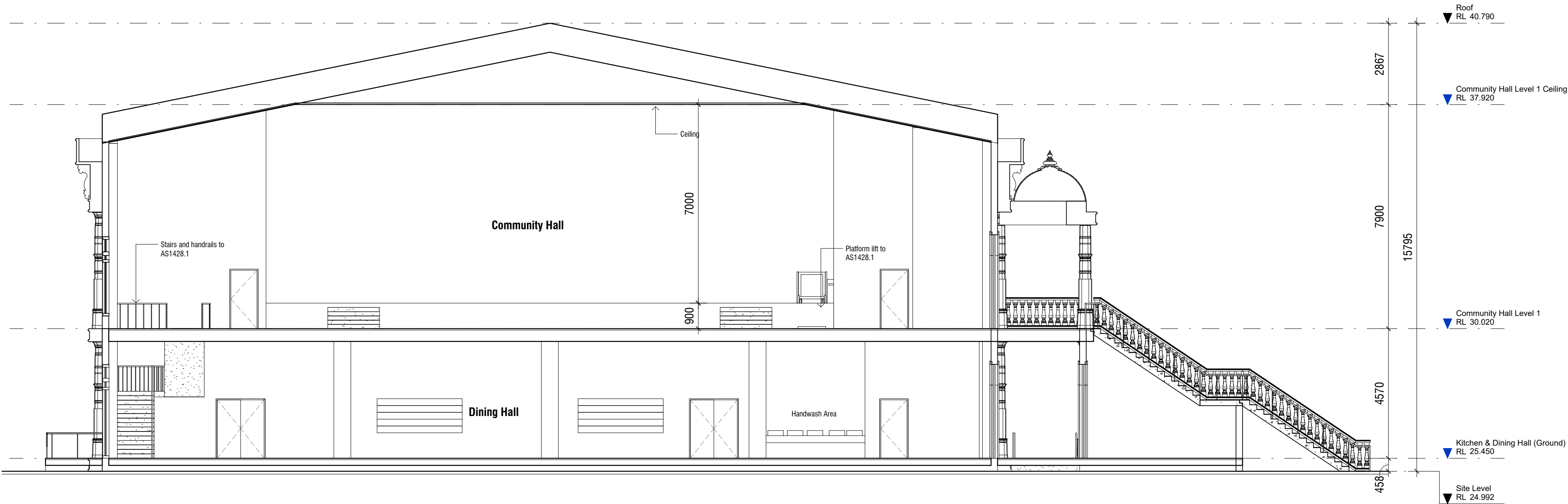
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ISSUE
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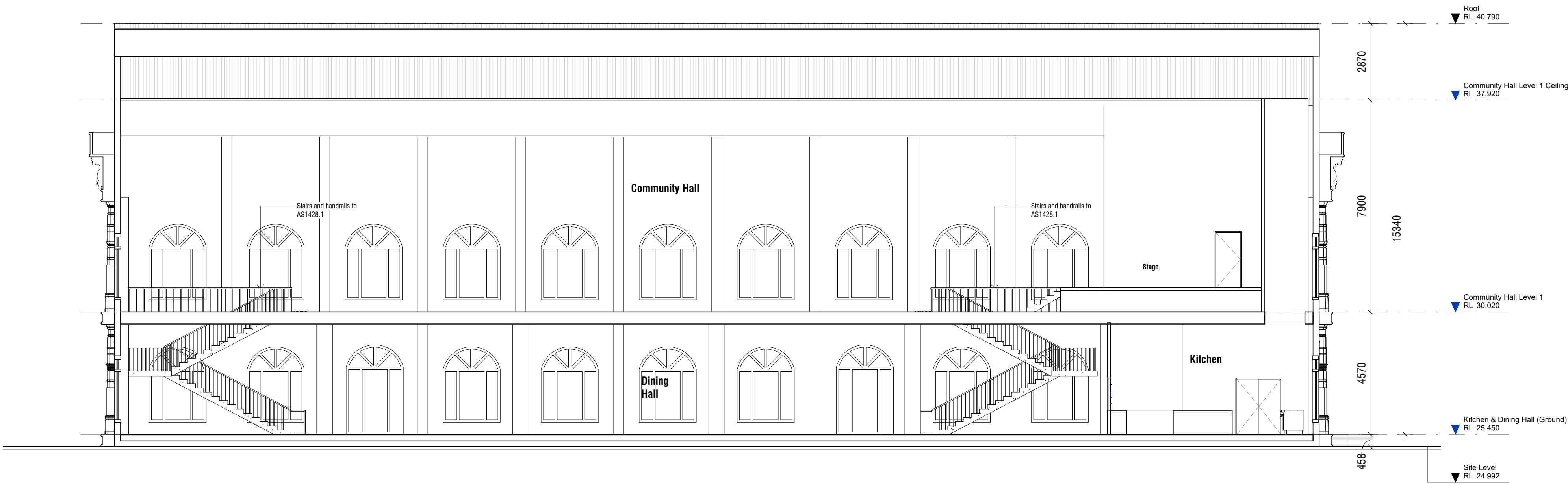
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6	06/06/2025	Council RFI



Section 1
1 : 100



Section 2
1 : 100



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Blaxland NSW 2774

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PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C300

ISSUE
6

DATE
**3/07/2025
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DA

MANDIR - DA SUBMISSION

Mandir Drawings		
Sheet Number	Sheet Name	Current Revision
M000	Mandir Contents	6
M100	Shant Asharam & Administration Office (Ground)	6
M101	Mandir - Hall Level	6
M200	Mandir - Elevations	6
M201	Mandir - Elevations	6
M300	Mandir - Sections	6



3D View of Mandir



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PROJECT TITLE	PROJECT NUMBER
Shanes Park Temple - Mandir	JA2277
CLIENT	PROJECT REVISION
Shree Swaminarayan Mandir Vadtalidham	6
ADDRESS	PROJECT TYPE
50 Stoney Creek Road, Shanes Park	DATE/TIME
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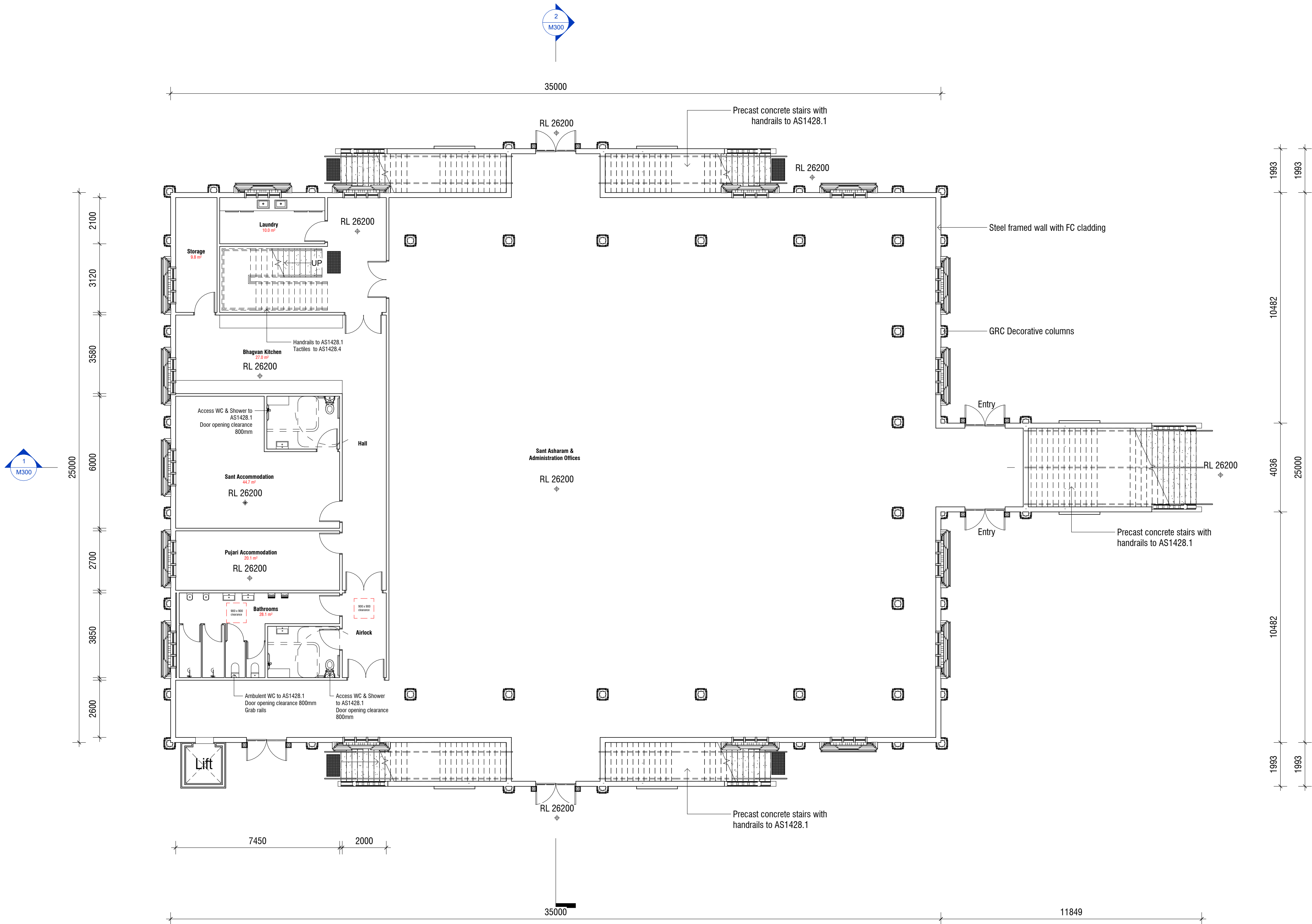
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00 Shant Asharam & Administration Office (Ground)
1 : 100

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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued to Client For Comment
2	10/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RfIs



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PROJECT TITLE
Shanes Park Temple - Mandir
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park
DRAWING TITLE

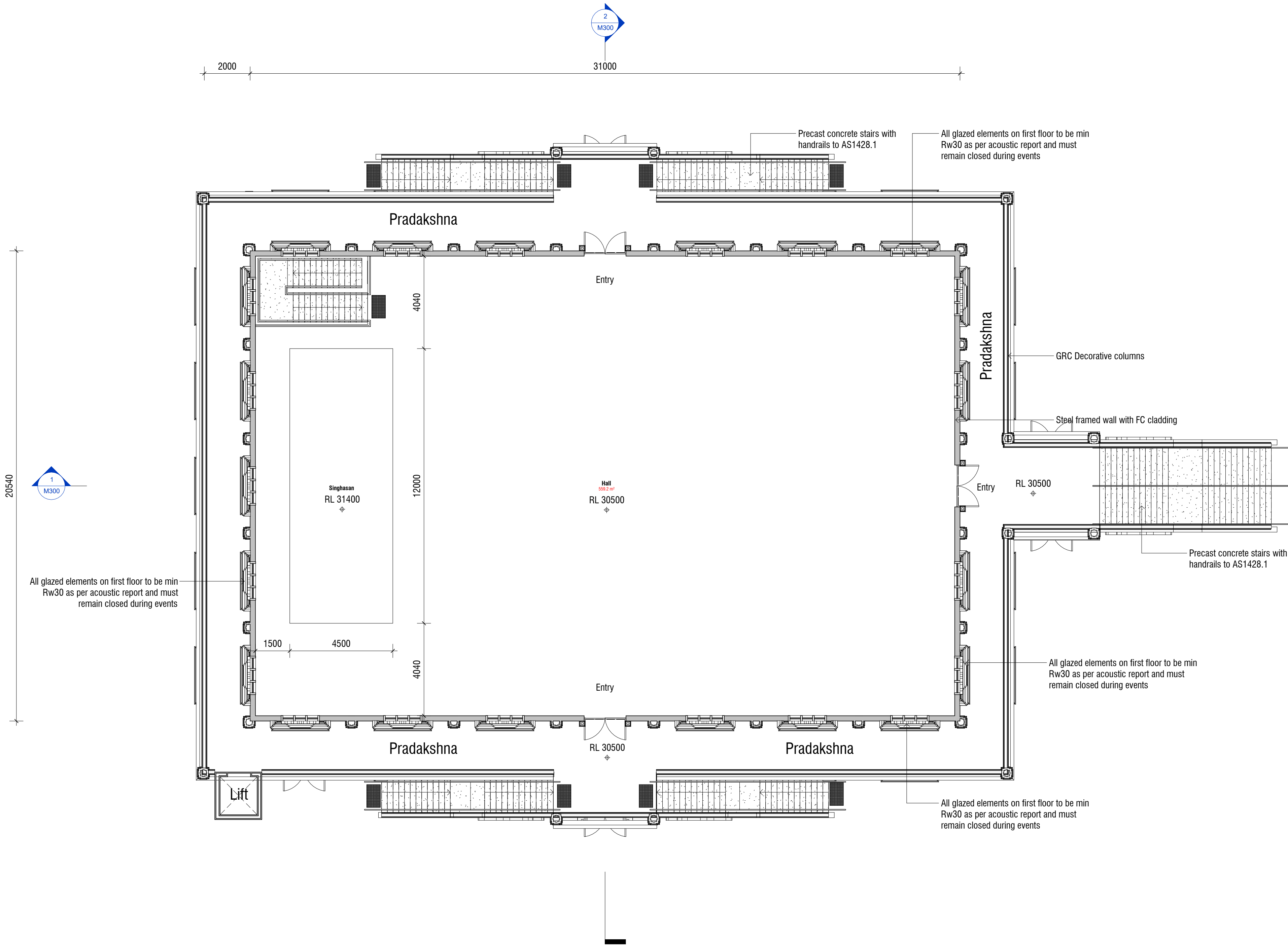
Shant Asharam &
Administration Office
(Ground)



DRAWING NUMBER
JA2277 - M100

ISSUE
6
DATE
3/07/2025
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DA



01 Mandir Hall Level (Level 1)
1 : 100

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ABN: 48 714 361 834

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2	10/04/2024	Consultant Coordination
3	30/04/2024	100% Complete
4	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RFI's

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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE

Shanes Park Temple - Mandir

CLIENT

Shree Swaminarayan Mandir Vadaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Mandir - Hall Level

SCALE

1 : 100 @ A1

DRAWING NUMBER

JA2277 - M101

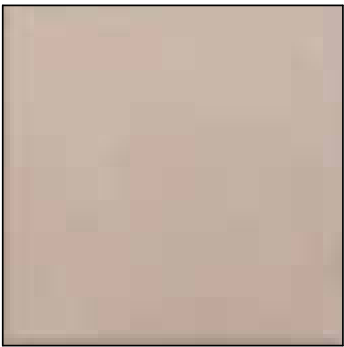
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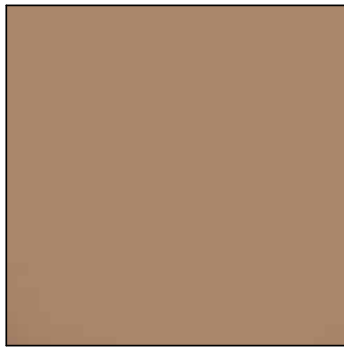
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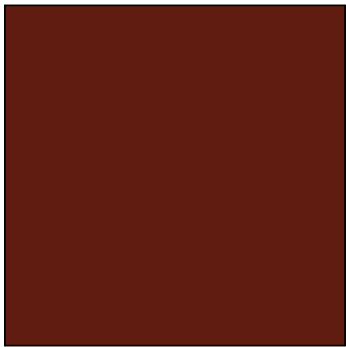
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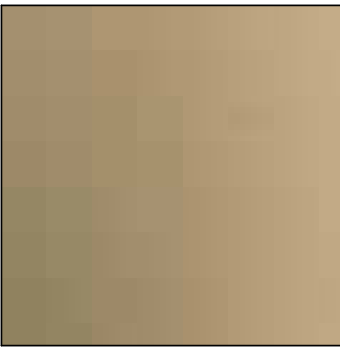
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FC CLADDING



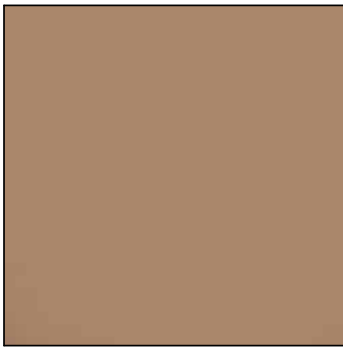
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DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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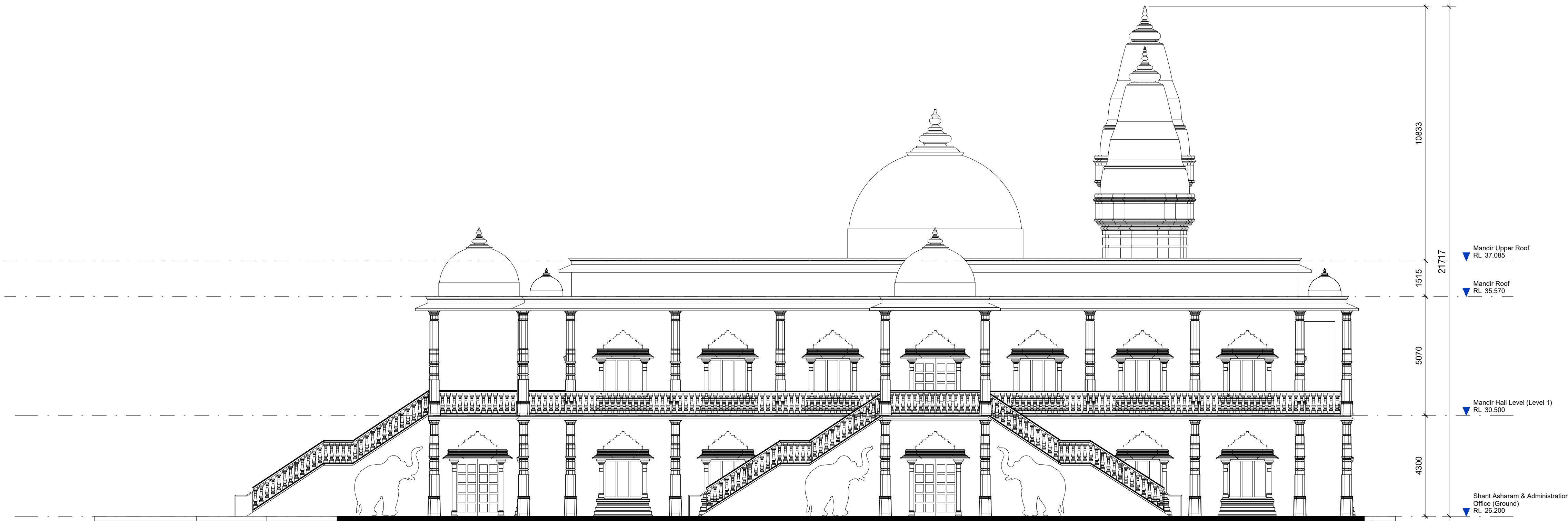
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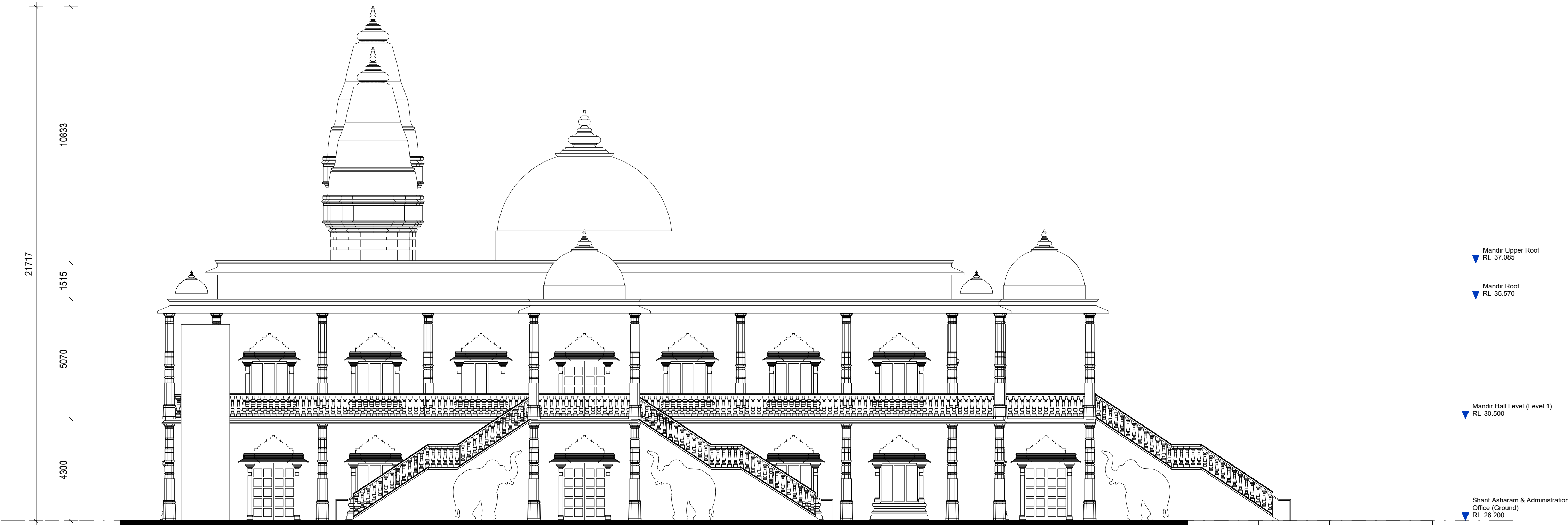
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North
1 : 100



