1.3 DA-24-00909 - 50 Stoney Creek Road, Shanes Park - Supplementary Report 2

Second supplementary report to the 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	Response to the applicant's submission in addressing the Panel's concerns regarding the amended application for the demolition of existing structures and construction of a place of public worship including a community hall, a souvenir shop and car parking for 171 vehicles		
Street address	50 Stony Creek Road, Shanes Park		
Re-Notification period	6 - 20 February 2026	**Number of submissions**	10 objections and 8 submissions in support

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
Original report date	27 November 2025
Panel 2nd deferral	• The Panel invites the applicant to indicate **whether** and **how** they intend to respond to these concerns: 1. **Flooding evacuation management:** the Panel considers that a flooding evacuation management plan is required to provide assurance that flooding events can be safely managed. 2. **Flooding:** expert comment is required on the capacity of the site in view of potential flooding incidents. 3. **Stormwater impacts on neighbouring sites:** assurance is required that the impacts of stormwater on neighbouring sites will be appropriately and safely addressed. 4. **Parking:** the Panel invites comment on the turnover condition

proposed by Council.

5. **Contamination:** the Panel notes that Council is requiring that the consultant's skills are to be confirmed.
6. **Road upgrade works:** the Panel consider the proposed condition to be too open-ended. A response from the applicant is invited.
7. **Privacy:** the applicant is to propose ways of addressing potential overlooking, in particular for the windows on the northern frontage of the building.

- The Panel requests Council to respond to the applicant's response on the above Panel matters, noting that the applicant has not submitted any amended plans for further consideration.

This report date	18 June 2026
Report prepared by	Bertha Gunawan
Recommendation	Refusal, for the reasons listed in Section 5.

Checklist

Summary of section 4.15 matters Have 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)?	Not applicable
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?	Yes (conditions provided with the 1st supplementary report at the Panel's request)
Biodiversity Is the land bio-certified land under the Biodiversity Conservation Act 2016?	Yes

Attachments

1. Attachment 1 - Applicant's Response to Panel Concerns [**1.3.1** - 13 pages]
2. Attachment 2 - PPSSC C-635 - Supplementary report - D A-24-00909 - 50 Stoney Creek Road Shanes Park [**1.3.2** - 215 pages]
3. Attachment 3 - Panel report PPSSC C-635 D A-24-00909 - 50 Stony Creek Road, Shanes Park [**1.3.3** - 74 pages]
4. Attachment 4 Amended Draft Conditions of Consent [**1.3.4** - 48 pages]

1 Executive summary

1.1 This supplementary report is the second report for this proposal. It considers additional information submitted by the applicant in response to the Panel's deferral of the development application on 27 November 2025. The additional information submitted by the applicant was received on 22 May 2026, following the Panel's second deferral of the application on 7 May 2026.

1.2 On 7 May 2026, the Panel further deferred the application to allow the applicant to respond to the following concerns raised by the Panel:

- **Flooding evacuation management:** the Panel considers that a flooding evacuation management plan is required to provide assurance that flooding events can be safely managed.
- **Flooding:** expert comment is required on the capacity of the site in view of potential flooding incidents.
- **Stormwater impacts on neighbouring sites:** assurance is required that the impacts of stormwater on neighbouring sites will be appropriately and safely addressed.
- **Parking:** the Panel invites comment on the turnover condition proposed by Council.
- **Contamination:** the Panel notes that Council is requiring that the consultant's skills are to be confirmed.
- **Road upgrade works:** the Panel consider the proposed condition to be too open-ended. A response from the applicant is invited.
- **Privacy:** the applicant is to propose ways of addressing potential overlooking, in particular for the windows on the northern frontage of the building.

1.3 The applicant's response dated 22 May 2026 is at attachment 1.

1.4 In this report, please refer to Section 2 for detailed discussion of the key matters listed in 1.2 above.

1.5 Our assessment of the further response by the applicant on 22 May 2026 concludes that there are outstanding key issues of concern that cannot be dealt with by conditions, as detailed in the first supplementary report at attachment 2.

1.6 The application therefore remains unsatisfactory when assessed against Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.7 This report recommends that the Panel refuse the application for the reasons listed in the first supplementary report at attachment 2.

1.8 A copy of the original report is at attachment 3.

1.9 The initial draft conditions of consent (as requested by the Panel in the first deferral) are also included at attachment 2 as part of the first supplementary report.

1.10 We maintain that if the Panel approves this development application, those conditions included in attachment 2 (subject to some minor changes to be detailed in Section 2 below with the final consent conditions provided at attachment 4) should be applied in their entirety.

2 Council's assessment of the applicant's further response (dated 22 May 2026, no revised plans submitted)

2.1 **Flooding evacuation management**

2.1.1 The Panel considers that a flooding evacuation management plan is required to provide assurance that flooding events can be safely managed.

2.1.2 The applicant states that a flooding scenario is extremely unlikely and suggests a consent condition to be imposed to detail the evacuation plan in a revised Plan of Management (PoM) to be submitted prior the issue of Construction Certificate. The PoM would utilise Bureau of Meteorology (BOM) weather forecast and/or warnings preceding a nominated event (e.g. 24 hours before event) and require pre-emptive closure of the site prior to any flooding in the region occurring, with closure triggers set for nearby flood gauges, and BOM and NSW State Emergency Service (SES) warnings.

2.1.3 In response, our engineer is satisfied with the applicant's approach to submit a revised Plan of Management including the Flood Emergency Response Plan prior to the issue of Construction Certificate, which will address flood evacuation management, including pre-emptive site closure triggers based on BOM, SES and nearby flood gauge warnings. This requirement is consistent with our engineering requirements under condition 8.1.2(iii) as previously provided to the Panel in attachment 2.

2.1.4 Our engineer also emphasized the importance of maintaining the flooding management conditions as included in attachment 2, as further clarification is still needed regarding evacuation procedures and operational management during peak attendance scenarios.

2.1.5 In this regard, an additional condition is recommended to ensure a detailed and confirmed evacuation/flood response plan to be included in the revised Plan of Management, prior to the issue of any Occupation Certificate (Refer to final consent conditions at attachment 4, Condition 13.16.2).

2.2 **Flooding**

2.2.1 The Panel requires expert comment on the capacity of the site in view of potential flooding incidents.

2.2.2 The applicant suggests that proposed consent Condition 8.1.2(iii) requirements will be addressed this requirement, which reads as follows:

The applicant shall submit an **updated** Flood Risk Management Report and Flood Emergency Response Plan (FERP) prepared by a suitably qualified hydraulic engineer. The report must include, but not be limited to:

a. Confirmation of the flood risk affecting the site up to the Probable Maximum Flood (PMF) event.

b. Assessment of flood hazard (depth and velocity) during extreme flood events, including potential risks to vehicles and pedestrians within the site and along the evacuation route.

c. Assessment of flood evacuation arrangements, demonstrating that all occupants and vehicles can safely evacuate the site prior to floodwaters affecting the site access or surrounding road network.

d. Assessment of maximum occupancy scenarios, including evacuation of the full site population and car parking capacity.

e. Confirmation of the available flood warning time and evacuation trigger levels.

f. Preparation of a detailed operational Flood Emergency Response Plan for the development

g. The report shall demonstrate that risks to life associated with extreme flood events can be appropriately managed.

2.2.3 Our engineer provides the following comments in response:

Council's original concern is related to whether the submitted information sufficiently demonstrated how the maximum site occupancy could be safely managed during emergency scenarios, having regard to the scale of the development and reliance on a single access route. Whilst the applicant has not provided further clarification regarding

pre-emptive closure procedures, this matter can be appropriately addressed through an updated Flood Emergency Response Plan and Plan of Management prior to the issue of a Construction Certificate.

Accordingly, the previous relevant conditions included in attachment 2 remains with an additional condition to include in the revised PoM, an evacuation/flood response plan. (Refer to final consent conditions at attachment 4, Condition 13.16.2)

2.3 **Stormwater impacts on neighbouring sites**

2.3.1 The Panel requires assurance that the impacts of stormwater on neighbouring sites will be appropriately and safely addressed.

2.3.2 The applicant requests Council to provide the exact modelling calculations that will be acceptable, by way of conditions.

2.3.3 Our engineer provides the following comments in response:

The applicant's response has not satisfactorily addressed Council's concerns. The concern is not the absence of a particular hydraulic software package or model. Rather, the submitted information does not demonstrate that the proposed drainage arrangements, including the level spreader, will replicate existing drainage behaviour and avoid adverse impacts to adjoining properties.

In particular, there are no detailed calculations or supporting information provided to demonstrate that the proposed level spreader arrangement will adequately disperse flows, avoid concentrating runoff onto adjoining land, and maintain existing drainage characteristics. Whilst DRAINS, OSD and MUSIC information has been submitted, the applicant has not demonstrated that the proposed discharge arrangement and erosion protection measures will prevent adverse impacts to neighbouring properties.

Given that there is no submission of further amended engineering plans or additional technical information in the applicant’s response on 22 May 2026, the previous engineering position that is unsupportive of the proposal remains. Should the Panel choose to approve it, the previously recommended conditions included in attachment 2 will remain applicable.

2.4 **Parking**

2.4.1 The Panel invites comment by the applicant on the turnover condition proposed by Council.

2.4.2 The applicant feels that the proposed 1-hour gap between activities is not required given the oversupply of car parking in accordance with Blacktown Development Control Plan 2015’s requirements. However, we have since received an email confirmation from the Panel Secretariat on 3 July 2026 that the proposed consent conditions included in the first supplementary report were considered acceptable by the applicant and that parking management can be detailed further in a revised Plan of Management already requested by these consent conditions.

2.4.3 Noting the above comments by the applicant, we will not impose any additional parking-related condition to the draft conditions previously provided to the Panel in attachment 2.

2.5 **Contamination**

2.5.1 The Panel notes that Council is requiring that the consultant’s skills are to be confirmed.

2.5.2 The applicant has provided a letter from Martens & Associates at attachment 1 and considers this issue addressed.

2.5.3 Our Environmental Health Officer has provided confirmation that the Detailed Site Investigation (DSI) report (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026 is prepared by a Certified Environmental Consultant holding a current accreditation under (CEnvP (SC)) or (CPSS CSAM). The officer also

agrees with the report findings. In this regard, Conditions 3.1.1 and 3.1.2 are addressed and can be deleted.

2.5.4 Our Environmental Health Officer also suggests revised wording of Condition 7.1.2 at attachment 2, to delete the reference for a site audit statement, as the DSI report has classified the site of low contamination risk. Revised Condition 7.1.2 should read as follows:

All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (2020)
- NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2022).
- NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- National Environment Protection Council (NEPC) 1999 National Environment Protection (Assessment of Site Contamination Measure) as amended 2013
- NSW Environment Protection Authority's Waste Classification Guidelines, Part 1: Classifying Waste (2014)

2.6 Road upgrade works

2.6.1 The Panel consider the proposed condition to be too open-ended. A response from the applicant is invited.

2.6.2 The applicant suggests that the recommendations in the traffic report submitted with the amended application to be implemented, particularly the swept path plans on Appendix 2 and the concept plan for the proposed intersection treatment in Appendix 4.

2.6.3 Our engineer provided the following comments in response:

The current proposal remains insufficient to demonstrate that the proposed Stony Creek Road upgrade can be delivered safely and satisfactorily. There has been no amended engineering drawings or additional information have been provided to address Council's concerns regarding pavement reconstruction, shoulder design and the extent of the required upgrade works. As such, the previous conditions at attachment 2 should remain.

The applicant has also indicated on the response letter dated 22 May 2026 that any impact to the existing driveway serving 52 Stony Creek Road can be addressed by reconstructing the driveway in accordance with Council's standard crossing details. However, no amended engineering plans, longitudinal sections or cross-sections have been submitted demonstrating how the existing access arrangement will be maintained or reconstructed in conjunction with the proposed swales, turning lane and frontage works.

Accordingly, Council's concerns regarding the potential impact to adjoining property access remain unresolved and the application cannot be supported in this instance.

2.7 Privacy

2.7.1 The Panel requested that the applicant propose ways of addressing potential overlooking, in particular for the windows on the northern frontage of the building.

2.7.2 The applicant suggests privacy screens can be installed on the elevations with amended plans to be submitted prior to the issue of a Construction Certificate.

2.7.3 Should the Panel agree with the applicant's response and is of the mind to approve the application, a consent condition should be added to Attachment 4. We recommend that the Panel also specify which building requires the privacy screens.

3 Conclusion

3.1 The proposed development has been assessed against all relevant matters and is not considered to be satisfactory.

3.2 Although a place of public worship and a community centre are both permissible land uses, the scale and intensity of the proposal remain incompatible with the rural-residential character of the area.

3.3 The reduction by 1 m in height of the proposal in the amended plans lodged on 2 February 2026 is insufficient and fails to adequately respond to the amenity of adjoining properties or to the ecological and landscape attributes of the area.

3.4 The proposed built form remains visually dominant and inappropriately urban in character despite the minor amendments previously made. The proposal is inconsistent with the low-scale rural setting and results in cumulative institutional scale over-development when combined with the existing place of public worship on the adjacent property to the west (No. 135 Shane Park Road, Shanes Park).

3.5 The proposed development will also generate traffic volume and turning movements that far exceed the safe capacity of Stony Creek Road. Major road intersection upgrades are needed to the local road network before it can cater for any proposed intensive use.

3.6 Serious road access, stormwater, drainage and overland flow issues identified by our engineers remain unresolved. The applicant's response on 22 May 2026 asserting adequacy is not supported by any technical material or amended plans.

3.7 Council maintains its recommendation to refuse the DA as the site is not suitable for this proposal in its current form.

3.8 If the Panel is of the mind to approve the proposal, the updated conditions of consent are now at attachment 4. These are amended by the outcome of discussion in Section 2 of this report (except to the privacy screen requirements under Section 2.7.3), in relation to site contamination and inclusion of an emergency response/evacuation plan in the revised PoM (Refer to Sections 2.1.5, 2.5.3 and 2.5.4). The proposed changes are highlighted in red in Conditions 3.1.1, 3.1.2, 7.1.2 and 13.16.2 in attachment 4.

4 Issues raised by the public

4.1 There is no submission of any amended plan to be assessed by this second supplementary report and therefore no further public notification was undertaken.

4.2 Renotification of the amended plans was undertaken between 6 and 20 February 2026. We received 18 submissions including 8 letters of support. Of the 10 objections, 6 are from the previous objectors of the original proposal.

4.3 Those submissions are discussed at attachment 2, specifically under Section 3.3 of the first supplementary report and further in attachment 3 of that report. We maintain the view that the issues raised by those objections still warrant refusal of this development application.

5 Disclosure of political donations and gifts

5.1 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.

5.2 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.

5.3 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.

5.4 Disclosures:

• Political donations	Has a Disclosure statement been received in relation to this application?	No
	If yes, provide Disclosure statement register reference	
• Gifts	Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?	No

6 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, particularly: [Section 4.15(a) of the Environmental Planning and Assessment Act 1979].

- To enable 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.

b There is inadequate information on the proposed road access design, stormwater management, drainage design, tree removal, and operational management to confirm that the site can be made suitable for this use.

The proposal in its current form does not address these key issues as listed in Parts B 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 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].

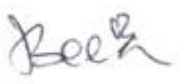
d The public submissions raise the issues of traffic, flooding and amenity impacts, lack of infrastructure to accommodate the scale of development and site suitability for such land use and scale, which have not been satisfactorily addressed [Section 4.15(d) of the Environmental Planning and Assessment Act 1979].

e For the reasons outlined above and unresolved issues, granting of consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979].

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

7 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



Alan Middlemiss
Acting Manager Development Assessment



Judith Portelli
Acting Director City Planning and Development

Stimson Advisory

Our Ref: 22.083

22 May 2026

Chair – Sydney Central City Planning Panel
Planning Panels, Panels and Housing Delivery
Department of Planning, Housing and Infrastructure

Att: Sharon Edwards – Project Support Officer

Dear Sharon,

Re: PPSSCC-635 / DA24/00909 – 50 Stony Creek Road, Shanes Park

Thank you for your email dated 7 May 2026 inviting a review of the Independent Peer Review, and consideration of the questions posed by the Panel.

The email, along with the draft conditions, have again been reviewed by the client and project team. The following is provided as our response for the Panel's consideration in this matter.

Flooding evacuation management: *the Panel considers that a flooding evacuation management plan is required to provide assurance that flooding events can be safely managed.*

This question raised by the Panel has been considered by the project's engineering team and is responded to in the attached email. Specifically, the following advice has been provided:

> *Council states that their primary concern is evacuation management and operational safety given the scale of the development especially during major events with high patron numbers. It seems that Council haven't fully appreciated that the primary response is pre-emptive closure of the site prior to any flooding in the region occurring, with closure triggers set for nearby flood gauges, and BOM and SES warnings. Council are instead focussing on an incredibly unlikely scenario which includes the simultaneous occurrence of the following circumstances:*
>
> - *A major storm occurs in the South Creek catchment greater thana 1-in-2000-year event.*
> - *The storm is not predicted in advance, and the site was not closed pre-emptively.*
> - *A major religious festival is being celebrated at the site (only 4 per year with only limited opening hours - longest celebration requires the site to be open for 10.5 hours).*
>
> *Notwithstanding the unlikelihood of such an event, the FERP could be made clearer and/or more detailed to address council's concerns with detailed analysis of existing flood model results for the Hawkesbury River and South Creek, and assessment of existing probable vehicle evacuation loads on Stony Creek Road, to address all concerns regarding evacuation timing, were the above scenario to occur.*

Planning Comment: Our view is that the scenario being considered is extremely unlikely and therefore any potential risk can be successfully mitigated through the Plan of Management. We suggest a revised Plan of Management be submitted prior to the issue of any Construction Certificate. The revised Plan of Management would utilise BOM weather forecast and/or warnings preceding a nominated event (e.g. 24 hours before event) and require pre-emptive closure of the site prior to any flooding in the region occurring, with closure triggers set for nearby flood gauges, and BOM and SES warnings. This would be a reasonable solution to address this issue.

Flooding: *expert comment is required on the capacity of the site in view of potential flooding incidents.*

This question raised by the Panel has been considered by the project's engineering team and is responded to in the attached email. Specifically, the following advice has been provided in response to the Supplementary Council Report:

1.1 Section 3.1 *details civil engineering design concerns as follows:*

- ***Inadequate road upgrade design:*** *concerns relate to pavement design and reconstruction details not provided. Unreasonable to request this for a DA approval. This can be addressed at CC stage which would require geotechnical testing and laboratory analysis of soils of existing and adjacent pavement areas.*
- ***Unresolved impacts to existing driveway access:*** *concerns relate to existing driveway connection to 52 Stony Creek Road. Driveway impact can be resolved by reconstructing driveway at impacted location by adopting BCC standard drawing 1005 for rural vehicular crossing type 1. The existing driveway connection location is at the taper part of the left hand turning lane and will largely maintain existing functionality.*
- ***Inadequate assessment of surface drainage and flow behaviour:*** *Council raises concerns that hydraulic calculations have not been provided to demonstrate the proposed drainage arrangement will maintain existing flow paths, prevent concentrated flows and avoid erosion and flooding impacts to neighbours. The comments are vague and do not articulate clearly what they want to see to address their concerns. Clarification regarding what EXACTLY Council wants to address their concerns is to be sought, specifically, what model or design calculations will satisfy them that flow velocities and volume is not increasing.*

Currently provided drainage information includes:

- *DRAINS model and results output for pit and pipe network and roadside swale*
- *OSD calculations per their spreadsheet design compliance with BCC guideline*
- *MUSIC model and results for post development*

To demonstrate pre and post velocities is Council after a Tuflow model? Tuflow would be the best way to realistically show existing and proposed velocity at the site but is an onerous activity and excessive considering the site drainage and OSD calculations already provided. Would detailed level spreader calculations be sufficient enough to demonstrate the provided erosion protection measures (i.e. the level spreader and rip rap) are appropriate? MA notes that in the pre DA meeting dated 11/08/2023 Council stated a level spreader would be a suitable solution for discharge from the site. The level spreader has been provided minimum 3m from the site boundary as requested by Council in a previous RFI.

Planning Comment: Council's engineering response to the assessment of this application has been the most frustrating aspect of this entire process. As detailed above, advice has been received in the pre-DA meeting, that was responded to in a later RFI, which we are now told does not provide sufficient information. Comments have been provided on the Peer Review and the draft conditions as per the attached submission from the project's engineers.

In summary we think Council is missing the point about the primary response being pre-emptive closures. Nevertheless, we can provide the additional information to address Council's concerns (i.e. Condition 8.1.2 iii) should it be required.

Finally, clarification is sought on the peer review report. On page 2 it states, *'Flooding and Stormwater Management remain unresolved'* (without undertaking Condition 8.1.2iii?). However, on Page 8 it states that the matter is *'unsatisfactorily resolved'*. Maybe a typo?

Stormwater impacts on neighbouring sites: *assurance is required that the impacts of stormwater on neighbouring sites will be appropriately and safely addressed.*

The review suggests that if Condition 8.1.2.g is reasonable the stormwater management remains unsatisfactorily resolved. Per above comments,

> ***Inadequate assessment of surface drainage and flow behaviour:*** *Council raises concerns that hydraulic calculations have not been provided to demonstrate the proposed drainage arrangement will maintain existing flow paths, prevent concentrated flows and avoid erosion and flooding impacts to neighbours. The comments are vague and do not articulate clearly what they want to see to address their concerns. Clarification regarding what EXACTLY Council wants to address their concerns is to be sought, specifically, what model or design calculations will satisfy them that flow velocities and volume is not increasing.*
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Planning Comment: Council will need to provide the exact modelling calculations they want to see to consider the matter resolved. We feel this could be conditioned in a consent, or form part of a 'Deferred Commencement' approval so long as the condition was worded appropriately to require Council to respond clearly and expeditiously.

Parking: *the Panel invites comment on the turnover condition proposed by Council.*

The project's traffic engineer has provided the following response to this matter, and other traffic concerns raised:

- *Section 3.3.10 concludes that the parking provision is satisfactory, however notes that Council cannot physically limit patron numbers. In this regard, it is purported that if more people arrive on-site, there is potential for parking to spill out onto Stony Creek Road. It is my view that the draft conditions limit patron numbers. This is a standard method for limiting development patronage. Theoretical possibilities of additional people being on-site should not need to be considered. The peer review agrees with this view.*
- *Section 3.3.11 specifies that activities are to provide a 1-hour gap between finish and start times to ensure there is no potential for site patronage to exceed 300 people. A 1-hour gap between activities is generally only considered to be required where there are dedicated start and finish times of activities, which result in concentrated periods of arrival and departure at the commencement and completion of these activities. Special event activities are not conducted in fixed-session formats, characterised by specific start and finish periods. Rather, people arrive and leave at their leisure, such that the patronage numbers referred to in the Plan of Management represent the cumulative maximum number of people expected on-site during any particular single hourly period, rather than a specific event occurring in a single hourly period. Accordingly, patron movement is staggered throughout the operating period, reducing potential for concentrated traffic and parking impacts. In this regard, the peer review indicates that a 1-hour gap between activities is not required, given the oversupply of car parking with respect to the DCP requirements.*
- *Section 3.7.4 and Section 4 specify that the development will generate traffic which will exceed the safe capacity of Stony Creek Road. It is my view that the potential impacts of the additional traffic is appropriately mitigated by the proposed upgrade to the frontage road at the site access, whereby dedicated turning lanes will be provided. The peer rev*iew agrees with this view.

Planning Comment: From a planning perspective it is submitted that this matter has been addressed via either the explanation above, the conditions and the Plan of Management.

Contamination: *the Panel notes that Council is requiring that the consultant's skills are to be confirmed.*

The engineering firm who conducted the assessment have completed hundreds of similar assessments across New South Wales. Their specific response is provided as follows:

> *Council's concerns / comments relate to the fact that our DSI was not authored or reviewed by a CEnvP SC or CPASS accredited consultant.*
>
> *Council's position is that, in the absence of those certifications, the DSI cannot be relied upon to meet the requirements of SEPP Resilience and Hazards 2021, specifically in relation to whether the site is suitable, or can be made suitable, for the proposed development. MA notes that contamination reports to be prepared/reviewed by CEnvP is not Council policy and this is only just being requested (i.e. why not brought up in previous Council RFIs/correspondence).*
>
> *…*
>
> - *We note that Council contaminated land policy does not explicitly refer to any requirements for CEnvP SC accreditation. However, Section 2.6 does say that Council can request an independent review at any stage of the assessment process.*
> - *It appears that council have put forward some draft conditions. Looking at conditions 3.1.1 and 3.1.2, these seem reasonable and we suggest that these be accepted (i.e. get a review and resubmit to the DSI to Council). This should be a relatively straightforward process.*
> - *Conditions 3.1.3 to 3.1.5 are reasonable and considered typical CC conditions.*
> - *There is a later draft condition at 7.1.2 which refers to remediation of contaminated areas and the requirement for a Site Auditor and Site Audit Statement. In our view, this condition is not relevant based on the findings of the DSI and should be deleted, or amended so that it only applies if contamination requiring remediation is identified through the independent review or during construction works.*
>
> *…*
>
> - *Item 3:* ***Contamination****. We have reviewed the contamination related comments in Council's supplementary report and the independent peer review report. We have also reviewed Blacktown City Councils contaminated land policy. We note the following:*
> - *Council's concerns / comments related to the fact that our DSI was not authored or reviewed by a CEnvP SC or CPASS accredited consultant. We note that Council contaminated land policy does not explicitly refer to any requirements for CenVP SC accreditation. However, Section 2.6 does say that Council can request an independent review at any stage of the assessment process.*
> - *The independent reviewed seems to take a much more balanced approach and correctly state that if this lack of accreditation was a genuine concern, then it should have been flagged earlier by Council.*
> - *We can prepare a brief letter that summaries our work, confirms our experience and directly states why the report can be used by Council to meet their obligations under SEPP R&H.*

Planning Comment: A letter of response from Martens & Associates is attached to this submission. This matter has been appropriately addressed.

Road upgrade works: *the Panel consider the proposed condition to be too open-ended. A response from the applicant is invited.*

The supplementary Council report and the Peer Review report have been reviewed by the project's traffic engineer. The following comments have been provided.

> *Section 3.7.4 and Section 4 specify that the development will generate traffic which will exceed the safe capacity of Stony Creek Road. It is my view that the potential impacts of the additional traffic is appropriately mitigated by the proposed upgrade to the frontage road at the site access, whereby dedicated turning lanes will be provided. The peer review agrees with this view.*

Conditions 8.1.2 and 8.1.3 specify that road upgrade measures are to be provided within Stony Creek Road, with the length of works being 360m, which is to be centred on the site access. The concept site access design provided within Appendix 4 of the traffic report provides for a length of works of 335m but importantly, the works are NOT centred on the site access design. The works extend 105m to the south of the access and 230m to the north. It is recommended that the condition reference the concept plans prepared by this Practice and remove the wording 'or as otherwise determined by Council' from condition 8.1.3.

Planning Comment: This matter has been appropriately addressed in the response above.

Privacy: *the applicant is to propose ways of addressing potential overlooking, in particular for the windows on the northern frontage of the building.*

Planning Comment: Privacy screening can be installed on the elevations with amended plans being submitted prior to the issue of any Construction Certificate.

In addition to any amendments arising from the comments above, we are continuing to review the recommended conditions and will provide further comments early next week. Notwithstanding, it is my view that the application is at a stage where appropriately applied conditions of consent will address any further issues.

Please contact me on 0401 449 101 should you have any questions or wish to discuss.

Sincerely
Stimson Advisory



Warwick Stimson RPIA
Director

Email: warwick@stimson.com.au
Mobile: 0401 449 101

Attached: Email from Stanbury Traffic Engineering
Email from Martens & Associates
Letter from Martens & Associates

Outlook

RE: Fw: Independent Peer Review - PPSSCC-635 – Blacktown – DA-24-00909 – 50 Stony Creek Road, Shanes Park

From Morgan Stanbury <morgan@stanburytraffic.com.au>
Date Mon 18/05/26 4:34 PM
To Warwick Stimson <warwick@stimson.com.au>

Hi Warwick,

Please see below updated advice following the supplementary advice from Pankit.

Supplementary Council Report

- Section 3.3.10 concludes that the parking provision is satisfactory, however notes that Council cannot physically limit patron numbers. In this regard, it is purported that if more people arrive on-site, there is potential for parking to spill out onto Stony Creek Road. It is my view that the draft conditions limit patron numbers. This is a standard method for limiting development patronage. Theoretical possibilities of additional people being on-site should not need to be considered. The peer review agrees with this view.
- Section 3.3.11 specifies that activities are to provide a 1-hour gap between finish and start times to ensure there is no potential for site patronage to exceed 300 people. A 1-hour gap between activities is generally only considered to be required where there are dedicated start and finish times of activities, which result in concentrated periods of arrival and departure at the commencement and completion of these activities. Special event activities are not conducted in fixed-session formats, characterised by specific start and finish periods. Rather, people arrive and leave at their leisure, such that the patronage numbers referred to in the Plan of Management represent the cumulative maximum number of people expected on-site during any particular single hourly period, rather than a specific event occurring in a single hourly period. Accordingly, patron movement is staggered throughout the operating period, reducing potential for concentrated traffic and parking impacts. In this regard, the peer review indicates that a 1-hour gap between activities is not required, given the oversupply of car parking with respect to the DCP requirements.
- Section 3.7.4 and Section 4 specify that the development will generate traffic which will exceed the safe capacity of Stony Creek Road. It is my view that the potential impacts of the additional traffic is appropriately mitigated by the proposed upgrade to the frontage road at the site access, whereby dedicated turning lanes will be provided. The peer review agrees with this view.

Conditions of Consent

- Condition 5.6.1 specifies that recommendations from the traffic report must be incorporated. It is not clear what these recommendations are. Perhaps the extent of road upgrade works within Stony Creek Road contained within Appendix 4? If so, this should be specified.
- Conditions 5.6.2 – 5.6.6 are acceptable.
- Conditions 8.1.2 and 8.1.3 specify that road upgrade measures are to be provided within Stony Creek Road, with the length of works being 360m, which is to be centred on the site access. The concept site access design provided within Appendix 4 of the traffic report provides for a length of works of 335m but importantly, the works are NOT centred on the site access design. The works extend 105m to the south of the access and 230m to the north. It is recommended that the condition reference the concept plans prepared by this Practice and remove the wording ‘or as otherwise determined by Council’ from condition 8.1.3.
- Conditions 8.5.2 and 12.13.1-12.13.5 are acceptable.

- Conditions 8.7.1, 12.14.1 and 13.14.1.9 are all acceptable in principle but the reference to the Local Traffic Committee in 12.14.1 and 13.14.1.9 should be amended to be the current Local Transport Forum.
- Condition 13.16.1 provides a maximum patronage of 300 people. Acceptable.
- Condition 13.6.3 requires a 1-hour separation between activities. Comment provided above and below in this regard.

Peer Review

- Item 4 suggests removal of the reference to 450 people after 3 years and suggests that any future increase in patronage over 300 people should be subject to a future application.
- All assessment contained within our reporting has been with respect to the worst-case scenario of 450 people. I'm accordingly satisfied that a patronage ceiling of 450 people can be accommodated.
- It is however recommended that this be accepted to secure the consent. Increasing the patronage to 450 people at the end of the 3-year period would require approval / support from Council in any event.
- Items 5 and 6 argue that the Council proposed 1-hour separation between activities is not justified.
- Item 7 raises concerns with respect to the vagueness of the conditions relating to the extent of road upgrade works to Stony Creek Road. See above comments in this regard. Any condition in regard to the road upgrade works should reference our concept design provided in Appendix 4 of the traffic report.

Submitted for your consideration.

Kind regards,

Morgan Stanbury
Director

Stanbury Traffic Planning
401/380 Harris Street
Pyrmont NSW 2009

p 02 8971 8314 **m** 0410 561 848
e morgan@stanburytraffic.com.au
w www.stanburytraffic.com.au

STANBURY
TRAFFIC PLANNING
TRAFFIC, PARKING & TRANSPORT CONSULTANTS

Outlook

RE: Independent Peer Review - PPSSCC-635 – Blacktown – DA-24-00909 – 50 Stony Creek Road, Shanes Park (9781)

From Gray Taylor <gtaylor@martens.com.au>
Date Tue 19/05/26 12:59 PM
To Warwick Stimson <warwick@stimson.com.au>
Cc Pankit Vyas <pankitv@gmail.com>; Nimish Patel <patelnimish@hotmail.com>; Ben McGiffin <bmcgiffin@martens.com.au>; Brenna Nichols <bnichols@martens.com.au>; Jono Frecker <jfrecker@martens.com.au>

Warwick

We have undertaken our preliminary review of the supplementary Council report, draft conditions of consent and peer review and provide the following comments with respect to civil engineering (stormwater and grading); flooding; and contamination.

The main issue regarding the civil engineering component is the stormwater management assessment. This will likely need to be resolved before approval. Clarification will need to be sought from Council regarding what they want to see to satisfy themselves as their responses are vague and unclear. See our initial comments below.