South
1 : 100

REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued to Client For Comment
2	10/04/2024	Consultant Coordination
3	30/04/2024	80% Complete
4	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RFls

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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

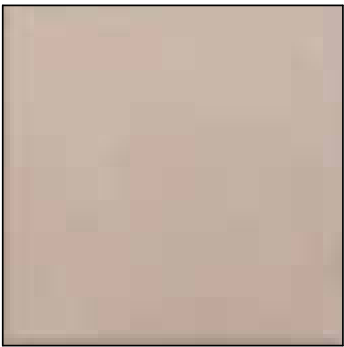
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DRAWING NUMBER
JA2277 - M200

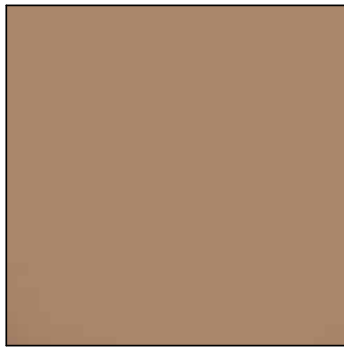
ISSUE
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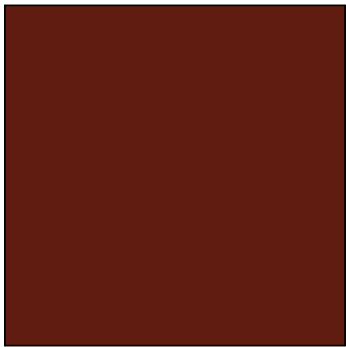
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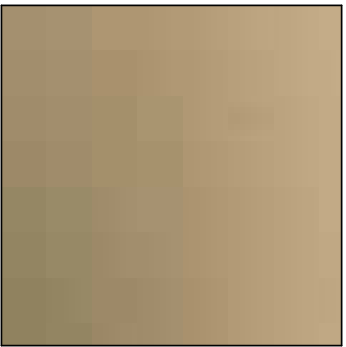
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FC CLADDING



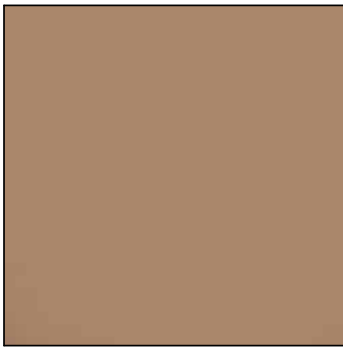
POWDER COATING:
DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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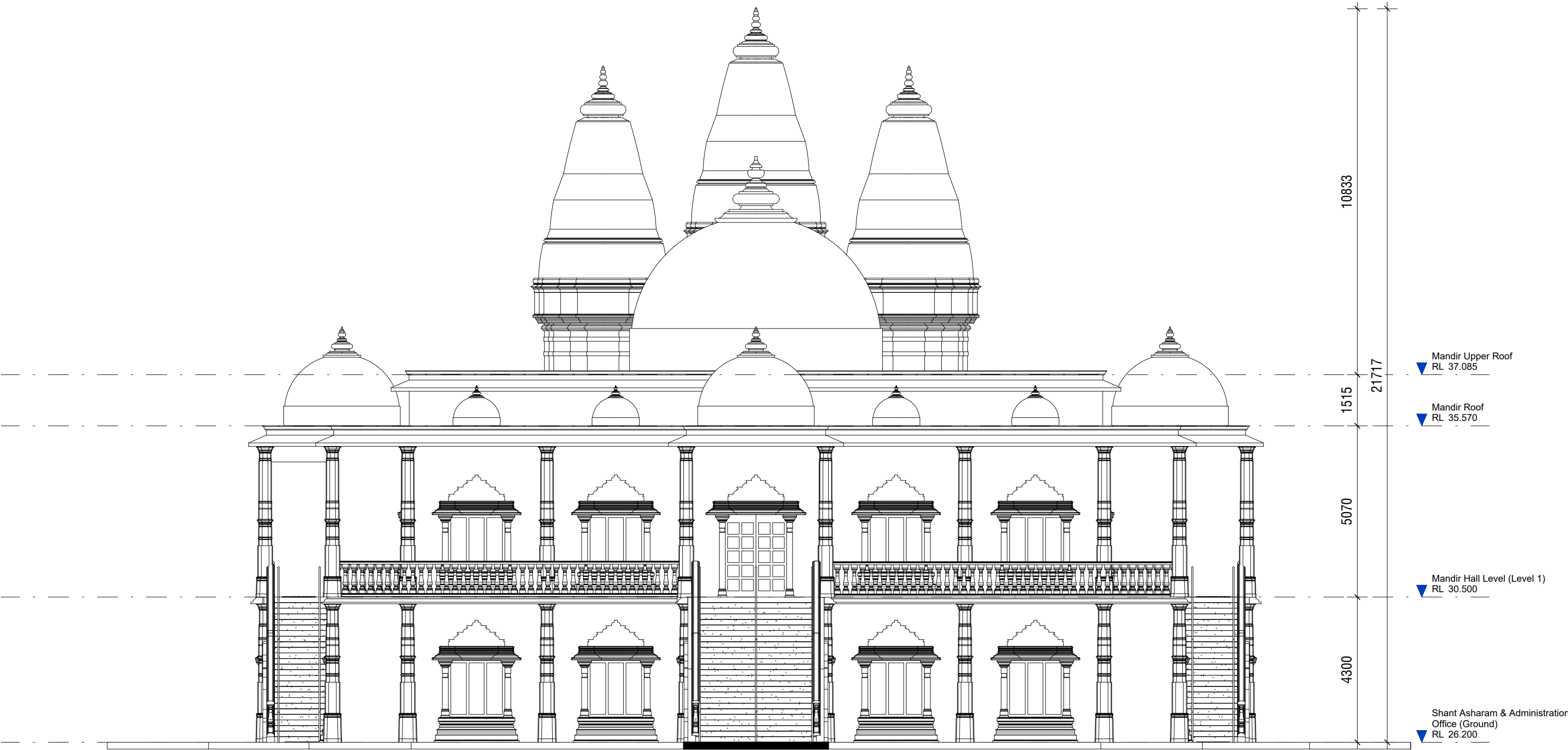
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3	30/04/2024	100% Complete
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5	24/05/2024	Consultant Coordination
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East
1 : 100



West
1 : 100



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Blaxland NSW 2774

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PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

SCALE
As indicated @ A1

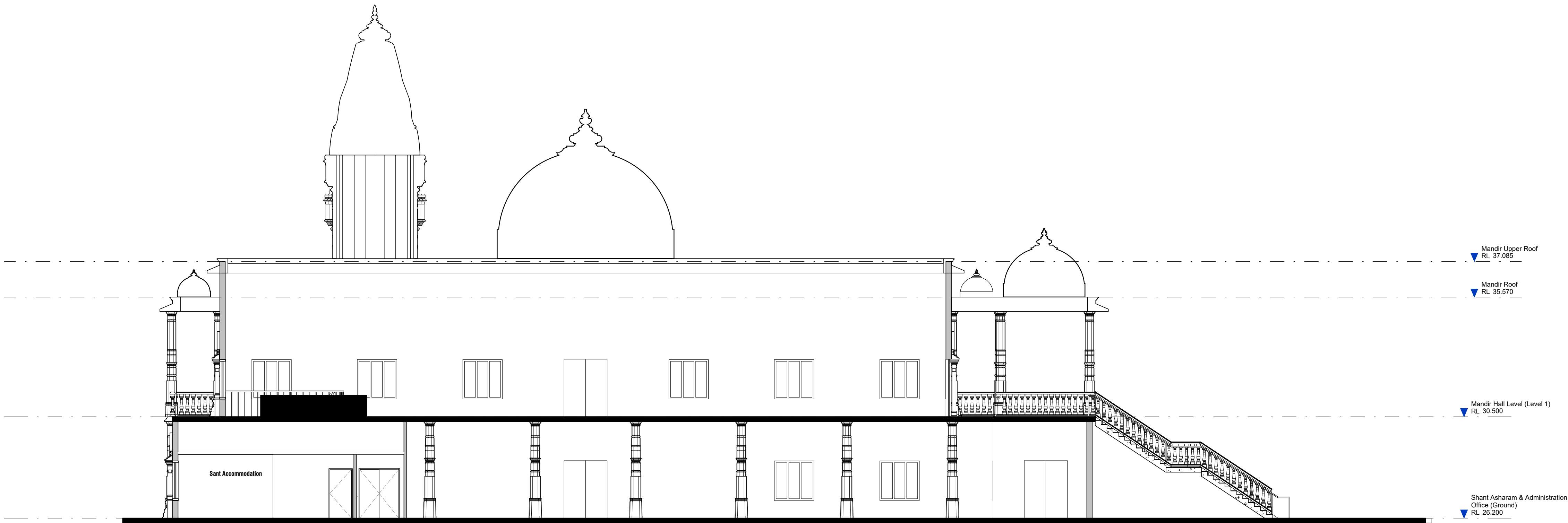
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JA2277 - M201

ISSUE
6

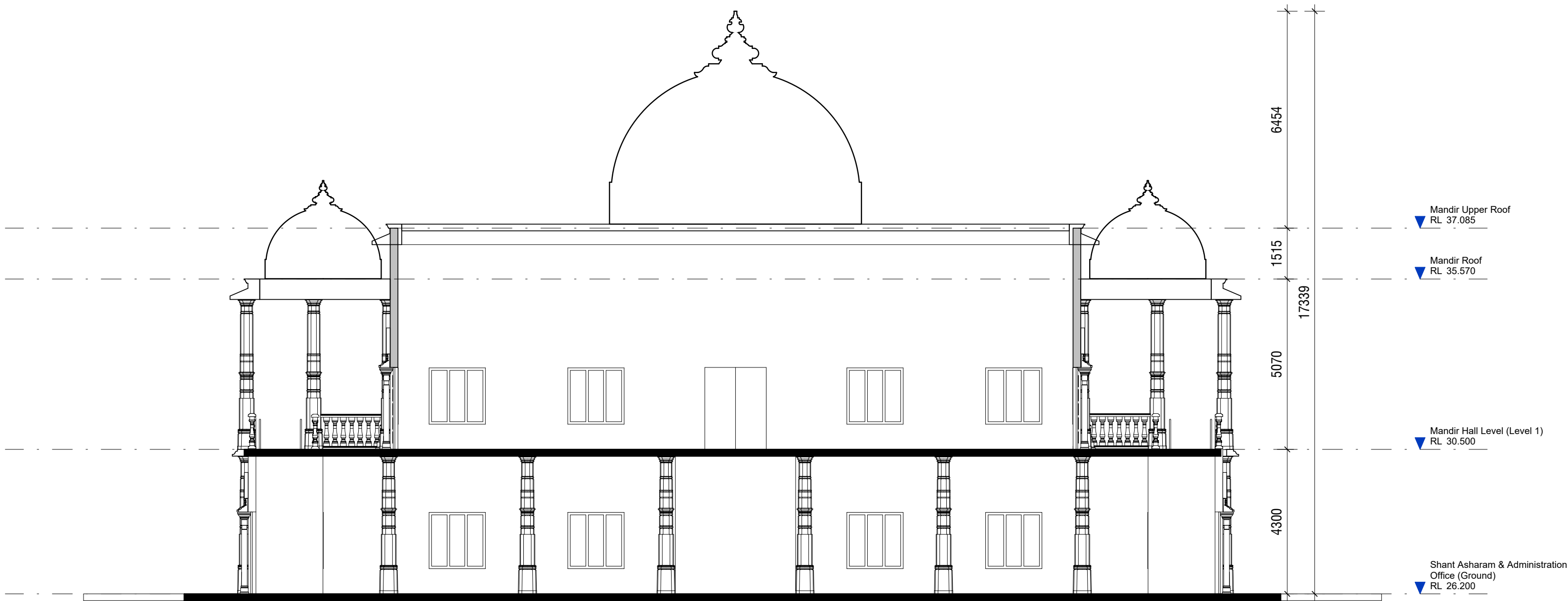
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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued to Client For Comment
2	10/04/2024	Consultant Coordination
3	30/04/2024	100% Complete
4	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RFI's



Section 1
1 : 100



Section 2
1 : 100

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Blaxland NSW 2774

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PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M300

ISSUE
6

DATE
3/07/2025 5:14:36 PM

DA

GUEST ROOMS - DA SUBMISSION

Guest Room Drawings		
Sheet Number	Sheet Name	Current Revision
G000	Guest Rooms Contents	5
G100	Guest Rooms - Ground & Level 1	5
G101	Guest Rooms - Roof	5
G200	Guest Rooms - Elevations	5
G300	Guest Rooms - Sections	5



3D View of Guest Rooms



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PROJECT TITLE	PROJECT NUMBER
Shanes Park Temple - Guest Rooms	JA2277
CLIENT	PROJECT REVISION
Shree Swaminarayan Mandir Vadlaldham	5
ADDRESS	PROJECT TYPE
50 Stoney Creek Road, Shanes Park	DATE/TIME
	6/06/2025 2:50:39 PM

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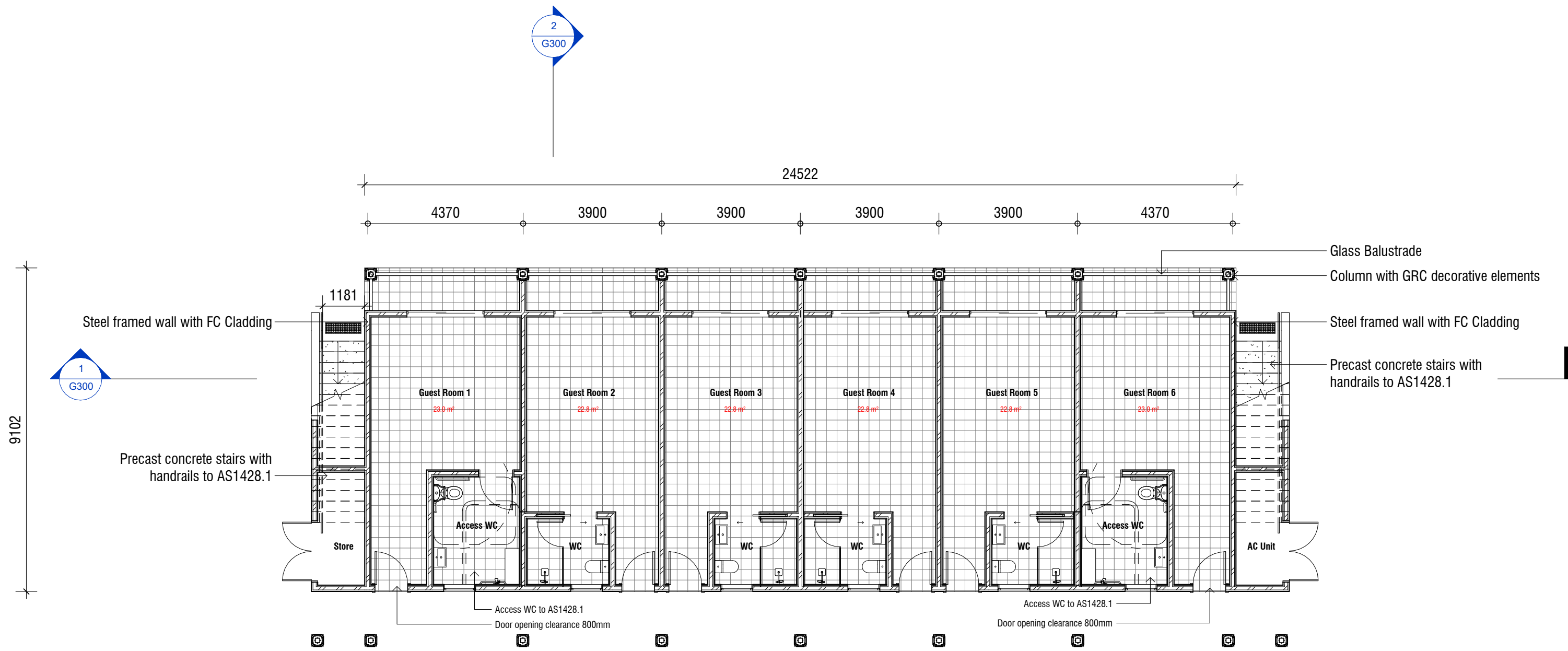
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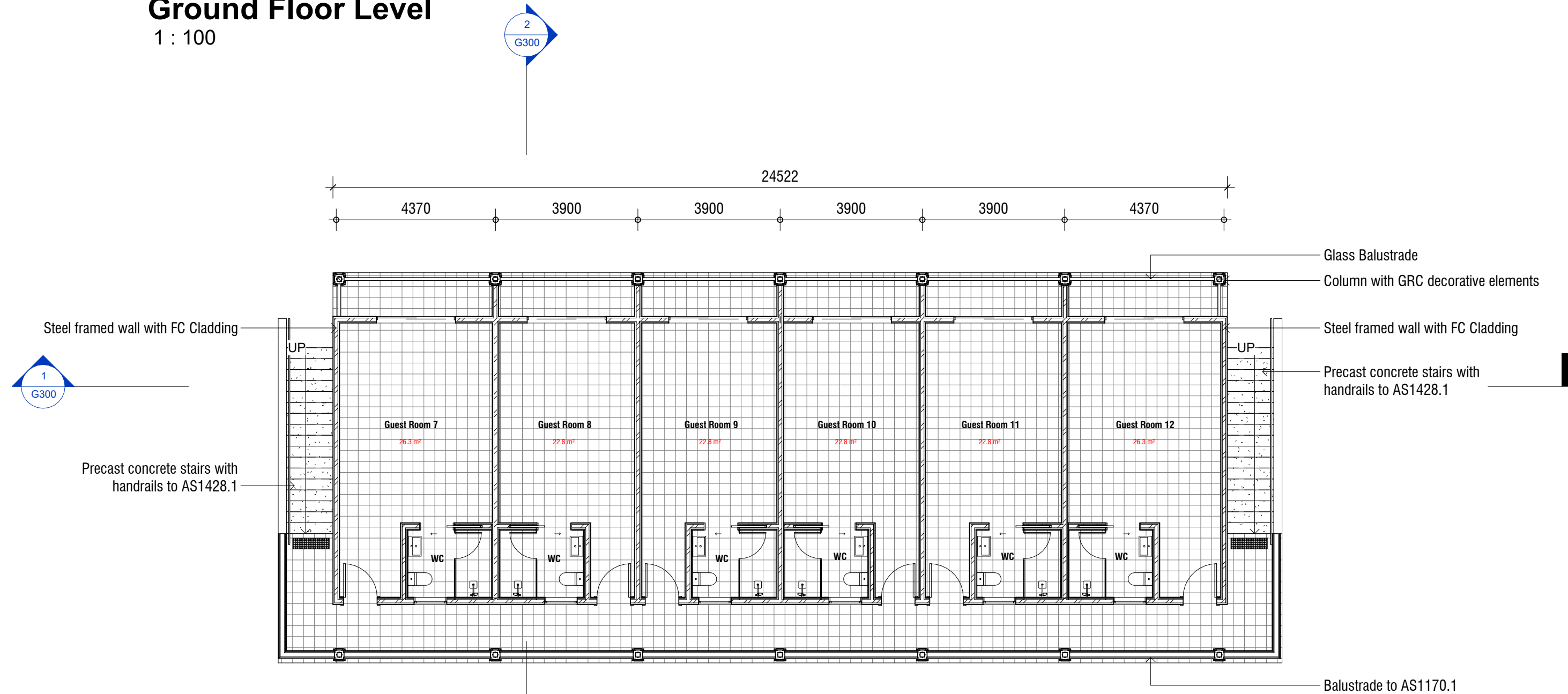
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ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued to Client For Comment
2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI



Ground Floor Level
1 : 100



Level 1
1 : 100



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PROJECT TITLE

Shanes Park Temple - Guest Rooms

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Guest Rooms - Ground & Level 1