1. **Supplementary Council Report**

1.1 Section 3.1 details civil engineering design concerns as follows:

- **Inadequate road upgrade design:** concerns relate to pavement design and reconstruction details not provided. Unreasonable to request this for a DA approval. This can be addressed at CC stage which would require geotechnical testing and laboratory analysis of soils of existing and adjacent pavement areas.
- **Unresolved impacts to existing driveway access:** concerns relate to existing driveway connection to 52 Stony Creek Road. Driveway impact can be resolved by reconstructing driveway at impacted location by adopting BCC standard drawing 1005 for rural vehicular crossing type 1. The existing driveway connection location is at the taper part of the left hand turning lane and will largely maintain existing functionality.
- **Inadequate assessment of surface drainage and flow behaviour:** Council raises concerns that hydraulic calculations have not been provided to demonstrate the proposed drainage arrangement will maintain existing flow paths, prevent concentrated flows and avoid erosion and flooding impacts to neighbours. The comments are vague and do not articulate clearly what they want to see to address their concerns. Clarification regarding what EXACTLY Council wants to address their concerns is to be sought, specifically, what model or design calculations will satisfy them that flow velocities and volume is not increasing.

  Currently provided drainage information includes:

  - DRAINS model and results output for pit and pipe network and roadside swale
  - OSD calculations per their spreadsheet design compliance with BCC guideline
  - MUSIC model and results for post development

  To demonstrate pre and post velocities is Council after a Tuflow model? Tuflow would be the best way to realistically show existing and proposed velocity at the site but is an onerous activity and excessive considering the site drainage and OSD calculations already provided. Would detailed level spreader calculations be sufficient enough to

demonstrate the provided erosion protection measures (i.e. the level spreader and rip rap) are appropriate? MA notes that in the pre DA meeting dated 11/08/2023 Council stated a level spreader would be a suitable solution for discharge from the site. The level spreader has been provided minimum 3m from the site boundary as requested by Council in a previous RFI.

- **Inadequate flood risk assessment:**
  Council states that their primary concern is evacuation management and operational safety given the scale of the development especially during major events with high patron numbers. It seems that Council haven't fully appreciated that the primary response is pre-emptive closure of the site prior to any flooding in the region occurring, with closure triggers set for nearby flood gauges, and BOM and SES warnings. Council are instead focussing on an incredibly unlikely scenario which includes the simultaneous occurrence of the following circumstances:

  - A major storm occurs in the South Creek catchment greater thana 1-in-2000-year event.
  - The storm is not predicted in advance, and the site was not closed pre-emptively.
  - A major religious festival is being celebrated at the site (only 4 per year with only limited opening hours - longest celebration requires the site to be open for 10.5 hours).

  Notwithstanding the unlikelihood of such an event, the FERP could be made clearer and/or more detailed to address council's concerns with detailed analysis of existing flood model results for the Hawkesbury River and South Creek, and assessment of existing probable vehicle evacuation loads on Stony Creek Road, to address all concerns regarding evacuation timing, were the above scenario to occur.

- **Concept level civil design:** Council reiterates concerns of insufficient information for road works, pavement reconstruction, drainage discharge solution etc as described in the other sections, refer to comments above for response. They also raise safety concerns for the OSD basin and state no safety risk assessment or fall protection measures are provided. This is not true - the civil plans state, 'OSD basin to be fully fences with council's standard pool type fence with lockable gate at access driveway and rear maintenance access footpath' as requested in a previous RFI.

2. **Section 3.5 Consistency of assessment documents across the application CONTAMINATION**

3.5.1 (iii) Council's concerns / comments relate to the fact that our DSI was not authored or reviewed by a CEnvP SC or CPASS accredited consultant.

Council's position is that, in the absence of those certifications, the DSI cannot be relied upon to meet the requirements of SEPP Resilience and Hazards 2021, specifically in relation to whether the site is suitable, or can be made suitable, for the proposed development. MA notes that contamination reports to be prepared/reviewed by CEnvP is not Council policy and this is only just being requested (i.e. why not brought up in previous Council RFIs/correspondence).

2.0 Conditions of Consent

2.1 The below review relates to Condition 3**.1 ENVIRONMENTAL HEALTH**

- We note that Council contaminated land policy does not explicitly refer to any requirements for CEnvP SC accreditation. However, Section 2.6 does say that Council can request an independent review at any stage of the assessment process.
- It appears that council have put forward some draft conditions. Looking at conditions 3.1.1 and 3.1.2, these seem reasonable and we suggest that these be accepted (i.e. get a review and resubmit to the DSI to Council). This should be a relatively straightforward process.
- Conditions 3.1.3 to 3.1.5 are reasonable and considered typical CC conditions.

- There is a later draft condition at 7.1.2 which refers to remediation of contaminated areas and the requirement for a Site Auditor and Site Audit Statement. In our view, this condition is not relevant based on the findings of the DSI and should be deleted, or amended so that it only applies if contamination requiring remediation is identified through the independent review or during construction works.

2.2 The below review relates to Condition 8 **(ENGINEERING).** Reviewed conditions not explicitly stated below are considered acceptable as part of 'typical' CC design works.

- Condition 8.1.1 states all conditions are to be satisfied before a CC is issued. This is acceptable subject to the changes noted for individual conditions.
- Condition 8.1.2.i relates to the public road design. The condition states the amended upgrades are to be 'centred on the proposed site access'. Provision of the CHR and AUL has resulted in works 120m south and 240m north (based on chainages shown on civil plans). The condition is to be amended to remove 'centred' for the access upgrades.
- Condition 8.1.2.i.c requests the road shoulders are upgraded from 1.0m to 1.5m. There is space available to increase the shoulder width however, MA notes that the road design has provided 1.0m shoulder widths since the initial application and no request to increase has been made until now. Widening the road may impact additional vegetation/trees and require additional design works.
- Condition 8.1.2.iii relates to the flooding and requests an updated flood risk management plan (FRMP) and updated operational flood emergency response plan (OFERP) to address Council's concerns. This is acceptable.
- Condition 8.1.2.vi.g relates to the stormwater drainage system, refer to comments above for the supplementary council report. The conditions are vague and do not articulate what would satisfy the condition. Acceptance of these conditions is subject to understanding from Council what information they want provided.
- Condition 8.1.2.vi.h relates to a safety risk assessment for the proposed retaining walls. This seems excessive considering that the entire OSD basin will be suitably fenced. Additional safety measures can be detailed in updated plans but specific safety risk assessment isn't warranted although can be provided where required.
- Condition 8.1.2.xxii and Condition 8.1.2.xxiii for others to comment on.
- Condition 8.1.3 relates to the site access upgrades with the works 'centred' on the access. The condition is to be amended to remove 'centred' for the access upgrades.
- Acceptance of all conditions in 8.1.2 relating to specific updates on the civil plans will depend on the resolution of Condition 8.1.2.vi.g.

3.0 Peer Review

- Item 1: **Flooding**. The review suggests that if Council's condition of consent 8.1.2.iii. is reasonable then flooding remains unresolved. Per above comments, the condition is reasonable.
- Item 2: **Stormwater.** The review suggests that if Condition 8.1.2.g is reasonable the stormwater management remains unsatisfactorily resolved. Per above comments, Council will need to provide the exact modelling calculations they want to see to consider the matter resolved.
- Item 3: **Contamination**. We have reviewed the contamination related comments in Council's supplementary report and the independent peer review report. We have also reviewed Blacktown City Councils contaminated land policy. We note the following:
  - Council's concerns / comments related to the fact that our DSI was not authored or reviewed by a CEnvP SC or CPASS accredited consultant. We note that Council contaminated land policy does not explicitly refer to any requirements for CenVP SC accreditation. However, Section 2.6 does say that Council can request an independent review at any stage of the assessment process.
  - The independent reviewed seems to take a much more balanced approach and correctly state that if this lack of accreditation was a genuine concern, then it should have been flagged earlier by Council.
  - We can prepare a brief letter that summaries our work, confirms our experience and directly states why the report can be used by Council to meet their obligations under SEPP

R&H.

- Item 7: Road infrastructure. The review relates to the upgrade works to Stony Creek Rd. As discussed above the conditions will need to be amended to remove the reference to the road designed ‘centred’ on the site access.

Following your review of the above please confirm what additional works you want us to undertake, and I will provide an indictive cost and timing.

Any questions or concerns please contact me.

Regards

Gray Taylor
Senior Project Manager, Principal Engineer

T + 61-2-9476-9999
E gtaylor@martens.com.au
Suite 201, 20 George Street, Hornsby, NSW 2077

www.martens.com.au

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martens

Contact
Ben McGiffin / Gray Taylor

Our Ref
P2309781JC02V01

Pages
2

22 May, 2026

Nimish Patel
Via email

Dear Nimish,

Response to Contamination Comments – DA-24-00909, 50 Stony Creek Road, Shanes Park

Martens and Associates (MA) prepared a Detailed Site Investigation report titled Detailed Site Investigation: 50 Stony Creek Road, Shanes Park, NSW, reference P2309781JR01V05, dated January 2026. The report was prepared to support the development application for a proposed temple and community centre.

Council's supplementary report raises concern that the DSI author/reviewer do not hold Certified Environmental Practitioner – Specialist Certification (CEnvP SC), or Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) scheme. Council's report indicates that, in the absence of those certifications, the DSI cannot be relied upon by Council or the Panel to satisfy the relevant provisions of State Environmental Planning Policy Resilience and Hazards 2021.

MA notes that the DSI was prepared and reviewed by experienced contaminated land consultants, with relevant experience in contaminated land assessment, development application support, environmental site investigation, sampling design, interpretation of laboratory data, and assessment of site suitability. The DSI was prepared with reference to relevant contaminated land guidance, including the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013), NSW EPA (2020) *Contaminated Land Guidelines: Consultants Reporting on Contaminated Land*, NSW EPA (2022) *Sampling Design guidelines*, Blacktown Development Control Plan 2015, and SEPP Resilience and Hazards 2021.

The DSI included a desktop review, site inspection, conceptual site model (CSM), identification of areas of environmental concern and contaminants of potential concern, intrusive soil investigation, dam water sampling, laboratory analysis, QA/QC assessment, and comparison of results against conservative adopted site assessment criteria. The adopted soil criteria included residential land use with access to soil, which is considered conservative for the proposed temple and community centre use.

The investigation included surface soil sampling, targeted test pitting around former and existing structures, test pitting in areas of potential fill, dam sediment sampling, and dam water sampling. Laboratory analysis included a range of potential contaminants of concern, with dam water also analysed for relevant contaminants. The DSI concluded that the contamination risks posed by the

identified potential contamination sources were low and that the site is suitable for the proposed development, subject to the recommendations provided in the report.

On this basis, Martens considers that the DSI provides an appropriate technical basis for the consent authority to consider potential land contamination and site suitability in accordance with SEPP Resilience and Hazards 2021. The report specifically considered whether potential contamination at the site presented an unacceptable risk to the proposed land use and provided recommendations to manage residual risks during demolition and construction.

Martens acknowledges that Blacktown City Council's contaminated land policy allows Council to request an independent review of work completed, or conclusions drawn, by an applicant's consultant. On that basis, while Martens considers that the DSI has been prepared by suitably experienced consultants and provides an appropriate assessment of site suitability, we acknowledge that Council may request an independent review in accordance with its policy.

Should Council or the Panel require such a review, Martens recommends that the review be included as a condition of development approval. This approach would allow Council's certification concern to be addressed while recognising that the existing DSI has already assessed the relevant contamination risks and provides a basis for determining site suitability under SEPP Resilience and Hazards 2021.

If you require any further information, please do not hesitate to contact our offices.

For and on behalf of

Martens & Associates Pty Ltd

Ben McGiffin

Ben McGiffin

BEng Civil & Environmental

Environment Manager / Principal Engineer

1.1 DA-24-00909 - 50 Stoney Creek Road, Shanes Park
Supplementary report to the
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	Amended application for the demolition of existing structures and construction of a place of public worship including a community hall, a souvenir shop and car parking for 171 vehicles		
Street address	50 Stony Creek Road, Shanes Park		
Re-Notification period	6 - 20 February 2026	**Number of submissions**	10 objections and 8 submissions in support

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
Original report date	27 November 2025
Panel meeting date and deferral	Panel meeting held on 27 November 2025 The Panel deferred the determination of the application until: 1. The applicant provided amended plans that comply with the requirements for: • stormwater drainage management • parking • adequate Plan of Management • consistency of assessment documents across the application 2. Council reviewed the plans submitted by the applicant on 2 February 2026.
This report date	9 March 2026

Report prepared by	Bertha Gunawan
Recommendation	Refusal, based on the grounds listed in the report.

Checklist

Summary of section 4.15 matters Have 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)?	Not applicable
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 (conditions provided only at the Panel's request)
Biodiversity Is the land bio-certified land under the Biodiversity Conservation Act 2016?	Yes

Attachments

1. Attachment 1 - Amended Plans [**1.1.1** - 57 pages]
2. Attachment 1 A - Amended Plan of Management [**1.1.2** - 17 pages]
3. Attachment 2 - Panel report PPSSC C-635 D A-24-00909 - 50 Stony Creek Road, Shanes Park [**1.1.3** - 74 pages]
4. Attachment 3 - Summary of residents concerns and Councils response [**1.1.4** - 3 pages]
5. Attachment 4 - Draft Conditions of Consent [**1.1.5** - 48 pages]

1 Executive summary

1.1 This supplementary report is the second report for this proposal. It considers additional information submitted by the applicant in response to the Panel's deferral of the development application on 27 November 2025.

1.2 The Panel deferred the application to allow the applicant to work constructively with Council in addressing the issues raised in the first report. The Panel identified the following particular issues to be addressed:

- Stormwater drainage management
- Deletion of the guest accommodation
- Parking
- Plan of management
- Consistency of assessment documents across the application

1.3 In this report, the key issues that we have identified in the amended plans that need to be considered by the Panel are:

- The matters listed in 1.2 above
- Bulk and scale impacts
- Operational issues
- Public submissions

1.4 Assessment of the amended plans and documentation against the relevant planning framework and consideration of matters by our technical departments has still identified key issues of concern that cannot be dealt with by conditions.

1.5 The application therefore remains unsatisfactory when assessed against Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.6 This report recommends that the Panel refuse the application based on the grounds listed in the Recommendation at section 6 below.

2 Previous Panel consideration of DA

2.1 The Sydney Central City Planning Panel met on 27 November 2025 to consider this development application and made the following decision:

"The Panel considers that Council's reasons for recommending refusal of the application appear capable of resolution.

The applicant expressed a willingness to work constructively with Council to reach such resolution and the Panel encourages such engagement to occur, particularly in relation to:

2.1.1 Stormwater drainage management - The applicant needs to provide further information to address its proposed operational management and drainage design to ensure it has fully addressed Parts G and J of Blacktown Development Control Plan 2015. Should Council remain dissatisfied with the adequacy or content of any such information provided, it is to provide the Panel with draft conditions of consent prescribing its requirements for operational management and drainage design.

2.1.2 Guest accommodation - The Applicant is to confirm if the currently proposed guest accommodation is to be deleted from the application and if so, update any relevant plans and documentation to reflect that change to the application.

2.1.3 Council is to provide a full set of without prejudice draft conditions of consent to enable the Panel to finalise its determination in the event that it is minded to grant consent to any amended application.

2.1.4 These draft conditions of consent should include a condition that limits patron numbers on the site to 300 patrons for a trial period of three years from the issue of an occupation certificate for the development.

The draft condition should include requirements for appropriate management of patron numbers on the site, including monitoring, reporting, complaints and incident recording, for the trial period.

The draft condition should also outline specific matters to be addressed in any future application, including, without limitation, demonstration of compliance with conditions of consent, particularly the plan of management, complaints and incident recording, management and response during the trial period.

At the end of this three-year trial the Applicant may request that Council review its management of patron numbers, and if Council considers that patron numbers have been successfully managed the number of patrons can be increased to a maximum of 450 patrons subject to the same management requirements as the initial three- year trial period.

2.1.5 Parking - The Applicant is to confirm and provide sufficient detail regarding their parking proposal.

2.1.6 Plan of Management - the draft plan of management for the site is to be updated by the Applicant so that it is consistent with their other documentation and the requirement for the proposed draft condition set out in item 2.1.4.

2.1.7 Review of other documentation - The Applicant should review all of its other documentation to ensure it is consistent across the application and update as required."

2.2 Amended plans and the amended Plan of Management in response to the above deferral reasons were lodged on 2 February 2026 and are at attachment 1.

2.3 A copy of the original report is at attachment 2.

2.4 The draft conditions of consent (as requested by the Panel) are at attachment 4

3 Council's assessment of the key issues of applicant's revised documentation

3.1 Stormwater drainage management

3.1.1 The civil plans considered in the Panel meeting on 27 November 2025 were insufficient to allow a complete assessment of the proposal. Numerous issues were identified, requiring amendments to the plans to demonstrate a satisfactory stormwater system.

3.1.2 Amended civil plans were submitted on 2 February 2026 and our drainage and development engineers have assessed them. The following concerns have been identified by our engineers regarding the amended plans:

- Inadequate road upgrade design – Stony Creek Road

The submitted civil engineering plans do not provide sufficient detail to demonstrate that the proposed upgrade works to Stony Creek Road can be carried out safely and satisfactorily.

The plans indicate widening and intersection upgrade works associated with the proposed development access. However, no pavement reconstruction design, pavement thickness design calculations, or road shoulder design details have been provided.

In addition, the long sections for Stony Creek Road indicate that the existing road profile is to be retained, which is inconsistent with the extent of widening and intersection treatments proposed.

Given the expected construction traffic and increased operational traffic associated with the development, the application fails to demonstrate that the existing pavement structure is adequate or that the road can safely accommodate the proposed traffic loads.

In the absence of a detailed pavement design, reconstruction design and full road upgrade drawings, we cannot be satisfied that the proposed development will not adversely impact the structural integrity and the safety of users of Stony Creek Road. The importance of this point is further underscored by virtue of Stony Creek Road's role as an evacuation route.

- Unresolved impacts to existing driveway access

  The submitted civil engineering drawings indicate the construction of roadside swales and drainage infrastructure along the frontage of the site.

  Based on the engineering plans and objections received from adjoining landowners, the proposed swale and roadside drainage works appear to intersect or conflict with an existing driveway access serving the adjoining property at 52 Stony Creek Road.

  The plans do not clearly demonstrate that the existing access arrangement will be retained or satisfactorily reconstructed. As such, the proposal may result in loss of lawful vehicular access or reduced accessibility for adjoining landowners.

  The application fails to demonstrate that the proposed road and drainage works will not adversely impact existing access arrangements for neighbouring properties to their land.

- Inadequate assessment of surface drainage and flow behaviour

  The submitted civil engineering plans indicate that stormwater runoff from the development will be conveyed through swales and discharged via a level spreader along the southern boundary of the site.

  We have concerns that the current existing drainage pattern involves the broad sheet flow of stormwater across the site and surrounding land, whereas the proposed drainage design intends to collect stormwater runoff and discharge it at a more concentrated location.

  The application has not adequately demonstrated that the proposed drainage design will replicate existing surface stormwater flow behaviour or that the discharge of concentrated flows will not adversely impact adjoining properties.

  No detailed hydraulic assessment has been provided to demonstrate that the proposed drainage arrangements will maintain existing flow paths, prevent concentration of flows, or avoid potential erosion and flooding impacts to neighbouring land.

  Accordingly, we cannot be satisfied that the proposed stormwater drainage design will not result in adverse offsite drainage impacts.

- Inadequate flood risk assessment

  The submitted desktop flood study and flood emergency response plan is considered insufficient to properly assess flood risks associated with the proposed development from an operational and evacuation management perspective.

  The report relies primarily on a desktop review of existing regional flood studies and provides a high-level emergency response strategy rather than a detailed operational response, appropriate for a development accommodating large gatherings.

  The site is identified within Council's Riverine Low Flood Risk Precinct (PMF extent), however it is not within the Overland Flow Precinct. While the report concludes that the site is outside the 1% and 0.2% AEP extents and relies on evacuation as the primary response strategy, Council's concerns relate primarily to evacuation management and operational safety given the scale of the proposed development rather than flood behaviour itself.

  The report is vague on how evacuation would operate for peak congregation scenarios involving hundreds of occupants, particularly as the assessment is essentially based on private car park clearance times rather than demonstrating that peak evacuations can be accommodated on the surrounding road network. While the report indicates evacuation of

a full car park may take approximately 30 minutes with additional time for site closure, it does not clearly demonstrate how this would function during major events with high patron numbers and reliance on a single access route

For a development intended to cater for large gatherings, it is reasonable to expect a clear and robust high-level flood risk management and evacuation response commensurate with the scale of the development. The current report remains high level and does not clearly demonstrate how evacuation would be managed during peak attendance scenarios.

Given the scale of the proposed development and the potential for large numbers of patrons on the site at any given time, the submitted flood assessment does not adequately demonstrate that operational risks associated with emergency evacuation have been sufficiently considered.

The NSW Government is changing the flood planning level in the new precincts, and the site may also be affected by the proposed new Climate Change and Natural Hazards SEPP, but that does not yet apply to the existing precincts or this site. Therefore, the existing planning framework has not changed for this site and precinct.

- Concept-level civil design

The civil engineering documentation submitted with the application is largely conceptual in nature and does not provide sufficient detail to enable a comprehensive engineering assessment of the proposal.

Critical elements including road upgrades, pavement reconstruction, drainage discharge arrangements, and flood risk management measures have not been fully resolved at the development application stage.

As a result, we cannot be satisfied that the proposed development can be serviced by safe and appropriate road and drainage infrastructure or that offsite impacts can be avoided.

The submitted civil plans also indicate retaining walls exceeding approximately 2 metres in height surrounding the proposed on-site detention basin, which present a serious safety hazard due to the significant fall height. The plans do not include any safety risk assessment, fencing, barriers or other fall protection measures associated with these retaining structures.

Accordingly, we cannot be satisfied that the design adequately addresses potential safety risks associated with the detention basin infrastructure.

Therefore, we are not satisfied that the site is suitable or can be made suitable for this development.

3.2 Deletion of the guest accommodation

3.2.1 The architectural plans previously considered by the Panel included a 2-storey building with 12-guest accommodation and associated parking.

3.2.2 The amended architectural plans submitted to Council on 2 February 2026 have since deleted that part of the proposal from the plans. Additional landscaping and 7 car parking spaces are now intended in place of the building.

3.2.3 This change does little to reduce the overall bulk and scale of the development. The guest accommodation building had the smallest building footprint and lowest height of the development, being 2 storeys with a building height of 8.2 m and footprint of 223.2 m^2. This only represents a minor reduction in the overall scale of this development.

3.2.4 The proposal remains a large multi-purpose institutional complex with a combined footprint and volume far exceeding the scale and character of the surrounding rural-residential built form.

3.3 Parking

3.3.1 We previously raised concerns regarding the operational management of the proposed onsite parking so as not to rely on street parking and offsite pick-up points elsewhere. We also had underlying concerns regarding the management of the number of visitors to the site based on the capability of the proposed prayer and community buildings to each accommodate at least 900 people.

3.3.2 The previously submitted documents were inconsistent in confirming the number of visitors, the type of activities to be held onsite at any one time and the expected number of visitors during special events. The documents also suggested overflow parking elsewhere and volunteer arrangements to manage parking on the street, suggesting that parking on the site would be inadequate.

3.3.3 A revised Plan of Management and a revised traffic impact assessment were submitted on 2 February 2026, to clarify the previously identified inconsistencies.

3.3.4 The revised Plan of Management contains the following details in relation to the proposed number of visitors:

Opening Hours: 7:00AM – 12:00PM, 4:00PM – 8:30PM
Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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

1.2. Special Annual Events

Holi - March

Ram Navami – April

Janmashtami – August

Diwali & New Year – October

3.3.5 The applicant has confirmed that the special annual events will total 4 calendar days only.

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

- **Special Annual Events and regular services will not be held concurrently**. Where a special event is scheduled, no regular services will occur to ensure effective crowd and site management.
- **Use of Temple and Community Hall:** The **Temple and Community Hall will not be used simultaneously**. Only one facility will be in use at any given time -when the Temple is in use, the Community Hall will remain unused, and vice versa. This approach helps maintain manageable occupancy levels and minimises traffic and noise impacts.

- **Site Usage**: All religious worship, educational sessions, and community functions will be conducted entirely within the Temple and Community Hall.

Special Measures to control traffic during special events

Parking Management: During special events, on-site parking will be prioritised for attendees. If the capacity is reached, trained volunteers will monitor adjacent streets to ensure no parking infringements occur, particularly on driveways or verges. These measures are implemented to uphold local amenity and minimise disruption to surrounding residents.

Transport Strategy: To further reduce vehicle congestion, the Site Manager will actively encourage carpooling and group transport coordination

Crowd Flow and Event Management:

- Pre-registration and time-slotting via online RSVP tools
- Volunteer marshals stationed at all entry/exit points
- Floor markings and signage in Assembly Halls to guide movement
- Timed entry enforcement and turnover within car parks
- Real-time occupancy monitoring to ensure regulatory compliance
- All crowd management procedures will be overseen by the designated Event Safety Coordinator and will be reviewed post-event by the Temple Committee to ensure continued improvement and compliance.

3.3.6 In addition to the youth and senior groups, the Plan of Management indicates the following activities may be catered for:

Government or NGO-Supported Programs

- **Examples**: Blacktown City Council initiatives, multicultural health outreach, interfaith events
- **Purpose**: Community consultations, mental health workshops, public information sessions
- **Frequency**: Ad hoc or as scheduled
- **Estimated Attendance**: 25–50 participants
- **Space Used**: Community Hall

Community Workshops and Informal Groups

- **Examples**: Parenting support circles, women's groups, yoga/wellbeing instructors, local non-profits
- **Purpose**: Health and wellness, parenting education, meditation and lifestyle enrichment
- **Frequency**: Ad hoc or as scheduled
- **Estimated Attendance**: 15–30 participants
- **Space Used**: Community Hall

3.3.7 As illustrated on the amended site plans, 171 parking spaces are proposed to be provided, including 5 spaces marked as a drop-off area (northern side of the central facilities building). In effect, only 166 spaces will be provided on the site for parking.

3.3.8 The Plan of Management has confirmed that the maximum number of visitors is to be capped at 300 people during special events. According to Table 6.1 of Part A of Blacktown Development Control Plan 2015, a minimum parking requirement is 1 space/4 seats or 1 space/10 m^2, whichever is the greater.

3.3.9 The site requires 75 parking spaces for 300 people, or 93 spaces for the 928 m^2 useable area in the ground floor community hall (central facilities building), or 51 spaces for the 505.1 m^2 useable area in the ground floor prayer hall. The proposed full capacity on the site is 450 people, and as such, a minimum of 113 spaces are required, and this has been addressed in the amended proposal.

3.3.10 Therefore, provided the total number of staff and patrons and visitors remains at 300 only, the proposed parking on site should be sufficient. However, Council will not be able to limit the patron numbers and if parking spills into the road network, then the impact will be on the adjoining owners.

3.3.11 Importantly, the Plan of Management has not detailed any parking management during the overlapping visitation hours. For instance, at 6.00pm during Diwali there would be potentially 220 persons departing and 300 arriving at around the same time. This would mean potentially 520 persons at that time. This has significant implications for parking demand.

3.4 Plan of Management

3.4.1 The updated Plan of Management now contains much of the missing information previously requested and now clarifies inconsistencies identified in the previous version, including confirmation of the proposed hours of operation, patron numbers and operational management measures.

3.4.2 The updated Plan of Management however includes the wrong wording to limit patron numbers, for example it states that "the total number of attendees present in any given space will not exceed the NCC *(*National Construction Code)-approved occupancy limit.*"*

Attendee numbers are to be limited by Panel conditions imposed on the use, not by any maximum allowed per NCC. If the number of patrons is increased, this will require an update to the Plan of Management and endorsement by Council or the Panel.

3.4.3 The amended proposal still does not contain any site-specific consideration or detail of the applicant's reporting on their proposal's compliance with the Crime Prevention Through Environmental Design (CPTED). This CPTED reporting is essential and must be undertaken and then its findings included in the Plan of Management.

3.5 Consistency of assessment documents across the application

3.5.1 The updated documents include a Traffic Impact Assessment, Statement of Environmental Effects and a Plan of Management which are now more consistent with each other. However, there are still inconsistencies, for example:

(i) the number of car parking spaces to be provided is in fact 166, not 171.

(ii) New issues are also raised in regards to tree removal, as follows:

- There have been changes to the design in this amended proposal. The landscape plan submitted on 2 February 2026 is showing trees 11,19, and 20 to be removed.

  Tree 11 is a tree located in Council's road reserve that can now be retained as the main in/out driveway has been relocated from the tree on the amended site plan.
  The landscape plan needs to reflect this tree to be retained. Also trees 19 & 20 are located in the adjoining neighbouring property which cannot be removed.

  The original Arborist Report had these trees to be retained. Also, we would not approve any tree located on adjoining land to be removed for a development without the express written consent from the tree

owner. Also, these trees are not even part of the development site. We do not support trees 11, 19 and 20 being removed.

- The neighbour's consent has not been obtained for any tree removal on their land and a revised arborist report has not been submitted to support this removal.
- An amended arborist report did not accompany the revised plans submitted on 2 February 2026. No grounds have been provided by the applicant to support the proposed tree removal and so has not had sufficient regard to the ecological attributes of the area.

(iii) A detailed site investigation (DSI) report accompanied the amended application and its authors/reviewers do not have the following relevant accreditation:

- Certified Environmental Practitioner – Specialist Certification (CEnvP (SC)), or
- A Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) Scheme

If the current DSI report's authors/reviewers do not have the above current accreditation, then a revised DSI has to be re-reviewed by Council's Environmental Health Team as satisfactory or not from an author with the necessary credentials.

Therefore, this DSI report cannot be relied on by Council or the Panel to satisfy clause 4.6 of State Environmental Planning Policy (Hazards and Resilience) 2021 that the site can be made suitable for this use, therefore, the site is not suitable for this use.

3.6 Bulk and scale impacts

3.6.1 The zoning objectives of RU4 - Primary Production Small Lots for the site are as follows:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- 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.

3.6.2 We previously raised concerns with the bulk and scale of the proposed temple and central facility buildings. The amended plans, in our opinion, still have not responded or addressed this issue satisfactorily.

3.6.3 The proposed overall temple height has been reduced only by 1 m to 20.7 m (over 6 storeys high including the spires), still retaining an internal area of 861 m^2 on both levels over

3.6.4 The proposed central facility building is also reduced in height only by 1 m to be 14.3 m (over 4 storeys high), also still retaining an internal area of 1,418.4 m^2 on both levels.

3.6.5 The existing area is characterised by small single storey dwellings with expansive landscaped setbacks and vegetation in a rural-residential setting. This existing

character is desired by the above zoning objectives, and it is considered that the proposal will detract from that character given its proposed bulk and scale. The development would be visually dominant and inconsistent with the rural-residential landscape character.

3.6.6 Also, the proposal still has not addressed urban heat and mitigation measures. The revised landscape design does not include any additional embellishment to mitigate the impacts of heat. A development of this scale and intensity is not sympathetic to the other land uses which the RU4 rural zone intends to accommodate.

3.6.7 Furthermore, the proposal is adjacent an existing place of public worship on the adjacent property to the west at 135 Shane Park Road, Shanes Park. The social impact statement/report of 2 places of public worship side by side has not been addressed in particular the cumulative impact in terms of visitation numbers, traffic and activities in a rural-residential setting.

3.6.8 The proposal is considered to be inconsistent with the low-scale rural setting and results in cumulative institutional scale over-development when combined with the existing place of public worship at 135 Shane Park Road.

3.7 Operational issues

3.7.1 The applicant has advised that the 2-storey central facility building and the 2-storey prayer building will not be used concurrently and that the visitors using the prayer hall will also be the same visitors using the community hall.

3.7.2 In practice, it will be difficult to control the number of visitors to the site and to ensure that the prayer hall and the central facilities building are not used concurrently, regardless of any operational Plan of Management.

3.7.3 The Plan of Management has not detailed any crowd management during the overlapping visitation hours. For instance, at 6.00pm during Diwali there would be potentially 220 persons departing and 300 arriving at the same time. The possibility of 520 persons on the site at the same time (as well as more than 300 at other overlapping times) has not been addressed by the applicant.

3.7.4 The expected traffic to be generated by 450 people as currently proposed by the applicant, will result in unacceptable impact on the adjacent road network never intended for a rural setting and which is likely to seriously impact the rural amenity of the surrounding residents.

3.7.5 The proposal in its current scale, particularly to the proposed number of people that it can accommodate and also the proposed car parking provision, cannot be supported. It will not result in an orderly development and is likely to conflict with the surrounding rural-residential land uses.

3.7.6 As the Panel suggested the number of visitors could be limited to 300 people for a 3-year trial period, with a potential to increasing the number to 450. Realistically, Council will not be able to manage, control or oversee any compliance with such a condition going forward.

3.8 Public submissions

3.8.1 We received 13 public submissions in relation to the original application. The main concerns raised in these submissions 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.

3.8.2 The amended application was notified to the surrounding properties including the previous objectors, between 6 and 20 February 2026. We received 18 submissions, including 8 letters of support but mainly from residents outside of Shanes Park. Of the other 10 submissions objecting to the amended proposal, 6 submissions came from previous objectors.

3.8.3 The main concerns raised about the amended proposal are:

- towering height of the development
- noise impacts
- visual impacts of the development
- overlooking impacts to the surrounding properties
- flooding concerns and emergency evacuation concerns
- worsening infrastructure impacts from additional traffic ie. potholes, limited road access especially when flooding, and absence of street lights will create safety issues
- acoustic fence at 2.1m will not help reduce noise impacts
- sewage concerns due to a large number of patrons
- fencing will not protect wildlife
- concerns with the proposed hours of operation
- inappropriate location with no readily accessible public transport
- traffic congestion and reduced safety as a result to pedestrians and general commuters
- uncharacteristic of the local area
- proposal is inconsistent with the zoning objectives and rural character of the area
- the proposal is an overdevelopment of the site
- concerns with impacts on residential amenity in a rural residential setting
- increased road pollution (ie. noise, dust)
- potential overflow parking to the street
- construction will hinder road access
- the proposal is not reflective of the area's demographic population
- inadequate existing infrastructure to accommodate high traffic to the site
- there is already an existing temple at Kemps Creek

3.8.4 We share many similar concerns particularly in relation to adequate stormwater management and emergency evacuation plan, compatibility of the proposal with the surrounding area, and potential traffic and amenity conflicts to the local area. Our response to the above issues is detailed at attachment 3.

3.8.5 The proposed development is directly opposite the National Parks and Wildlife Services (NPWS)' land - Yirraaldiya National Park. NPWS raised concerns with the proposal including traffic conflicts, fauna disturbance, emergency access and evacuation in the event of fire (refer to Section 8.2 of the original report at attachment 2).

3.8.6 The applicant's response has still not addressed these concerns and has failed to demonstrate to Council and the local community how the amended plans have resolved them.

3.8.7 For the above reasons, the amended application is still considered not to be compatible with the area and so is not in the public interest.

4 Conclusion

4.1 The proposed development has been assessed against all relevant matters and is not considered to be satisfactory.

4.2 Although a place of public worship and a community centre are both permissible land uses, the scale and intensity of the proposal still remains incompatible with the rural-residential character of the area.

4.3 The reduction by 1 m in height of the proposal in the amended plans is inadequate and fails to have regard to adjoining dwellings or to the ecological and landscape attributes of the area.

4.4 The proposed built form remains visually dominant and urban in character despite the minor amendments. The proposal is inconsistent with the low-scale rural setting and results in cumulative institutional scale over-development when combined with the existing place of public worship on the adjacent property to the west (No. 135 Shane Park Road, Shanes Park).

4.5 The proposed development will also generate traffic volume and turning movements that far exceed the safe capacity of Stony Creek Road. Major road intersection upgrades are needed to the local road network before it can cater for any proposed intensive use.

4.6 Serious stormwater, drainage and overland flow issues identified by our engineers remain unresolved. The statement of environmental effects assertion of adequacy is not supported by the technical material submitted.

4.7 Therefore, Council recommends that the DA be refused as the site is unable to cater for this proposal.

5 Disclosure of political donations and gifts

5.1 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.

5.2 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.

5.3 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.

5.4 Disclosures:

• Political donations	Has a Disclosure statement been received in relation to this application?	No
	If yes, provide Disclosure statement register reference	
• Gifts	Have staff received a ‘gift’, that needs to be disclosed, from anyone involved with this application?	No

6 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, particularly: [Section 4.15(a) of the Environmental Planning and Assessment Act 1979].

- To enable 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.

b There is inadequate information on the proposed stormwater management, drainage design, tree removal, site contamination investigation and operational management to confirm that the site can be made suitable for this use.

The proposal in its current form does not address these key issues as listed in Parts B, I 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 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].

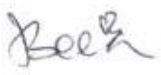
d The public submissions raise the issues of traffic, flooding and amenity impacts, lack of infrastructure to accommodate the scale of development and site suitability for such land use and scale, which have not been satisfactorily addressed [Section 4.15(d) of the Environmental Planning and Assessment Act 1979].

e For the reasons outlined above and unresolved issues, granting of consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979].

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

7 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

SHANES PARK TEMPLE AND COMMUNITY CENTRE - DA SUBMISSION

Site Drawings		
Sheet Number	Sheet Name	Current Revision
000	Shanes Park Contents	9
010	Existing Site Plan & Demolition	7
011	Site Analysis Plan	7
100	Site Plan	12
102	Proposed Shadow Diagrams	6
110	Site Plan - Landscape and Mandir Precinct	7
111	Site Plan - Community Hall Precinct	7
112	Site Plan - Water Management Precinct	8
120	Site Plan - Way Finding	4
200	Site Elevations	5
201	Site Elevations	5
300	Site Section	5

Central Facilities Drawings		
Sheet Number	Sheet Name	Current Revision
C100	Ground Floor Plan (Kitchen & Dining)	8
C101	First Floor Plan (Community Hall)	8
C102	Roof Plan	7
C200	Elevations North & South (Entry)	8
C201	Elevations East & West	8
C300	Sections	7

Mandir Drawings		
Sheet Number	Sheet Name	Current Revision
M000	Mandir Contents	7
M100	Shant Asharam & Administration Office (Ground)	7
M101	Mandir - Hall Level	7
M200	Mandir - Elevations	7
M201	Mandir - Elevations	7
M300	Mandir - Sections	7

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

jakaan ARCHITECTS

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.

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

DA

PROJECT TITLE
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
9

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
19/01/2026 1:33:57 PM

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CONTRACTORS TO VERIFY ALL DIMENSIONS AND SETOUTS ON SITE BEFORE COMMENCING WORK.

SHOULD ANY DISCREPANCIES BE FOUND, PLEASE NOTIFY THE AUTHOR IMMEDIATELY SO THAT INSTRUCTION MAY BE ISSUED.

DIMENSIONS IN MILLIMETRES. DO NOT SCALE FROM THIS DRAWING.
TO BE READ IN CONJUNCTION WITH ENGINEER'S DOCUMENTS.

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.

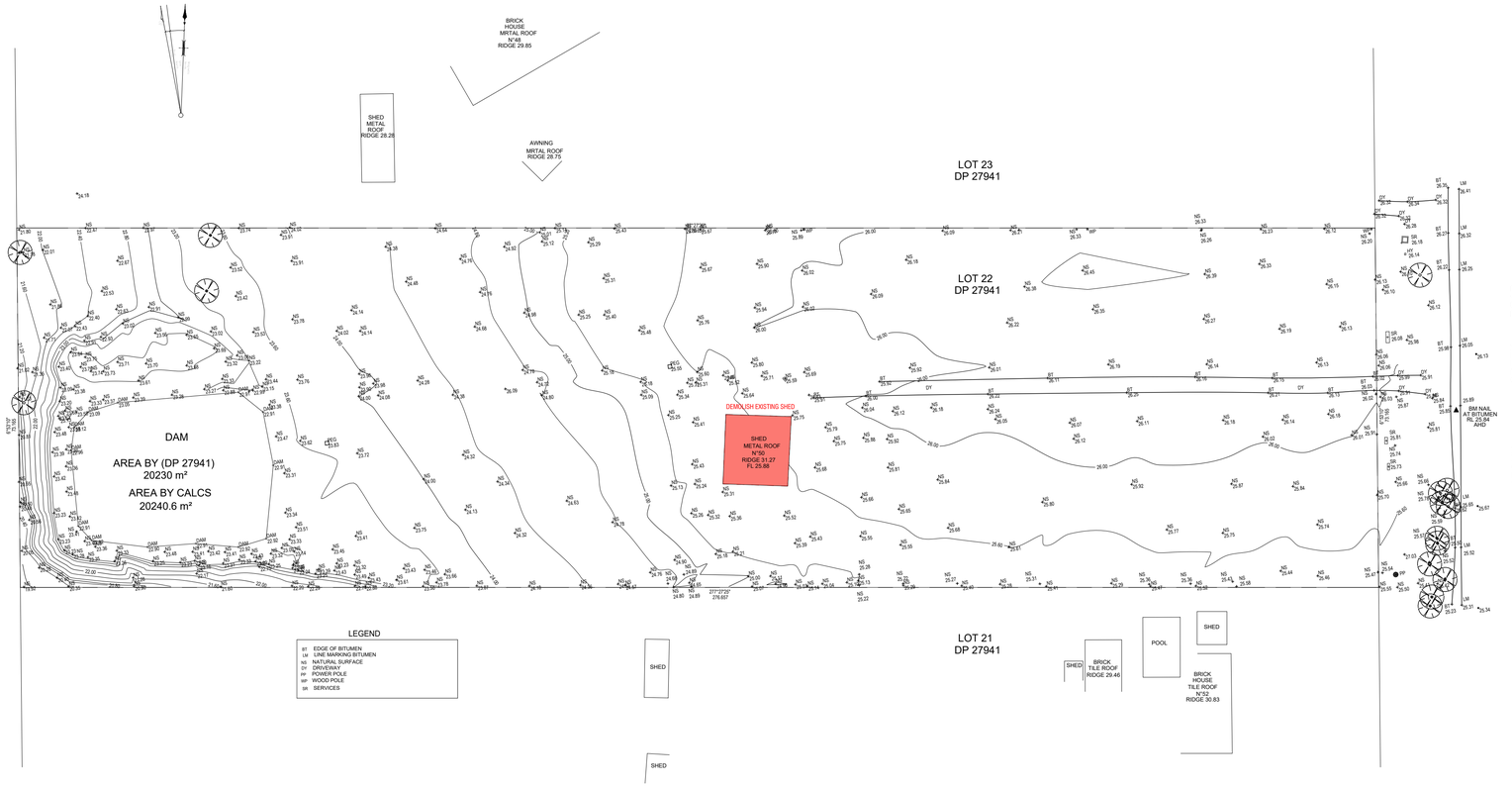
MATERIALS
- Material required to be demolished becomes the property of the contractor.
- Remove it from the site.
- Supply equipment required to perform the work.
- Provide disposal containers for disposal required.

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
6	12/12/2025	Council Submission
7	12/01/2026	Minor Updates

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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

DRAWING TITLE
Existing Site Plan & Demolition

ORIENTATION

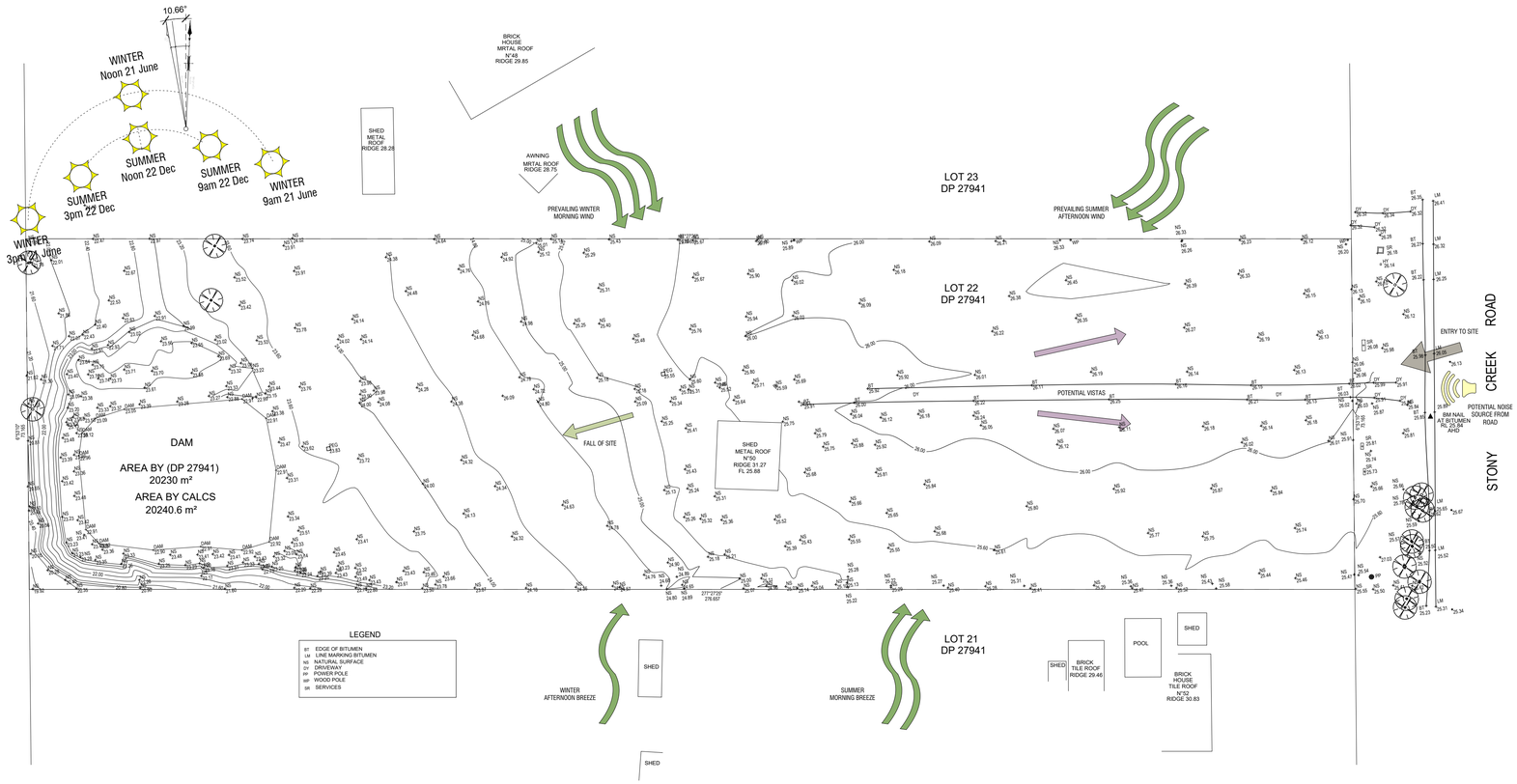
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DRAWING NUMBER
JA2277 - 010

ISSUE
7

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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7	12/01/2026	Minor Updates

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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 Analysis Plan

ORIENTATION

SCALE
1 : 500 @ A1

DRAWING NUMBER
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ISSUE #	DATE	DESCRIPTION
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
10	12/12/2025	Council Submission
11	07/01/2026	Site Plan - Entry & Parking
12	12/01/2026	Minor Updates

PARKING

PARKING SPACES REQUIRED (300 PEOPLE): 75
PARKING SPACES REQUIRED (450 PEOPLE): 113
PARKING SPACES PROPOSED: 171

FUTURE PARKING SPACES PROPOSED: 5



1
300

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

ORIENTATION

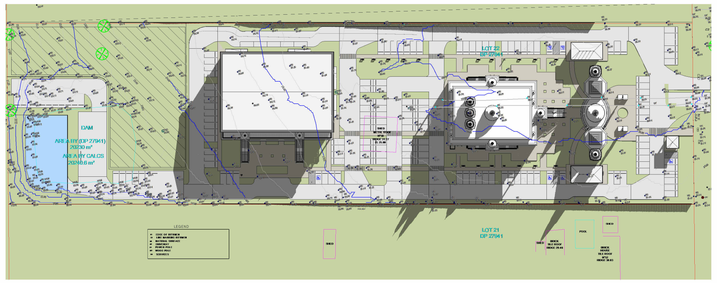
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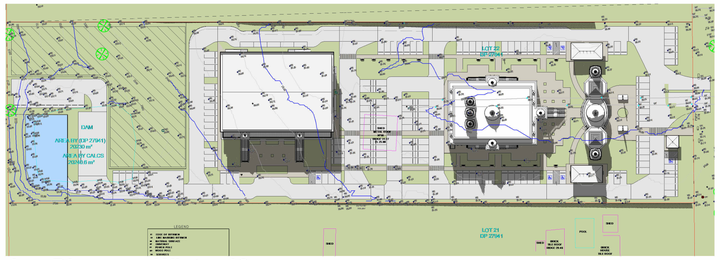
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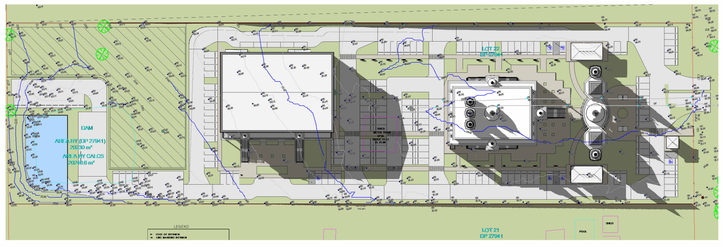
DA



Shadow Diagram - Winter 9am
1 : 1000



Shadow Diagram - Winter 12pm
1 : 1000



Shadow Diagram - Winter 3pm
1 : 1000

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2	19/06/2024	DA Submission
3	06/06/2025	Council RFI
4	12/12/2025	Council Submission
5	12/01/2026	Minor Updates
6	19/01/2026	OSD

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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

ORIENTATION

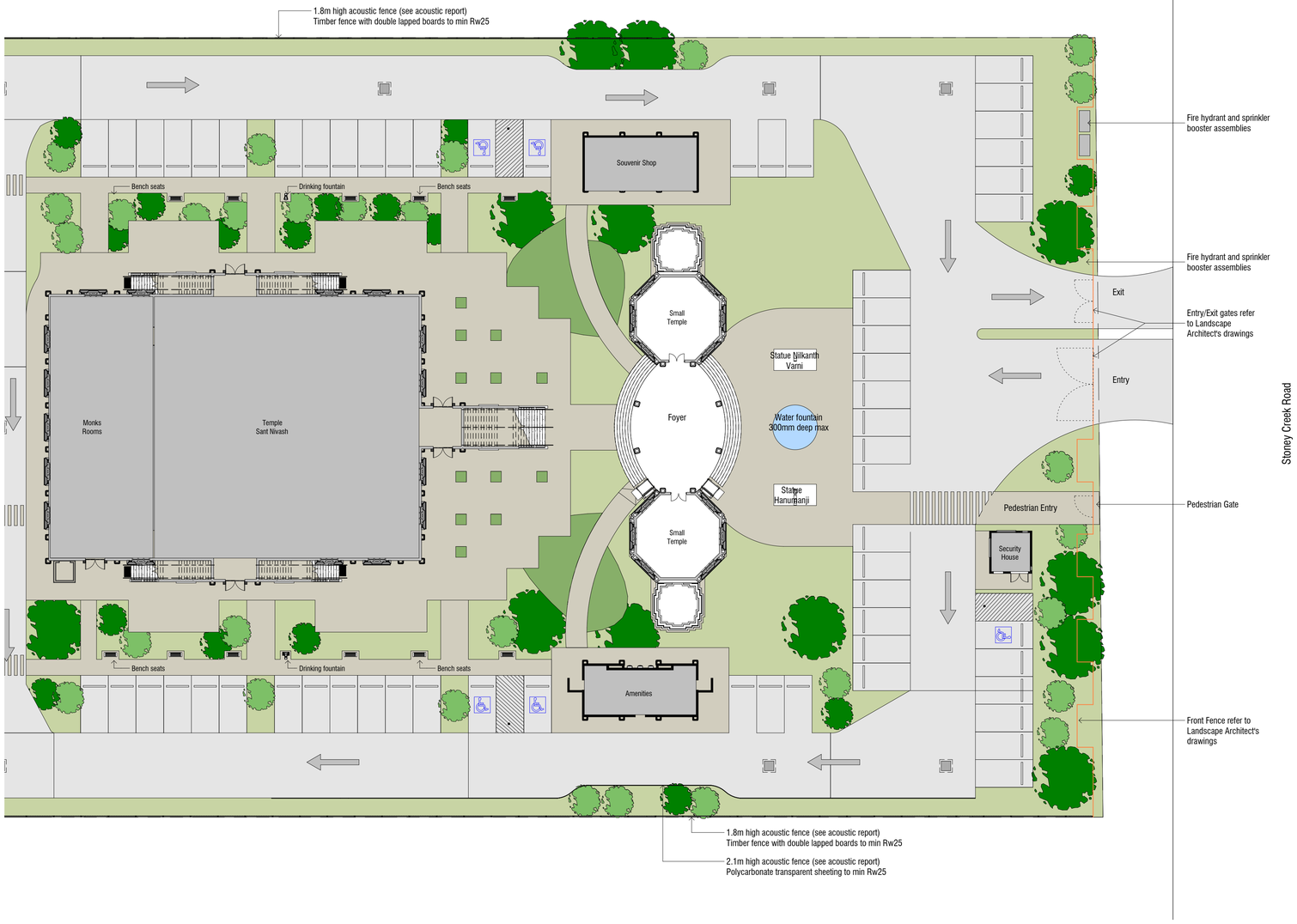
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ISSUE
6

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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

ORIENTATION

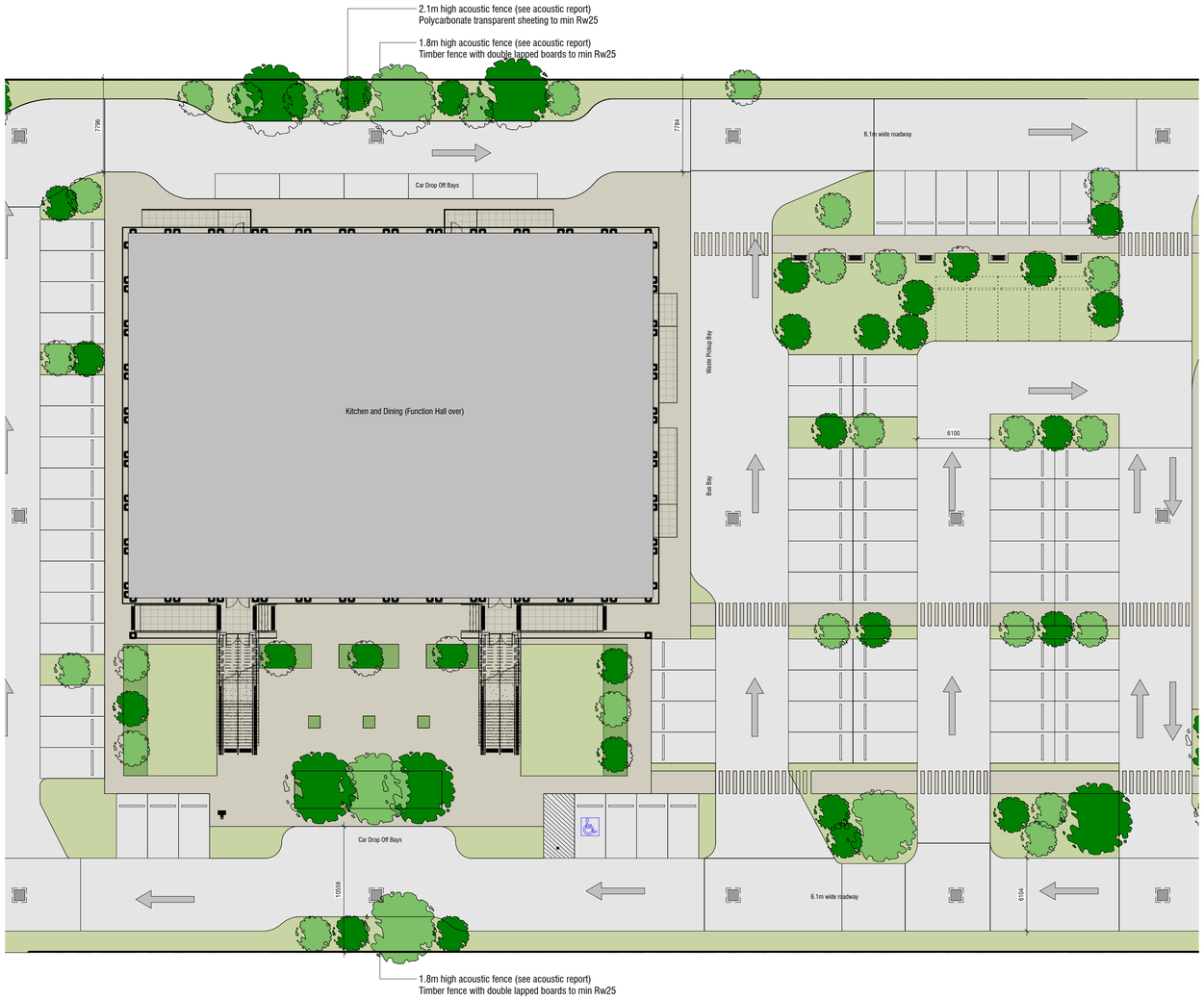
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Community Hall Precinct
1 : 200

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7	12/01/2026	Minor Updates

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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

ORIENTATION

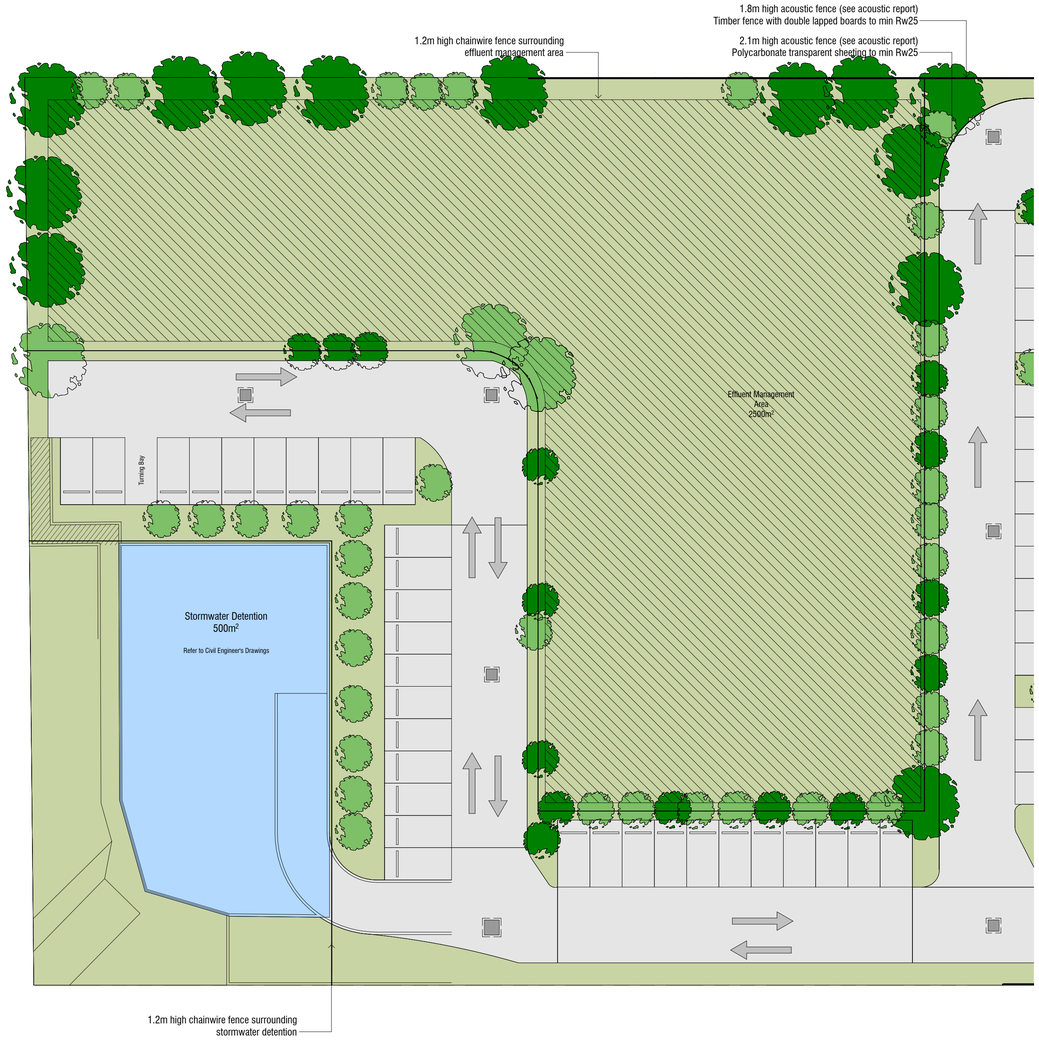
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JA2277 - 111

ISSUE
7

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Water Management Precinct
1 : 200

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7	12/01/2026	Minor Updates
8	19/01/2026	OSD

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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 - Water Management Precinct

ORIENTATION

SCALE
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DRAWING NUMBER
JA2277 - 112

ISSUE
8

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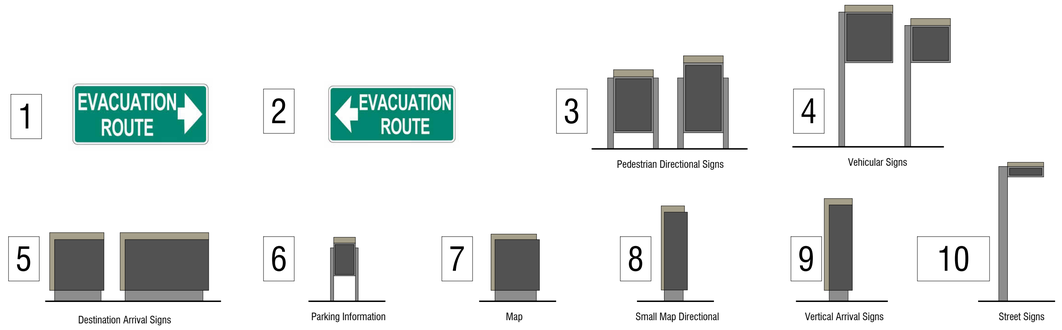
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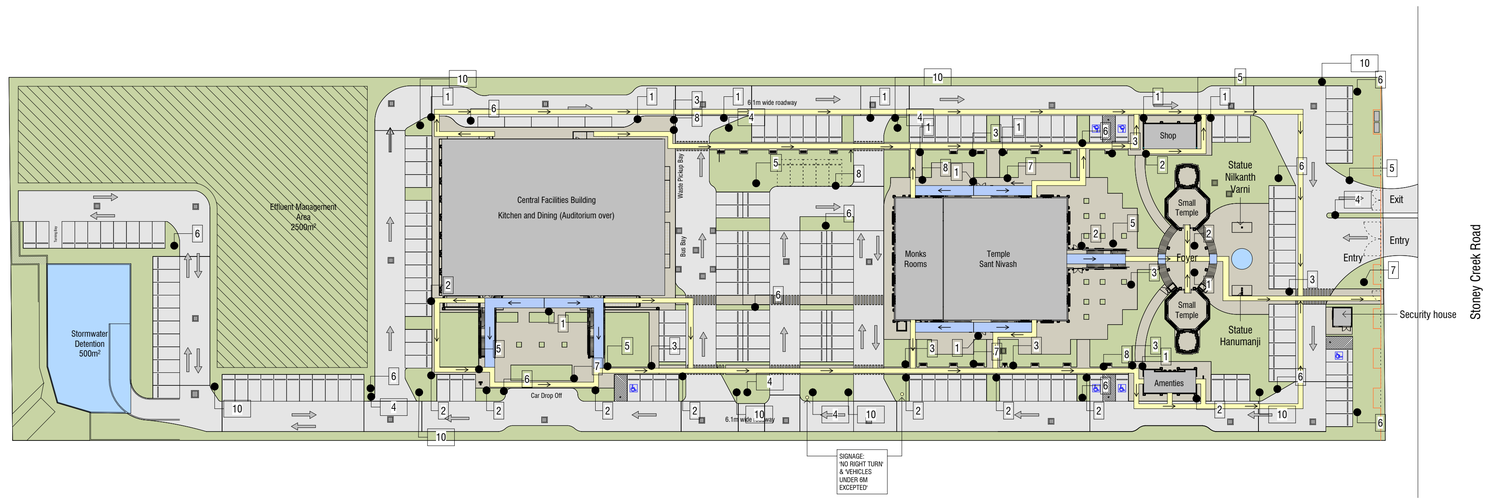
WAY FINDING LEGEND

1M WIDE EGRESS PATH (MAX. GRADE 1:8)

2M WIDE EGRESS PATH

PEDESTRIAN PATH





1 **Proposed Site Plan - Way Finding**
1 : 500

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3	12/01/2026	Minor Updates
4	19/01/2026	OSD

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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 - Way Finding

ORIENTATION

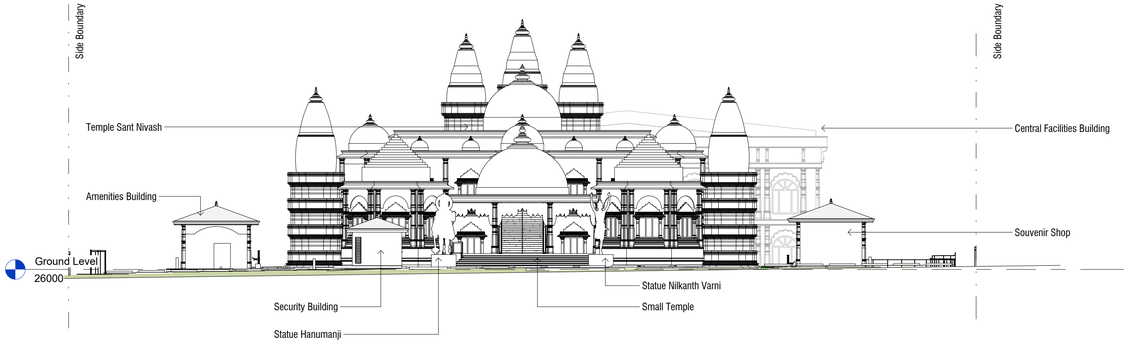
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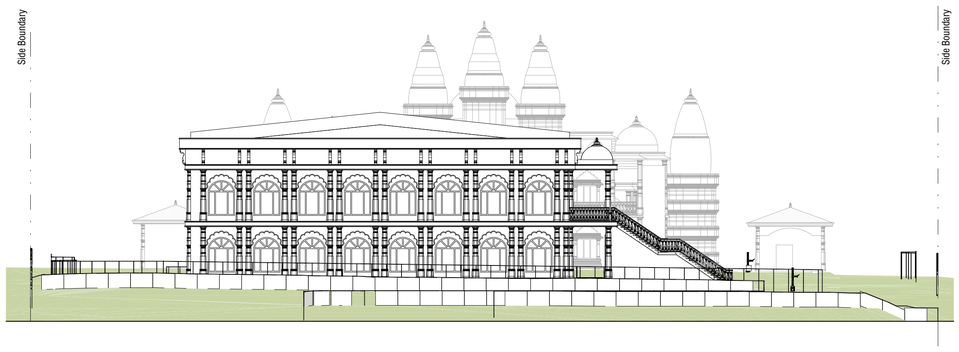
ISSUE
4