ORIENTATION SCALE



1 : 100 @ A1

DRAWING NUMBER

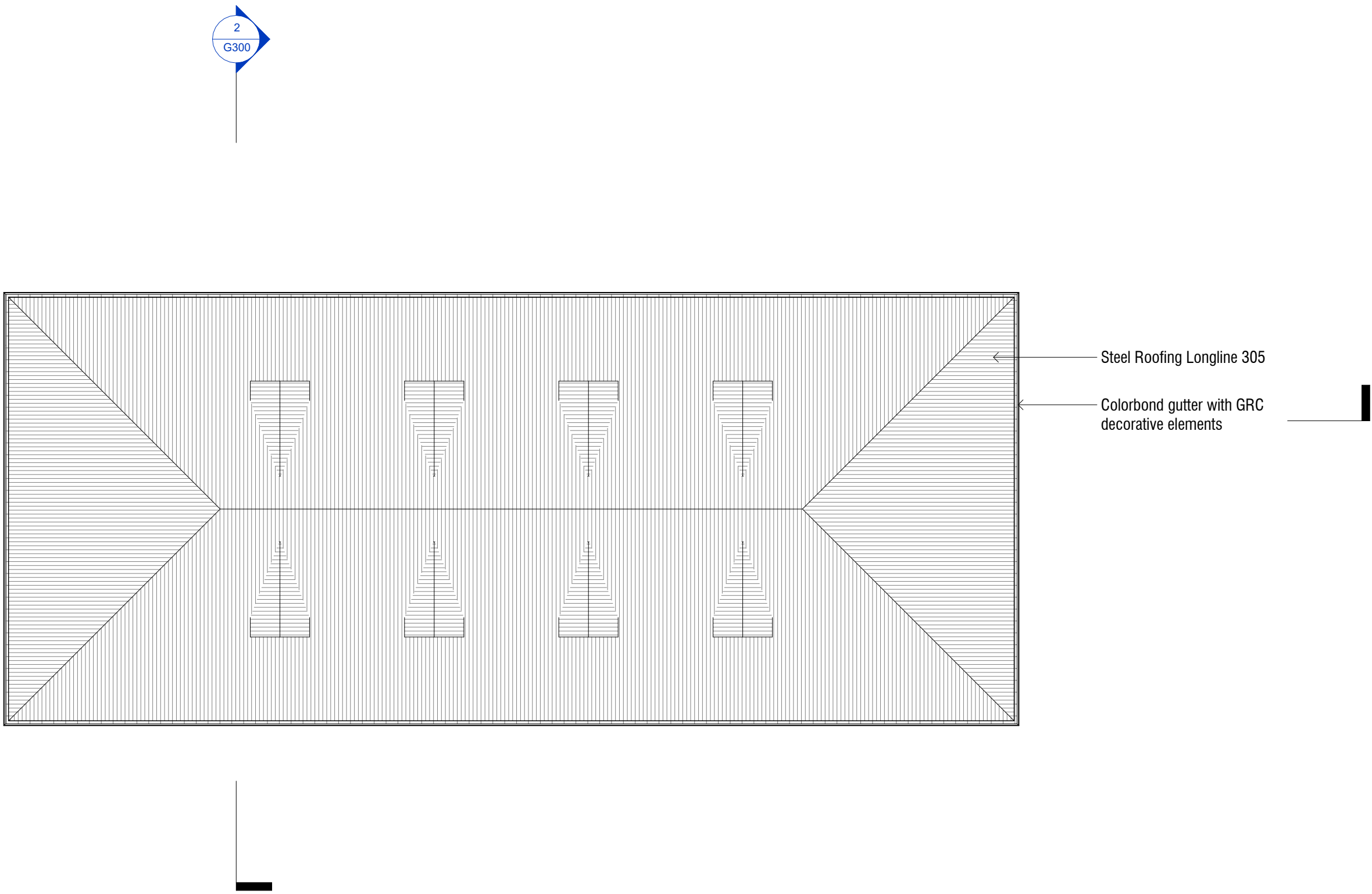
JA2277 - G100

ISSUE DATE

5

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DA



Roof
1 : 100

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4	19/06/2024	DA Submission
5	06/06/2025	Council RF1



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PROJECT TITLE

Shanes Park Temple - Guest Rooms

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Guest Rooms - Roof

ORIENTATION



SCALE

1 : 100 @ A1

DRAWING NUMBER

JA2277 - G101

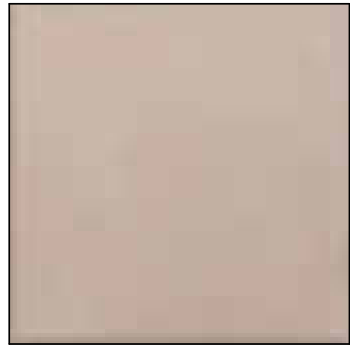
ISSUE

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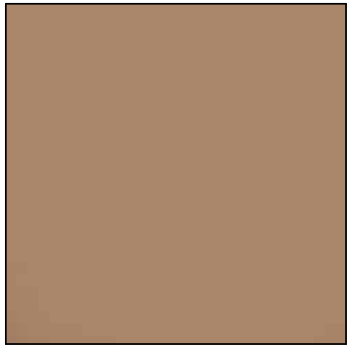
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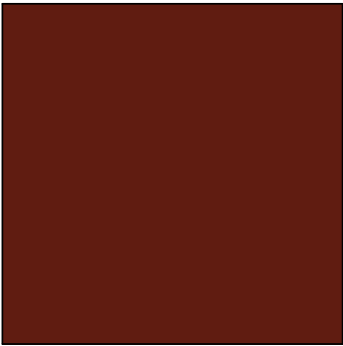
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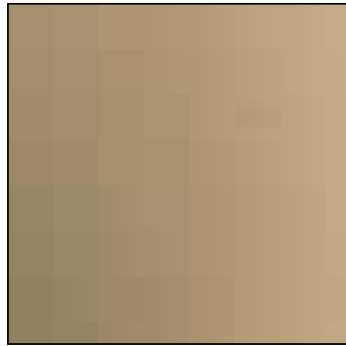
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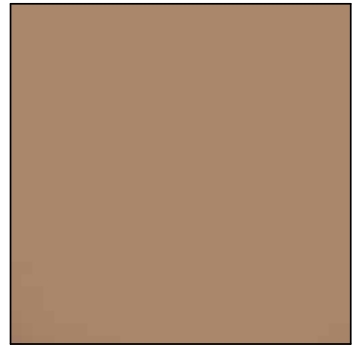
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DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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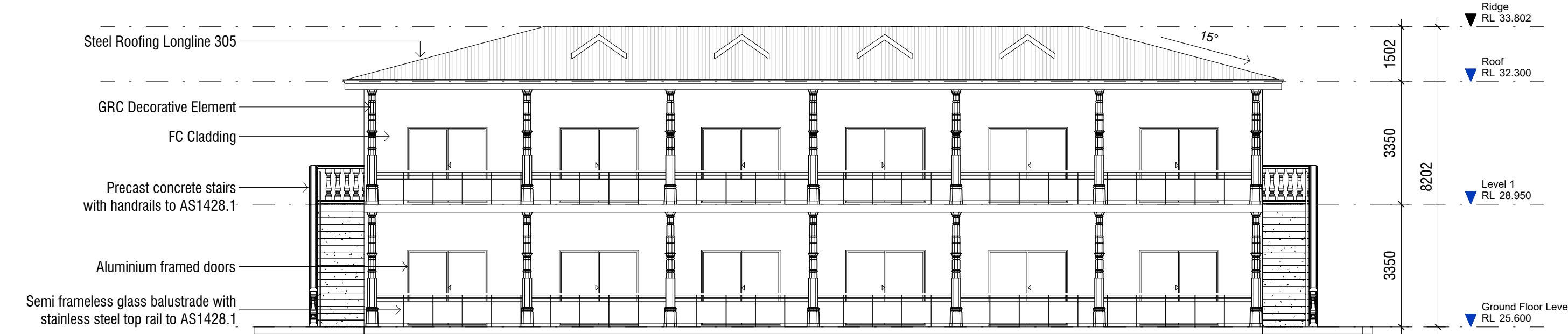
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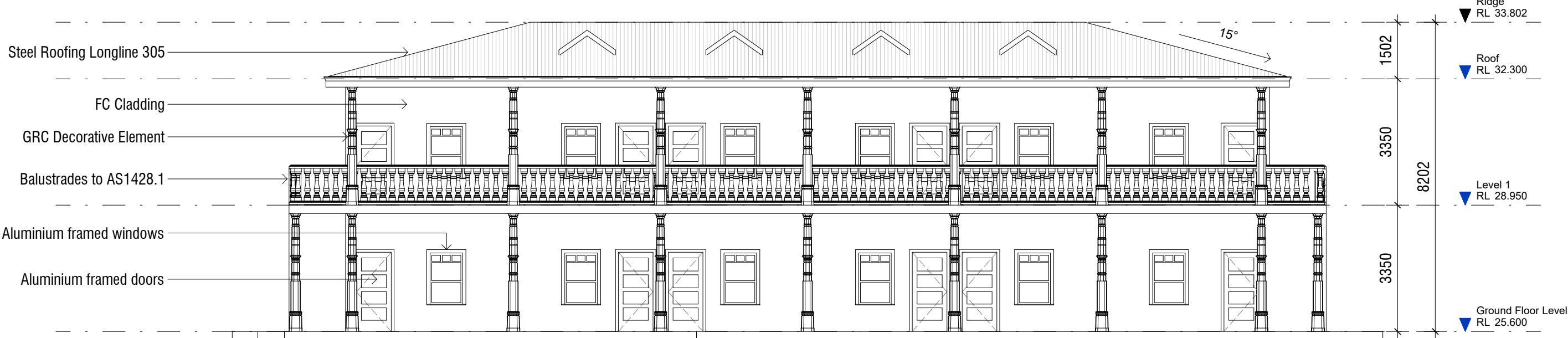
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5	06/06/2025	Council RF1

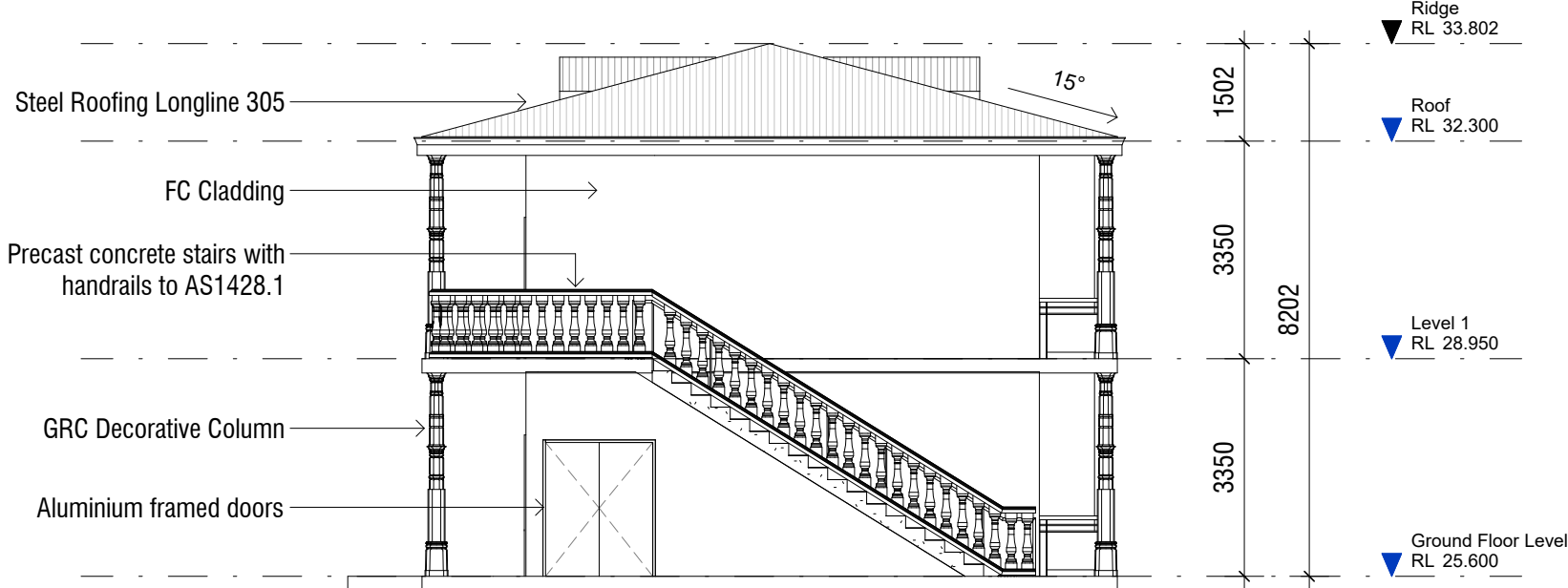
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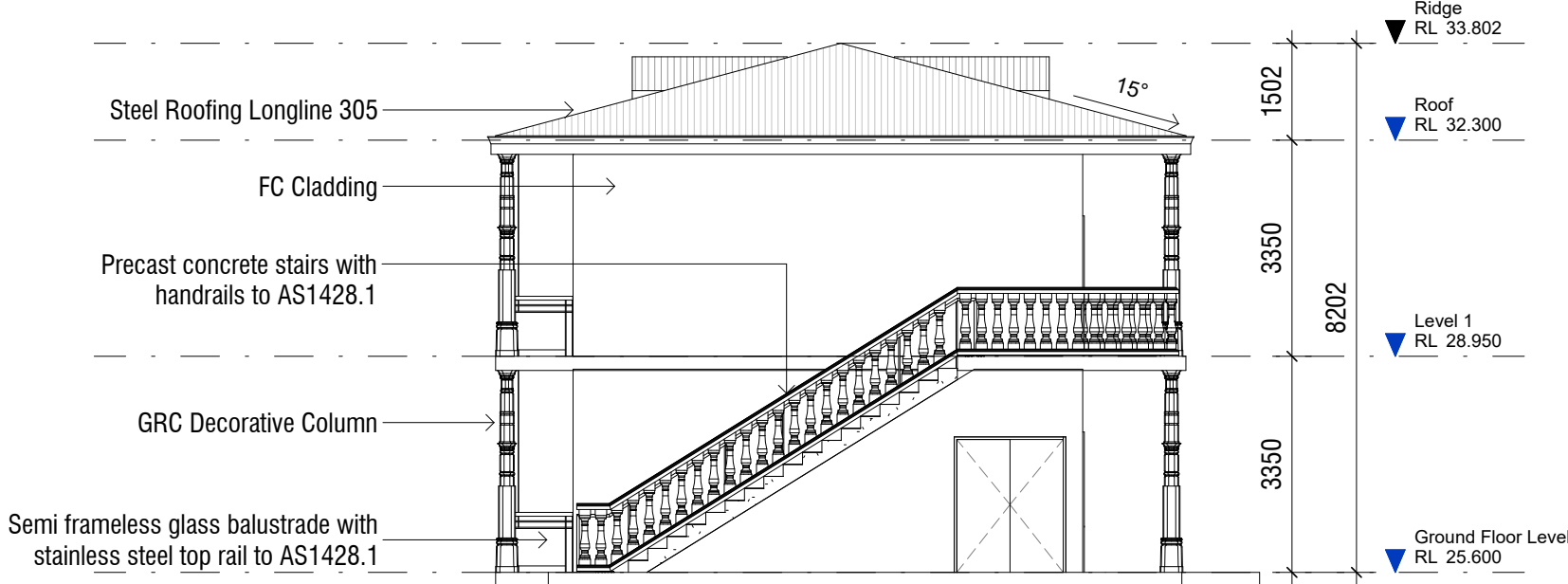
South
1 : 100



East
1 : 100



West
1 : 100



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PROJECT TITLE

Shanes Park Temple - Guest Rooms

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Guest Rooms - Elevations

ORIENTATION SCALE

As indicated @ A1

DRAWING NUMBER

JA2277 - G200

ISSUE DATE

5 6/06/2025
2:50:46 PM

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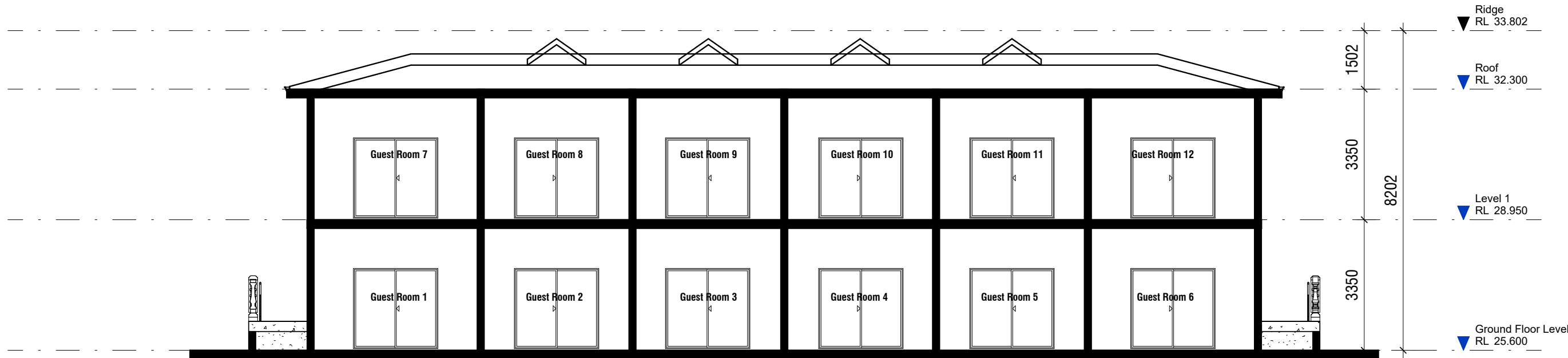
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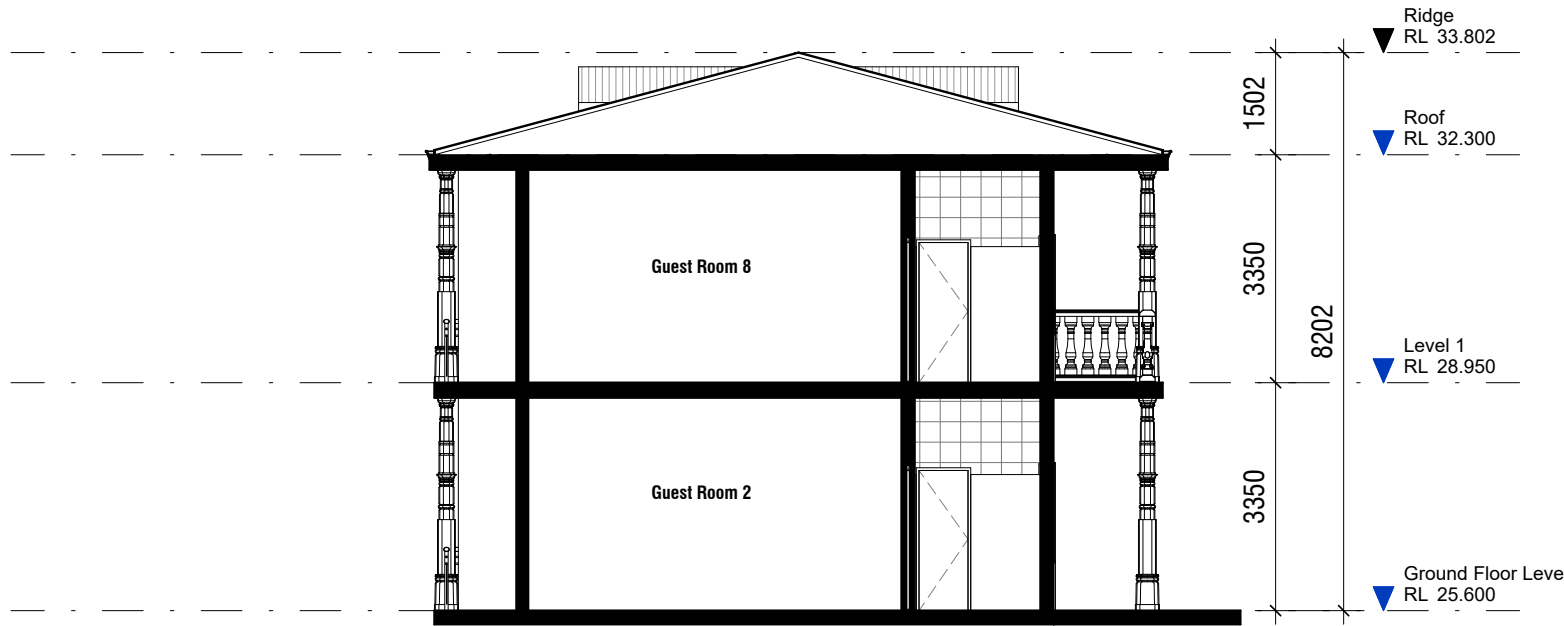
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5	06/06/2025	Council RF1



Section 1
1 : 100



Section 2
1 : 100



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PROJECT TITLE
Shanes Park Temple - Guest Rooms
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Guest Rooms - Sections

ORIENTATION
+

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - G300

ISSUE
5

DATE
**6/06/2025
2:50:50 PM**

DA

LANDSCAPE BUILDINGS - DA SUBMISSION

Landscape Building Drawings		
Sheet Number	Sheet Name	Current Revision
L100	Statues	6
L300	Security Building Plans	5
L310	Security Building Elevations	5
L320	Security Building Sections	5
L400	Small Temple Ground	5
L401	Small Temple Roof	5
L410	Small Temple Elevations	6
L411	Small Temple Elevations	6
L412	Small Temple Sections	5
L500	Amenities Building Plans	5
L510	Amenities Building Elevations	5
L520	Amenities Building Sections	5
L600	Souvenir Shop - Plans	5
L610	Souvenir Shop - Elevations	5
L620	Souvenir Shop - Sections	5



ACKNOWLEDGEMENT OF COUNTRY

JAKAAN ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE LAND AND PAYS RESPECT TO ELDERS PAST, PRESENT AND FUTURE. WE RECOGNISE THE UNIQUE CULTURE AND TRADITIONS OF ABORIGINAL AND TORRES STRAIT ISLANDERS' LAND ON WHICH THIS WORK WAS PRODUCED AND ON WHICH THIS PROPOSED DEVELOPMENT WILL BE BUILT.