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DA



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

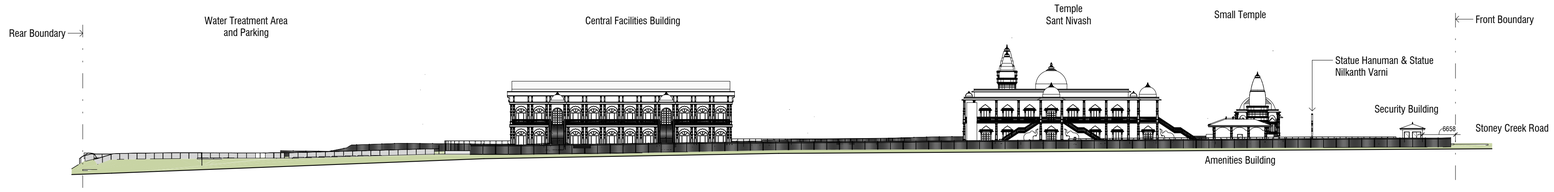
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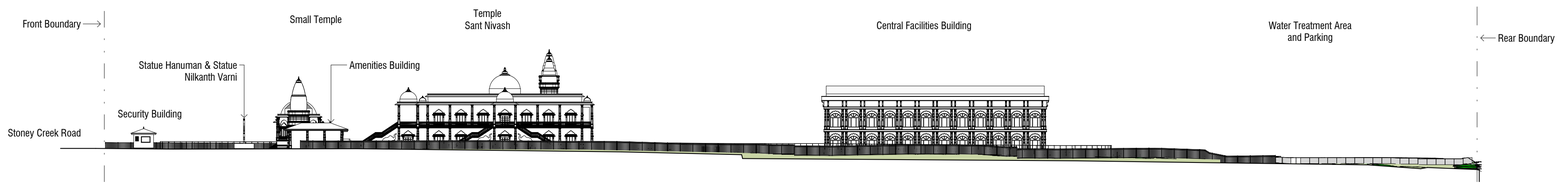
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South Site Elevation
1 : 500



North Site Elevation
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 Elevations

ORIENTATION

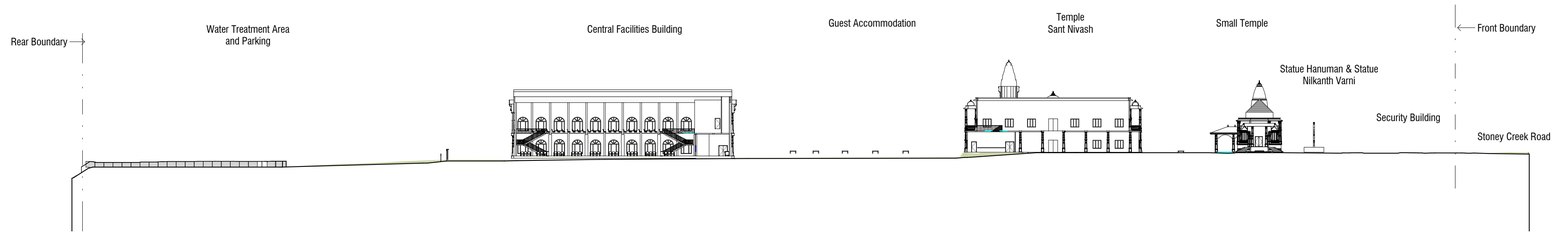
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ISSUE
5

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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
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DRAWING NUMBER
JA2277 - 300

ISSUE
5

DATE
19/01/2026
1:35:20 PM

DA

CENTRAL FACILITIES - DA SUBMISSION

Community Hall Drawings		
Sheet Number	Sheet Name	Current Revision
C100	Ground Floor Plan (Kitchen & Dining)	8
C101	First Floor Plan (Community Hall)	8
C102	Roof Plan	7
C200	Elevations North & South (Entry)	8
C201	Elevations East & West	8
C300	Sections	7



3D View of Central Facilities Building

jakaan ARCHITECTS

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
Shanes Park Temple - Central Facilities

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
8

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
12/01/2026 3:06:17 PM

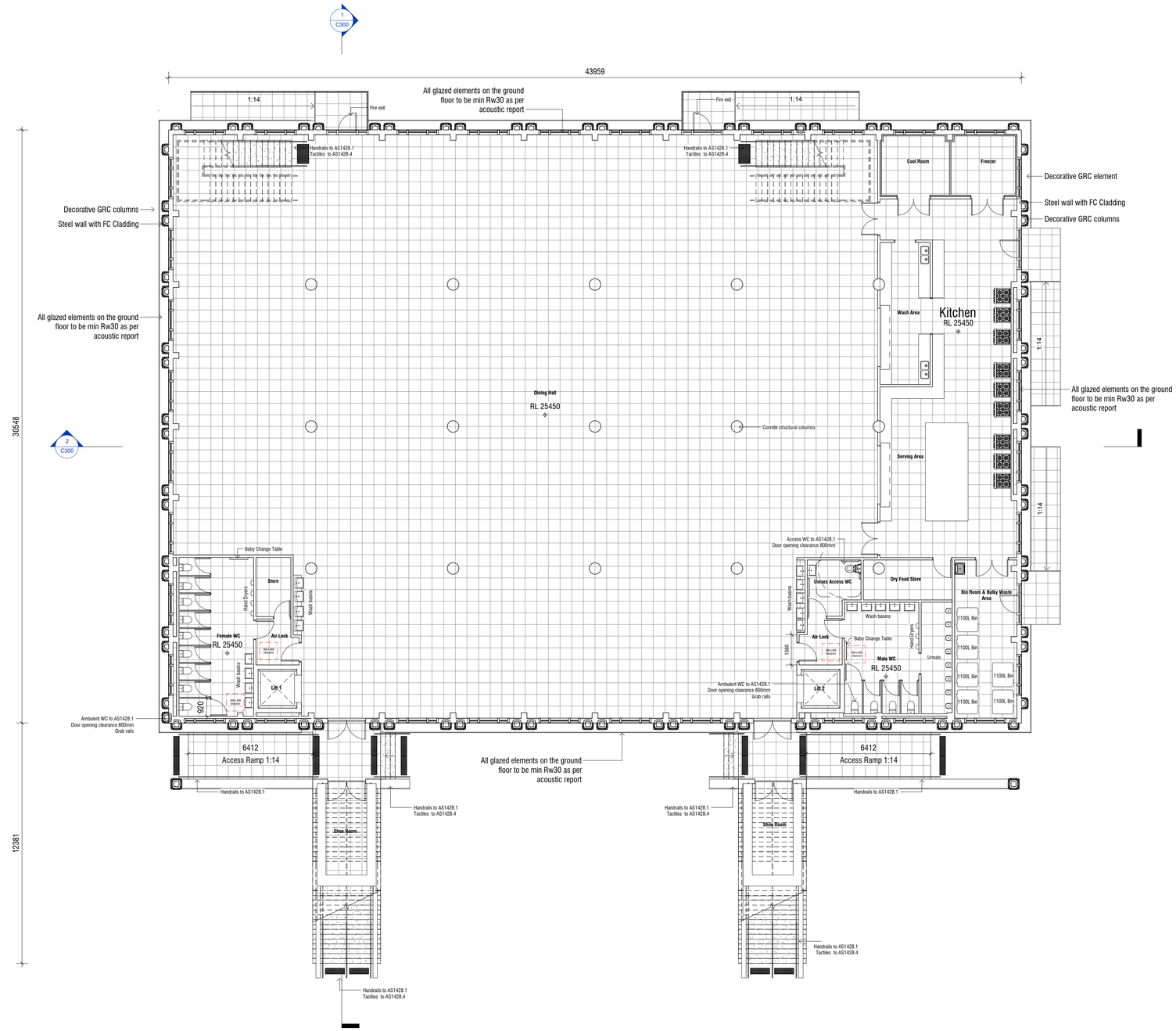
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Kitchen & Dining Hall (Ground)

1 : 100

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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	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	19/06/2024	DA Submission
7	06/06/2025	Council RFI
8	08/01/2026	Reduced size

jakaan ARCHITECTS

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

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

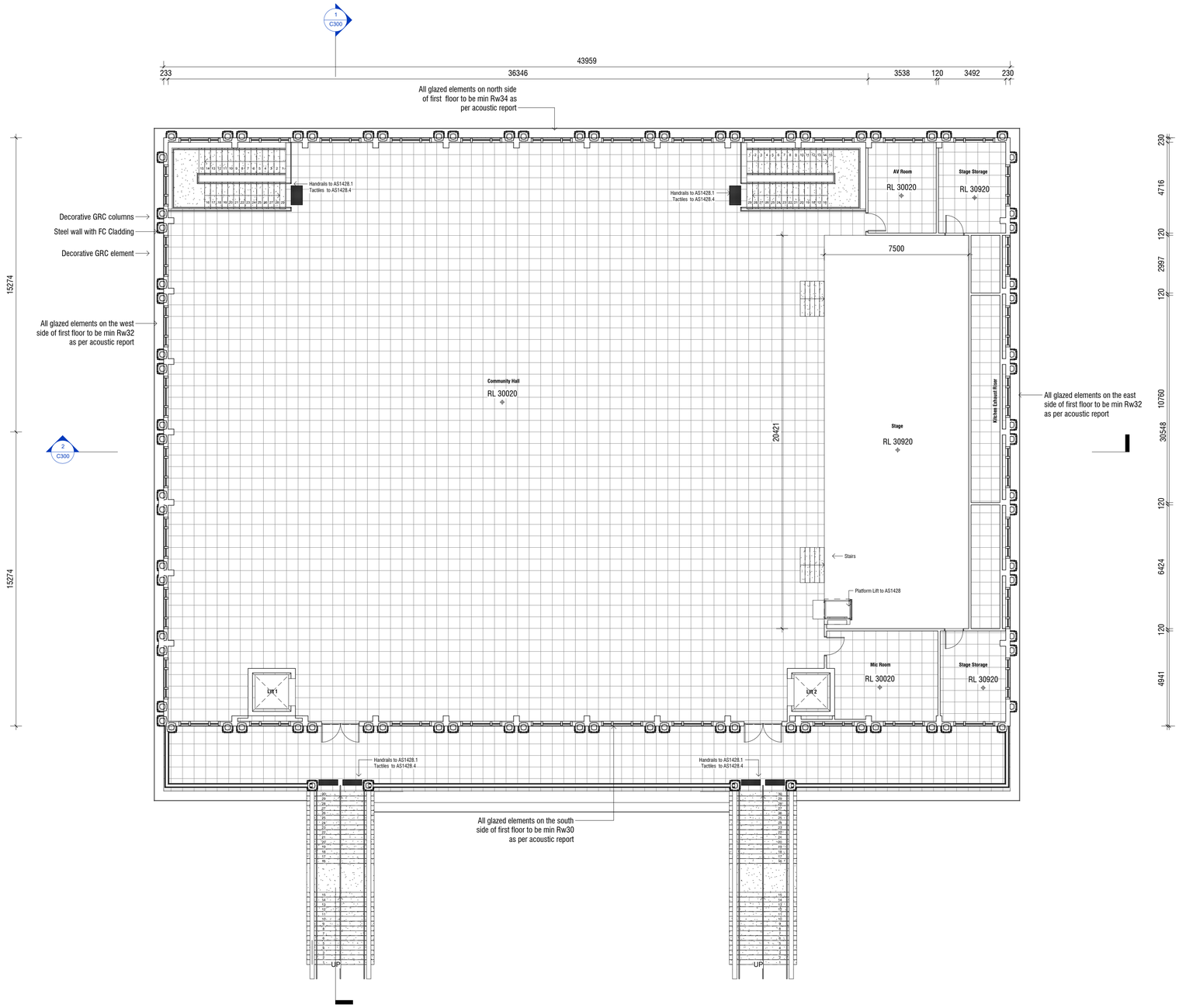
ISSUE

8

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DA



Community Hall Level 1

1 : 100

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6	19/06/2024	DA Submission
7	06/06/2025	Council RFI
8	08/01/2026	Reduced size

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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)

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C101

ISSUE
8

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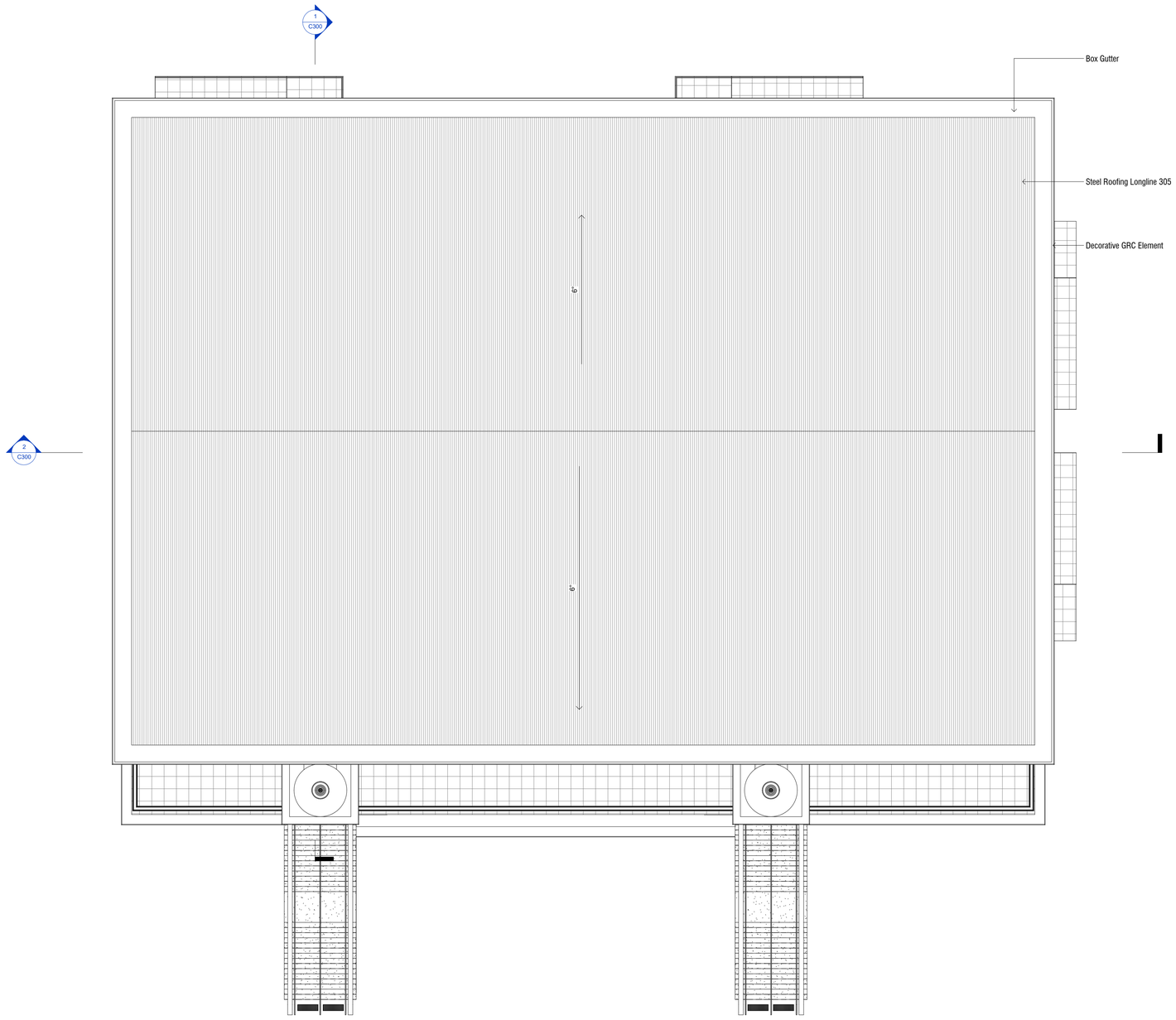
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5	19/06/2024	DA Submission
6	06/06/2025	Council RFI
7	08/01/2026	Reduced size



Roof Plan
1 : 100

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

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Roof Plan

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C102

ISSUE
7

DATE
12/01/2026 3:06:24 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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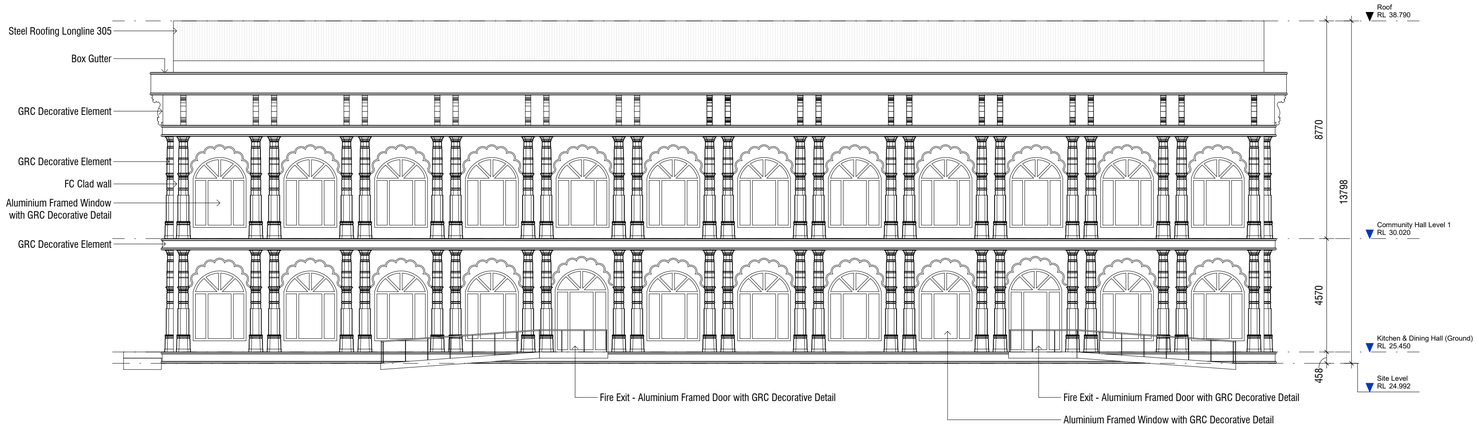
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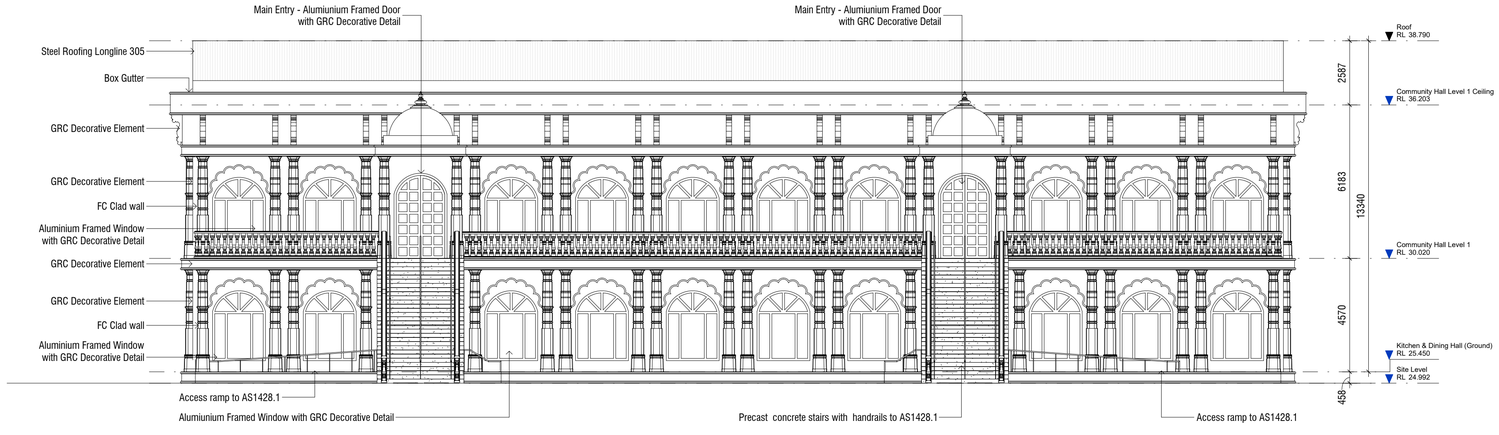
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ISSUE #	DATE	DESCRIPTION
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7	06/06/2025	Council RFI
8	08/01/2026	Reduced size



North Elevation
1 : 100



South Elevation (Entry)
1 : 100

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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations North & South (Entry)

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - C200

ISSUE
8

DATE
12/01/2026 3:06:29 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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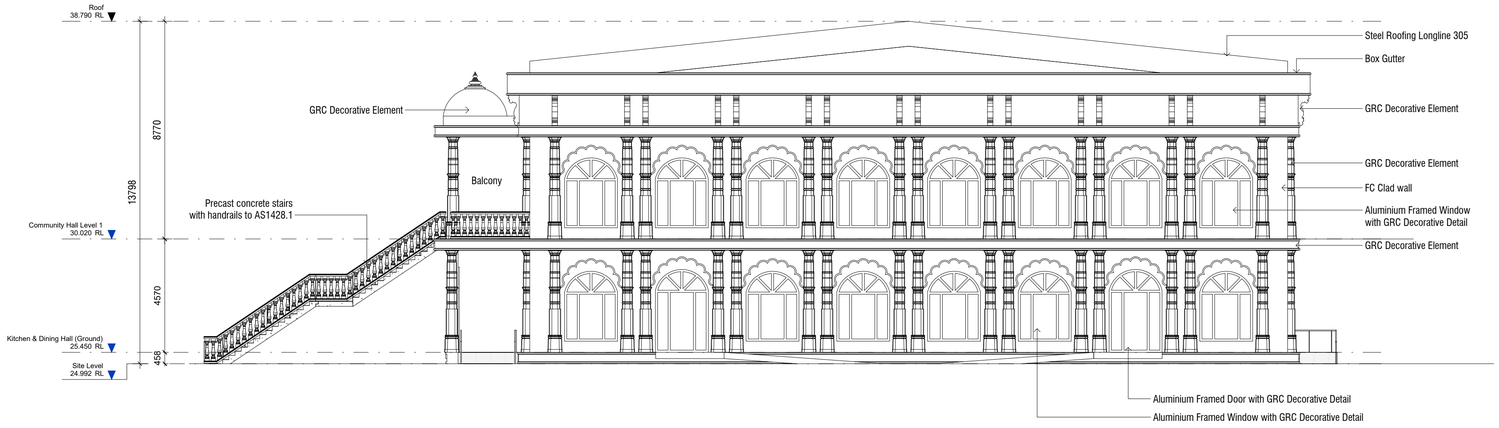
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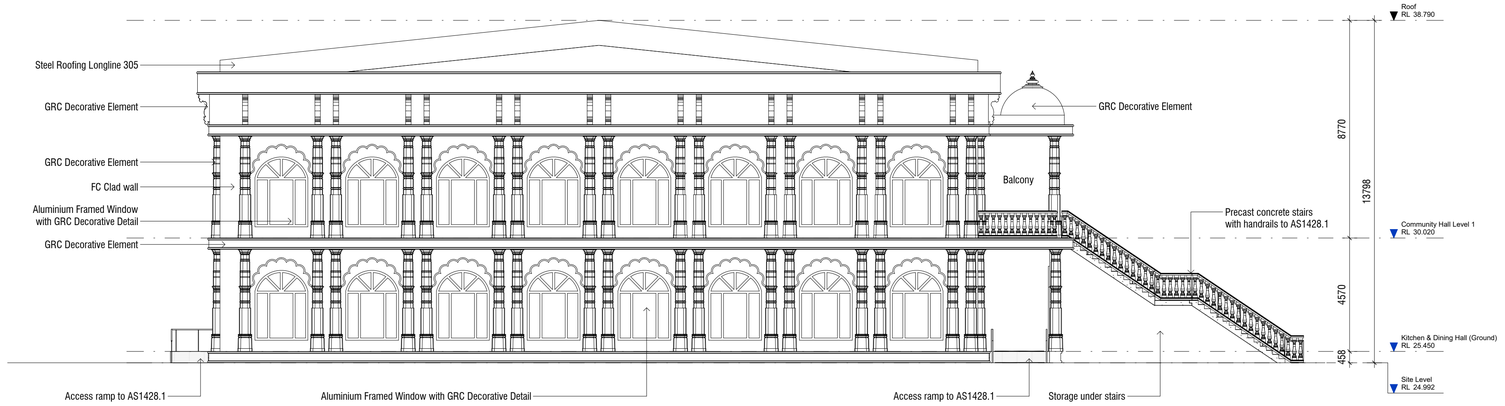
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7	06/06/2025	Council RFI
8	08/01/2026	Reduced size



East Elevation
1 : 100



West Elevation
1 : 100

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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations East & West

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - C201

ISSUE
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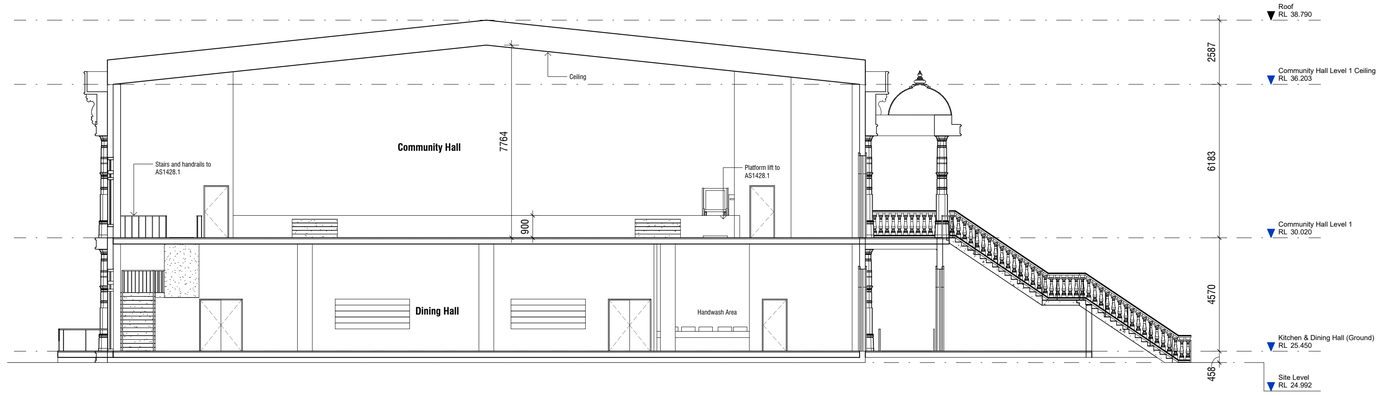
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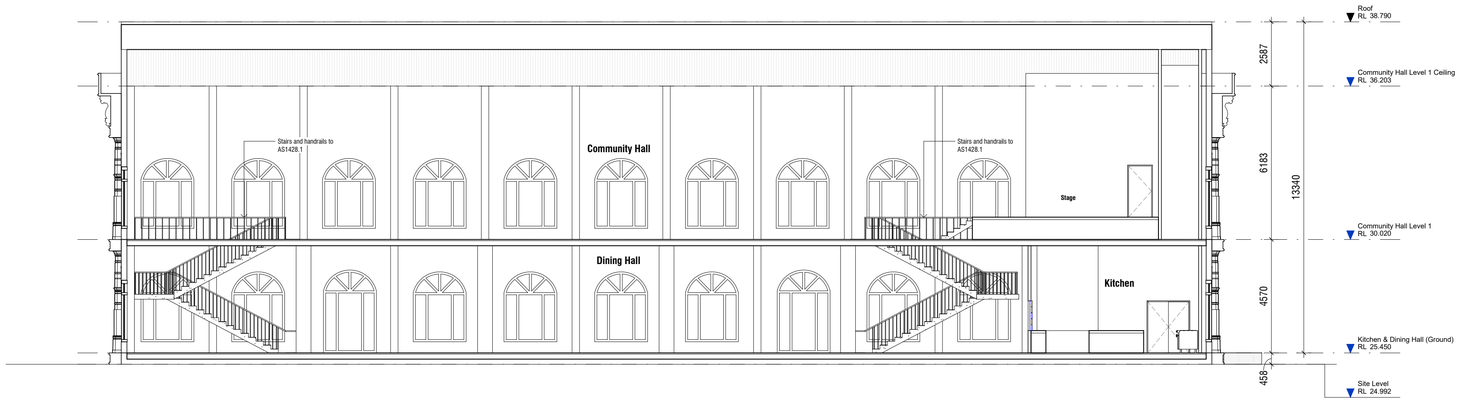
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6	06/06/2025	Council RFI
7	08/01/2026	Reduced size



Section 1
1 : 100



Section 2
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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C300

ISSUE
7

DATE
12/01/2026
3:06:36 PM

DA

MANDIR - DA SUBMISSION

Mandir Drawings		
Sheet Number	Sheet Name	Current Revision
M000	Mandir Contents	7
M100	Shant Asharam & Administration Office (Ground)	7
M101	Mandir - Hall Level	7
M200	Mandir - Elevations	7
M201	Mandir - Elevations	7
M300	Mandir - Sections	7



3D View of Mandir

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PROJECT TITLE
Shanes Park Temple - Mandir

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
7

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

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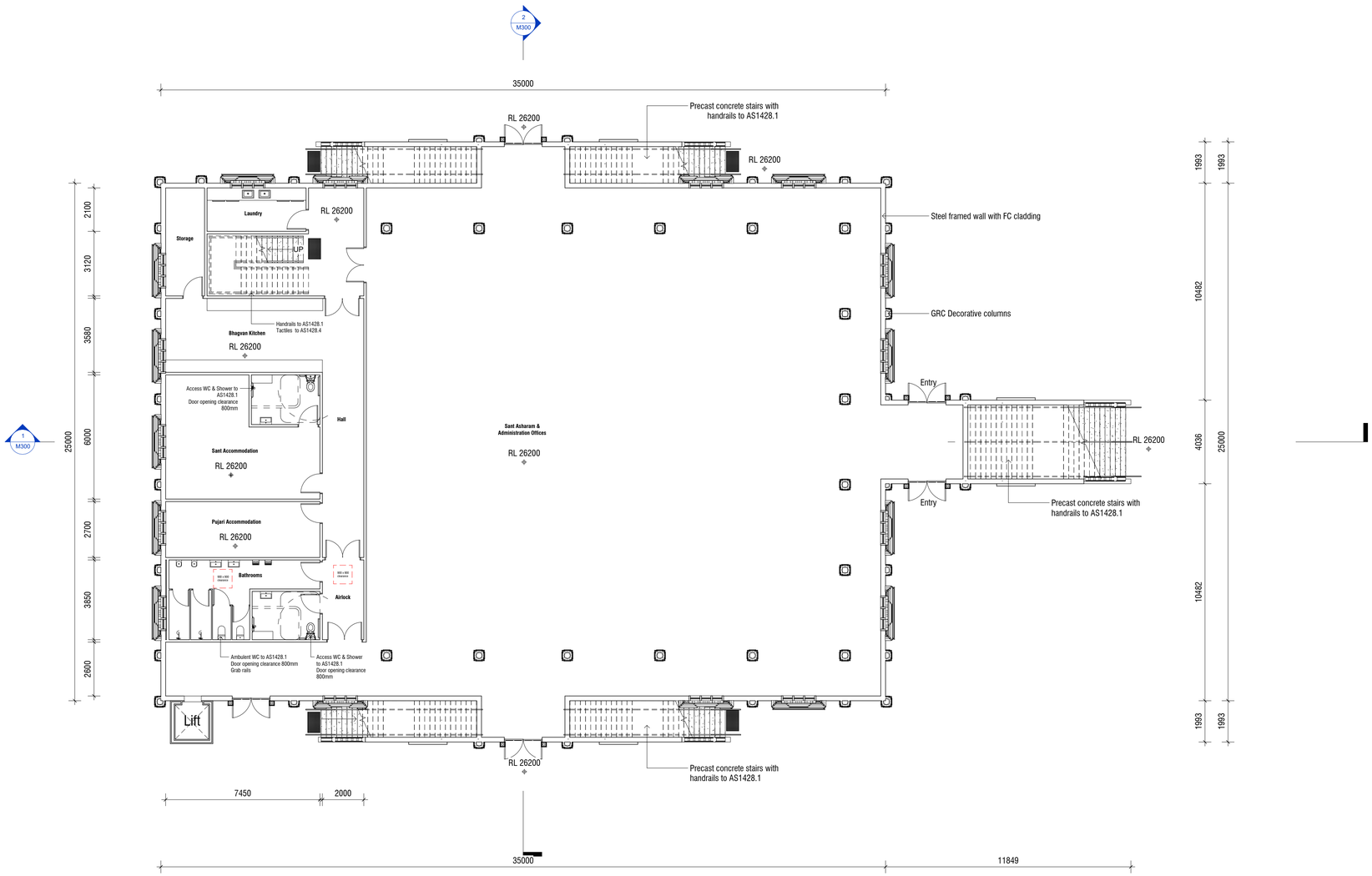
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00 Shant Asharam & Administration Office (Ground)

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5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RFIs
7	12/01/2026	Height Reduction

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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)