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DA

PROJECT TITLE	PROJECT NUMBER
Temple and Community Centre	JA2277
CLIENT	PROJECT REVISION
Shree Swaminarayan Mandir Vadtalldham	5
	PROJECT TYPE
ADDRESS	DATE/TIME
50 Stoney Creek Road, Shanes Park	3/07/2025 5:03:49 PM

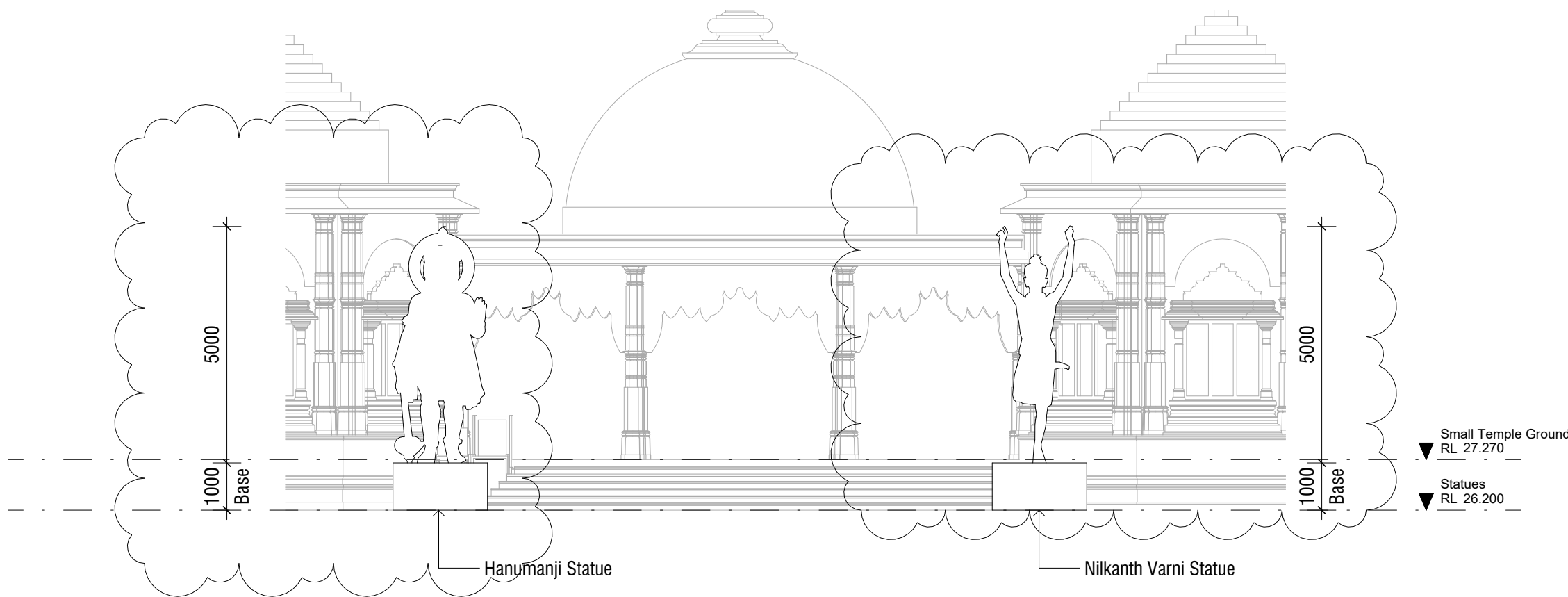
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Statue Elevations
1 : 100



Example of Hanumanji Statue



Example of Nilkanth Varni Statue

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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	20/12/2023	Issued To Client For Comment
2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI
6	03/07/2025	Minor revisions



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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Statues

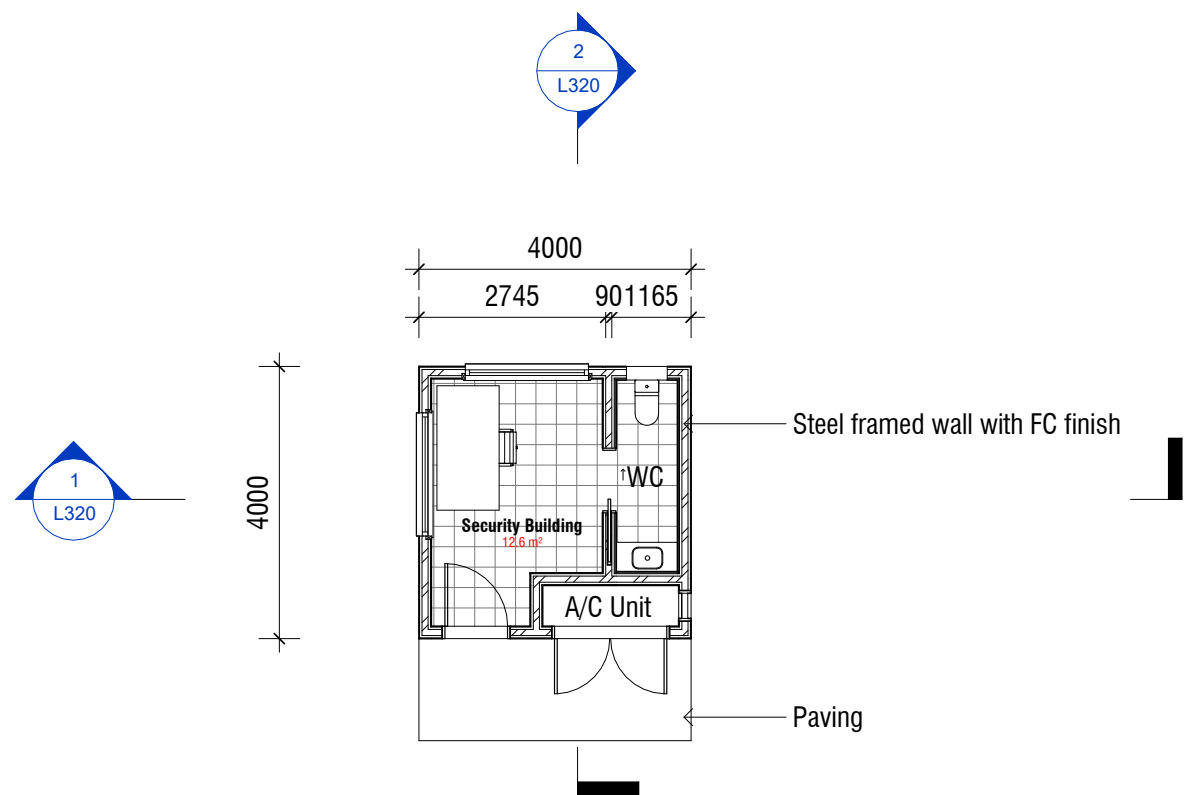
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SCALE
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DRAWING NUMBER
JA2277 - L100

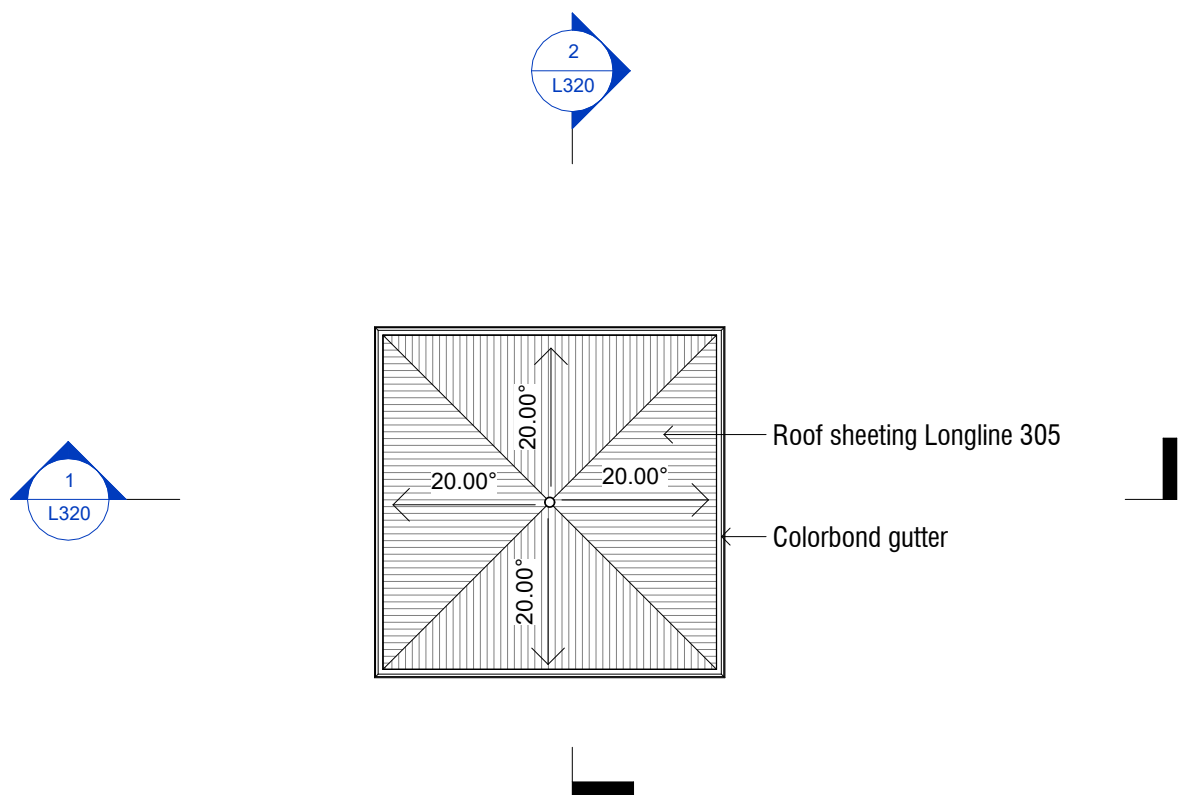
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5:03:50 PM

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REVISION SCHEDULE		
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Security Building Ground
1 : 100



Security Building Roof
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Security Building Plans



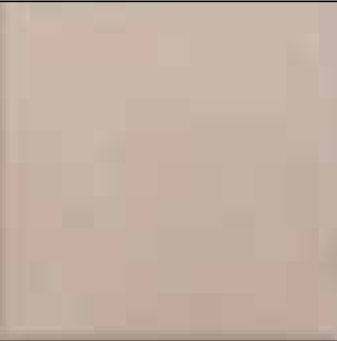
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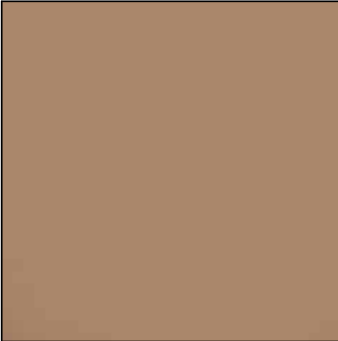
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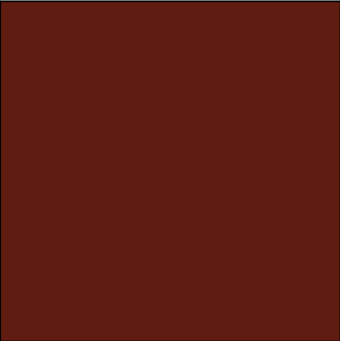
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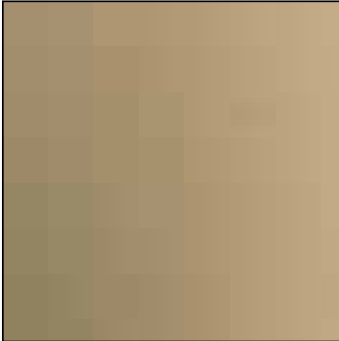
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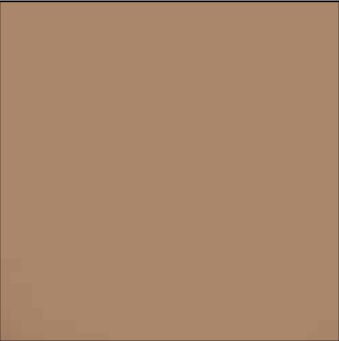
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DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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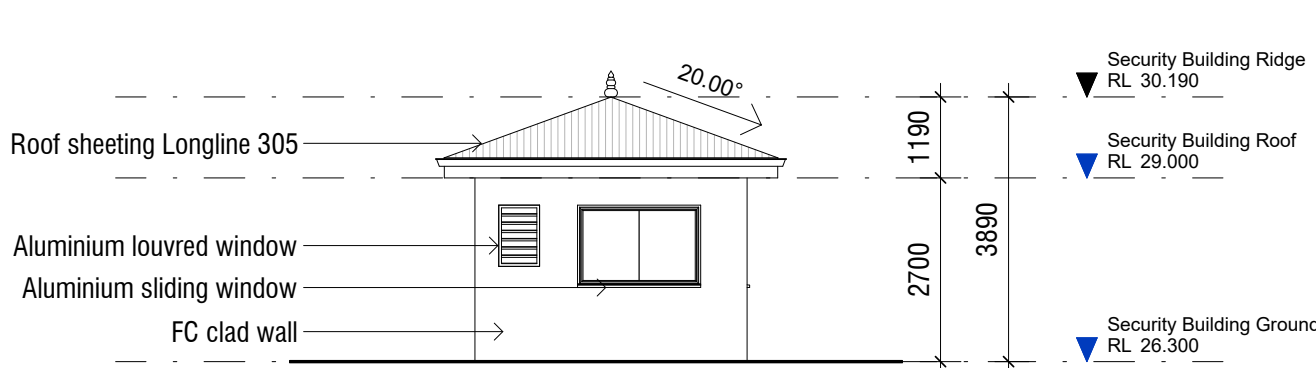
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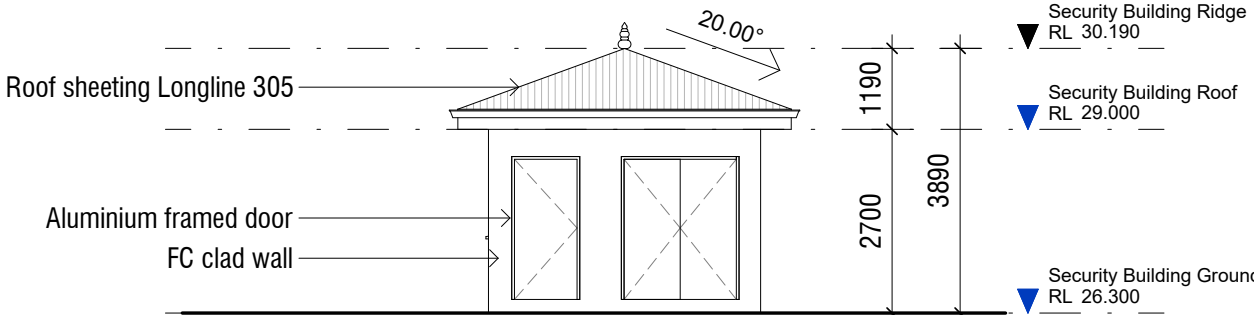
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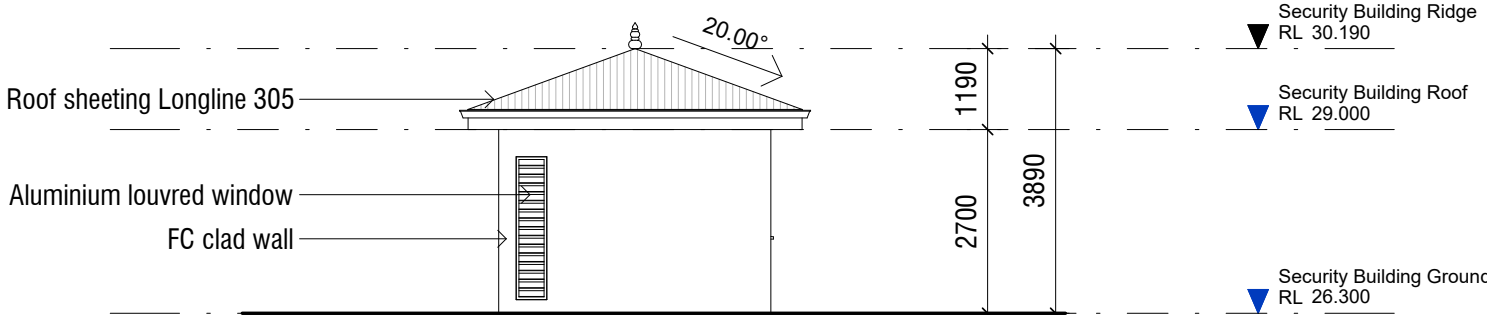
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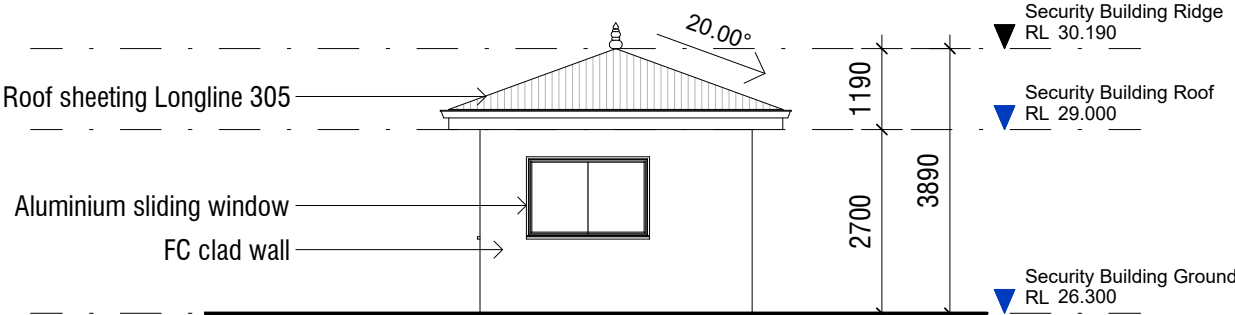
Security Building - Elevation North
1 : 100



Security Building - Elevation South
1 : 100



Security Building - Elevation East
1 : 100



Security Exit - Elevation West
1 : 100



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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Security Building Elevations

ORIENTATION	SCALE
+	As indicated @ A1
DRAWING NUMBER	
JA2277 - L310	
ISSUE	DATE
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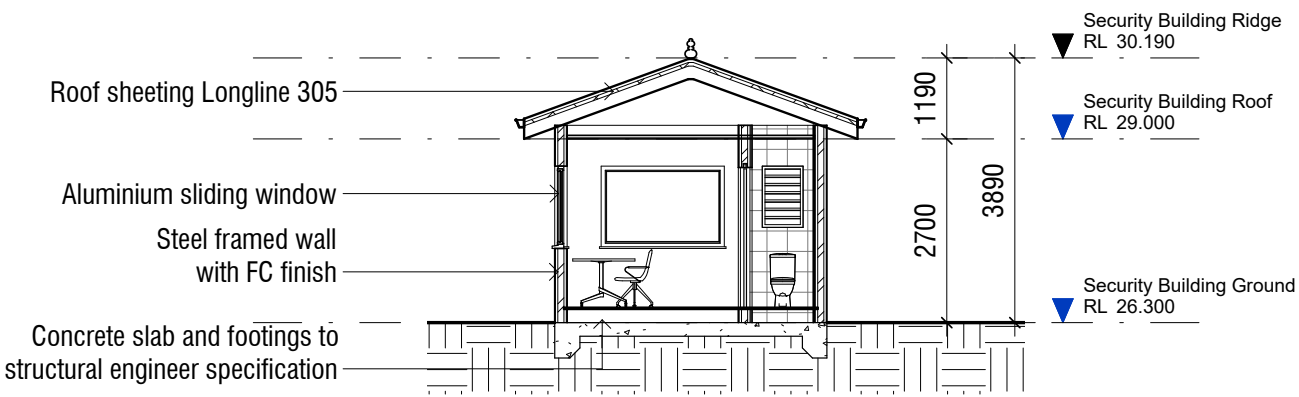
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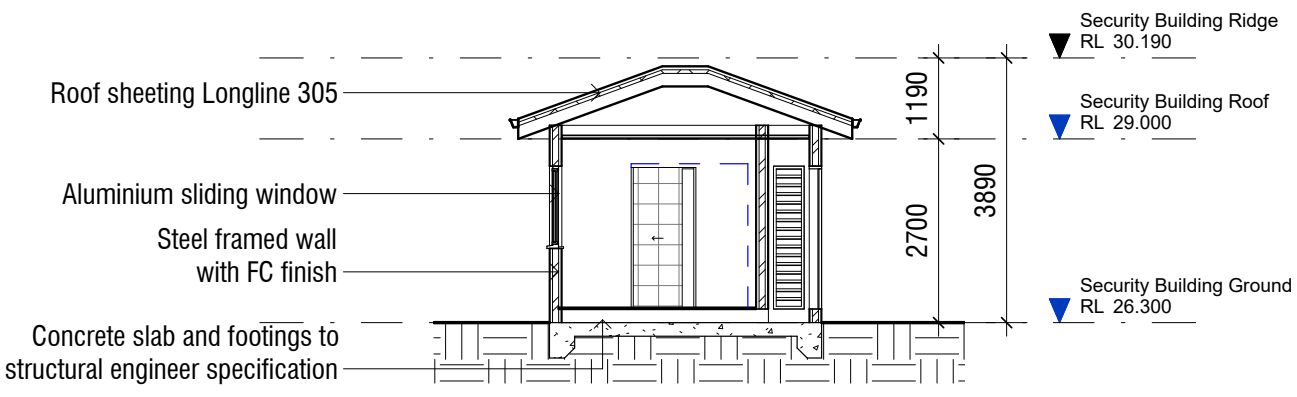
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5	06/06/2025	Council RFI



Security Building Section 1
1 : 100



Security Building Section 2
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Security Building Sections

ORIENTATION
+
SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L320

ISSUE
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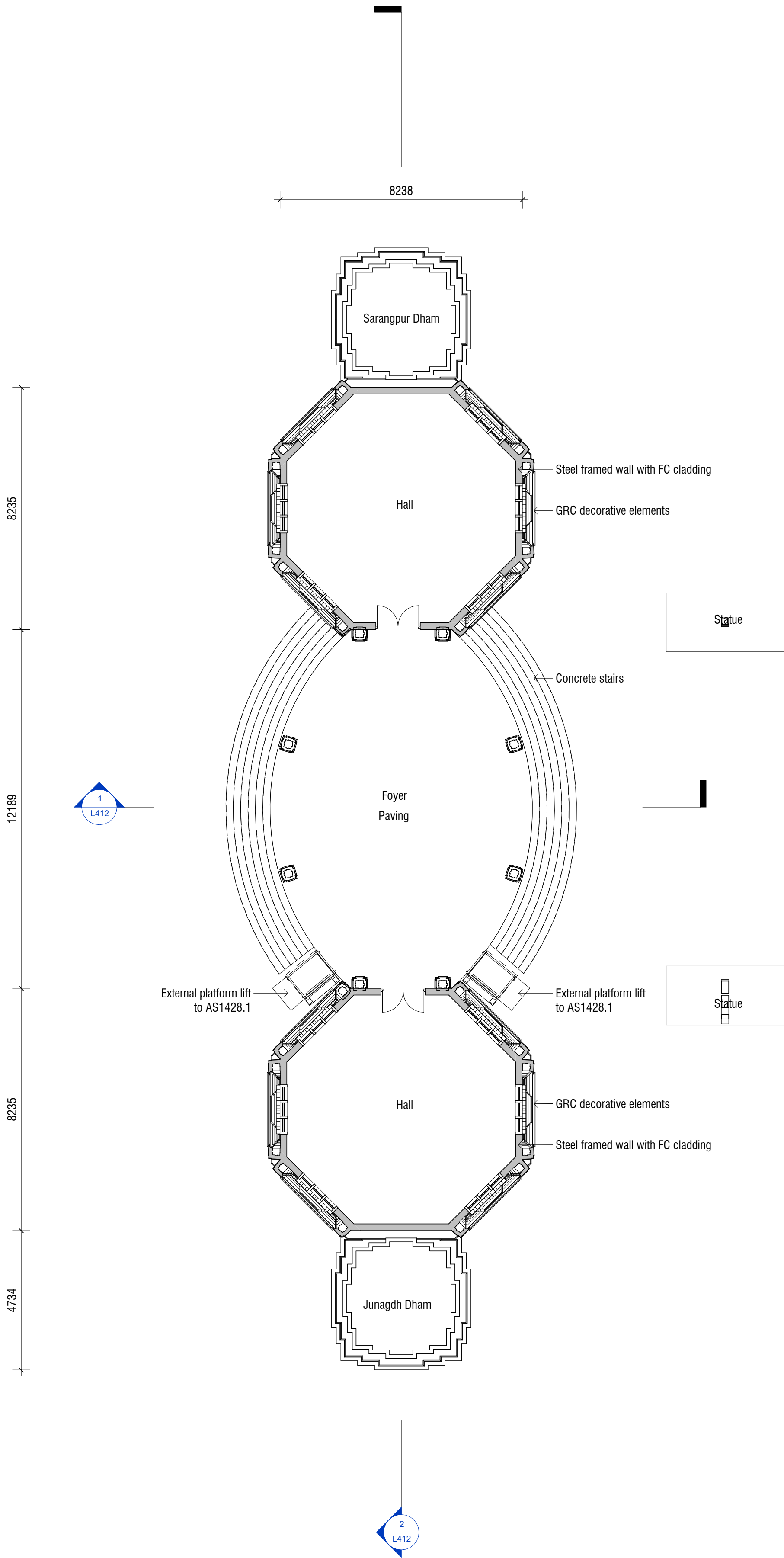
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5	06/06/2025	Council RFI

Small Temple Ground
1 : 100



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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Small Temple Ground

ORIENTATION	SCALE
+	1 : 100 @ A1

DRAWING NUMBER
JA2277 - L400

ISSUE	DATE
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5	06/06/2025	Council RF1



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PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Small Temple Roof

ORIENTATION	SCALE
+	1 : 100 @ A1

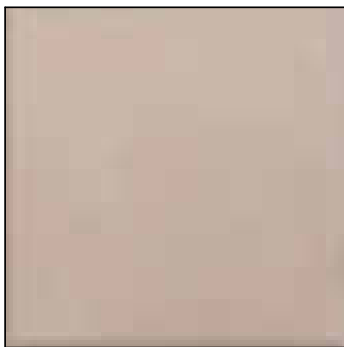
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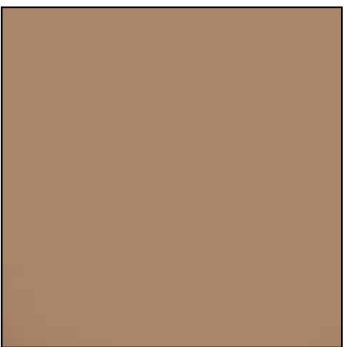
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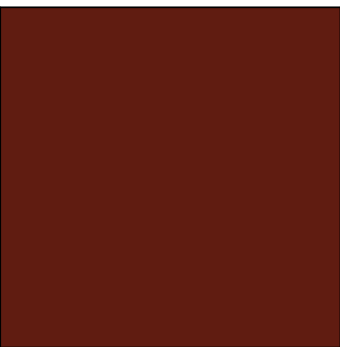
Small Temple Roof
1 : 100



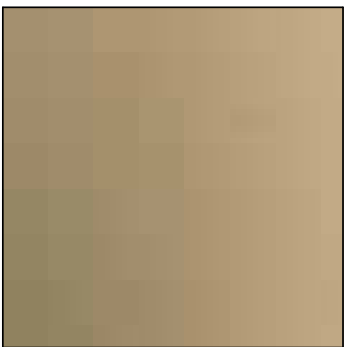
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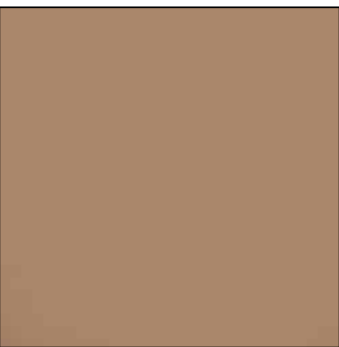
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RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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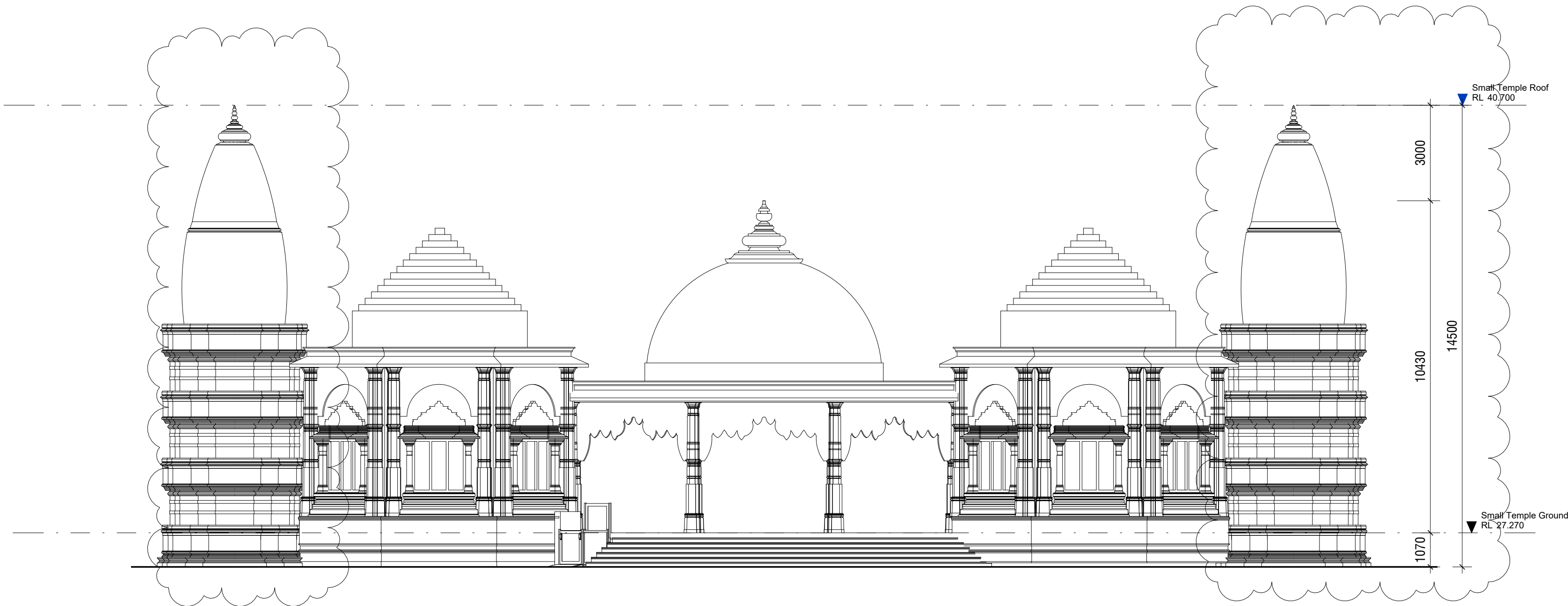
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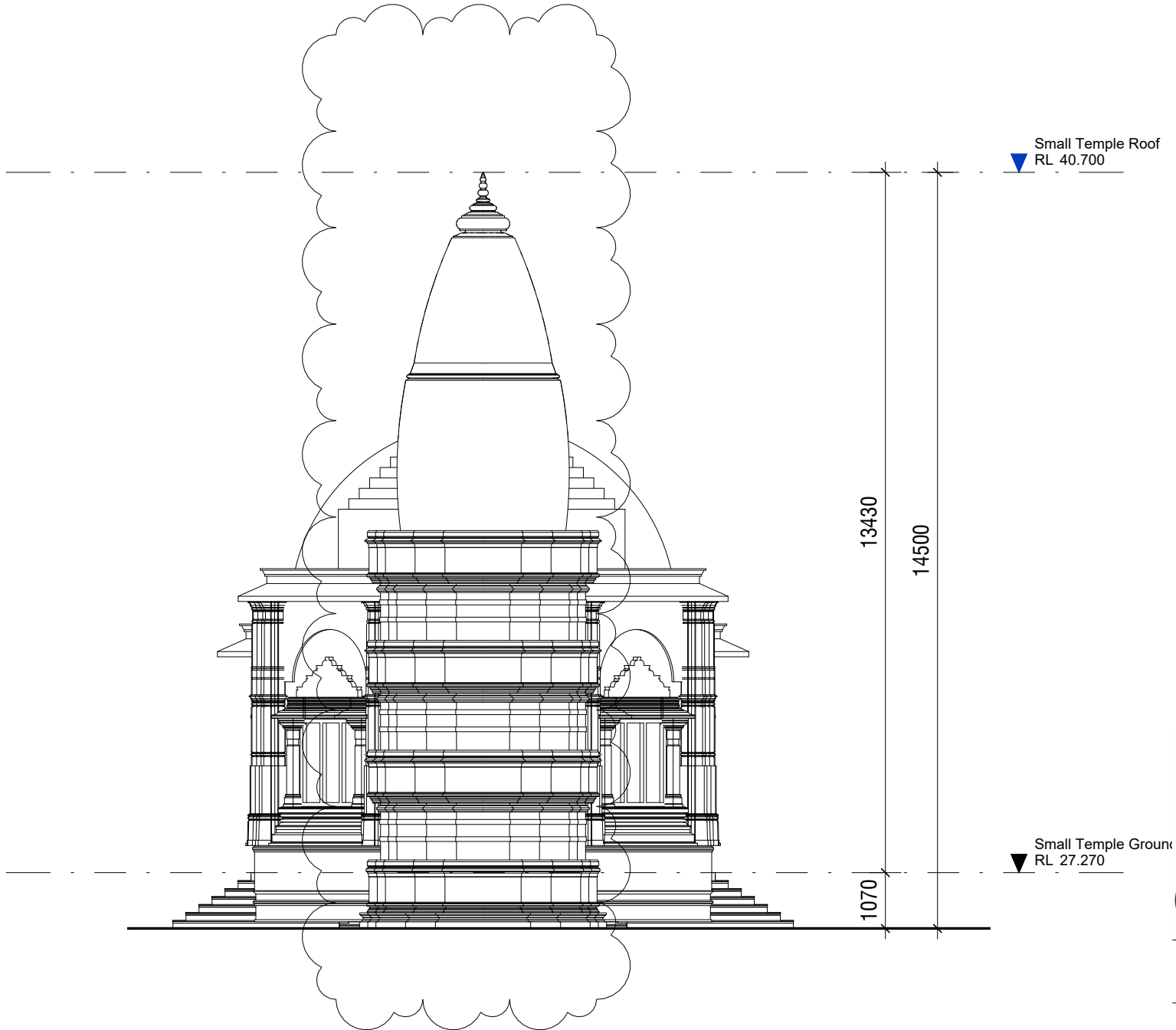
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6	03/07/2025	Minor revisions



Small Temple - Elevation East
1 : 100



Small Temple - Elevation North
1 : 100



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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Small Temple Elevations

ORIENTATION
+

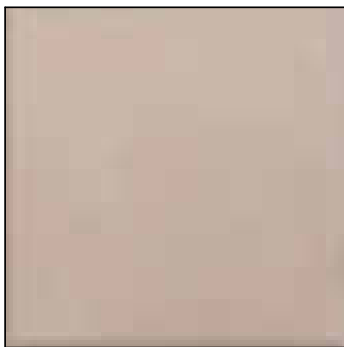
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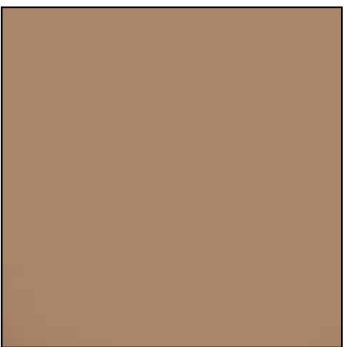
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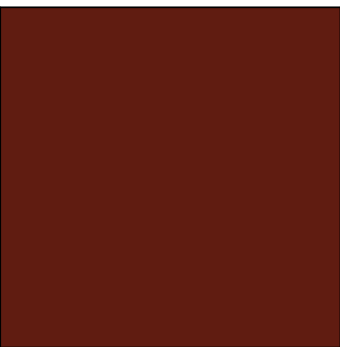
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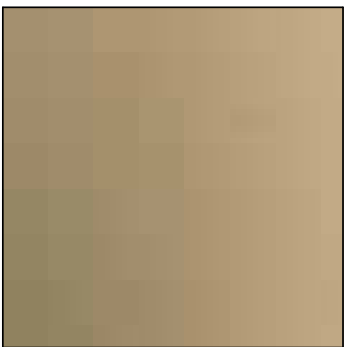
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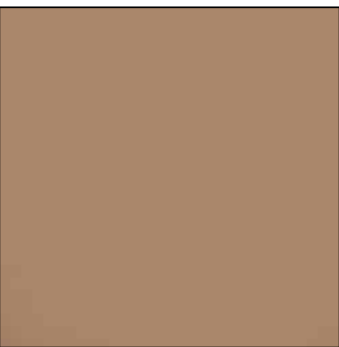
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RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



KEIM CONCRETAL LASUR -
SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



POWDER COATING:
DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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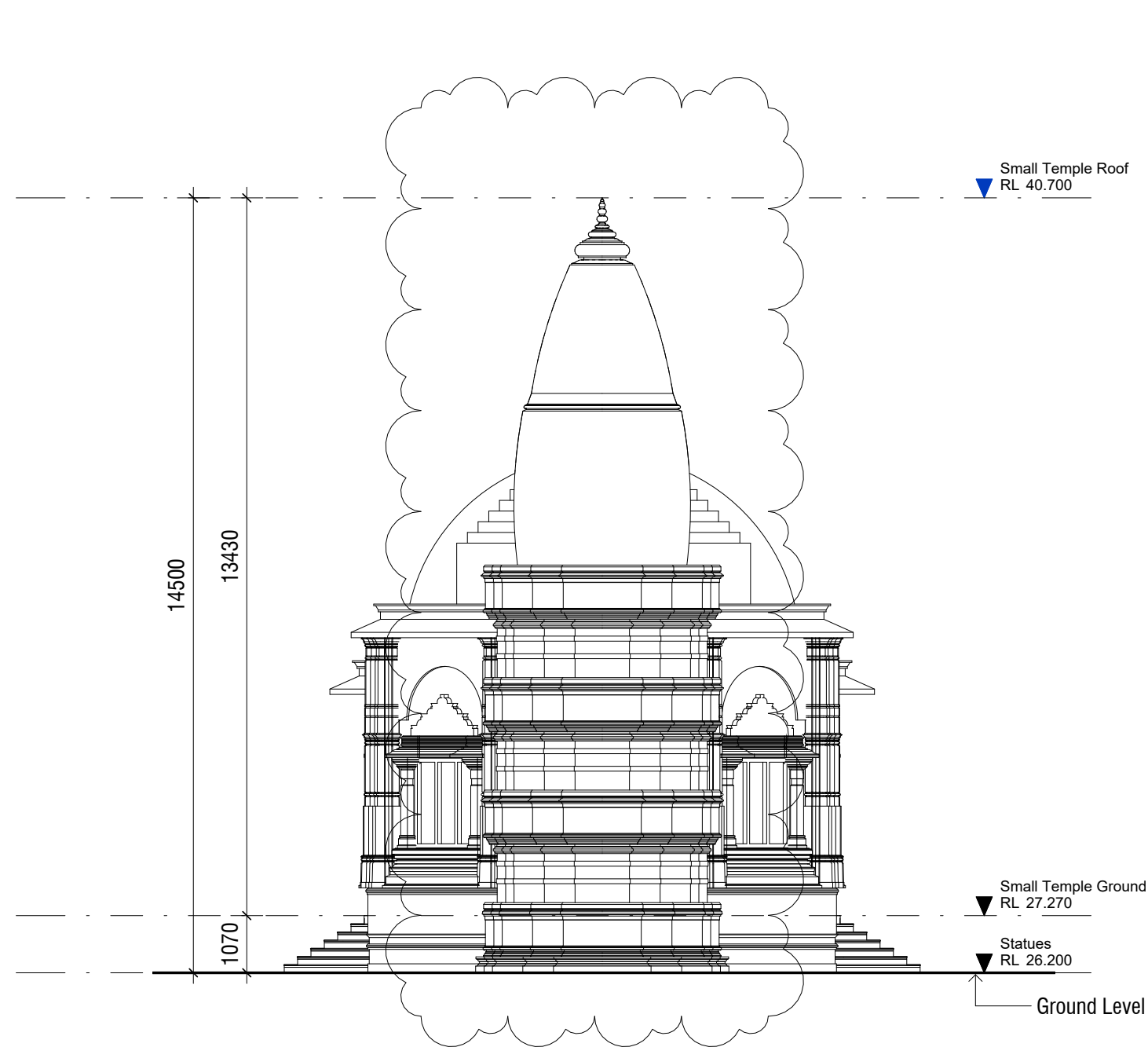
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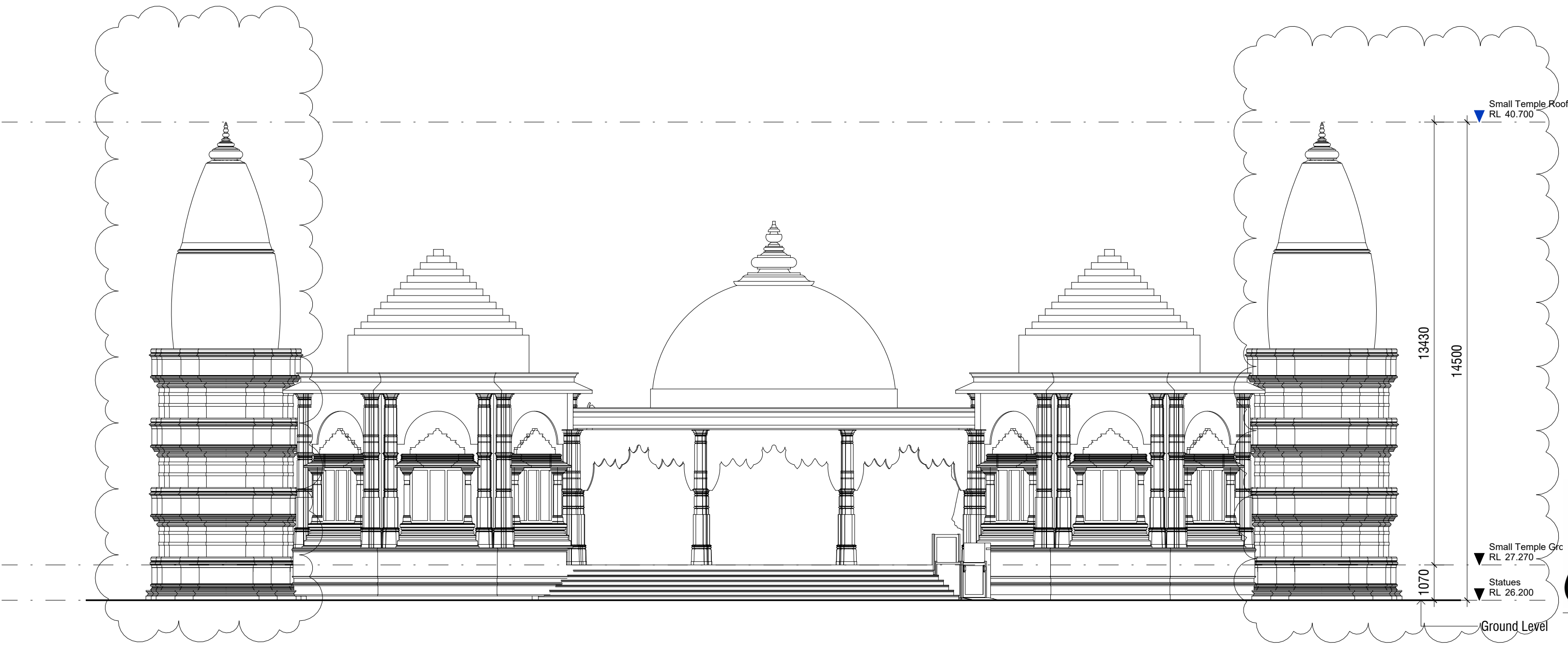
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6	03/07/2025	Minor revisions