ORIENTATION

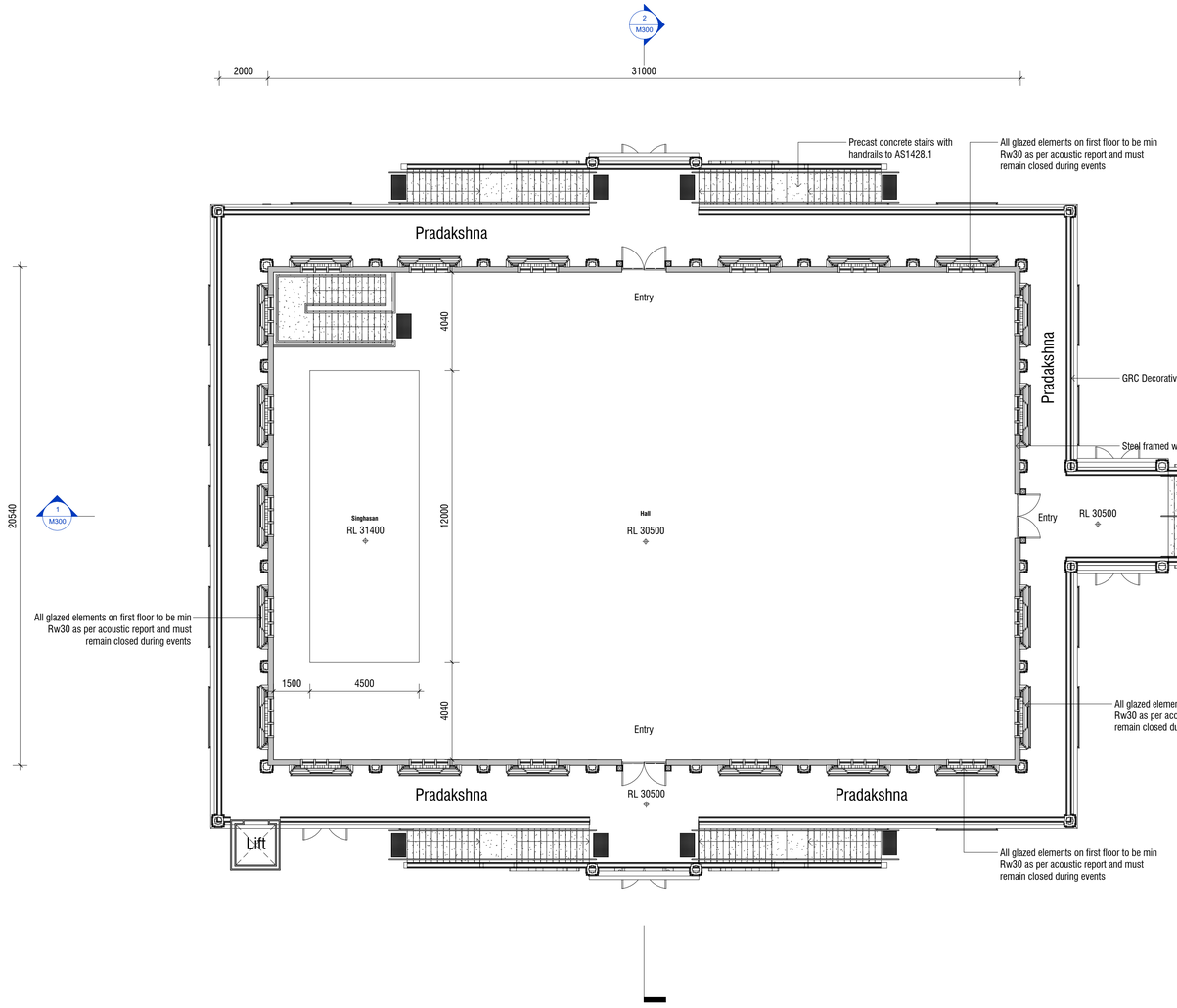
SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M100

ISSUE
7

DATE
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01 Mandir Hall Level (Level 1)
1 : 100

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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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Hall Level

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M101

ISSUE
7

DATE
12/01/2026 3:34:54 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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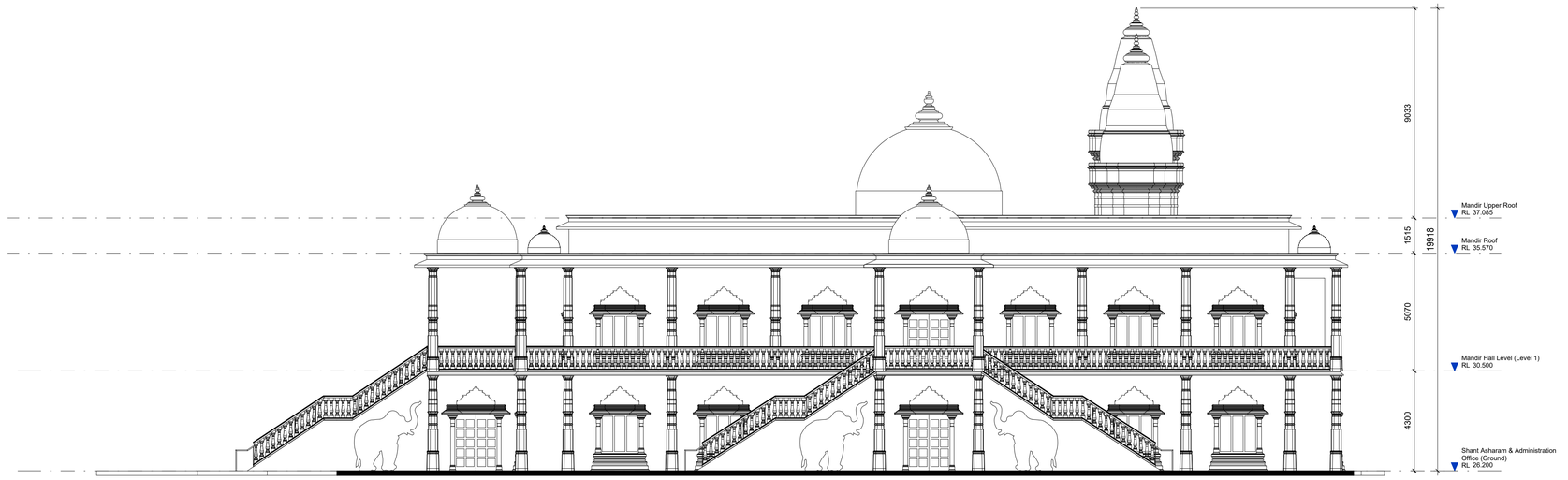
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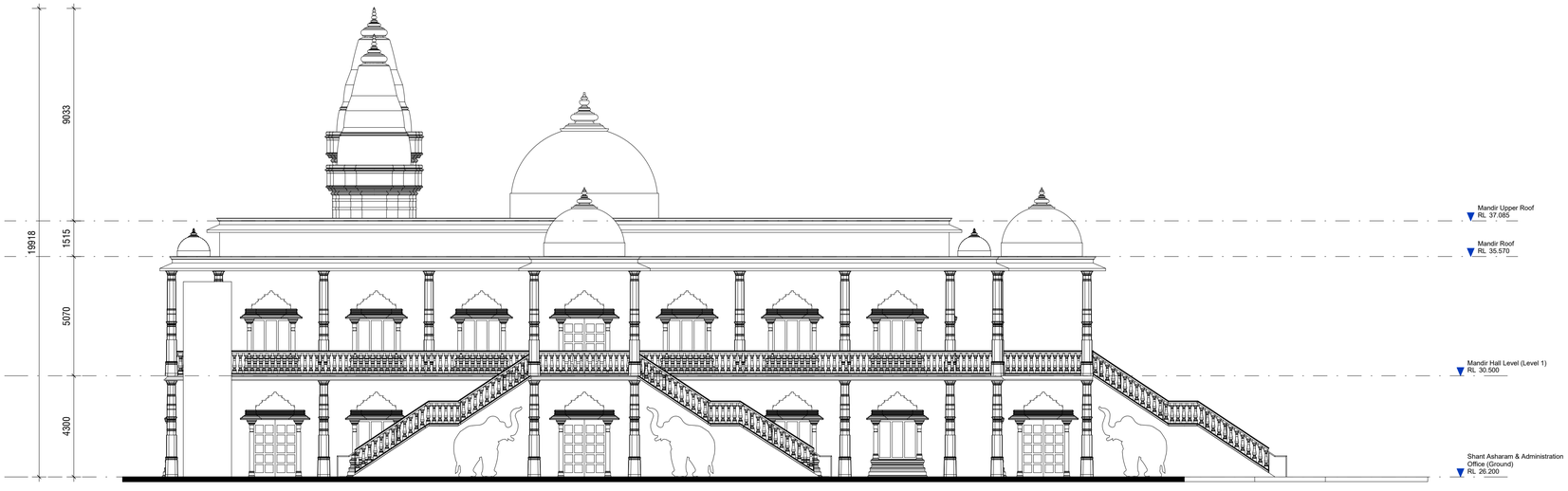
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ABN: 48 714 361 834

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5	24/05/2024	Consultant Coordination
6	06/06/2025	Council RFIs
7	12/01/2026	Height Reduction



North
1 : 100



South
1 : 100

jakaan ARCHITECTS

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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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - M200

ISSUE
7

DATE
12/01/2026 3:34:59 PM

DA

PAINTED:
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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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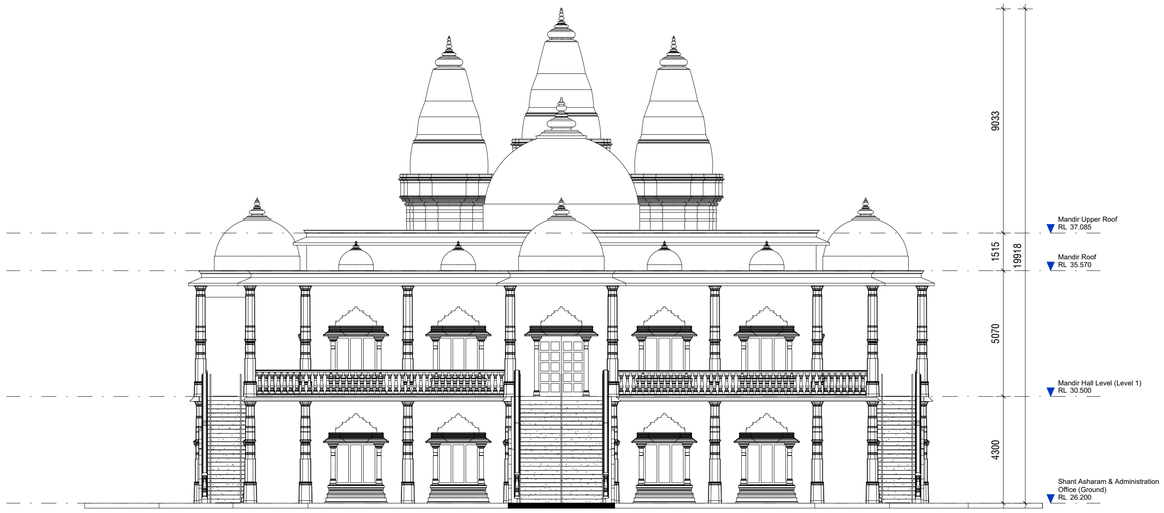
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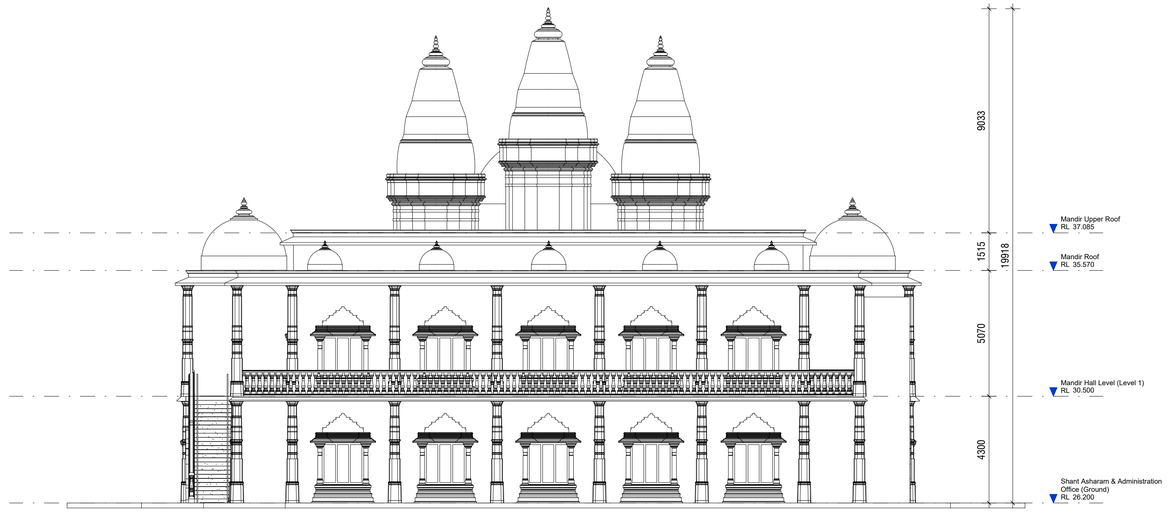
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REVISION SCHEDULE

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
7	12/01/2026	Height Reduction



East
1 : 100



West
1 : 100

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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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

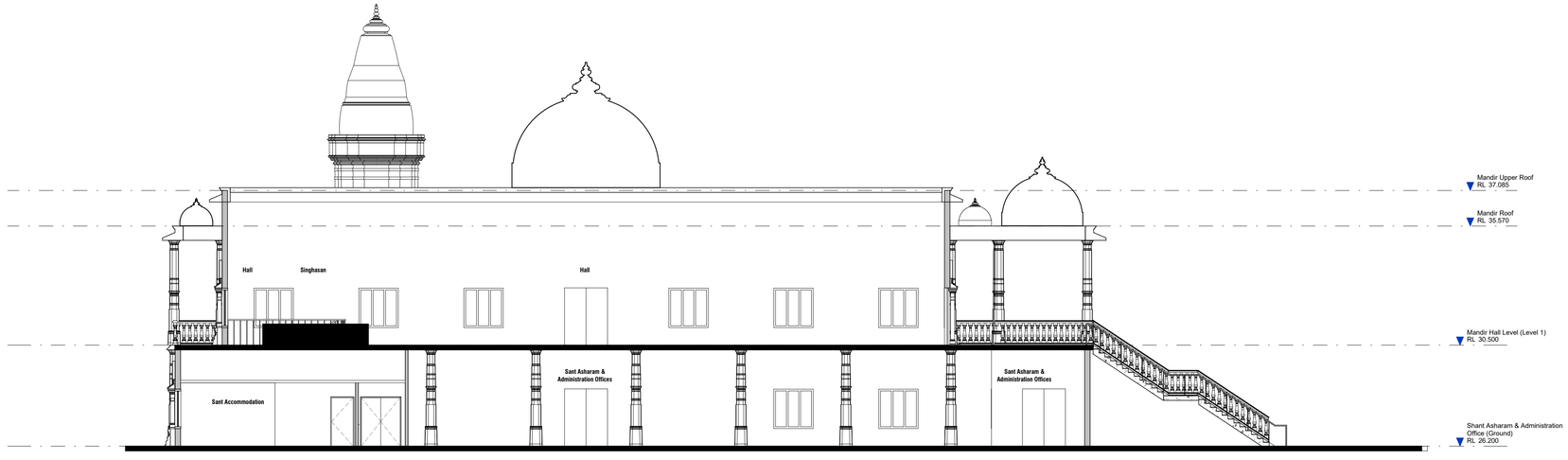
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DRAWING NUMBER
JA2277 - M201

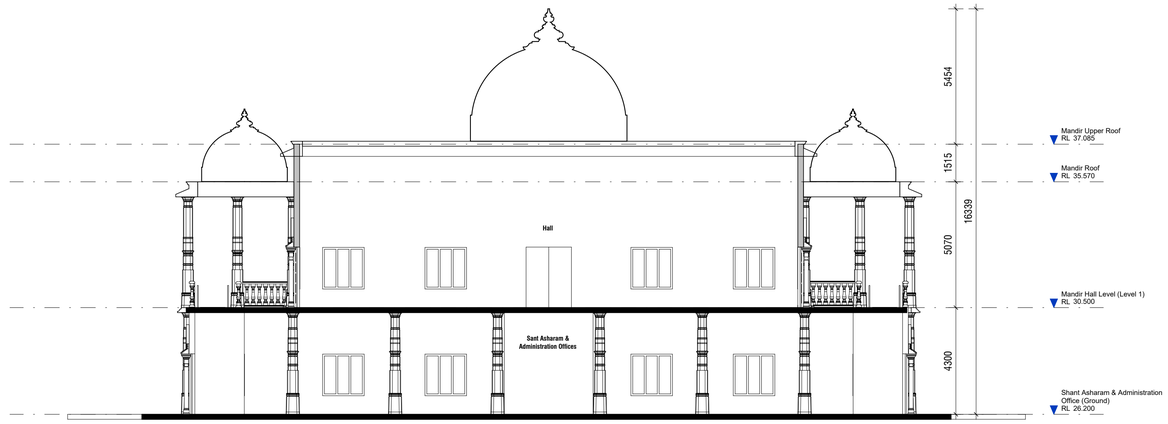
ISSUE
7

DATE
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DA



Section 1
1 : 100



Section 2
1 : 100

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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M300

ISSUE
7

DATE
12/01/2026 3:35:08 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

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PROJECT TITLE
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
5

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
3/07/2025 5:03:49 PM

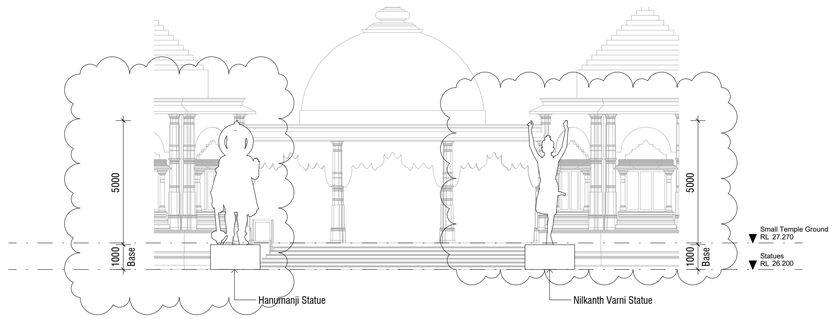
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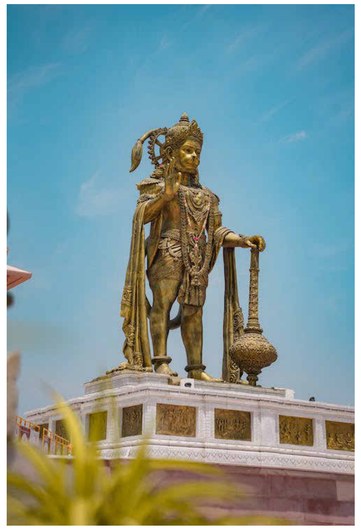
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Statue Elevations
1 : 100



Example of Hanumanji Statue



Example of Nilkanth Varni Statue

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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

ORIENTATION

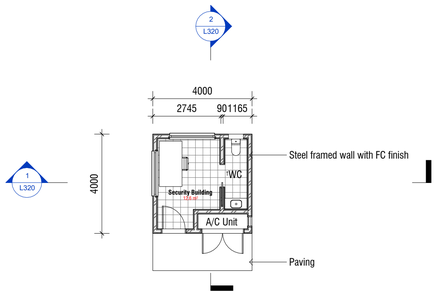
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JA2277 - L100

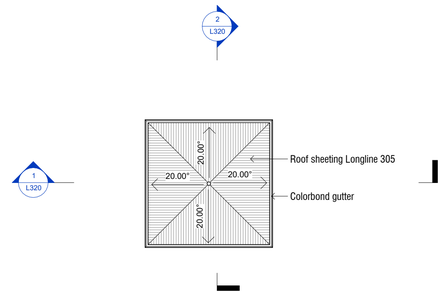
ISSUE
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Security Building Ground
1 : 100



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

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L300

ISSUE
5

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DA

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POWDER COATING:
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RAINWATER GOODS

COLORBOND RED MANOR

STEEL ROOFING
(PROFILE VARIES)

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SHADE CODE - 9103

GRC DECORATIVE
ELEMENTS

POWDER COATING:
DULUX CARAMEL SUNDAE

WINDOWS & DOORS
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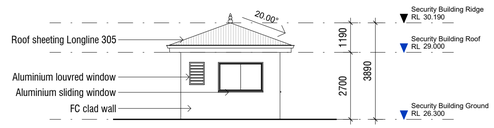
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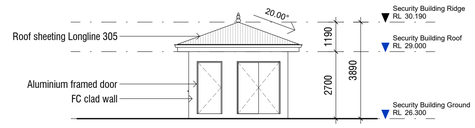
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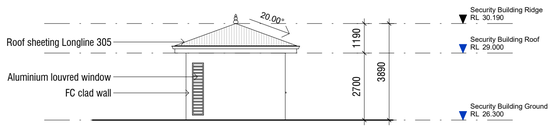
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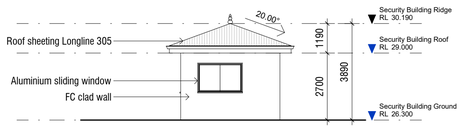
Security Building - Elevation North
1 : 100



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

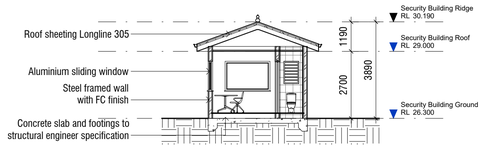
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ISSUE
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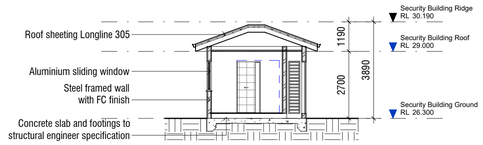
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DA



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
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DRAWING NUMBER
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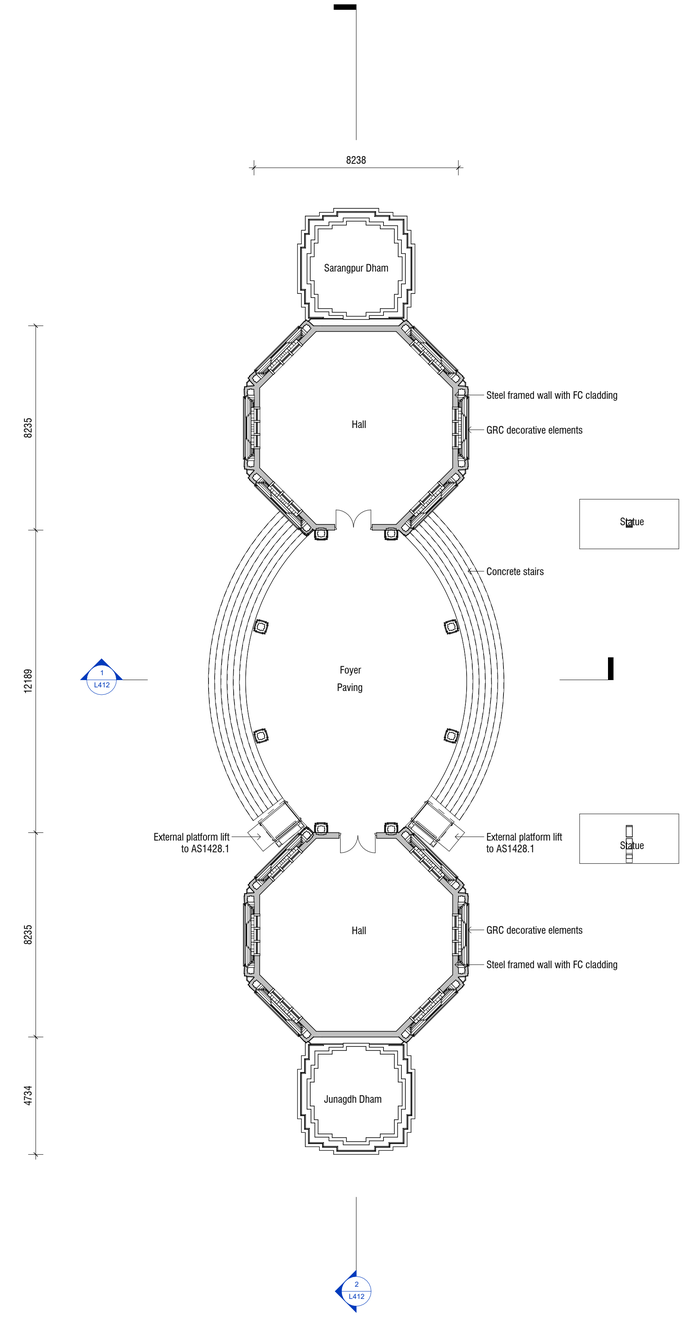
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5	06/06/2025	Council RFI



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
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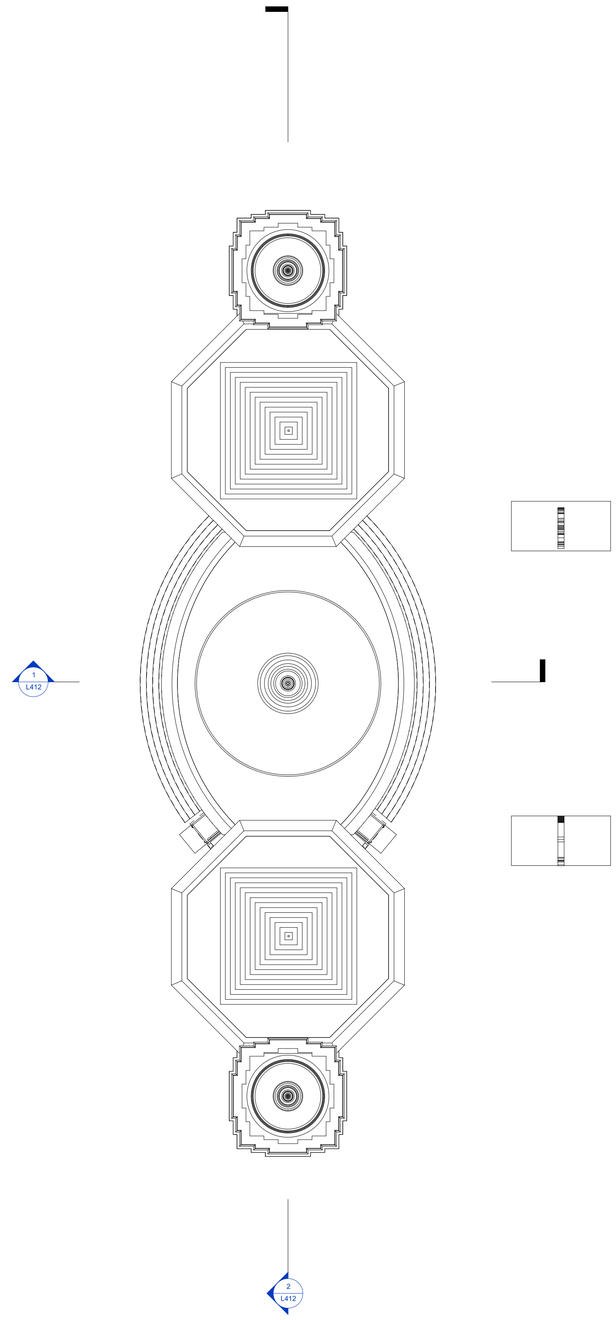
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Small Temple Roof
1 : 100

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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Small Temple Roof

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L401

ISSUE
5

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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

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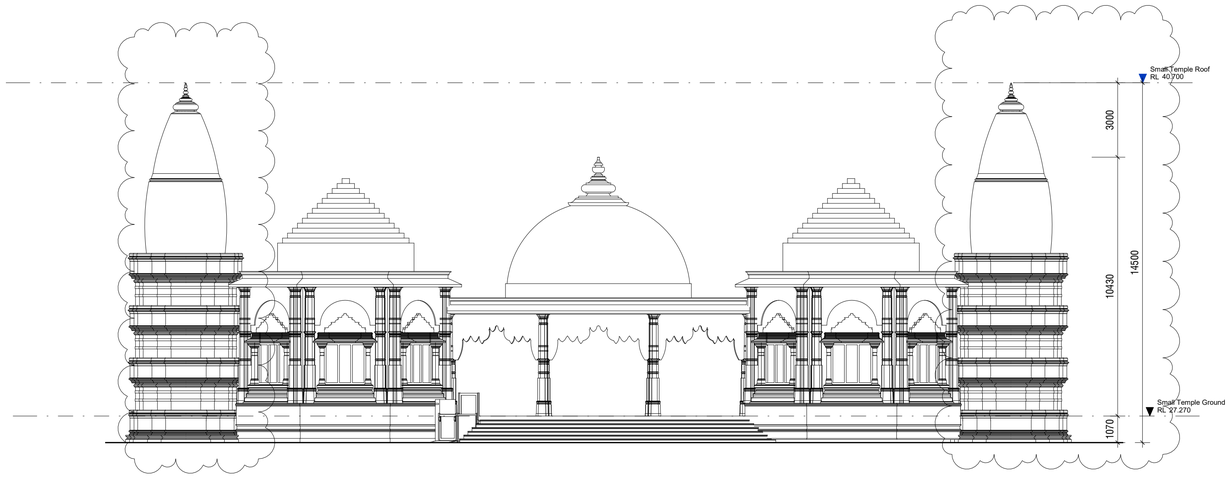
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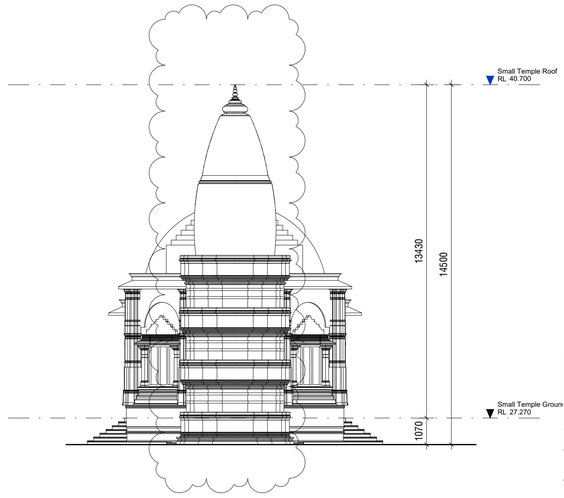
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5	06/06/2025	Council RFI
6	03/07/2025	Minor revisions



Small Temple - Elevation East
1 : 100



Small Temple - Elevation North
1 : 100

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ARCHITECTS

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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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DRAWING NUMBER
JA2277 - L410

ISSUE
6

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POWDER COATING:
DULUX CARAMEL SUNDAE

RAINWATER GOODS

COLORBOND RED MANOR

STEEL ROOFING
(PROFILE VARIES)

KEIM CONCRETAL LASUR -
SHADE CODE - 9103

GRC DECORATIVE
ELEMENTS

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DULUX CARAMEL SUNDAE

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FRAMING

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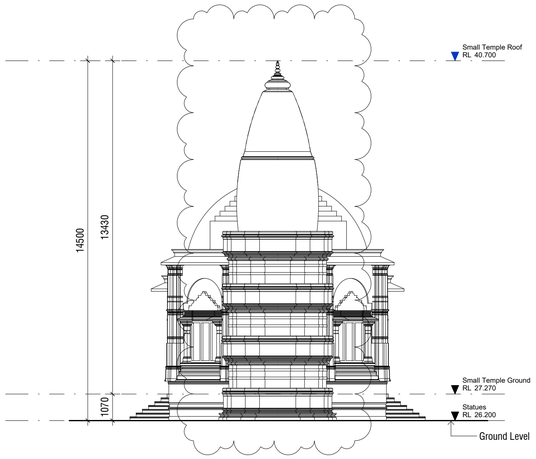
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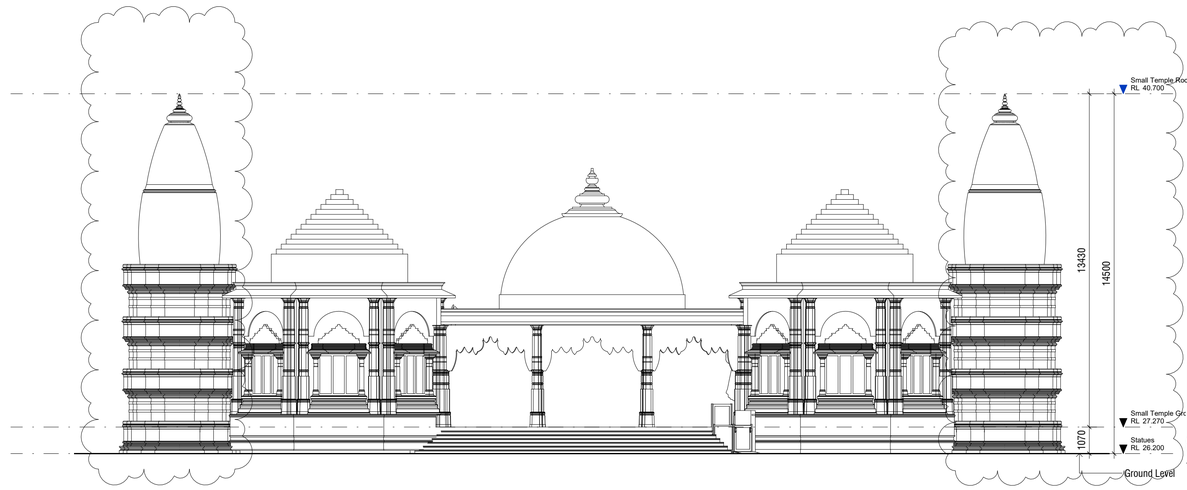
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REVISION SCHEDULE

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



Small Temple - Elevation South
1 : 100



Small Temple - Elevation West
1 : 100

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ARCHITECTS

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

DRAWING TITLE
Small Temple Elevations

ORIENTATION

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - L411

ISSUE
6

DATE
3/07/2025
5:03:54 PM

DA

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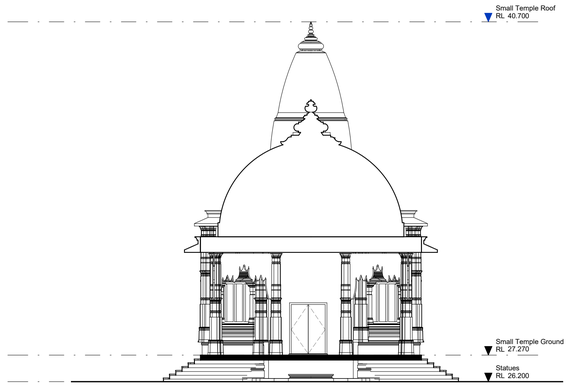
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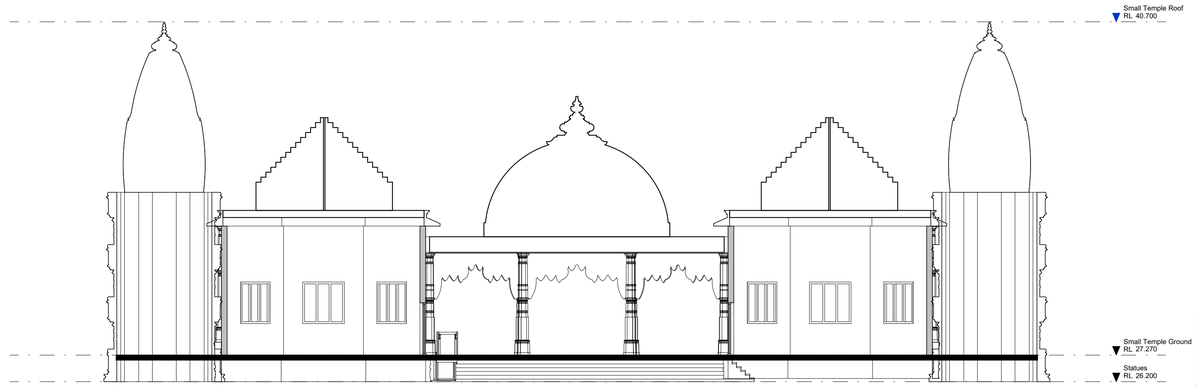
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Small Temple Section 1
1 : 100



Small Temple Section 2
1 : 100

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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

DRAWING TITLE
Small Temple Sections

ORIENTATION

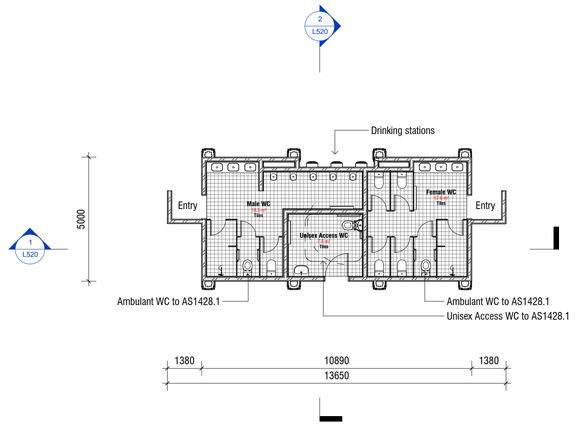
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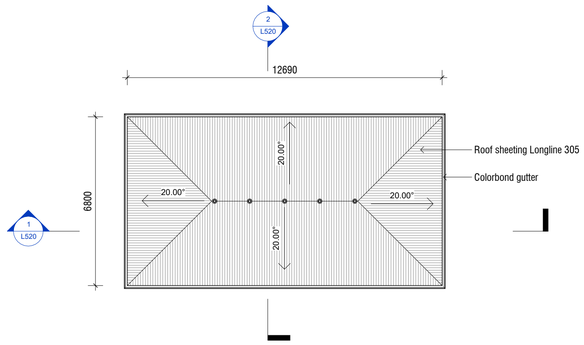
ISSUE
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DATE
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DA



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

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L500

ISSUE
5

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DA

PAINTED:
ECOTONE MINSIL STRAW

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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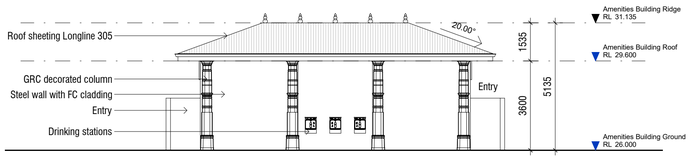
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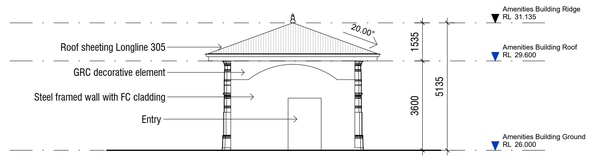
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REVISION SCHEDULE

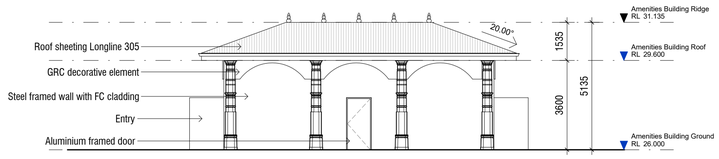
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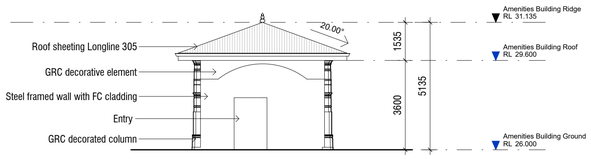
Amenities Building - Elevation North
1 : 100



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

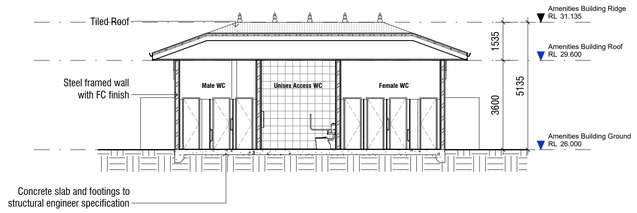
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DRAWING NUMBER
JA2277 - L510

ISSUE
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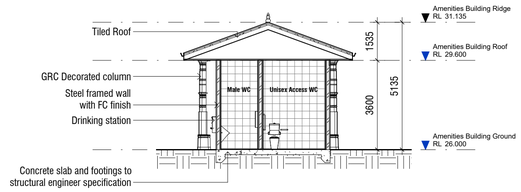
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DA



Amenities Building Section 1

1 : 100



Amenities Building Section 2

1 : 100

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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
Amenities Building Sections

ORIENTATION

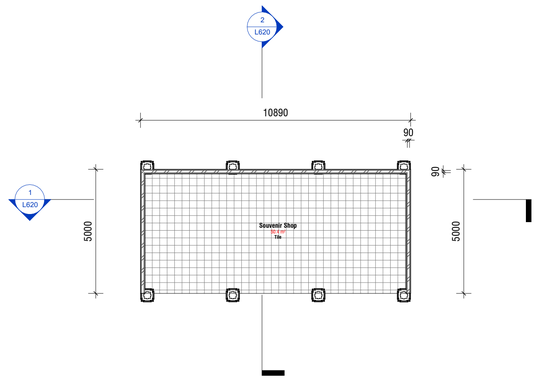
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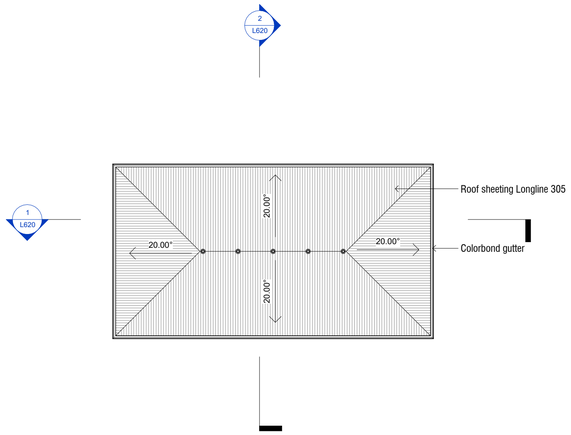
ISSUE
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DA



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

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L600

ISSUE
5

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DA

PAINTED:
ECOTONE MINSIL STRAW

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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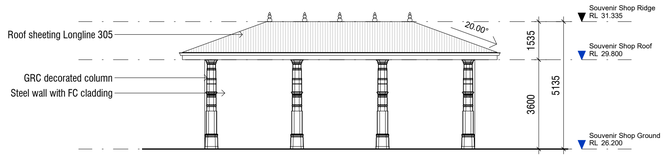
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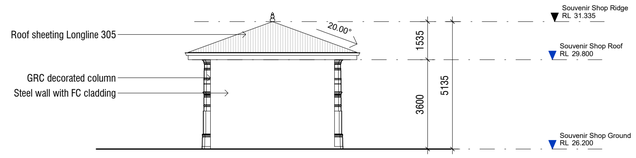
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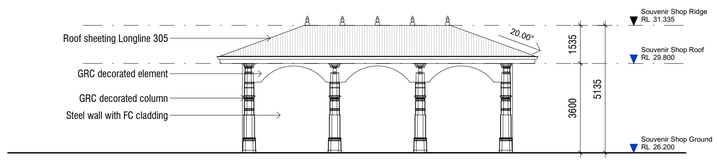
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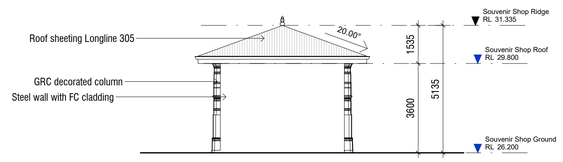
Souvenir Shop - Elevation North
1 : 100



Souvenir Shop - Elevation East
1 : 100



Souvenir Shop - Elevation South
1 : 100



Souvenir Shop - 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
Souvenir Shop - Elevations

ORIENTATION

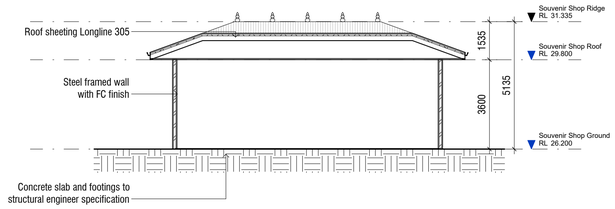
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DRAWING NUMBER
JA2277 - L610

ISSUE
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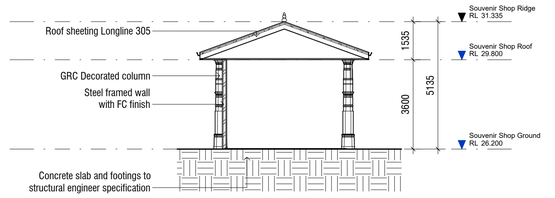
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DA



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

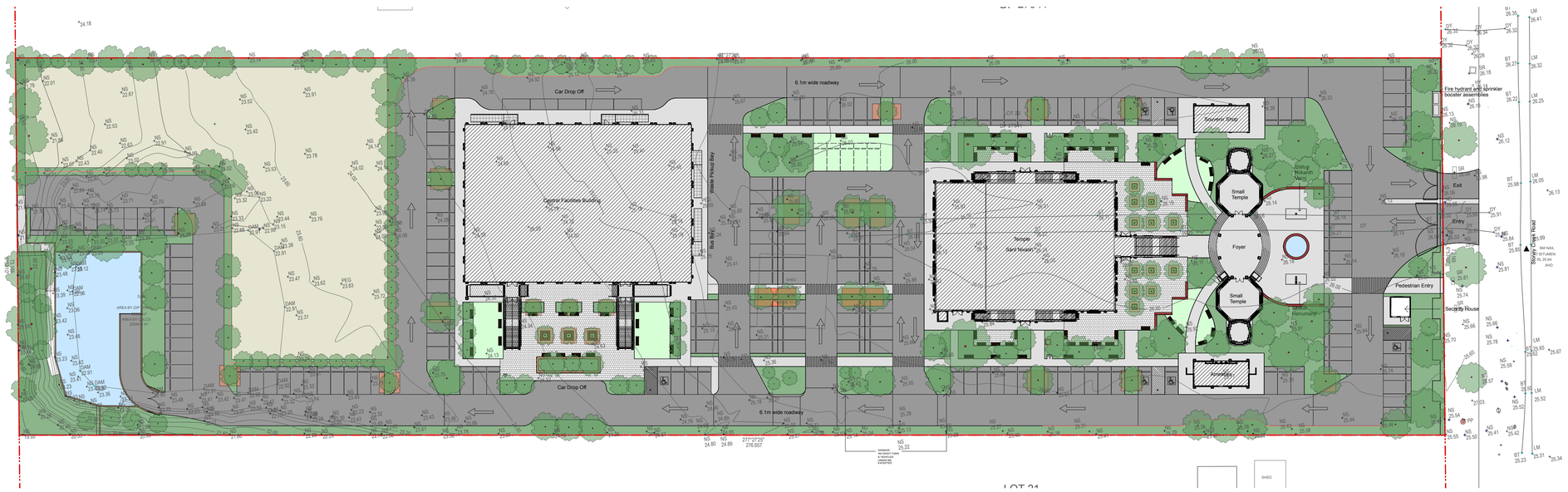
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ISSUE
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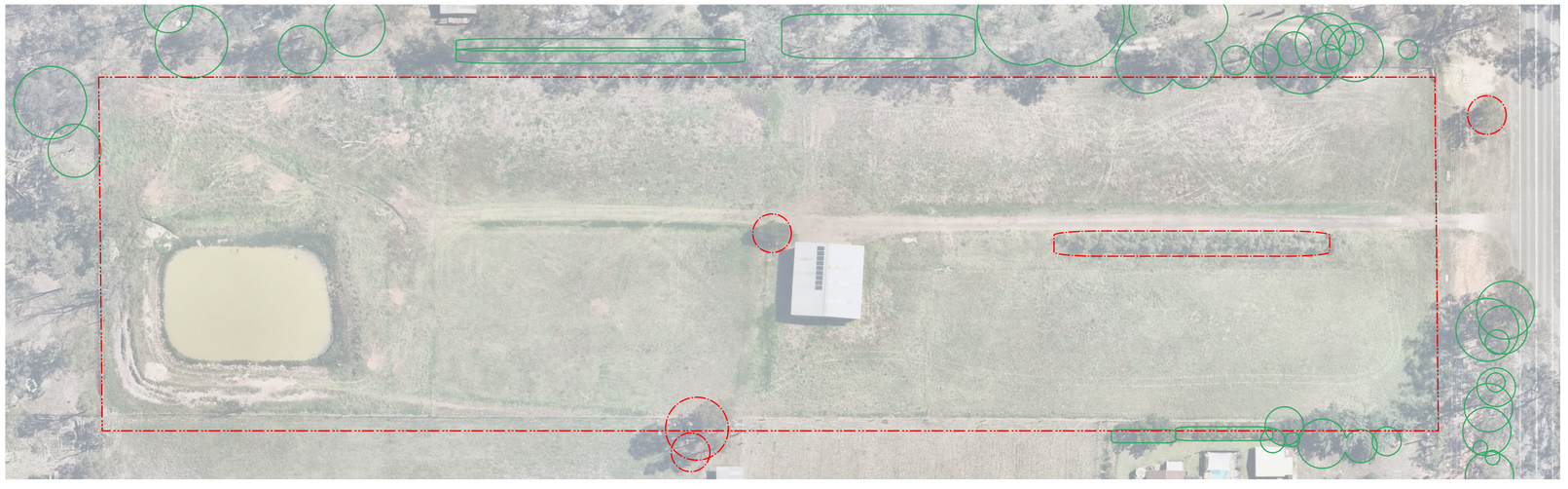
DA

OVERALL LANDSCAPE MASTER PLAN



SCALE 1:400

AERIAL PHOTO - EXISTING SITE CONDITIONS



0 20 30 40 50m

SCALE 1:500

LEGEND

- LAWN (357 SQM)
- GARDEN BEDS (3920 SQM)
- PATH
- ROAD
- PROPOSED TREES
- SITE BOUNDARY
- TREES TO BE REMOVED
- EXISTING TREES

ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

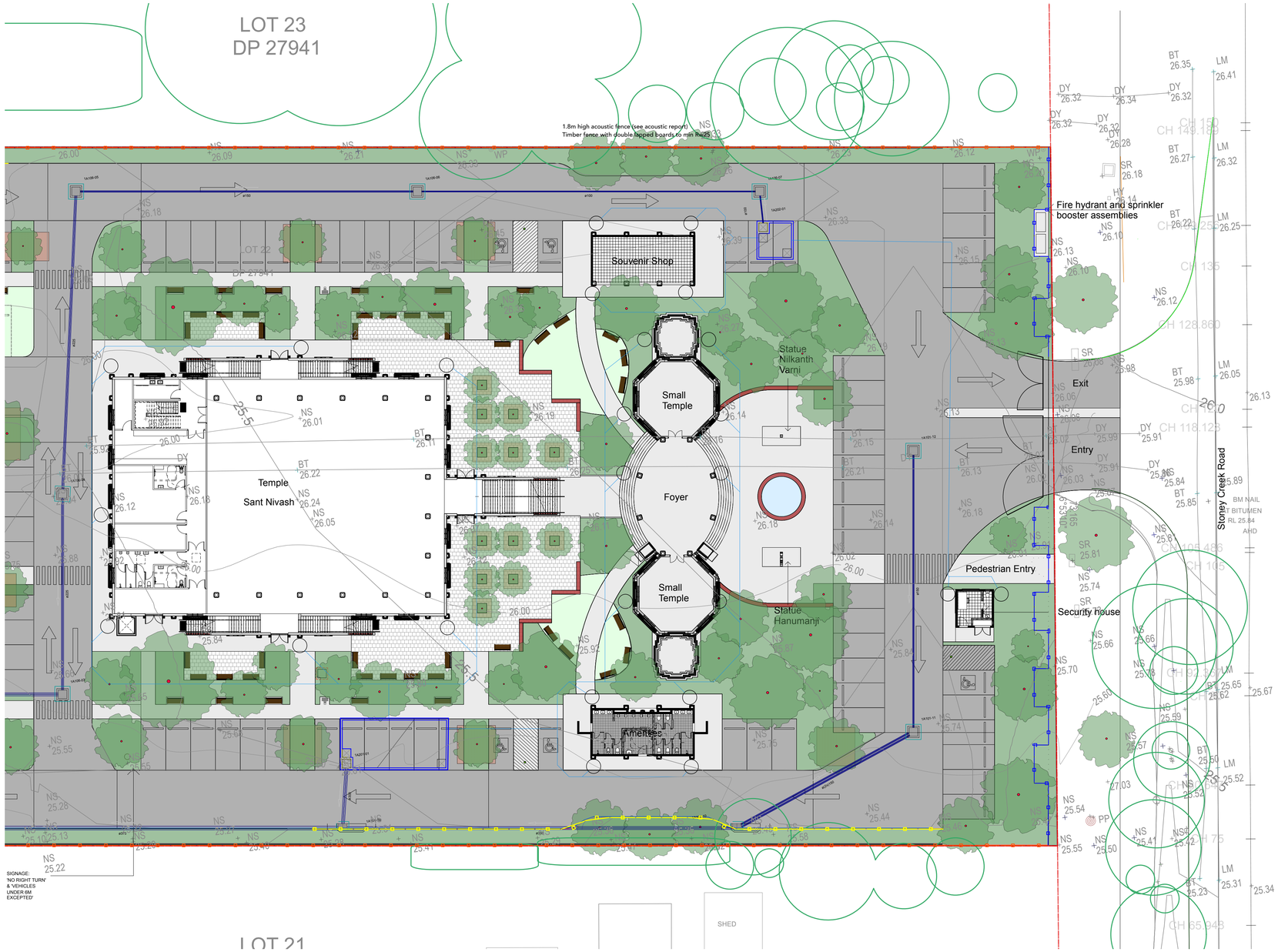
DRAWING
Master Plan

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	DWG #	REV
2/2/26	L1	
SCALE @ A1: As Shown		
DRAWN: JJ	CHKD: NB	

Nicholas Bray Landscapes 471 Argyle Street Moss Vale
PO Box 323 Moss Vale NSW 2577 Australia ABN: 25001055205
M: 0417 278 267 W: www.nicholasbray.net.au E: contact@nicholasbray.net.au



LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- PROPOSED TREES
- WATER FEATURE
- SITE BOUNDARY
- TREES TO BE RETAINED
- DRAINAGE PITS AND LINES
- PAVING
- SEATING
- STRUCTURAL SOIL AREA
- ACOUSTIC FENCE 1.8m
- ACOUSTIC FENCE 2.1m
- CHAINMESH FENCE 1.2m
- PALISADE FENCE 1.2m
- CHAINMESH FENCE 1.8m
- UNDERGROUND OSD TANK

ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

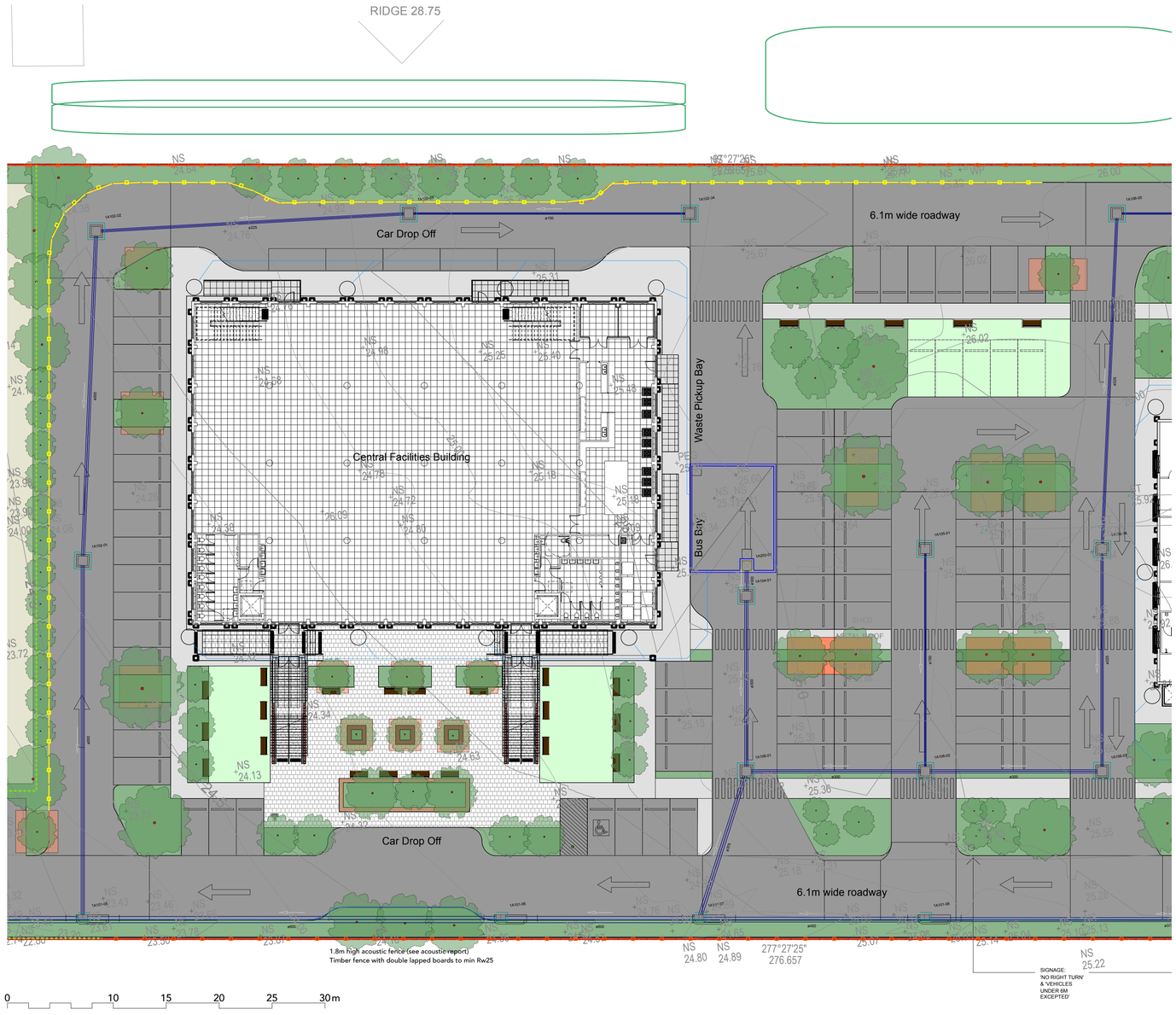
DRAWING
Entrance & Temple Zone - Landscape

Nicholas Bray Landscapes

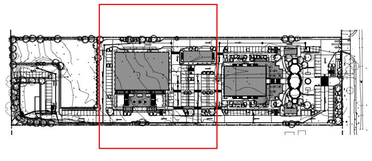
PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:200	L2	
DRAWN JJ	CHKD NB		

Nicholas Bray Landscapes 471 Argyle Street Moss Vale
PO Box 323 Moss Vale NSW 2577 Australia ABN: 25001055205
M: 0417 278 267 W: www.nicholasbray.net.au E: contact@nicholasbray.net.au



SCALE 1:200



LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- PROPOSED TREES
- WATER FEATURE
- SITE BOUNDARY
- TREES TO BE RETAINED
- DRAINAGE PITS AND LINES
- PAVING
- SEATING
- STRUCTURAL SOIL AREA
- ACOUSTIC FENCE 1.8m
- ACOUSTIC FENCE 2.1m
- CHAINMESH FENCE 1.2m
- PALISADE FENCE 1.2m
- CHAINMESH FENCE 1.8m
- UNDERGROUND OSD TANK

ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Community Zone - Landscape

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

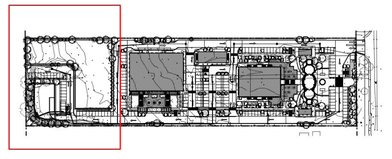
DATE	2/2/26	DWG #	REV
SCALE @ A1	1:200	L3	
DRAWN	JJ	CHKD	NB

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LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- PROPOSED TREES
- WATER FEATURE
- SITE BOUNDARY
- TREES TO BE RETAINED
- DRAINAGE PITS AND LINES
- PAVING
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- ACOUSTIC FENCE 1.8m
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- CHAINMESH FENCE 1.2m
- PALISADE FENCE 1.2m
- CHAINMESH FENCE 1.8m
- UNDERGROUND OSD TANK



ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Water Treatment Zone - Landscape

N

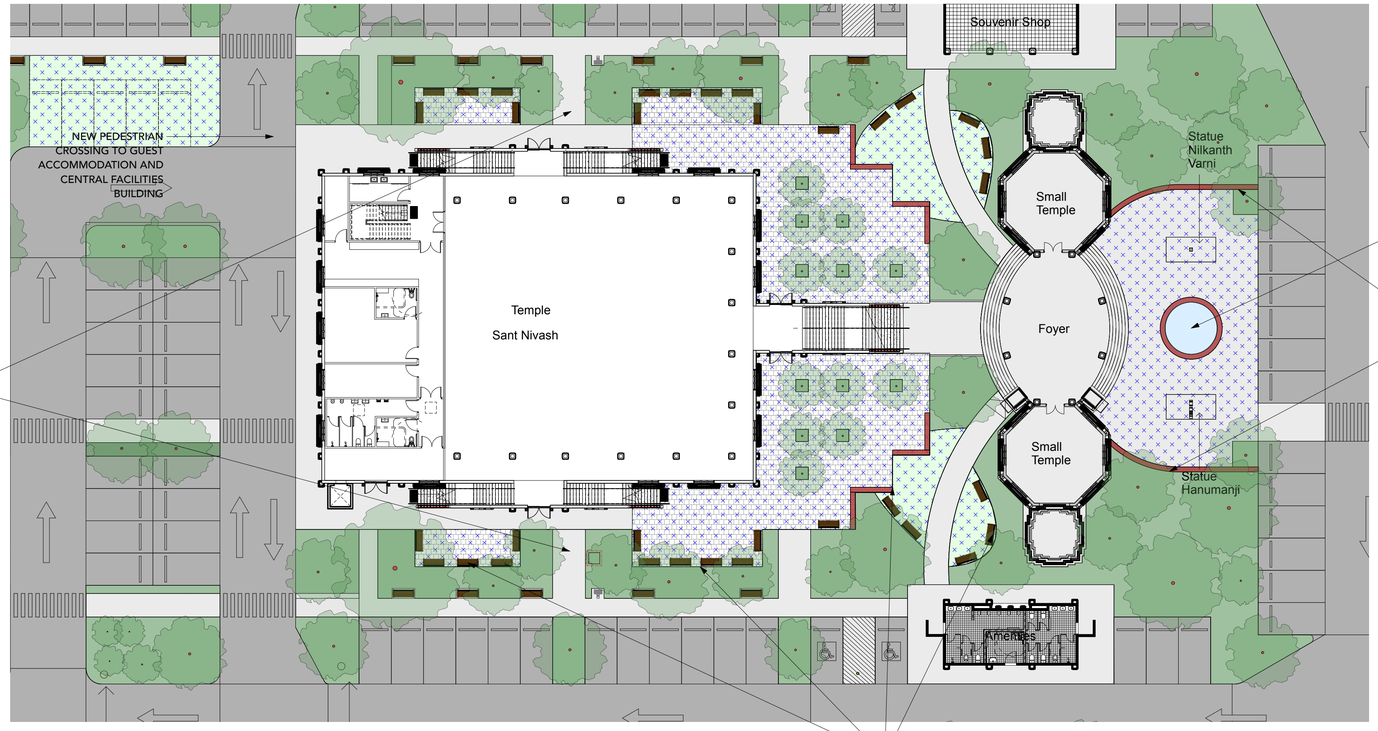
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PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:200	L4	
DRAWN JJ	CHKD NB		

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CONGREGATION AREAS



0 10 15 20 25 30m

SCALE 1:200



LANDSCAPING CALCULATIONS FOR THE ENTIRE SITE (20,240 m2):

CONGREGATION GATHERING AREAS - 1440 m2
NEW BENCH SEATING - 88 m LINEAR
FREESTANDING BENCHES (1800MM LONG) - x 70
GARDEN BEDS - 3919 m2
LAWN - 357 m2
ROAD - 7528 m2
PAVING - 1009 m2
PATHWAY - 2048 m2
STRUCTURAL SOIL - 400 m2
EFFLUENT MANAGEMENT AREA - 2500 m2
PROPOSED TREES - x 196

LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- PROPOSED TREES
- WATER FEATURE
- SITE BOUNDARY
- PAVING
- SEATING
- CONGREGATION AREAS

ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Congregation Zones & Area Calculations

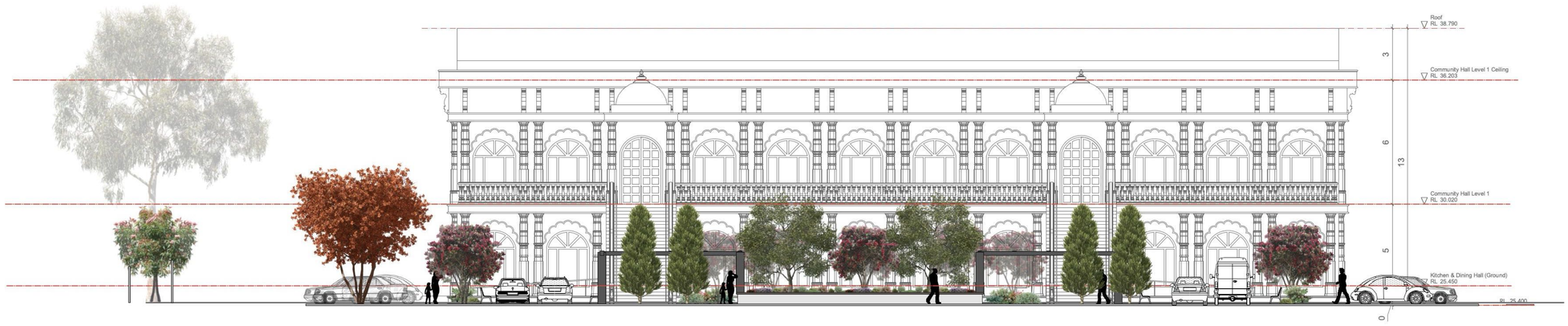
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PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:200	L5	
DRAWN	JJ	CHKD	NB

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SOUTHERN ELEVATION - CENTRAL FACILITIES



0 5 7 9 11 13 15 m

SCALE: 1:100

EASTERN ELEVATION - MANDIR



0 5 7 9 11 13 15 m

SCALE: 1:100

ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

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CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Elevations 1 of 2

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:100	L6	
DRAWN JJ	CHKD NB		

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EASTERN ELEVATION - STONEY CREEK ROAD



SCALE: 1:100

ISSUE	DATE	REVISION

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PROJECT
Shanes Park Temple & Community Centre

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50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Elevations 2 of 2