Small Temple - Elevation South
1 : 100



Small Temple - Elevation West
1 : 100

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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Small Temple Elevations

ORIENTATION
+

SCALE
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JA2277 - L411

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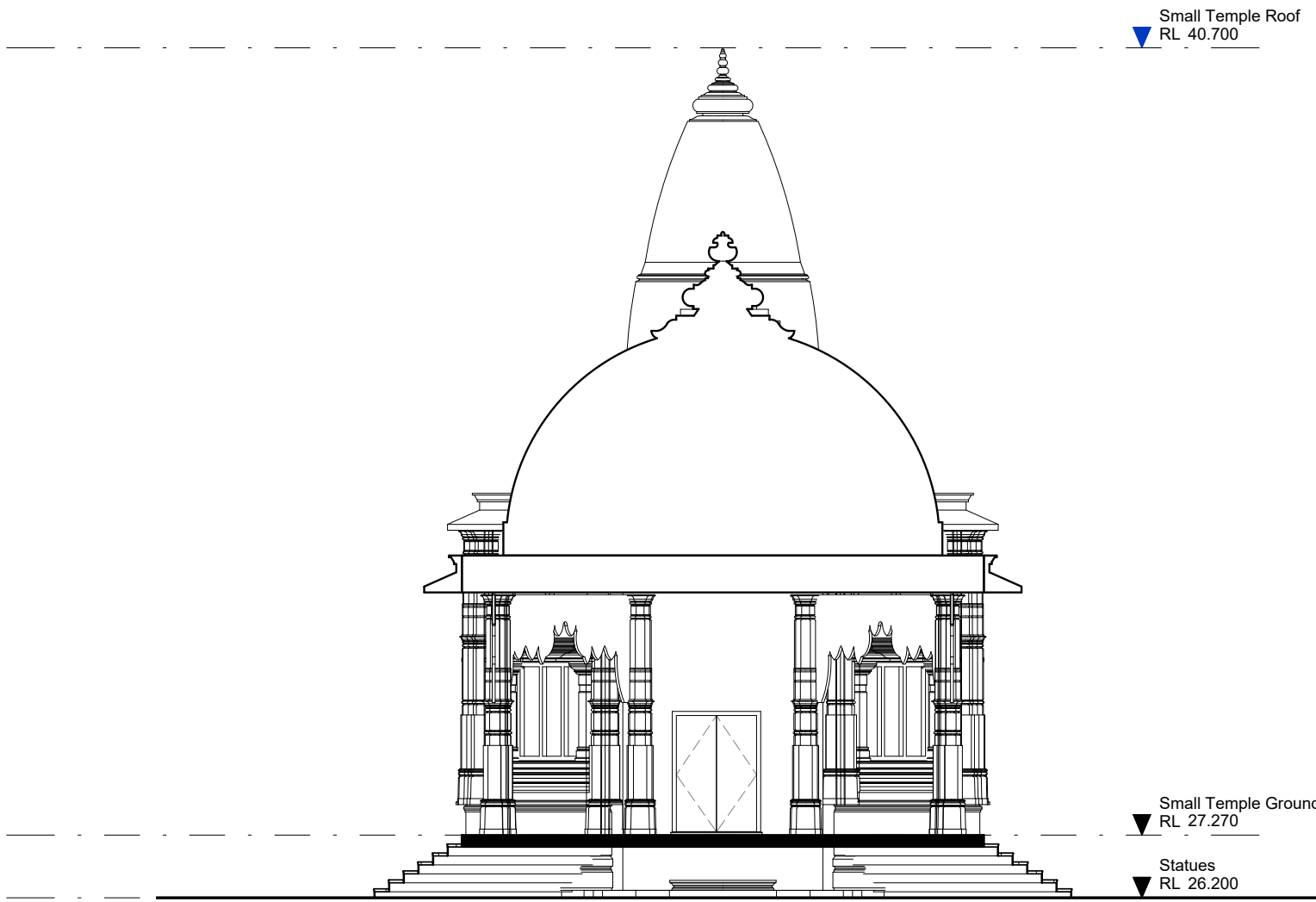
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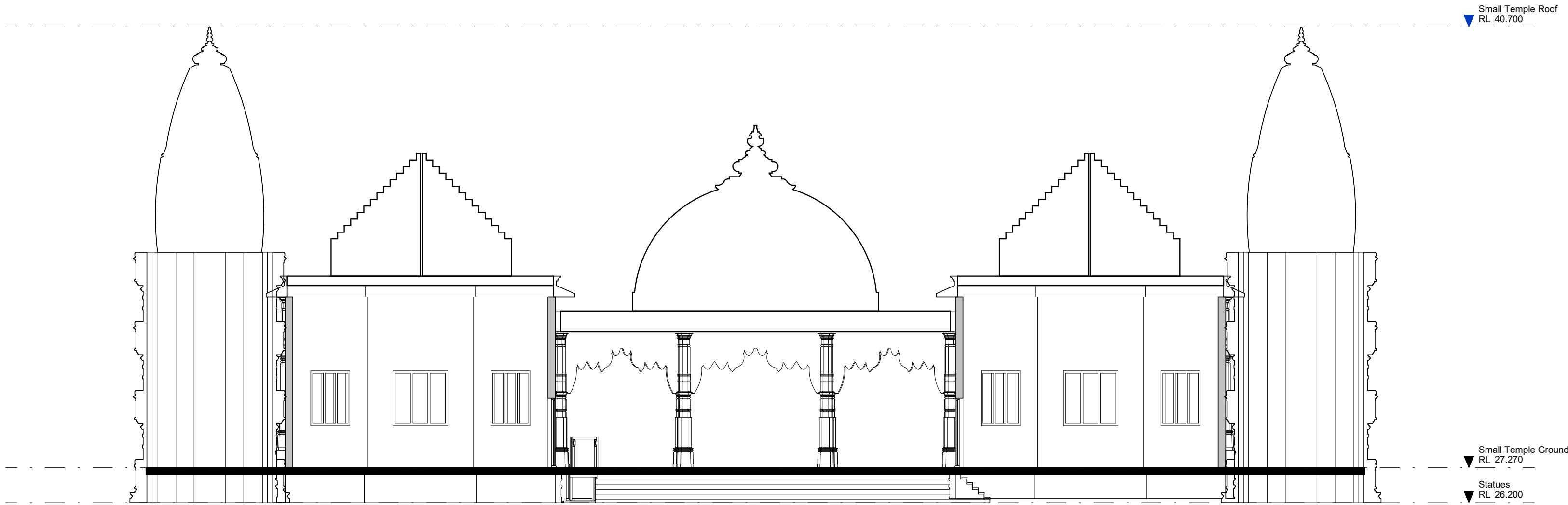
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5	06/06/2025	Council RF1



Small Temple Section 1
1 : 100



Small Temple Section 2
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Small Temple Sections

ORIENTATION
+

SCALE
1 : 100 @ A1

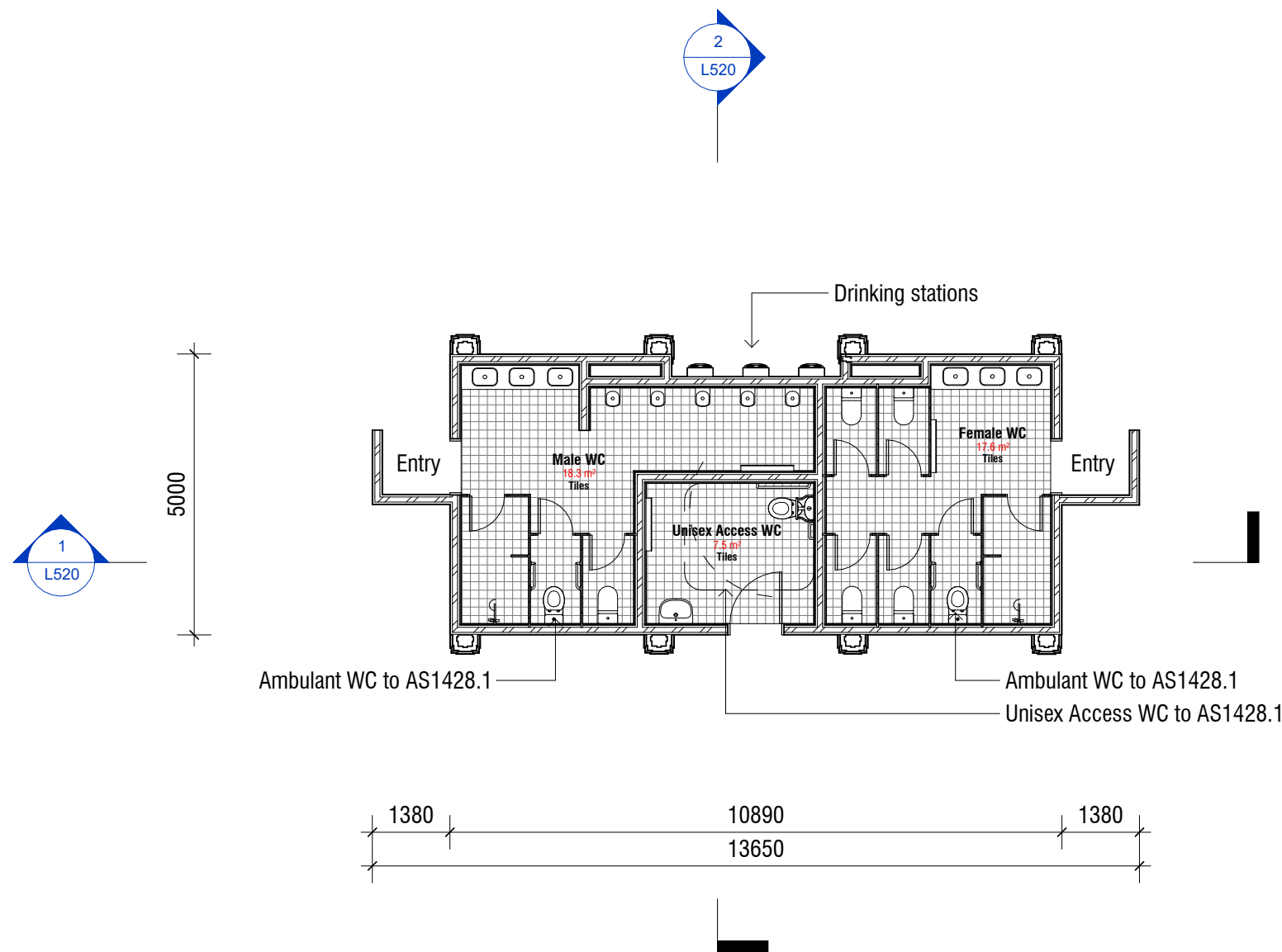
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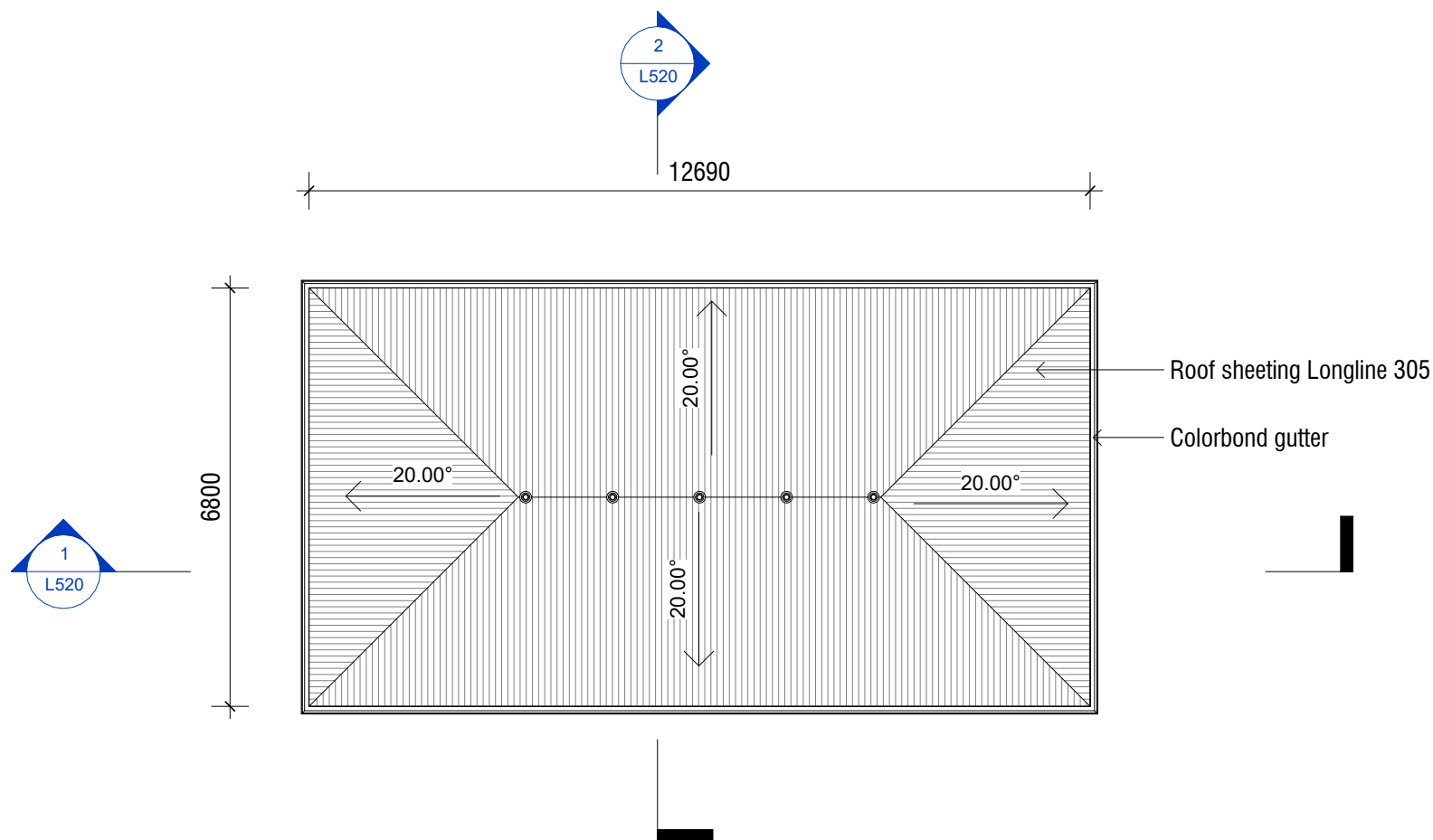
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5	06/06/2025	Council RF1



Amenities Building Ground
1 : 100



Amenities Building Roof
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Amenities Building Plans



DRAWING NUMBER

JA2277 - L500

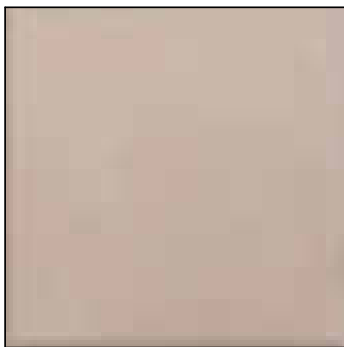
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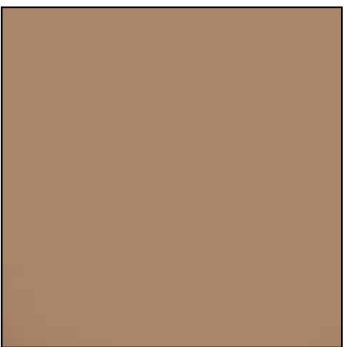
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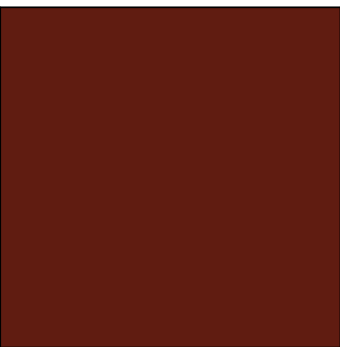
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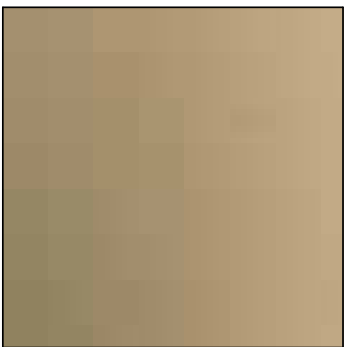
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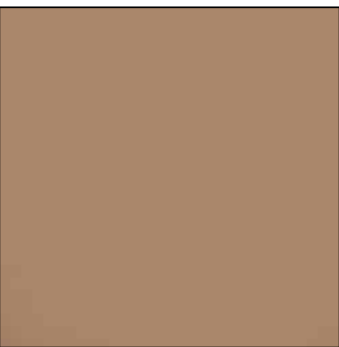
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COLORBOND RED MANOR
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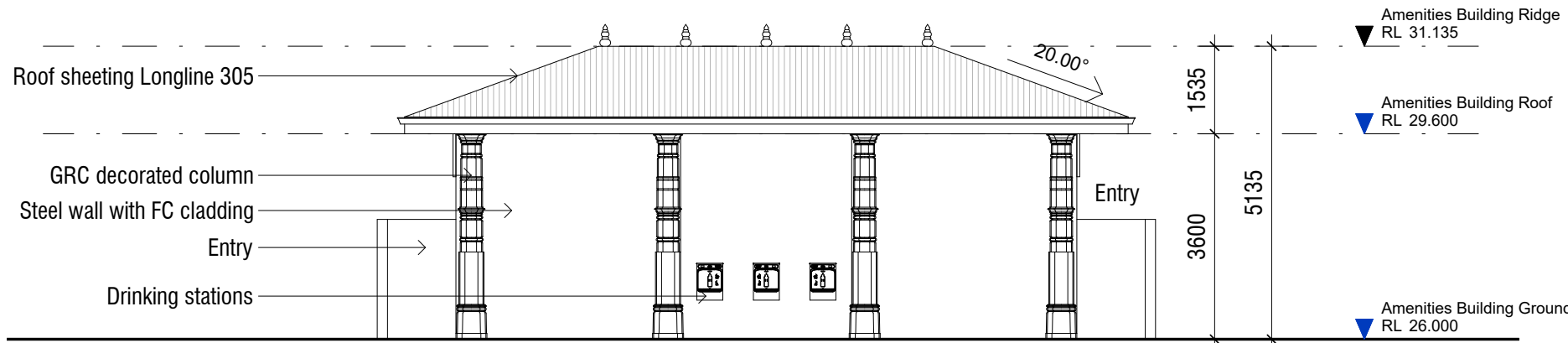
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ELEMENTS



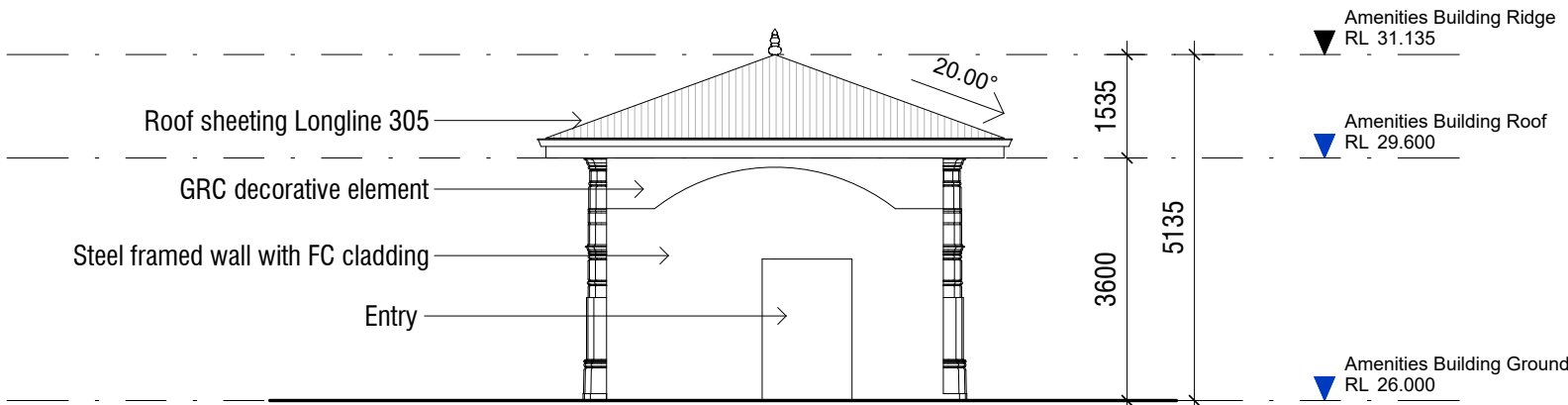
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FRAMING

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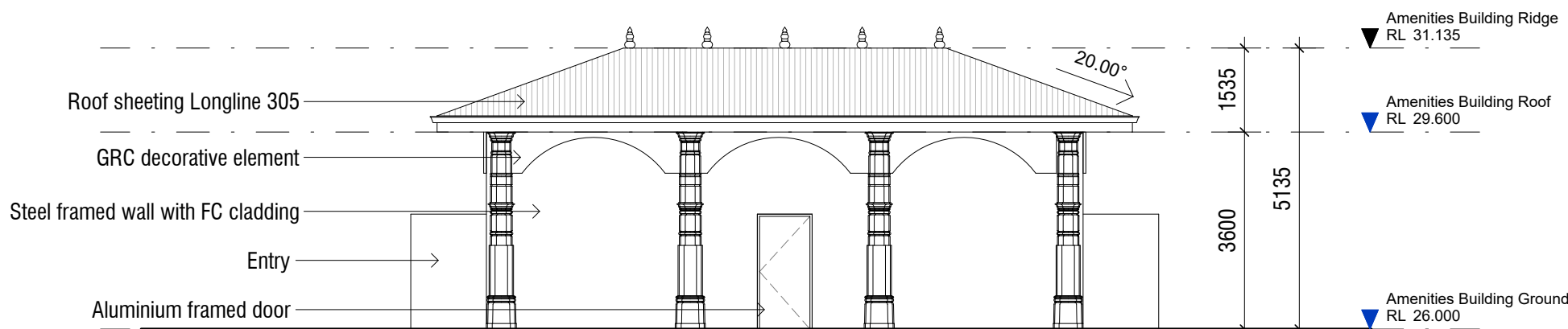
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ISSUE #	DATE	DESCRIPTION
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2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RF1



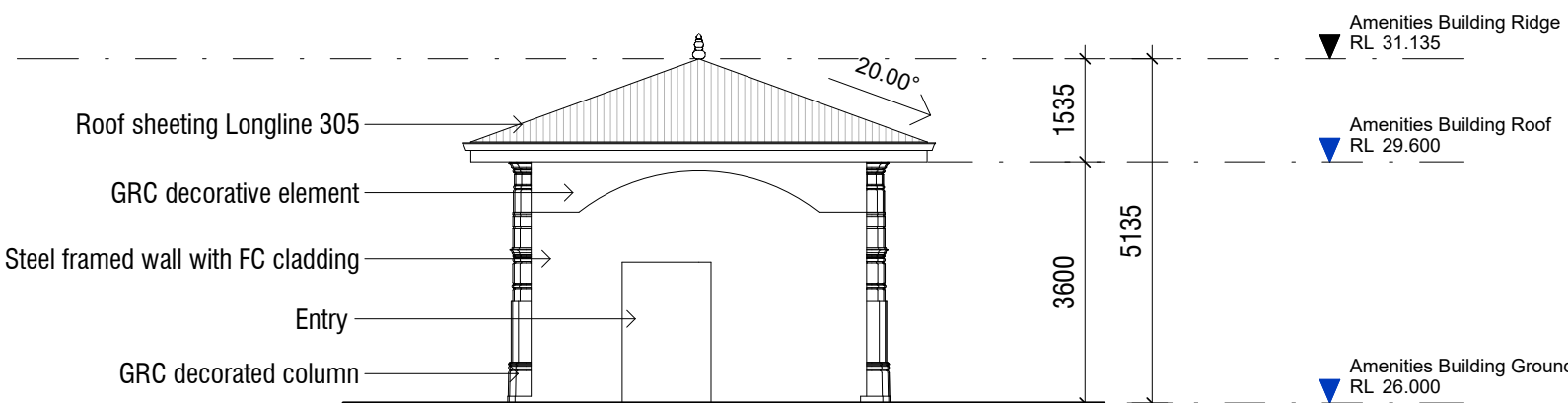
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Amenities Building - Elevation East
1 : 100



Amenities Building - Elevation South
1 : 100



Amenities Building - Elevation West
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Amenities Building
Elevations

ORIENTATION

As indicated @ A1

+

DRAWING NUMBER

JA2277 - L510

ISSUE

5

DATE

3/07/2025

5:03:57 PM

DA

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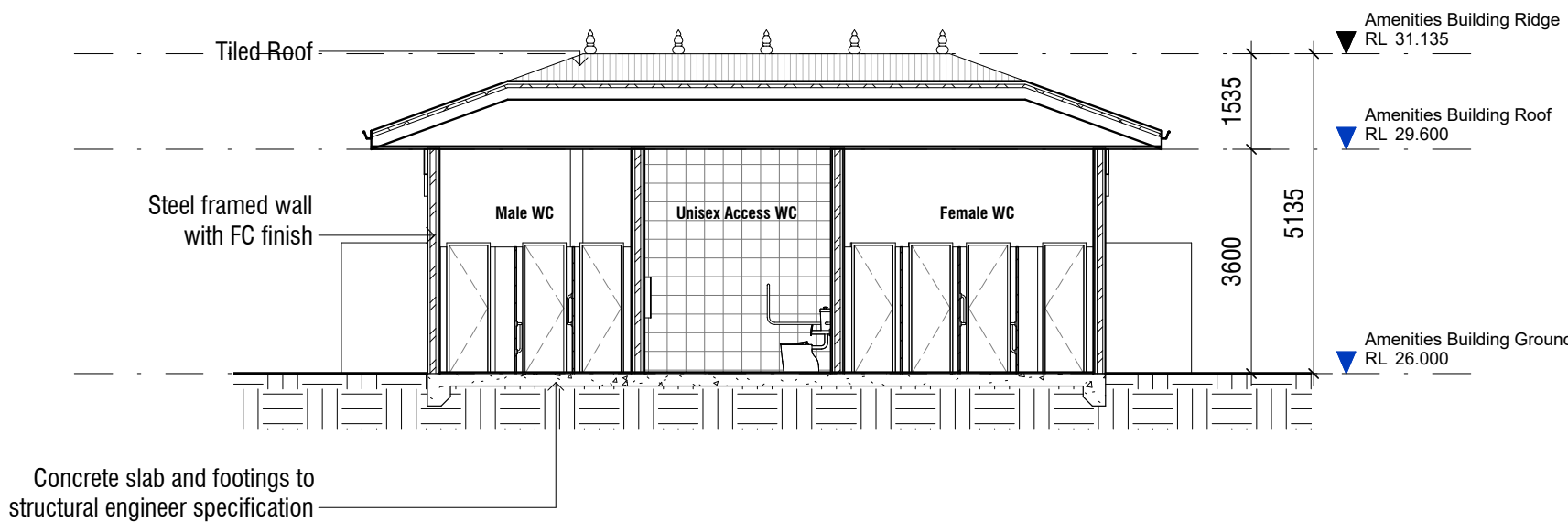
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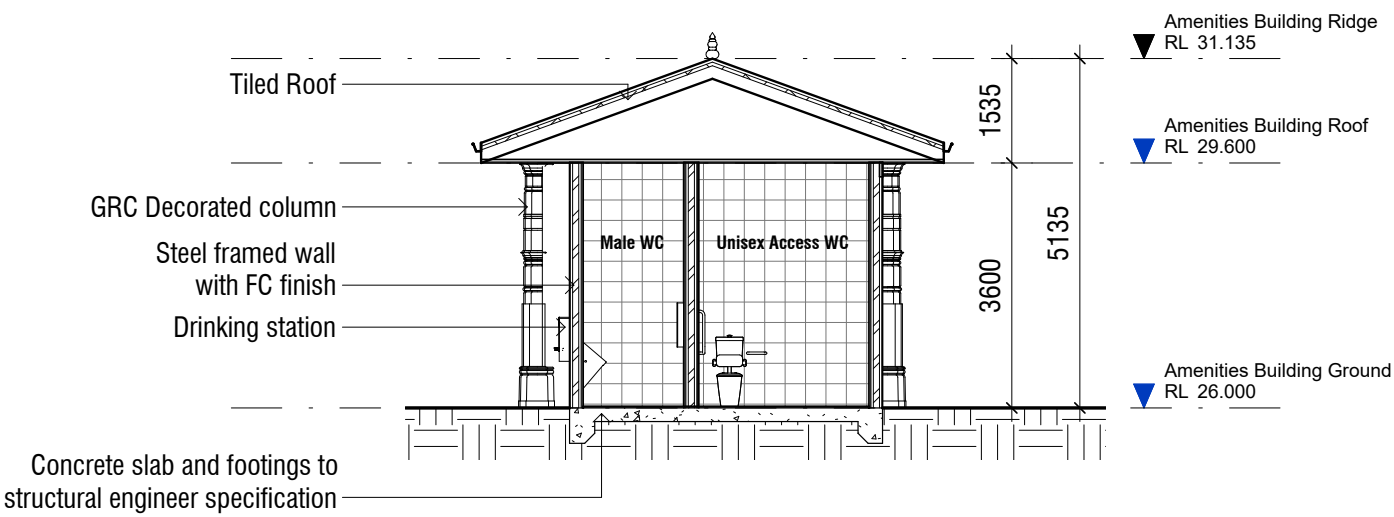
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5	06/06/2025	Council RF1



Amenities Building Section 1
1 : 100



Amenities Building Section 2
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Amenities Building Sections

ORIENTATION
+
SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L520

ISSUE
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DATE
3/07/2025
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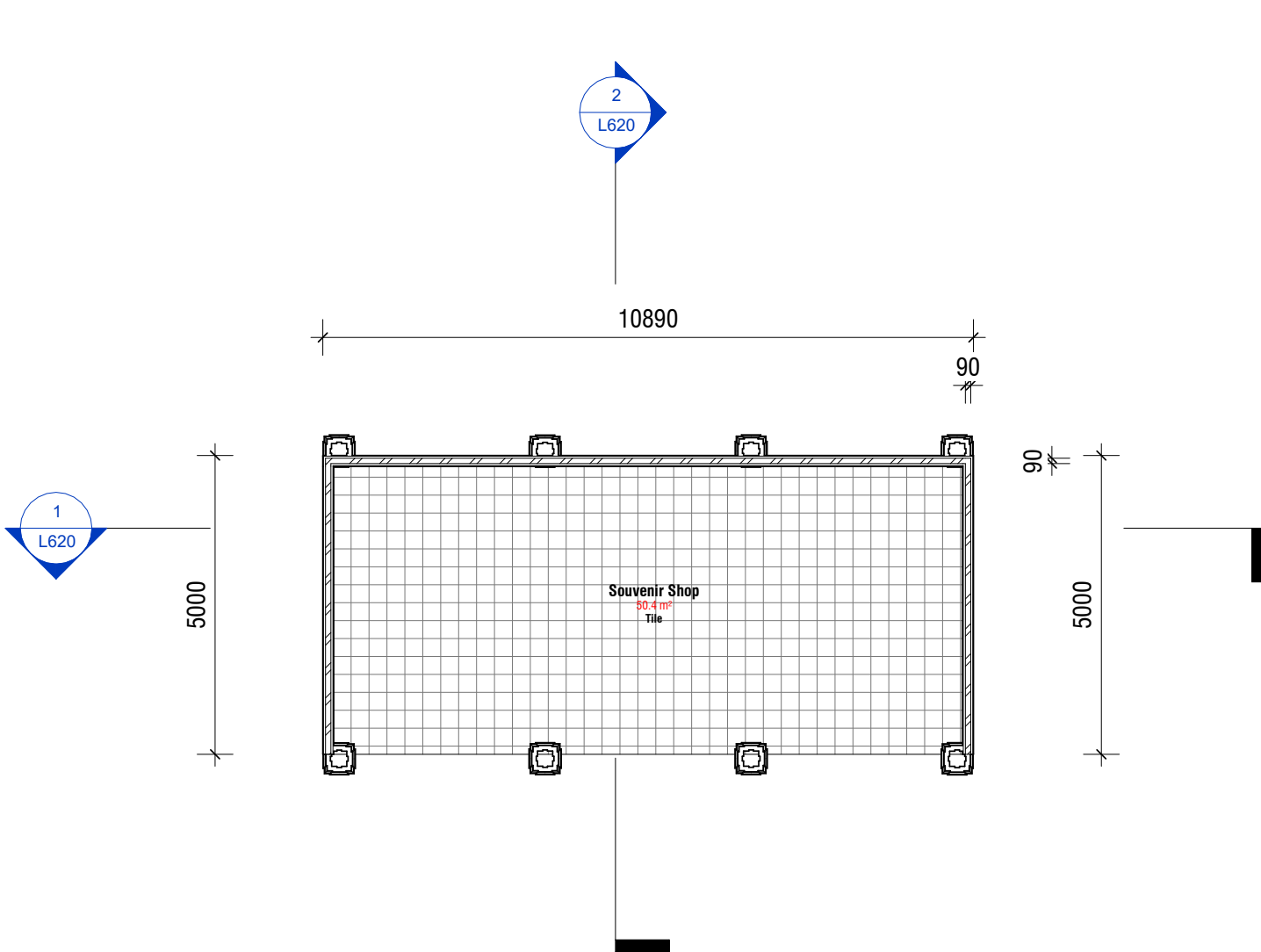
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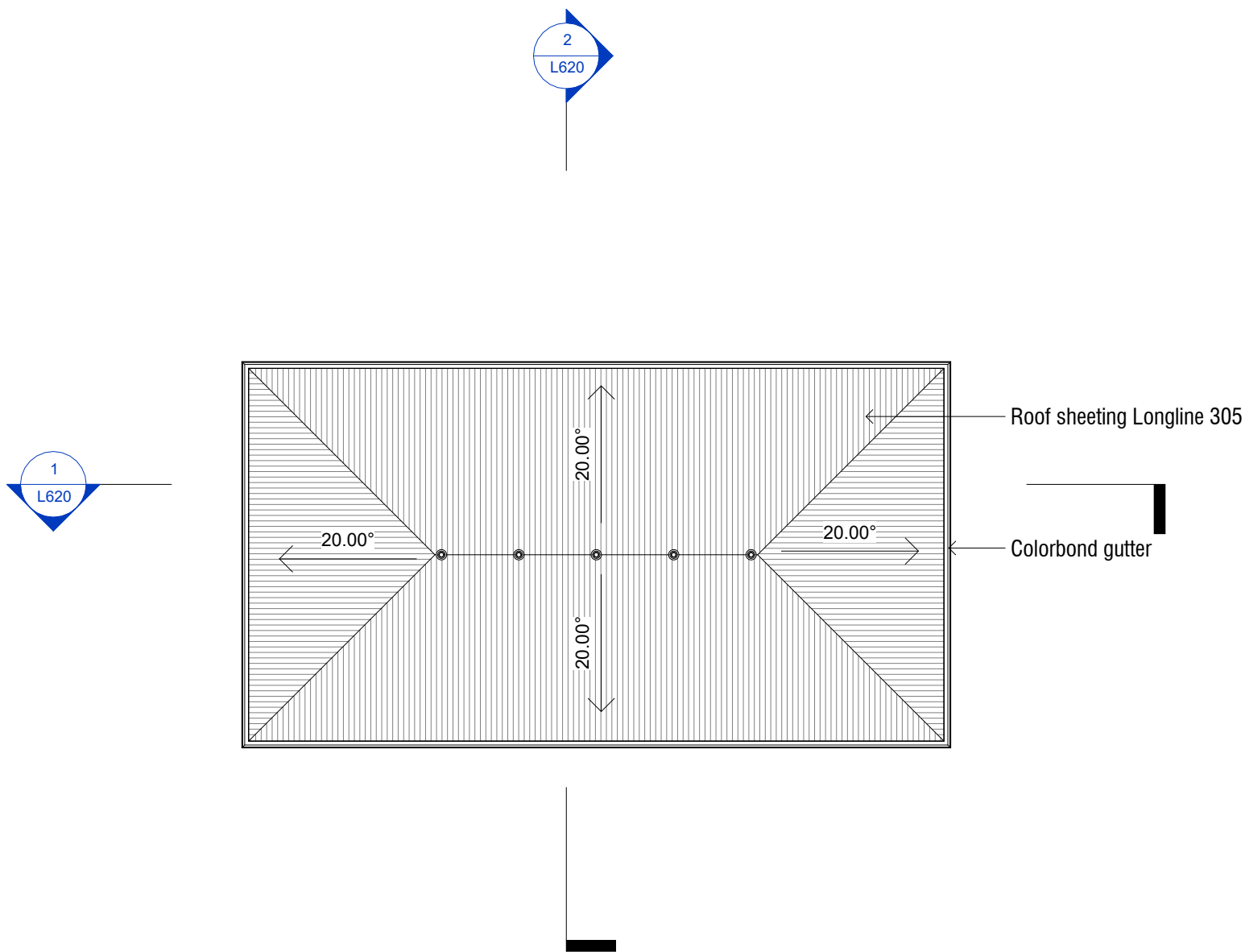
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5	06/06/2025	Council RFI



Souvenir Shop Ground
1 : 100



Souvenir Shop Roof
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Souvenir Shop - Plans



SCALE
1 : 100 @ A1

DRAWING NUMBER

JA2277 - L600

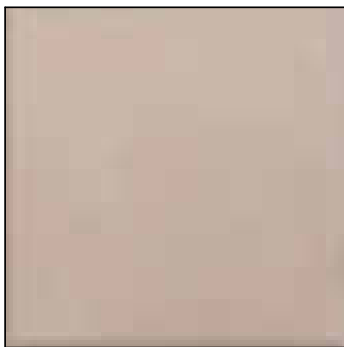
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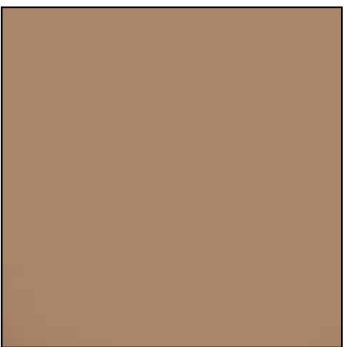
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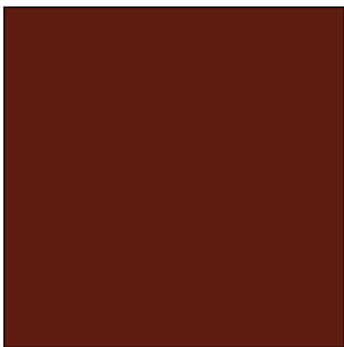
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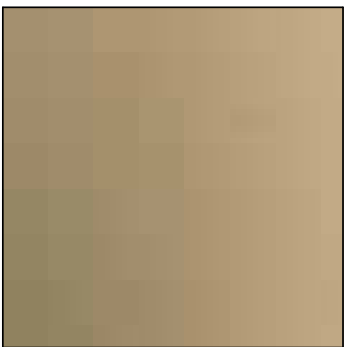
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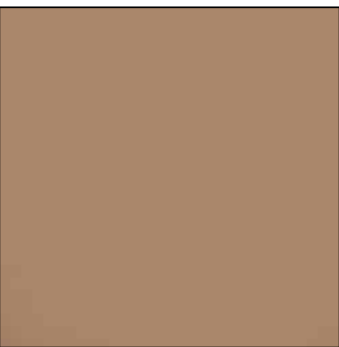
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DULUX CARAMEL SUNDAE
RAINWATER GOODS



COLORBOND RED MANOR
STEEL ROOFING
(PROFILE VARIES)



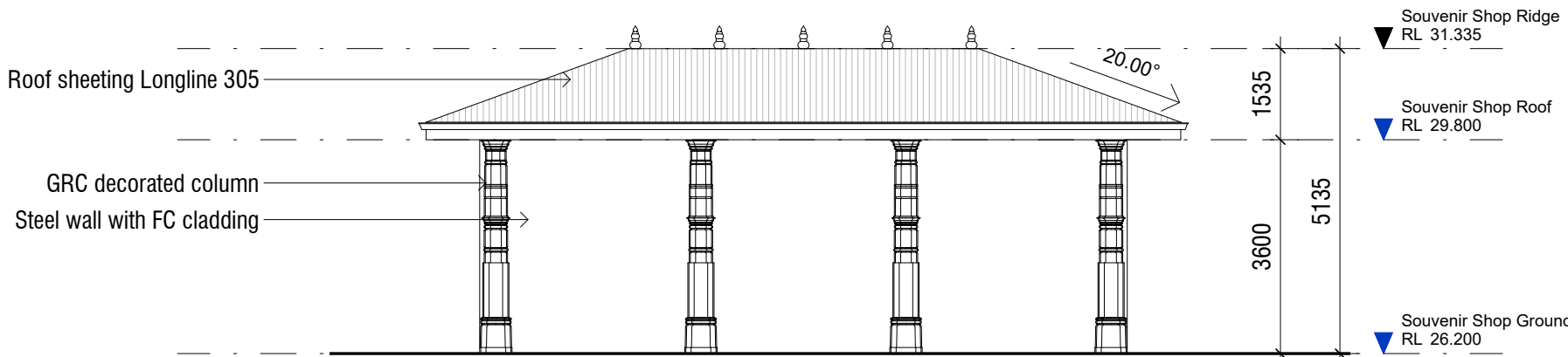
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SHADE CODE - 9103
GRC DECORATIVE
ELEMENTS