Nicholas Bray Landscapes

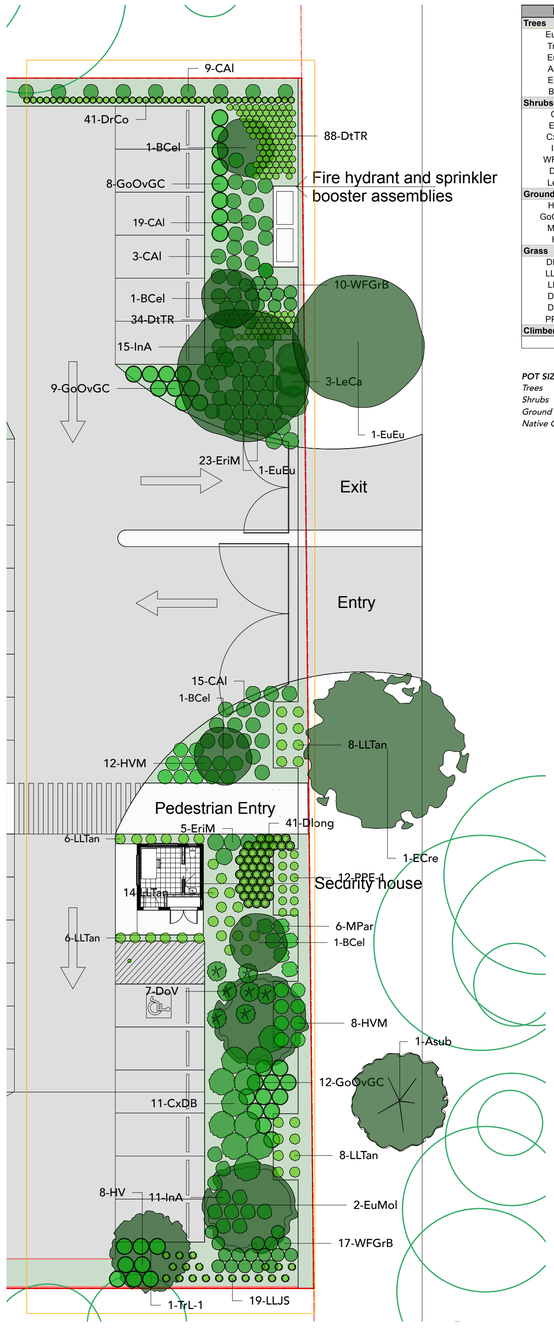
PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:100	L7	
DRAWN	JJ	CHKD	NB

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ZONE 1: STREET FRONTAGE -
INDICATIVE PLANTING

SCALE 1:150



ZONE 1: STREET FRONTAGE -
INDICATIVE PLANTING: SCHEDULE
OF PLANTS

ID	Botanical Name	Common Name	Qty
Trees			
EuMol	Eucalyptus moluccana	Grey Box	2
TrL-1	Tristaniopsis laurina Luscious	Kanooka Gum	1
EuEu	Eucalyptus eugenioides	Thin-leaved Stringybark	2
Asub	Angophora subvelutina	Broad Leaved Apple	1
ECre	Eucalyptus crebra	Narrow leaved Ironbark	1
BCel	Buckinghamia celsissima	Ivory Curl Tree	4
Shrubs			
CAl	Correa alba	White Correa	46
EriM	Eriostemon myoporoides	Long-Leaf Wax flower	28
CxDB	Correa reflexa x pulchella 'Dusky Bells'	Dusky Bells Correa	11
InA	Indigofera australis	Australian Indigo	26
WFGrB	Westringia fruticosa 'Grey Box'	Coastal Rosemary	27
DoV	Dodonaea viscosa	Green Hop Bush	7
LeCa	Leptospermum 'Cardwell'	Tea tree	3
Ground Covers			
HVM	Hardenbergia violacea `Mini-Ha-Ha`	Mini-Ha-Ha Hardenbergia	20
GoOvGC	Goodenia ovata 'Gold Cover'	Gold Cover	29
MPar	Myoporum parvifolium	Carpet Spreading Myoporum	6
HV	Hardenbergia violacea	Purple Coral Pea	8
Grass			
Dlong	Dianella longifolia	Blue Flax Lily	41
LLTan	Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush	42
LLJS	Lomandra longifolia 'Long John Silver'	Spiny-headed Mat-Rush	19
DtTR	Dianella tasmanica "Tas Red"	Dianella Tas Red	122
DrCo	Dianella revoluta 'Coolvista'	Spreading Flax Lily	41
PPE-1	Poa labillardieri 'Eskdale'	Common Tussock Grass	12
Climbers			
			499

POT SIZES

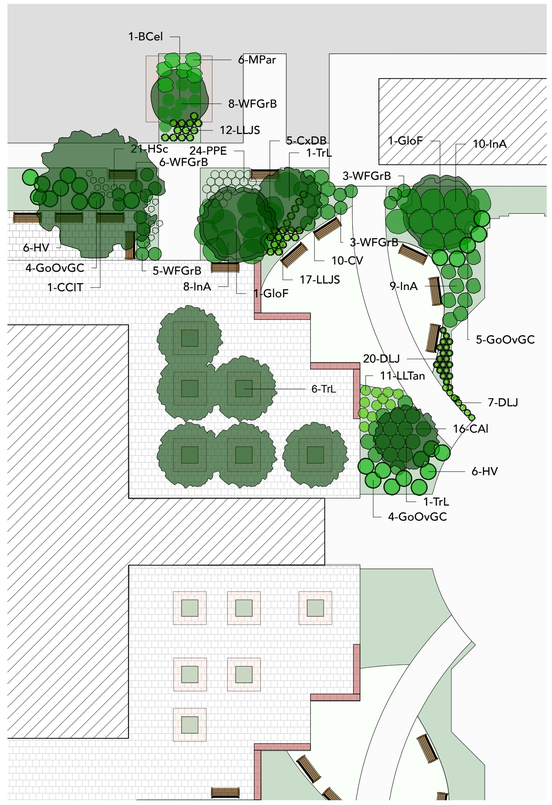
Trees	*100-75 litres*
Shrubs	*5 litres*
Ground Covers	*2.5 litres*
Native Grasses	*Tube Stock*

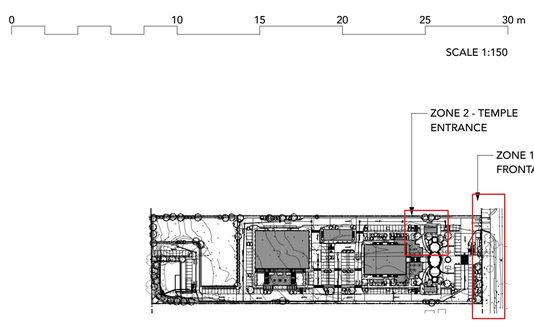
LEGEND

LAWN	SITE BOUNDARY
GARDEN BEDS	TREES TO BE RETAINED
PATH	DRAINAGE PITS
ROADWAY	

ZONE 2: TEMPLE ENTRANCE -
INDICATIVE PLANTING

SCALE 1:150





ZONE 2: TEMPLE ENTRANCE -
INDICATIVE PLANTING: SCHEDULE
OF PLANTS

ID	Botanical Name	Common Name	Qty
Trees			
GloF	Glochidion ferdinandi	Cheese Tree	2
BCel	Buckinghamia celsissima	Ivory Curl Tree	1
TrL	Tristaniopsis laurina	Kanooka Gum	8
CCIT	Corymbia citriodora	Lemon-Scented Gum	1
Shrubs			
WFGrB	Westringia fruticosa 'Grey Box'	Coastal Rosemary	25
InA	Indigofera australis	Australian Indigo	27
CAl	Correa alba	White Correa	16
CV	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	10
CxDB	Correa reflexa x pulchella 'Dusky Be	Dusky Bells Correa	5
Ground Covers			
MPar	Myoporum parvifolium	Carpet Spreading Myoporum	6
HSc	Hibbertia scandens	Golden Guinea Flower, Snake Vine	21
GoOvGC	Goodenia ovata 'Gold Cover'	Gold Cover	13
HV	Hardenbergia violacea	Purple Coral Pea	12
Grass			
LLJS	Lomandra longifolia 'Long John Silv	Spiny-headed Mat-Rush	29
DLJ	Dianella caerulea 'Little Jess'	Dianella Little Jess	27
LLTan	Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush	11
PPE	Poa poiformis 'Eskdale'	Common Tussock Grass	24
Climbers			
			238

POT SIZES

Trees	*100-75 litres*
Shrubs	*5 litres*
Ground Covers	*2.5 litres*
Native Grasses	*Tube Stock*

ISSUE	DATE	REVISION

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PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Planting Plan - Z1 & Z2

Nicholas Bray Landscapes

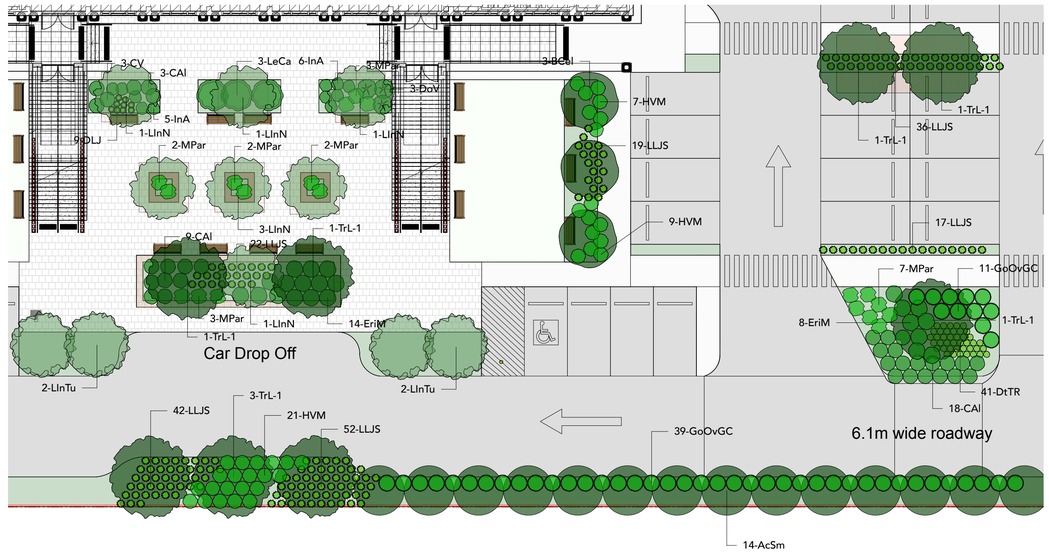
PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:150	L8	
DRAWN	JJ	CHKD	NB

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ZONE 3: CAR PARK - INDICATIVE PLANTING

SCALE 1:150



0 10 15 20 25 30 m

SCALE 1:150

ZONE 3: CAR PARK - INDICATIVE PLANTING: SCHEDULE OF PLANTS

ID	Botanical Name	Common Name	Qty
Trees			
TrL-1	Tristaniopsis laurina Luscious	Kanooka Gum	8
AcSm	Acmena smithii	Lillypilly	14
BCel	Buckinghamia celsissima	Ivory Curl Tree	3
LInN	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	7
LInTu	Lagerstroemia indica 'Tuscarora'	Tuscarora Crepe Myrtle	4
Shrubs			
CAl	Correa alba	White Correa	30
EriM	Eriostemon myoporoides	Long-Leaf Wax flower	22
InA	Indigofera australis	Australian Indigo	11
DoV	Dodonaea viscosa	Green Hop Bush	3
LeCa	Leptospermum 'Cardwell'	Tea tree	3
CV	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	3
Ground Covers			
GoOvGC	Goodenia ovata 'Gold Cover'	Gold Cover	50
HVM	Hardenbergia violacea `Mini-Ha-Ha`	Mini-Ha-Ha Hardenbergia	37
MPar	Myoporum parvifolium	Carpet Spreading Myoporum	19
Grass			
DtTR	Dianella tasmanica 'Tas Red'	Dianella Tas Red	41
LLJS	Lomandra longifolia 'Long John Silver'	Spiny-headed Mat-Rush	188
DLJ	Dianella caerulea 'Little Jess'	Dianella Little Jess	9
Climbers			
			452

POT SIZES

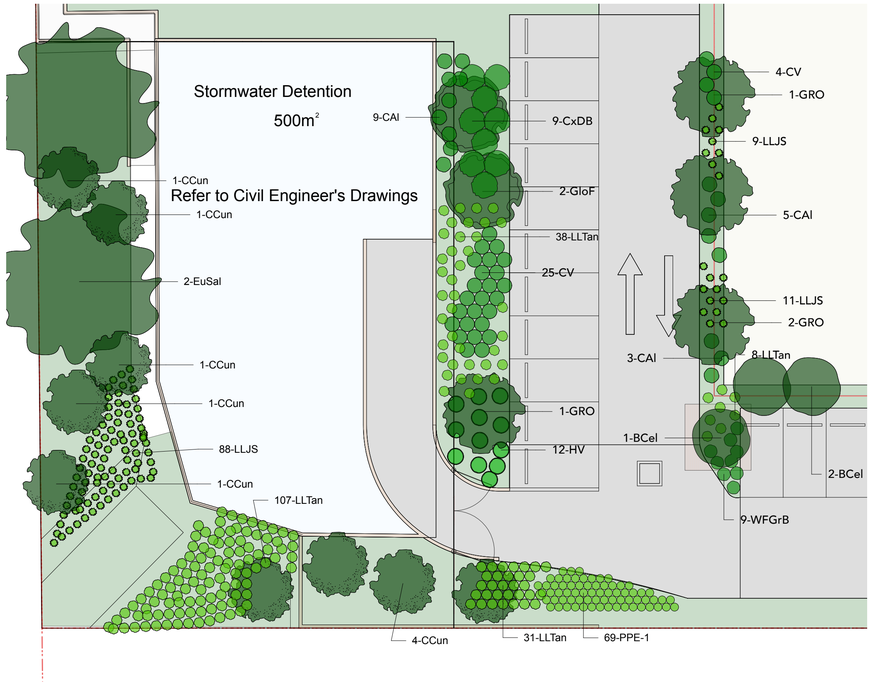
Trees	*100-75 litres*
Shrubs	*5 litres*
Ground Covers	*2.5 litres*
Native Grasses	*Tube Stock*

LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- PLANTING PLAN - ZONE BOUNDARY
- SITE BOUNDARY
- TREES TO BE RETAINED
- DRAINAGE PITS

ZONE 4: BIO RETENTION - INDICATIVE PLANTING

SCALE 1:150

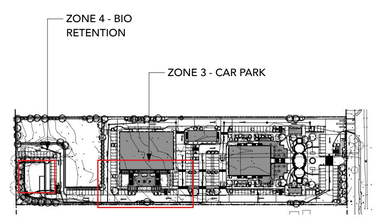


ZONE 4: BIO RETENTION - INDICATIVE PLANTING: SCHEDULE OF PLANTS

ID	Botanical Name	Common Name	Qty
Trees			
GloF	Glochidion ferdinandi	Cheese Tree	2
GRO	Grevillea robusta	Silky Oak	4
BCel	Buckinghamia celsissima	Ivory Curl Tree	3
CCun	Casuarina cunninghamiana	River She Oak	9
EuSal	Eucalyptus saligna	Sydney Blue Gum	2
Shrubs			
CV	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	29
WFGrB	Westringia fruticosa 'Grey Box'	Coastal Rosemary	9
CAl	Correa alba	White Correa	17
CxDB	Correa reflexa x pulchella 'Dusky Bells'	Dusky Bells Correa	9
Ground Covers			
HV	Hardenbergia violacea	Purple Coral Pea	12
Grass			
LLTan	Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush	77
LLJS	Lomandra longifolia 'Long John Silver'	Spiny-headed Mat-Rush	20
PPE-1	Poa labillardieri 'Eskdale'	Common Tussock Grass	69
Climbers			
			262

POT SIZES

Trees	*100-75 litres*
Shrubs	*5 litres*
Ground Covers	*2.5 litres*
Native Grasses	*Tube Stock*



ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Planting Plan - Z3 & Z4

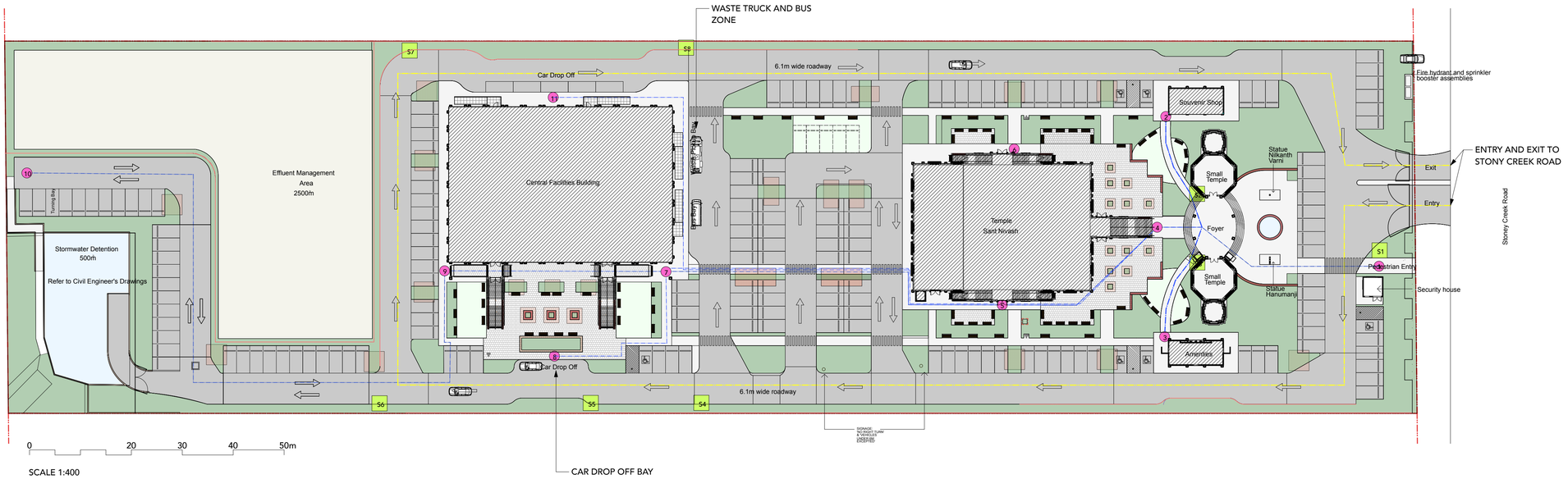
Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:150	L9	
DRAWN	JJ	CHKD	NB

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OVERALL WAYFINDING & SIGNAGE



SCALE 1:400

SITE LOCATIONS:

1. MAIN PEDESTRIAN ENTRANCE
2. SHOP
3. AMENITIES BUILDING
4. TEMPLE MAIN ENTRANCE (EASTERN SIDE)
5. TEMPLE (NORTHERN SIDE)
6. TEMPLE (SOUTHERN SIDE)
7. SOUTH EAST CORNER OF CENTRAL FACILITIES BUILDING
8. BUS DROP OFF
9. SOUTH WEST CORNER OF CENTRAL FACILITIES BUILDING
10. WESTERN END OF CAR PARK
11. NORTHERN SIDE OF CENTRAL FACILITIES BUILDING

ROUTES:

- 1 → 10: 345m
- 2 → 8: 181m
- 4 → 11: 165M

KEY TO SIGNAGE:

- S1 TEMPLE/CENTRAL FACILITIES BUILDING
- S2 SHOP
- S3 AMENITIES BUILDING
- S4 BUSES & WASTE VEHICLES TURN RIGHT
- S5 CAR DROP OFF ZONE
- S6 ADDITIONAL PARKING
- S7 EXIT & ARROW TO LEFT
- S8 EXIT CONTINUE STRAIGHT

LEGEND

- LAWN
- GARDEN BEDS
- PATH
- SITE BOUNDARY
- VEHICLE CIRCULATION

ISSUE	DATE	REVISION

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CLIENT
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DRAWING
Wayfinding & Signage

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	DWG #	REV
2/2/26	L10	

SCALE @ A1: **As Shown**

DRAWN: TK CHKD: NB

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EXISTING SITE TREES



0 20 30 40 50m

SCALE 1:400

TREE ASSESSMENT DATA

REF: ARBORICULTURAL ASSESSMENT & TREE PROTECTION PLAN by Vertical Tree Management & Consultancy. Date of Inspection: 13/03/2024. Report version 1.1

Number	Botanic Name	Common Name	Height	Width	DBH
1	*Eucalyptus acmenoides*	White mahogany	13	10	28
2A	*Melaleuca linariifolia*	Snow-in-summer	9	3	17
2	*Eucalyptus acmenoides*	White mahogany	7	3	12
3	*Eucalyptus crebra*	Narrow-leaved ironbark	13	10	34
4	*Eucalyptus crebra*	Narrow-leaved ironbark	19	10	59
5	*Eucalyptus crebra*	Narrow-leaved ironbark	13	5	32
6	*Eucalyptus crebra*	Narrow-leaved ironbark	19	8	33

Number	Botanic Name	Common Name	Height	Width	DBH
7	*Eucalyptus crebra*	Narrow-leaved ironbark	19	10	54
8	*Eucalyptus crebra*	Narrow-leaved ironbark	15	5	25
9	*Eucalyptus crebra*	Narrow-leaved ironbark	19	13	45
10	*Eucalyptus crebra*	Narrow-leaved ironbark	19	12	62
11	*Eucalyptus spp*	Gum tree	14	8	29

Number	Botanic Name	Common Name	Height	Width	DBH
12	*Jacaranda mimosifolia*	Jacaranda	6	6	7/8
13	*Quercus robur*	English oak	9	8	30
14	*Morus alba*	Mulberry	3	3	5
15	*Osmanthus fragrans*	Fragrant olive	9	8	31
16	*Eriobotrya japonica*	Loquat	5	5	15
17	*Citrus spp.*	Lime	4	5	12
18	*Toona ciliata*	Red cedar	12	12	25

Number	Botanic Name	Common Name	Height	Width	DBH
19	*Eucalyptus tereticornis*	Forest red gum	20	13	45
20	*Eucalyptus tereticornis*	Forest red gum	19	8	31
21	*Macadamia integrifolia*	Macadamia nut	6	8	35
22	*Eucalyptus fibrosa*	Red ironbark	18	11	28/30
23	*Eucalyptus moluccana*	Gum-topped box	23	15	40
24	*Eucalyptus Crebra*	Narrow-leaved ironbark	18	10	26

Number	Botanic Name	Common Name	Height	Width	DBH
25	*Eucalyptus punctata*	Grey gum	23	15	32
26	*Eucalyptus Crebra*	Narrow-leaved ironbark	22	10	30
27	*Melaleuca linariifolia*	Snow-in-summer	8	3	12
28	*Callistemon viminalis*	Red bottlebrush	5	3	7
29	*Eucalyptus Crebra*	Narrow-leaved ironbark	19	10	30
30	*Eucalyptus globoidea*	White stringybark	20	15	45

Number	Botanic Name	Common Name	Height	Width	DBH
31	*Eucalyptus tereticornis*	Forest red gum	20	13	13/27
32	*Eucalyptus globoidea*	The white stringybark	20	7	28/28
33	*Eucalyptus crebra*	Narrow-leaved ironbark	21	12	34
34	*Melaleuca linariifolia*	Snow-in-summer	11	6	28
35	*Melaleuca linariifolia*	snow-in-summer	13	8	13/16
36	*Melaleuca linariifolia*	Snow-in-summer	9	5	14
37	*Eucalyptus globoidea*	White stringybark	21	14	43
38	*Melaleuca bracteata*	Black tea-tree	6	3	7
39	*Eucalyptus Crebra*	Narrow-leaved ironbark	19	11	41
40	*Eucalyptus tereticornis*	Forest red gum	21	16	59
41	*Eucalyptus crebra*	Narrow-leaved ironbark	19	8	38
42	*Melaleuca linariifolia*	Snow-in-summer	10	6	24

Number	Botanic Name	Common Name	Height	Width	DBH
43	*Melaleuca linariifolia*	Snow-in-summer	6	4	11
44	*Melaleuca linariifolia*	Snow-in-summer	13	8	25
45	*Melaleuca linariifolia*	Snow-in-summer	11	6	20
46	*Eucalyptus crebra*	Narrow-leaved ironbark	21	15	31
47	*Melaleuca linariifolia*	Snow-in-summer	10	6	16
48	*Melaleuca linariifolia*	Snow-in-summer	10	6	16
49	*Melaleuca linariifolia*	Snow-in-summer	10	6	16
50	*Melaleuca linariifolia*	Snow-in-summer	11	7	19
51	*Melaleuca linariifolia*	Snow-in-summer	8	6	13
52	*Melaleuca linariifolia*	Snow-in-summer	9	8	15/14
53	*Melaleuca linariifolia*	Snow-in-summer	7	5	20
54	*Melaleuca linariifolia*	Snow-in-summer	8	6	10
55	*Melaleuca linariifolia*	Snow-in-summer	8	6	10
56	*Melaleuca linariifolia*	Snow-in-summer	9	7	13
57	*Melaleuca linariifolia*	Snow-in-summer	10	7	17
58	*Eucalyptus moluccana*	Grey box	21	16	38
59	*Melaleuca linariifolia*	Snow-in-summer	8	5	20
60	*Melaleuca linariifolia*	Snow-in-summer	8	5	18

Number	Botanic Name	Common Name	Height	Width	DBH
61	*Melaleuca linariifolia*	Snow-in-summer	8	5	24
62	*Eucalyptus moluccana*	Grey box	21	12	38
63	*Pyrus calleryana*	Callery pear	4	4	7
64	*Olea europea*	European olive	4	4	15

LEGEND

- SITE BOUNDARY
- TREES TO BE REMOVED
- EXISTING TREES

NB: Tree refs above include prefix "T"

ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Existing Site Trees

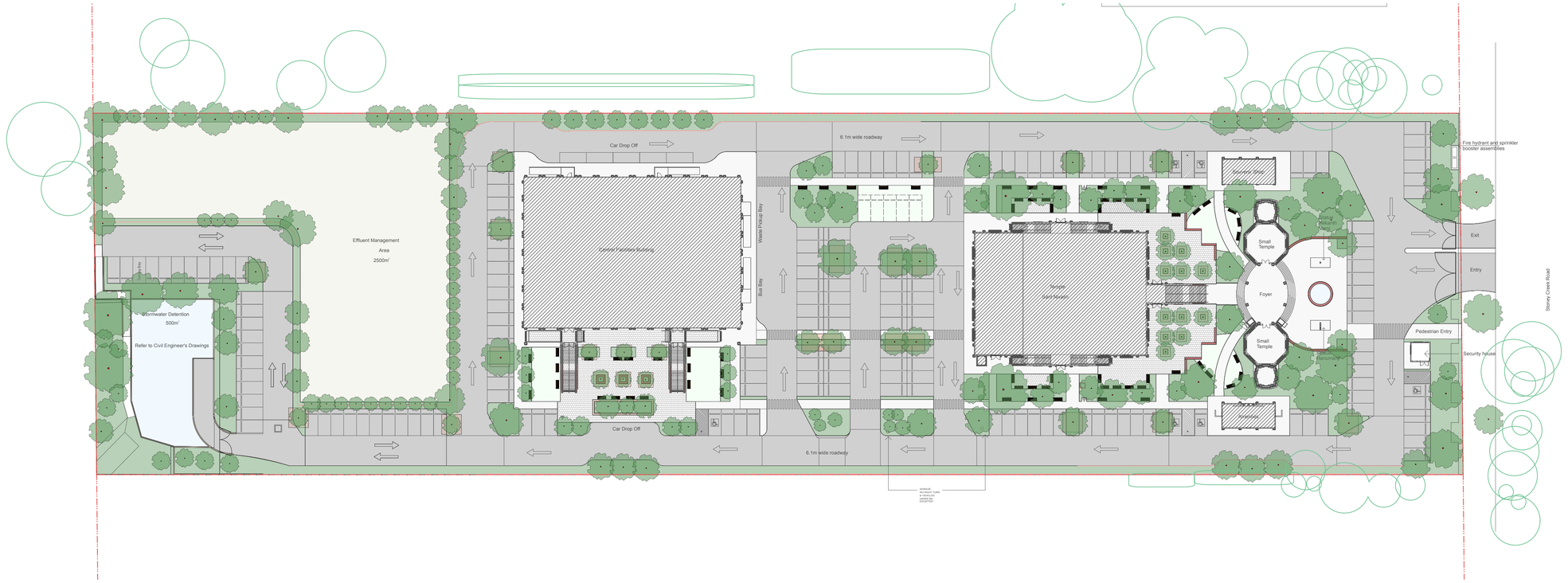
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PROJECT #
NBL_Shanes Park_2401

DATE	DWG #	REV
2/2/26	L11	
SCALE @ A1: As Shown		
DRAWN: TK	CHKD: NB	

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0 20 30 40 50m

SCALE 1:400

LEGEND

- SITE BOUNDARY
- PROPOSED TREES (TOTAL 196)
- EXISTING TREES
- STRUCTURAL SOIL

ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Tree Coverage

N

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:400	L12	
DRAWN JJ	CHKD NB		

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1424 LANDSCAPE – MAINTENANCE SCHEDULE

1 GENERAL

1.1 AIMS

Responsibilities
Selections: Conform to **Selections**.
Landscape maintenance: Maintain the contract area for a period of 12 months
Summary of responsibilities:
- Watering of lawn, garden bed areas, pots.
- Weeding of lawn, garden bed areas, and pavement.
- Supply and spreading of fertiliser to lawn, garden bed areas and pots.
- Supply and installation of mulch to existing garden bed areas and pots.
- Pruning, trimming and tree surgery.
- Pest and disease control of lawn, shrubs and trees.
- Replacement of dead or failed plants.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.

Maintenance procedures: To accepted horticultural and arboricultural practice.

1.2 THE SITE

Protection of persons and property
Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging.
Accessways, services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.
Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.
Rectification
Accessways, services: Rectify immediately any obstruction or damage to roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Provide temporary services whilst repairs are carried out.
Property: Rectify immediately any interference or damage to property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

2 EXECUTION

2.1 GENERALLY

Weeding
Weeds: Unwanted broadleaf plants and grasses considered invasive to the locality.
Program:
- Lawns: Quarterly and as determined by the relationship of the general lawn condition and weed growth.
- Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.

Method: Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
- Small areas: By hand.
- Large areas: Proprietary herbicides.

Herbicide application: Avoid windy days or if rain is likely to follow within 12 hours.
Apply:
- To the manufacturer's instructions and material data and safety sheets.
- When the weather is humid with moderate temperatures and maximum sunlight.
- When the ground has adequate soil moisture.

Pest and disease control
The contractor is responsible for the control of any pest or disease which may affect the lawn and garden bed areas.
Actions:
- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public.

2.2 LAWN

Mowing and trimming

To be carried out by others.

2.3 TREES AND SHRUBS

Pruning and trimming
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species.
Shrubs: Prune after flowering.
Program: Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
- Healthy, well grown, hardened off specimens of good shape and free from pests and disease.
- Well rooted and without any indication of having been restricted (pot bound) or damaged at any time.
- Been grown in their final containers for not less than twelve (12) weeks.

2.4 WATERING

Lawn and planted areas
Generally: Maintain a vigorous healthy appearance.
Application rates: Soak to a depth of 150 mm for lawn and 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings. Confirm soaked depth and record in the log book.
Timing: Water at times of day to minimise water evaporation loss. Do not water during the hottest period of Summer days.
Public areas without installed watering systems: Water only in excessive dry periods. Make available all necessary equipment to carry out hand and sprinkler watering as required.
Water restrictions: Coordinate the water supply and confirm the watering regime against Federal and State Government legislation and restrictions at the time.

Hand watering
General: Manually water all lawn and planting areas in the absence of an irrigation system or until the proposed irrigation system is fully operational.
Irrigation
Irrigation system program: To suit the following:
- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure, topography, local authority restrictions.
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- To co-ordinate water supply and to confirm watering regime against Federal and State Government legislation and restrictions at the time.

Equipment maintenance:
- Check all components for proper operation.
- Repair or replace damaged component with equivalent parts.
- Flush any dirt or foreign matter from the system and clear all blockages.

Operation: Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational for the entire planting establishment period.
Supervision: Prevent excessive use of water.
Programming
Automated systems: Check that they are programmed to coincide with optimum periods of water pressure and water absorption.
Public access: Do not inconvenience persons occupying the site by water spray or block normal pedestrian or traffic flow.

2.5 MULCHING

General
Clean up: Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.
Depth: Maintain a minimum depth of:
- 75 mm for organic mulch.
- 50 mm for gravel mulch within INNER PROTECTION ZONE for minimisation of bushfire risk.

Top up: Areas of excessive wear.
Appearance: Maintain to keep clean and tidy with no soil disturbance evident on the surface of the mulch.

2.6 MAINTENANCE PROCEDURE SCHEDULE

Maintenance scope of works
Minimum attendance: Check list.

Tip pruning: Do not remove buds before the flowering season in those plants that have terminal flowers.
- Purpose: To encourage development of new shoots during the active growing season.
- Method: The removal of the top 25 mm or growing tip of each branch.

Radical pruning:
- Purpose: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
- Clear and keep clear vigorous groundcovers 200 mm from the base of any shrub or tree.
- Use only tools fit for purpose.

Trees: Prune to:
- Eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Tree branch removal:
- To AS 4373.
- Give notice and engage a suitably qualified 'arborist'.

Fertilising
Fertilising program: Base the program on soil testing results.
Soil testing: Undertake soil tests as follows:
- At the commencement of the contract.
- Take samples from a cross section of planting beds.

Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated from soil testing or from the physical soil structure. Maintain a pH range of 5.5 – 6.5.
Shrubs:
- N:P:K ratio: Balanced 10:4:6.
- Rate: To the manufacturer's recommendation and cultivate two rows into the soil 100 mm deep.
- Regular application: Each September and March.
- Ensure the appropriate dosage for sensitive native species.