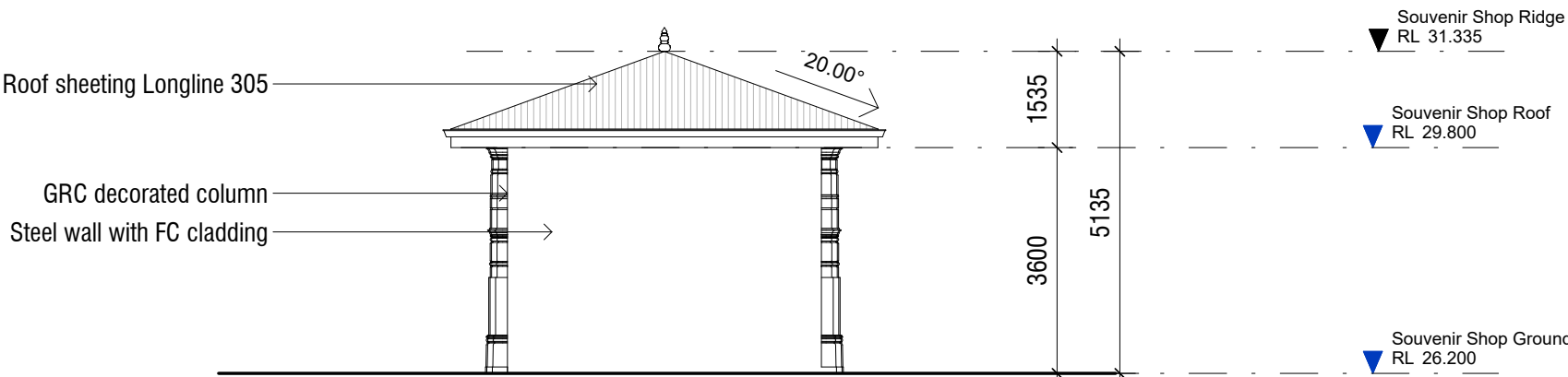
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DULUX CARAMEL SUNDAE
WINDOWS & DOORS
FRAMING

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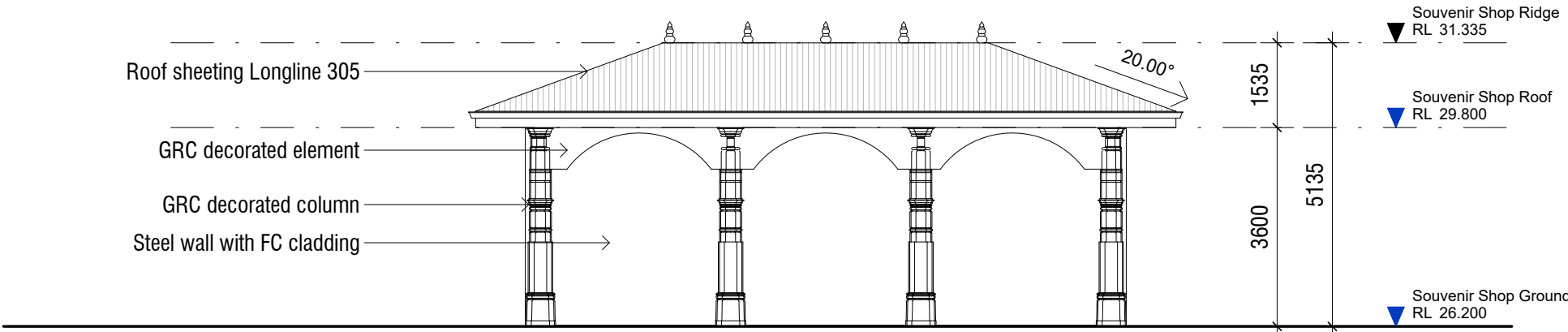
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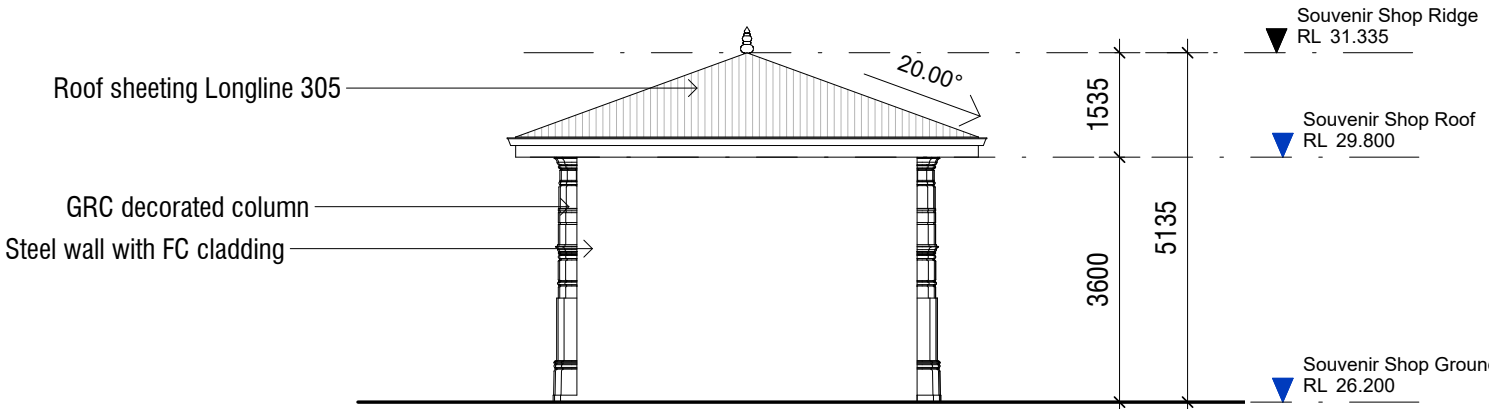
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Souvenir Shop - Elevation East
1 : 100



Souvenir Shop - Elevation South
1 : 100



Souvenir Shop - Elevation West
1 : 100



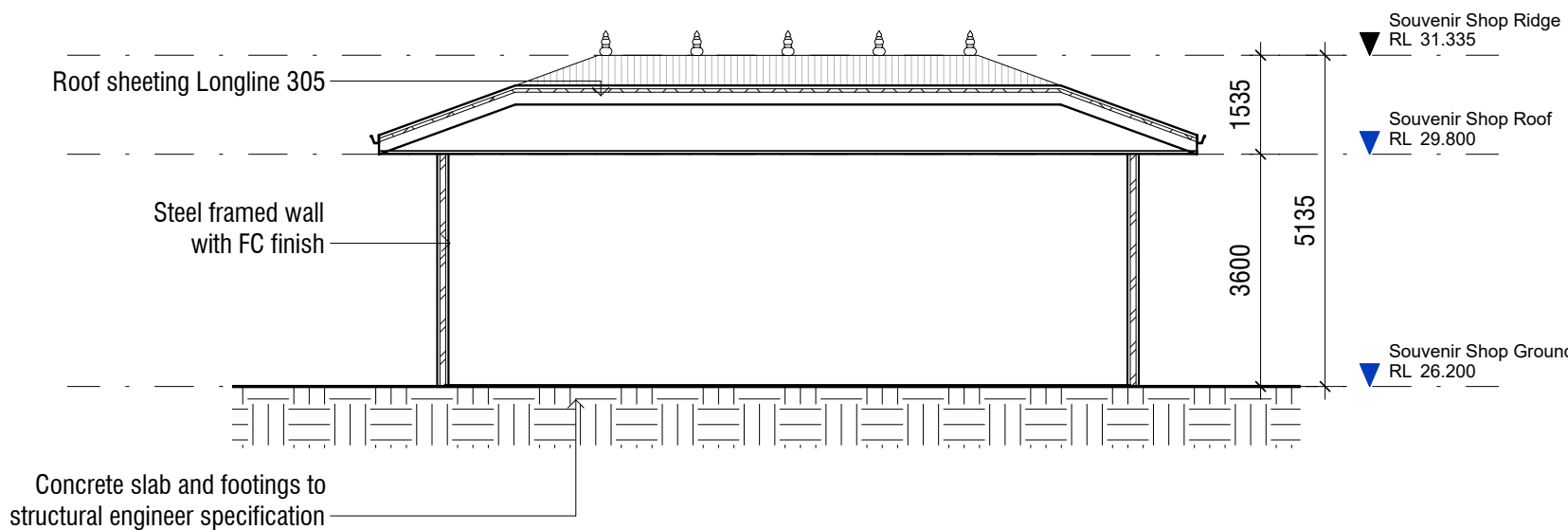
info@jakaan.com.au | www.jakaan.com.au

PROJECT TITLE
Temple and Community Centre
CLIENT
Shree Swaminarayan Mandir Vadtaldham
ADDRESS
50 Stoney Creek Road, Shanes Park

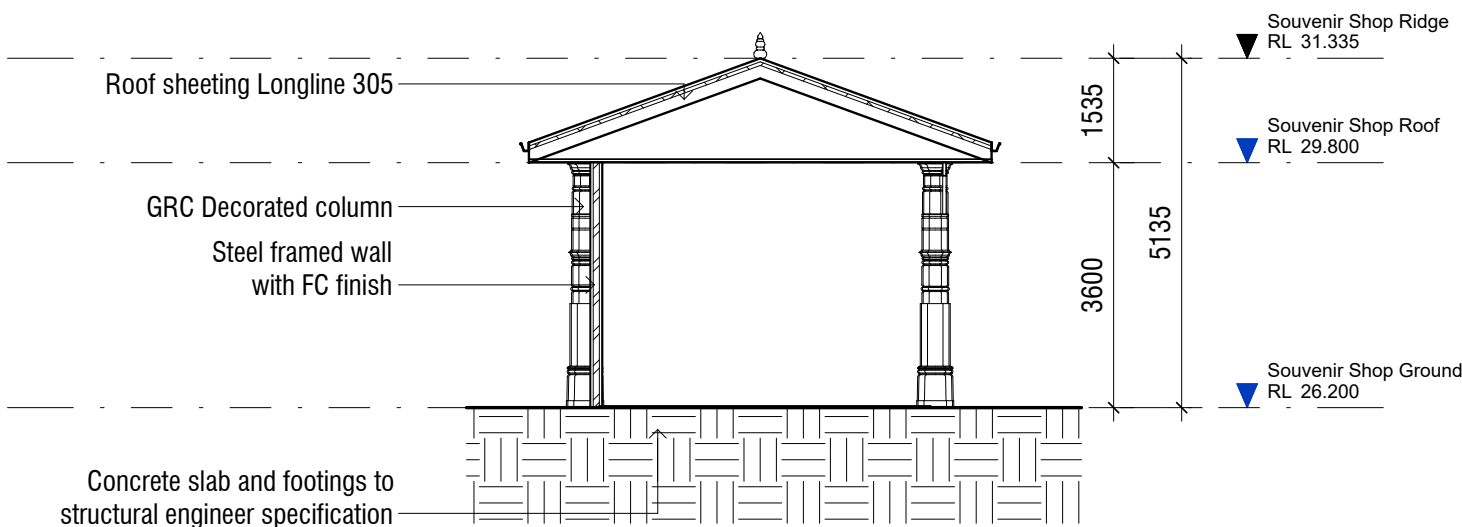
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ORIENTATION	SCALE
+	As indicated @ A1
DRAWING NUMBER	
JA2277 - L610	
ISSUE	DATE
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Souvenir Shop Section 1
1 : 100



Souvenir Shop Section 2
1 : 100



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PROJECT TITLE

Temple and Community Centre

CLIENT

Shree Swaminarayan Mandir Vadtaldham

ADDRESS

50 Stoney Creek Road, Shanes Park

DRAWING TITLE

Souvenir Shop - Sections

ORIENTATION
+

SCALE
1 : 100 @ A1

DRAWING NUMBER

JA2277 - L620

ISSUE
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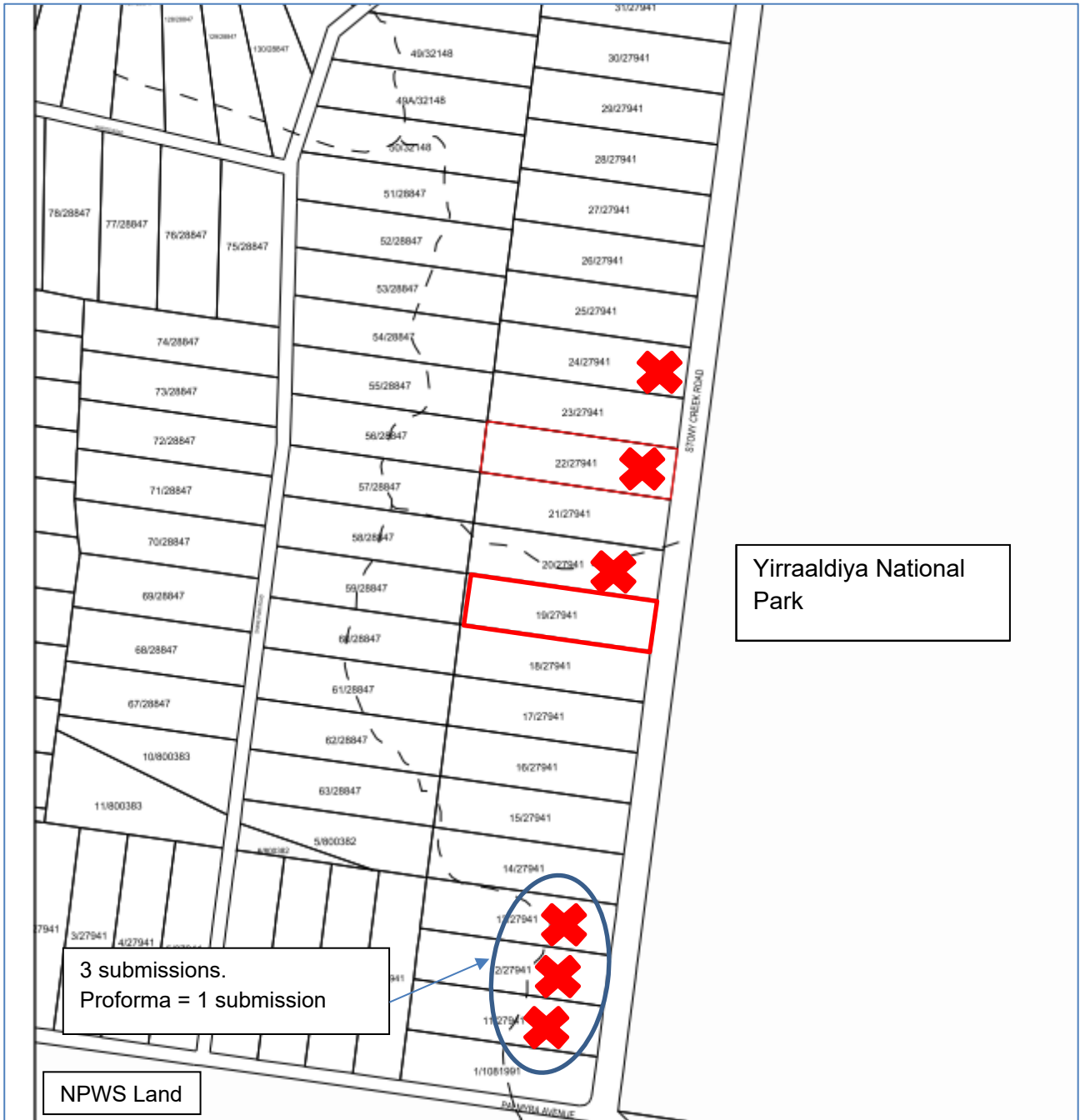
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DA

Attachment 6

Summary of residents' concerns and Council response

1 Location of submitters



Site



= submission/objection

9 other submissions/objections are outside the map area

2 Consideration of issues raised

Issue	Planning comment/response
Traffic and road safety - Increased traffic congestion on Stony Creek Road due to frequent visitor flow - Narrow road not designed for heavy traffic and parked vehicles - Potential accidents due to unsafe turning lanes and high-speed traffic - Additional strain on road infrastructure from surrounding developments - Limited road shoulders make turning dangerous for residents - Traffic delays affecting local businesses and emergency access	The listed traffic concerns are valid issues and are reasons for refusal. Our traffic officer has noted that the surrounding residents' amenity will be affected by the proposed traffic impacts from the proposal. A site inspection confirms that the speed limit on Stony Creek Road is 80km/h and that there are frequent vehicles utilising this road as it provides connection access between Palmyra Road and Richmond road. Concerns are raised on the high potential for sudden stopping to enter the site and also safety concerns and potential for traffic collision from vehicles leaving the site.. The applicant has indicated that the proposed development will be staggered over a 5 - 7 year period which by then, local infrastructure upgrades will reduce traffic strain. This future projection is an inadequate justification to ensure traffic safety and potential collisions at the present time. As Stony Creek Road provides only 1 lane traffic each way, potential for queuing to get in and out of the site is likely to delay traffic and obstruct access to the national park as well. The proposal is not satisfactory in this instance.
Noise and disturbance - Continuous noise from large gatherings, prayers and events - Sound amplification through loudspeakers affecting nearby homes - Late-night activities disrupting the quiet residential environment - Noise carrying over long distances due to the area's topography	The raised concerns are valid issues and are reasons for refusal. The proposed scale of the development is inconsistent with the rural residential character of the area. There are concerns that the site will function for many more visitors than what is anticipated by the applicant. Whilst noise can be controlled by imposing conditions of consent, there are significant concerns regarding the general operational management of the site from the congregation, traffic and guest accommodation. Impacts of noise and disturbance to the surrounding neighbours have not been adequately addressed by the applicant.
Environmental and infrastructure concerns - Stormwater runoff affecting nearby properties due to lack of proper drainage - Increased pollution affecting local water bodies and the natural ecosystem - No clear wastewater management plan, risking contamination - Light pollution from the development impacting the surrounding area - Proximity to a national park raising concerns about environmental degradation	The environmental and infrastructure concerns are valid issues and are reasons for refusal. NPWS has advised that the proposed painted island extending from the development's driveway to the south of the roadway will pose a management risk for NPWS inhibiting fire management, feral animal and weed control, monitoring and research, emergency access and utility access constraints. In addition, Council's Engineers have identified that the proposed stormwater management is still unsatisfactory according to our drainage and development engineers. The proposal will create erosion, not capture the runoff flows nor drain properly. Additional information has been requested and the applicant has not addressed these requirements to Council's satisfaction. The proposal cannot be supported in its current form.

Issue	Planning comment/response
Community and Residential Impact • The proposal is not in harmony with the low-rise residential character • Privacy concerns overlooking surrounding properties • Concerns over illegal parking and congregation • Disruptions to local businesses and residents' quality of life • Lack of transparency regarding ownership and land use details	The concerns raised are valid issues and are reasons for refusal. The proposed place of public worship and ancillary uses is not in keeping with the character of the rural residential of the area. Privacy impacts from the wrap around balconies of the community hall and the main temple, as well as the balconies from 12 guest rooms overlooking the northern side boundary, including the proposed number of visitors which are inconsistently numbered across the documentation, and the proposed parking arrangements, are all likely to be unacceptable to the surrounding residents. The proposal does not satisfactorily address the amenity of the surrounding residents.
Site Suitability • The area is designated for residential and semi-rural use, not large-scale developments • Concerns over whether the land zoning allows multi-use facilities like accommodation and shops. • Unclear operational functions regarding guest accommodations • Potential commercial use including of the proposed shop that is detailed as a grocery shop on the architectural plans	The amended plans have amended the reference to a grocery shop. The proposed shop is a souvenir shop and together with the proposed guest accommodation, can be defined as ancillary uses to the proposed place of public worship and community facility. However, the proposed scale of the development including the lack of detailed explanation to the use of guest accommodation, is considered to be excessive and the site is therefore considered unsuitable for the proposed use.
Safety and Security • Lack of street lighting and proper pedestrian pathways • Concerns about unauthorised access to private properties • Increased risk of crime and trespassing due to higher foot traffic	These concerns are noted although they can be addressed by conditions if the application was recommended to be approved. These issues are not considered to warrant refusal of the application.
Parking and Accessibility • Insufficient on-site parking leading to illegal street parking. • No provisions for handling peak visitor numbers during events. • Lack of public transport options increasing reliance on private vehicles.	The listed concerns are valid issues and are reasons for refusal. There are concerns that the proposed scale of the buildings will be able to contain more visitors than what the application suggests. The applicant has also acknowledged that parking will overflow to the street and pick up points from other locations have been proposed for shuttle buses to pick up parishioners for the proposed temple. Our social planner has indicated that the provision of shuttle buses from the nominated pick up points is not satisfactory given 2 out of the 3 pick-up points are

Issue	Planning comment/response
	residential sites which will not be able to accommodate the expected parking influx from visitors. The draft Plan of Management has also indicated that parking will overflow to the street and volunteers will assist to manage this. This is not a satisfactory response and demonstrates inadequate parking on the site. There is also no public transport option to the site, increasing reliance on private vehicles.
Potential negative impact on property values.	Whilst property values are not a planning matter for consideration, the proposal is not consistent with the objectives of the RU4 – Primary Production Small Lots zone.
Limited consultation with residents before the proposal was lodged with Council.	There is no statutory requirement for applicants to consult although it is highly desirable.
Inadequate assessment of the proposal's impact on local infrastructure.	We agree with this issue and as evident by the applicant's response to the key issues of impact on existing road and drainage infrastructure as issues raised by Council and surrounding residents.