Trees:
- Application: Apply pill to the root zone at a distance from the trunk equal to the spread of the foliage. Make holes 400 mm deep to take the pill. Backfill with sand, equally spaced around the plant.

Micro nutrients: Apply 1 kg of urea in 20 litres of water per 100 m^2, through a hose proportioner every four weeks during Summer.
Stakes and ties
Generally: If plants are unable to be self supported or if stakes are damaged, stake or restake the plants as follows:
- Drive three hardwood stakes placed obliquely with the first stake on the opposite side to the prevailing winds.
- Do not single stake large plants.

If plants are robust with well developed systems and are strong enough to no longer require support, remove stakes and ties.
Plant replacements
General: Replace all evergreen plants that have died or lost 50% of their normal foliage cover.
Provide replacement plants as follows:
- Of the same species and variety and of the closest commercially available size.
- Of uniformly high quality stock equal to the best commercially available.
- Representative of optimum growth for the species as restricted by the container size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Mow and trim lawns	Mow lawns; weed	Mow lawns	Weed
2	Weed; trim and adjust trees and shrubs	Weed; mow lawns, trim and adjust trees and shrubs	Weed; mow lawns, trim and adjust trees and shrubs	Mow and trim lawns Trim and adjust trees and shrubs
3	Mow and fertilise lawns; treat plant material for insects and disease	Mow lawns; weed; treat plant material for insects and disease	Mow and trim lawn	Weed
4	Weed; topdress, condition lawns and oversow bare patches; issue maintenance report	Weed; mow and trim lawns; issue maintenance report	Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstate mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstate mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; Inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report

2.7 IRRIGATION SCHEDULE

Irrigation maintenance scope of works
Minimum attendance: Check list.

General:	
Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly

ISSUE | DATE | REVISON

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Maintenance Regime

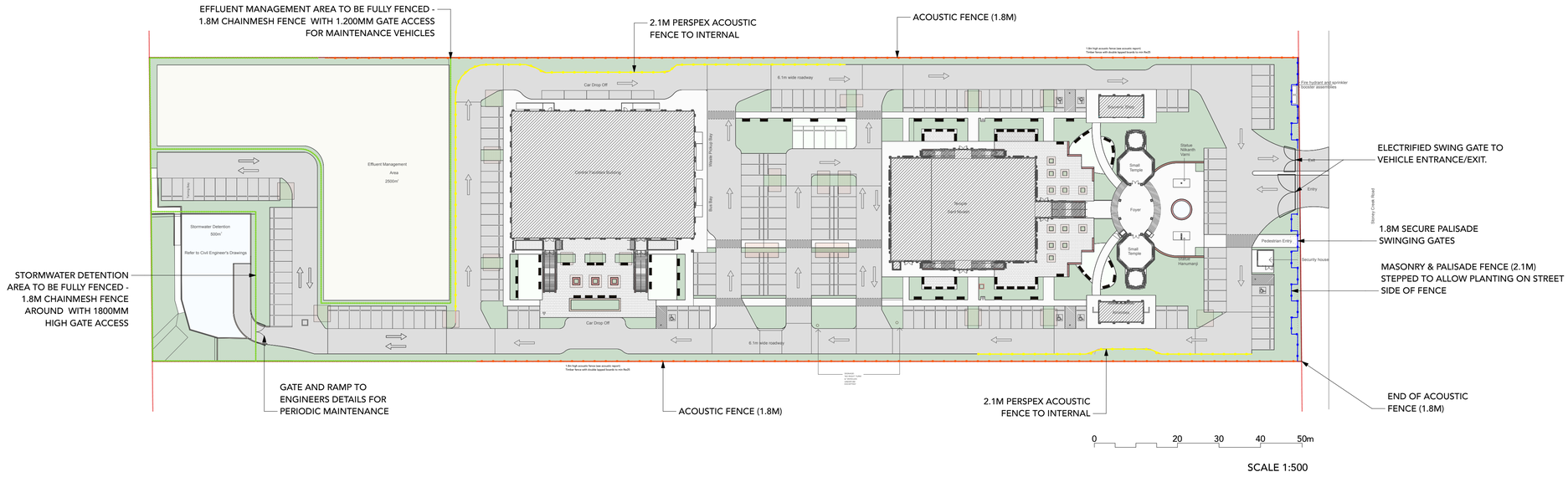
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PROJECT #
NBL_Shanes Park_2401

DATE 2/2/26 | DWG # L13 | REV
SCALE @ A1 N/A
DRAWN TK | CHKD NB

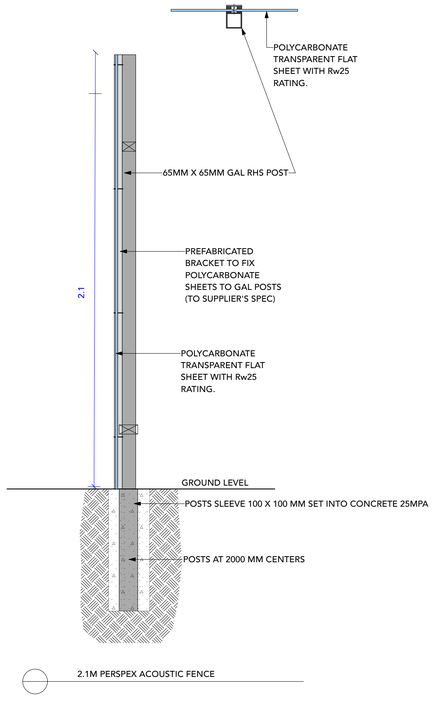
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PO Box 323 Moss Vale NSW 2577 Australia ABN: 25001055205
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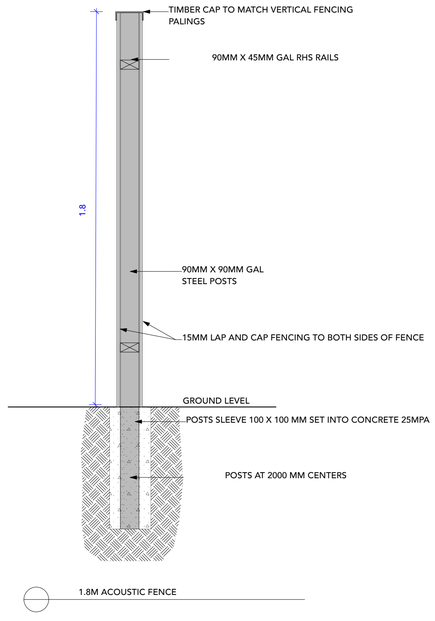
FENCE LAYOUT

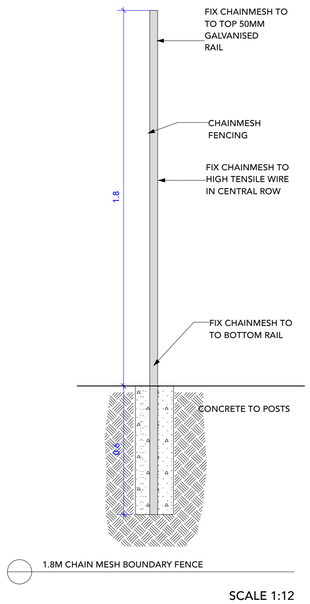


SCALE 1:500

TOP VIEW







SCALE 1:12

LEGEND

- LAWN
- GARDEN BEDS
- PATH
- ROADWAY
- SITE BOUNDARY
- 1.8M ACOUSTIC FENCE
- 2.1M FRONT FENCE - MASONRY & PALISADE
- 1.2M CHAINMESH FENCE
- 2.1M PERSPEX ACOUSTIC FENCE
- 1.8M CHAINMESH FENCE TO BOUNDARY IN LOCATIONS WHERE ACOUSTIC FENCING NOT REQUIRED

ISSUE	DATE	REVISION

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FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Fencing Plan & Details

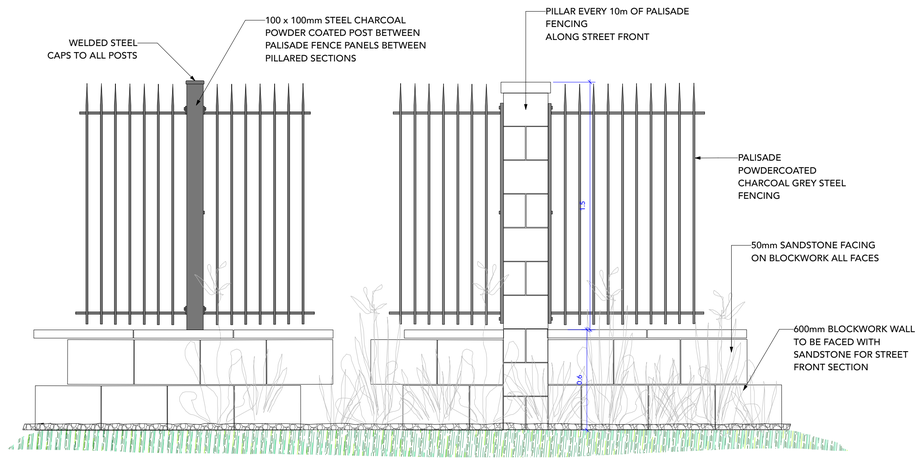
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PROJECT #
NBL_Shanes Park_2401

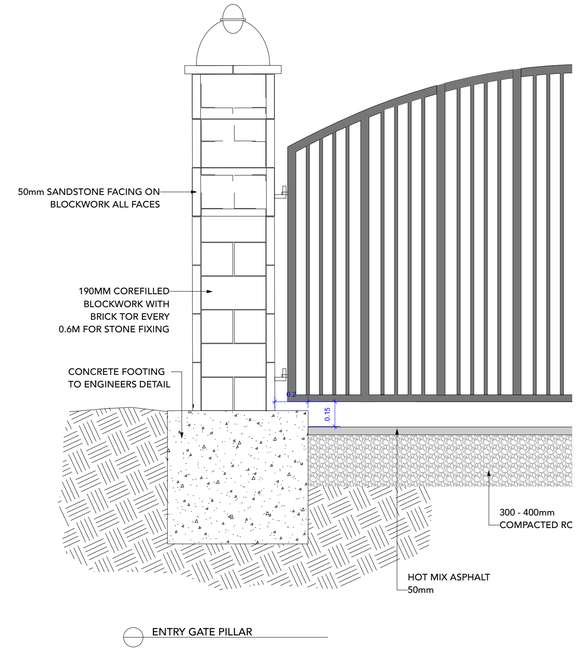
DATE	2/2/26	DWG #	REV
SCALE @ A1	N/A	L14	
DRAWN	TK	CHKD	NB

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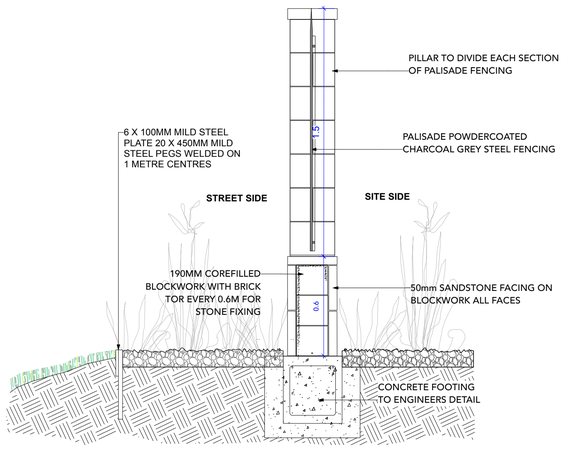
MASONRY & PALISADE FRONT FENCE DETAILS



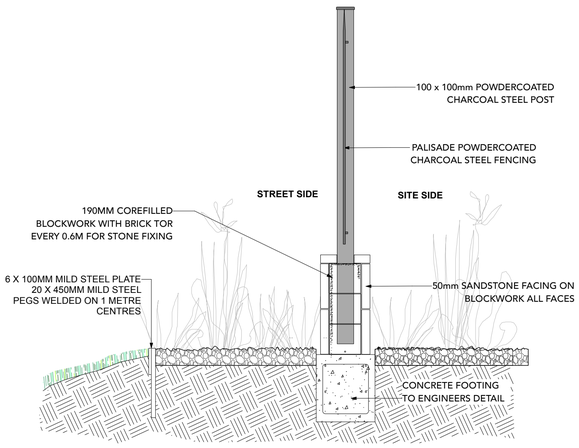
MASONRY & PALISADE FENCE
FRONT ELEVATION



ENTRY GATE PILLAR



MASONRY & PALISADE FENCE MASONRY COLUMN
SIDE ELEVATION



MASONRY & PALISADE FENCE STEEL POST
SIDE ELEVATION

ISSUE	DATE	REVISION

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PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Front Fence Detail

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE	2/2/26	DWG #	REV
SCALE @ A1	1:15	L15	
DRAWN JJ	CHKD NB		

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TREES



Acmena smithii

Lillypilly



Angophora subvelutina

Broad Leaved Apple



Buckinghamia celsissima

Ivory Curl Tree



Casuarina cunninghamiana

River She Oak



Corymbia citriodora

Lemon-Scented Gum



Eucalyptus crebra

Narrow leaved Ironbark



Eucalyptus eugenioides

Thin-leaved Sringybark



Eucalyptus moluccana

Grey Box



Eucalyptus saligna

Sydney Blue Gum



Glochidion ferdinandi

Cheese Tree



Grevillea robusta

Silky Oak



Tristaniopsis laurina

Kanooka Gum



Tristaniopsis laurina Luscious

Kanooka Gum

SHRUBS



Callistemon viminalis 'Little John'

Dwarf Bottlebrush



Correa alba

White Correa



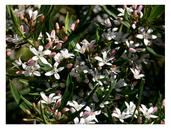
Correa reflexa x pulchella 'Dusky Bells'

Dusky Bells Correa



Dodonaea viscosa

Green Hop Bush



Eriostemon myoporoides

Long-Leaf Wax flower



Indigofera australis

Australian Indigo



Leptospermum 'Cardwell'

Tea tree



Westringia fruticosa 'Grey Box'

Coastal Rosemary

GROUNDCOVERS



Goodenia ovata 'Gold Cover'

Gold Cover



Hardenbergia violacea

Purple Coral Pea



Hardenbergia violacea 'Mini-Ha-Ha`

Mini-Ha-Ha Hardenbergia



Hibbertia scandens

Golden Guinea Flower, Snake Vine



Myoporum parvifolium

Carpet Spreading Myoporum

GRASSES



Dianella caerulea 'Little Jess'

Dianella Little Jess



Dianella longifolia

Blue Flax Lily



Dianella revoluta 'Coolvista'

Spreading Flax Lily



Multiple values

Dianella Tas Red



Lomandra longifolia 'Long John Silver'

Spiny-headed Mat-Rush



Lomandra longifolia 'Tanika'

Spiny-headed Mat Rush

PROPOSED SPECIES:

THE PLANTING PLAN IS A NATIVE PLANT MIX WITH A FOCUS ON ENDEMIC SPECIES FOR USE CLOSE TO BOUNDARIES.

COMBINED SPECIES LIST Z1-4

ID	Botanical Name	Common Name
Trees		
GloF	Glochidion ferdinandi	Cheese Tree
GRO	Grevillea robusta	Silky Oak
BCel	Buckinghamia celsissima	Ivory Curl Tree
CCun	Casuarina cunninghamiana	River She Oak
EuSal	Eucalyptus saligna	Sydney Blue Gum
TrL-1	Tristaniopsis laurina Luscious	Kanooka Gum
AcSm	Acmena smithii	Lillypilly
LInN	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle
LInTu	Lagerstroemia indica 'Tuscarora'	Tuscarora Crepe Myrtle
TrL	Tristaniopsis laurina	Kanooka Gum
CCIT	Corymbia citriodora	Lemon-Scented Gum
EuMol	Eucalyptus moluccana	Grey Box
EuEu	Eucalyptus eugenioides	Thin-leaved Sringybark
Asub	Angophora subvelutina	Broad Leaved Apple
ECre	Eucalyptus crebra	Narrow leaved Ironbark
Shrubs		
CV	Callistemon viminalis 'Little John'	Dwarf Bottlebrush
WFGrB	Westringia fruticosa 'Grey Box'	Coastal Rosemary
CAl	Correa alba	White Correa
CxDB	Correa reflexa x pulchella 'Dusky Bells'	Dusky Bells Correa
EriM	Eriostemon myoporoides	Long-Leaf Wax flower
InA	Indigofera australis	Australian Indigo
DoV	Dodonaea viscosa	Green Hop Bush
LeCa	Leptospermum 'Cardwell'	Tea tree
Ground Covers		
HV	Hardenbergia violacea	Purple Coral Pea
GoOvGC	Goodenia ovata 'Gold Cover'	Gold Cover
HVM	Hardenbergia violacea `Mini-Ha-Ha`	Mini-Ha-Ha Hardenbergia
MPar	Myoporum parvifolium	Carpet Spreading Myoporum
HSc	Hibbertia scandens	Golden Guinea Flower, Snake Vine
Grass		
LLTan	Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush
LLJS	Lomandra longifolia 'Long John Silver'	Spiny-headed Mat-Rush
PPE-1	Poa labillardieri 'Eskdale'	Common Tussock Grass
DlTR	---	Dianella Tas Red
DLJ	Dianella caerulea 'Little Jess'	Dianella Little Jess
PPE	Poa poiformis 'Eskdale'	Common Tussock Grass
Dlong	Dianella longifolia	Blue Flax Lily
DrCo	Dianella revoluta 'Coolvista'	Spreading Flax Lily

POT SIZES

Trees	*100-75 litres*
Shrubs	*5 litres*
Ground Covers	*2.5 litres*
Native Grasses	*Tube Stock*

ISSUE	DATE	REVISON

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

FILE NAME
NBL_Shanes Park_260202.vwx

PROJECT
Shanes Park Temple & Community Centre

ADDRESS
50 Stony Creek Road, Shanes Park

CLIENT
Shree Swaminarayan Mandir Vadtaldham

DRAWING
Plant Palette

Nicholas Bray Landscapes

PROJECT #
NBL_Shanes Park_2401

DATE		DWG #	REV
2/2/26			
SCALE @ A1	**N/A**	**L16**	
DRAWN TK	CHKD NB		

Nicholas Bray Landscapes
PO Box 323 Moss Vale NSW 2577 Australia
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Appendix C

DRAFT Operational Plan of Management

Stimson Advisory

OPERATIONAL PLAN OF MANAGEMENT (DRAFT)
50 Stony Creek Road, Shanes Park

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Operational Plan of Management

1. Hours of Operation and Activity Schedule

This table outlines the detailed hours of operation and activity programming at the premises:

Opening Hours: 7:00AM – 12:00PM, 4:00PM – 8:30PM
Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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

1.2. Special Annual Events

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
- **Special Annual Events and regular services will not be held concurrently**. Where a special event is scheduled, no regular services will occur to ensure effective crowd and site management.
- **Use of Temple and Community Hall:** The **Temple and Community Hall will not be used simultaneously**. Only one facility will be in use at any given time -when the Temple is in use, the Community Hall will remain unused, and vice versa. This approach helps maintain manageable occupancy levels and minimises traffic and noise impacts.

- **Site Usage**: All religious worship, educational sessions, and community functions will be conducted entirely within the Temple and Community Hall.

1.2.1 Special Measures to control traffic during special events

- **Parking Management**: During special events, on-site parking will be prioritised for attendees. If the capacity is reached, trained volunteers will monitor adjacent streets to ensure no parking infringements occur, particularly on driveways or verges. These measures are implemented to uphold local amenity and minimise disruption to surrounding residents.
- **Transport Strategy**: To further reduce vehicle congestion, the Site Manager will actively encourage carpooling and group transport coordination
- **Crowd Flow and Event Management**:
    - Pre-registration and time-slotting via online RSVP tools
    - Volunteer marshals stationed at all entry/exit points
    - Floor markings and signage in Assembly Halls to guide movement
    - Timed entry enforcement and turnover within car parks
    - Real-time occupancy monitoring to ensure regulatory compliance
    - All crowd management procedures will be overseen by the designated Event Safety Coordinator and will be reviewed post-event by the Temple Committee to ensure continued improvement and compliance.

2 External Organisations and Community Use of the Premises

The Temple's facilities—including the Community Hall, may be made available to a range of community-focused organisations. All external users are required to submit formal requests for use, which are assessed by the Committee for alignment with the Temple's values, operational hours, occupancy capacity and local authority guidelines. The types of organisations, the nature of their activities, frequency of use, and estimated attendance are outlined below:

2.1. Youth-Based Organisations and Programs

1. **Examples**: Local youth leadership programs, cultural education groups,
2. **Purpose**: Educational sessions, character development, cultural immersion, language and heritage education
3. **Frequency**: Weekly
4. **Estimated Attendance**: 30–40 participants
5. **Space Used**: Community Hall

2.2. Senior Citizen and Aged Support Groups

- **Examples**: Local senior clubs, multicultural ageing services, wellness groups for elderly residents
- **Purpose**: Social gatherings, health and wellness talks, devotional music sessions
- **Frequency**: Monthly
- **Estimated Attendance**: 30–40 participants

- **Space Used**: Community Hall

2.3. Government or NGO-Supported Programs

- **Examples**: Blacktown City Council initiatives, multicultural health outreach, interfaith events
- **Purpose**: Community consultations, mental health workshops, public information sessions
- **Frequency**: Ad hoc or as scheduled
- **Estimated Attendance**: 25–50 participants
- **Space Used**: Community Hall

2.4. Community Workshops and Informal Groups

- **Examples**: Parenting support circles, women's groups, yoga/wellbeing instructors, local non-profits
- **Purpose**: Health and wellness, parenting education, meditation and lifestyle enrichment
- **Frequency**: Ad hoc or as scheduled
- **Estimated Attendance**: 15–30 participants
- **Space Used**: Community Hall

2.5 Conditions of Use and Oversight

- All organisations must sign a Facilities Use Agreement outlining safety, security, capacity limits, insurance, and responsible use.
- Bookings are reviewed quarterly by the Temple Committee and prioritised based on community benefit, space availability, and alignment with cultural values.
- All external use will remain secondary to primary religious functions and must not interfere with scheduled services.
- At all times—including during scheduled regular services, special annual events, and external community use—the total number of attendees present in any given space will not exceed the NCC-approved occupancy limit. Attendance will be actively monitored by Temple-appointed supervisors or caretakers to ensure compliance with safety and regulatory requirements.

3.Complaints Handling

3.1 Complaints Liaison Officer

A dedicated Complaints Liaison Officer (CLO) is appointed to:

- Act as the first point of contact for any concern or complaint
- Log and track complaints in the official Complaints Register
- Initiate appropriate response measures in collaboration with the Site Manager and Committee

Current Officer: Mr Chandrakant Patel – 0433 679 595

The CLO's name and contact information are published on:

- The official Temple website
- Signboards at the main entrance
- All event notifications distributed to nearby residents

3.2 Types of Complaints Handled

The Complaints Register includes, but is not limited to:

- Excessive noise, music, or PA announcements
- Traffic obstruction or verge parking
- Poor crowd behaviour
- Odours, littering, or waste issues
- Safety, access, or emergency service concerns
- Perceived violations of permitted activities or operating hours
- All complaints are treated seriously, regardless of the channel of submission.

3.3 Methods of Submission

Complaints can be submitted:

- In person at the site office during business hours
- By phone (to the CLO or main office)
- By email to info@vadtaldhamsydney.org.au
- Via feedback form on the Temple website
- In writing by post to the Committee address listed
- Anonymous complaints are accepted; however, full resolution may be limited without sufficient detail.

3.4 Complaints Register and Documentation

The Complaints Register includes:

- Date and time of complaint
- Method of submission
- Name/contact of complainant (if provided)
- Nature of complaint
- Response action taken
- Date of resolution
- Notes on follow-up or recurrence

This register is reviewed monthly and securely retained for a minimum of 5 years. Summarised data (without personal details) may be submitted to Council upon request.

3.5 Response and Escalation Timeline

- **Acknowledgement:** Within 24–48 hours of receipt
- **Investigation Initiated:** Within 72 hours
- **Resolution Offered:** Within 7 working days
- **Escalation to Committee:** If unresolved within 10 working days
- **Council Referral:** If issue cannot be resolved internally or reoccurs persistently

The CLO liaises with the Site Manager to take remedial action, such as:

- Issuing warnings to attendees or volunteers
- Adjusting scheduling or PA usage
- Increasing signage or warden deployment
- Providing an apology or explanatory letter to the complainant

3.6 Community Engagement and Preventative Measures

To minimise complaints and support proactive relationships:

- **Neighbour Notification Letters** are distributed ahead of each major event, outlining dates, times, expected attendance, and key contacts
- **Quarterly Feedback Surveys** may be conducted to assess community concerns
- **Open House Meetings** (once per year) allow neighbours to tour the facility and discuss any outstanding concerns with Committee members
- **Council Collaboration** is maintained through regular compliance updates, DA conditions tracking, and review meetings as required

3.7 Committee Oversight

The Temple Committee reviews complaint trends and responses at quarterly governance meetings. Persistent or serious issues are escalated for strategic discussion and may result in policy revisions, infrastructure improvements, or staff retraining.

A complaint is considered **closed** only after confirmation of resolution and a satisfaction check with the original complainant (where details are known). Efficient and safe traffic and parking management is crucial to ensure minimal impact on local roads, prevent inconvenience to neighbours, and maintain safe pedestrian access during all times of site operation. Traffic is managed both proactively and reactively, with dedicated protocols and trained volunteer marshals in place for regular activities and special events.

4. Anticipated Growth of Congregation

The organisation was founded in 2015 with an initial membership of approximately 25 individuals. Over the past decade, the congregation has experienced steady and sustainable growth, with membership reaching approximately 100 individuals as of 2025. This represents a fourfold increase over ten years, reflecting both the organic growth of the existing community and its increasing role as a place of spiritual, cultural, and social support.

The proposed development has been designed to:

- **Manage impacts** with traffic, parking, and operational plans based on full-capacity scenarios, including staggered event scheduling and carpooling strategies.
- **Maintain amenity** by incorporating appropriate setbacks, acoustic treatments, and landscaping to protect the surrounding neighbourhood.

The organisation is committed to regular review of attendance and operations. The proposal represents a balanced, forward-thinking response to community needs and planning requirements.

5 Risk Management Procedures

The organisation is committed to maintaining a safe, accessible, and well-managed environment for all attendees, staff, and volunteers. Risk management procedures are aligned with ISO 31000:2018 – *Risk Management Guidelines* and are tailored to the specific operational needs of the Temple and Community Hall. The following procedures apply to the full range of activities conducted on-site, including religious services, cultural events, educational programs, and community gatherings.

5.1 Risk Identification and Assessment

Risks are identified through regular review of operations, events, and infrastructure. Key categories include:

- **Operational Risks** – crowd control, traffic and parking, noise, waste management
- **Health and Safety Risks** – slips, trips, burns, food handling, emergency evacuation
- **Security Risks** – unauthorised access, theft, anti-social behaviour
- **Environmental Risks** – fire, weather impacts, utility failure
- **Compliance Risks** – non-conformance with development consent, NCC, WHS, and fire safety obligations

A **Risk Register** is maintained and reviewed quarterly by the Site Manager and Committee. Each risk is rated based on likelihood and consequence, and appropriate controls are implemented or updated.

5.2 Risk Mitigation Strategies

Specific controls are in place to address and mitigate identified risks:

- **Crowd and Occupancy Management:**
  - Maximum occupancy limits are enforced (200 regular service; 300 special events)
  - Staggered scheduling and controlled entry/exit to prevent congestion
  - Use of trained Emergency Control Organisation (ECO) and volunteers for people movement and safety
- **Traffic and Parking:**
  - On-site traffic control volunteers during events
  - Pedestrian safety measures including bollards and marked pathways
- **Health and Hygiene:**
  - Safe food handling protocols for communal dining
  - Routine cleaning schedules and sanitation stations
  - First Aid kits in accessible locations; trained First Aid Officers on duty during events
- **Security:**
  - CCTV in high-traffic areas and entry points
  - Volunteers assigned to monitor behaviour and site access
- **Fire and Emergency Safety:**

    - Fully compliant fire safety systems and evacuation procedures
    - Regular drills and training for ECO and volunteers
- **Environmental Preparedness:**
    - Weather monitoring during outdoor events
    - Back-up lighting for evening events

5.3 Volunteer and Staff Responsibilities

All volunteers and staff receive induction training, which includes:

- Site familiarisation
- Emergency procedures
- Risk awareness and reporting protocols
- Safe work practices

Refresher training is provided annually or prior to major events. Roles and responsibilities for risk management are clearly outlined in the Volunteer Handbook and Plan of Management.

5.4 Incident Management and Continuous Improvement

- All incidents and near-misses are reported using standard Incident Report forms
- Incidents are investigated by the Site Manager and reviewed by the Committee
- Root causes are identified, and corrective actions are documented
- Lessons learned inform future updates to the Risk Register and site protocols

Where applicable, incidents are reported to the relevant authority (e.g., Council, WorkSafe, NSW Police).

6.Security and Supervision

The Temple is committed to maintaining a secure, respectful, and well-supervised environment that ensures the safety of visitors, volunteers, staff, and the broader community. Security measures have been implemented based on risk assessments, Council expectations, and best practices from other community and faith-based facilities.

6.1 Access Control and Entry Management

The Temple operates a controlled access protocol during all operating hours:

- Main entry points are staffed by volunteers during peak hours and special events
- Visitors are welcomed and asked about their purpose of visit
- Entry to classrooms, kitchen, and storage areas is restricted to authorised personnel only
- Gates remain closed outside of operating hours and are secured with coded locks

All major events feature designated gatekeepers who monitor entry and exit logs, with the option of pre-registration for larger festivals.

6.2 Surveillance Systems

The site is equipped with a comprehensive CCTV system covering:

- Entry/exit points
- Parking areas
- Community Hall and Temple entrances
- Perimeter boundaries and fire stair access

CCTV operates 24/7 and is monitored by a licensed external security contractor. Footage is retained for 15 days and accessed only by authorised personnel for investigations, incident review, or Council/police requests.

6.3 Security Patrols and Contractor Engagement

- A licensed security company is engaged during major events as and when required
- Patrols are conducted every 30 minutes during such events
- Guards carry communication devices and report to the Site Manager

7.Waste Management

7.1 Waste Categories and Disposal Methods

The site produces three primary types of waste:

- **General waste:** From dining, office, and visitor areas
- **Recyclable materials:** Paper, cardboard, PET plastics, glass containers
- **Organic/food waste:** From kitchen preparation and post-meal leftovers

Bins are provided in all key areas with signage and colour-coding to promote proper sorting. Each category of waste is collected in designated council-approved containers and stored in an enclosed, vermin-proof waste area behind the kitchen block.

7.2 Waste Collection Schedule

The Temple maintains a commercial waste removal contract with a licensed service provider. Collection schedules are:

- **General waste:** Twice weekly (Monday and Friday)
- **Recyclables:** Weekly (Wednesday)
- **Green/Organic waste:** Weekly or after large events as required

Bins are wheeled out to the collection point on service days and returned to the storage zone immediately after pickup. Overflow bins are made available during festivals.

7.3 Kitchen Hygiene and Food Waste

The commercial kitchen complies with the NSW Food Authority guidelines:

- Food scraps are separated and sealed before disposal
- Grease trap is serviced quarterly by licensed contractors
- Deep cleaning of equipment is conducted monthly
- Preparation benches and sinks are sanitised daily after use

Leftover prasadam (holy food) is first offered to visitors to minimise waste. Remaining items are either composted or disposed of in green bins.

7.4 Environmental Initiatives

The Temple actively encourages sustainability through:

- Use of biodegradable cutlery and plates during events
- Minimising bottled water by providing filtered dispensers
- Composting units trialled for garden waste and organics
- Encouraging devotees to carpool and bring reusable containers

Annual audits are conducted on waste practices, and improvements are implemented where feasible.

7.5 Bin Placement and Signage

Bins are strategically located at:

- Temple entry and exit points
- Dining area and kitchen access points
- Community Hall exits

- Car park perimeter

All bins are labelled in English. “Please Keep Our Mandir Clean” signs are displayed prominently, reinforcing communal responsibility.

7.6 Compliance and Monitoring

- Waste contracts and service records are maintained on file
- Incident reports are generated for spillage, illegal dumping, or missed collections
- CCTV cameras cover bin areas for safety and misuse prevention
- Council inspection reports and recommendations are acted on promptly, waste management and cleaning protocols are essential to maintain hygiene, comply with Council regulations, and uphold the dignity of a sacred place of worship. The Temple implements a structured waste management strategy that aligns with Blacktown City Council’s guidelines and includes segregation, recycling, storage, and disposal practices.

8.Cleaning and Maintenance

A structured cleaning and maintenance program is in place to ensure the facility remains safe, hygienic, and presentable for all users. Cleaning is undertaken by a combination of professional contractors and trained volunteers, with schedules tailored to site usage patterns.

8.1 Cleaning Schedules

Professional cleaning services are engaged to maintain key areas as follows:

- **Daily:**
  - Temple
  - Kitchen
  - Toilets
  - Foyers and high-traffic corridors
- **Weekly:**
  - Community Hall
  - Storage areas
- **Post-Event:**
  - Entire site, including car park and outdoor gathering areas

Volunteers support with general tidiness and waste management during events, ensuring cleanliness is maintained in real time.

8.2 Chemical Safety and Storage

All cleaning products:

- Are compliant with **Safety Data Sheet (SDS)** standards
- Are stored in **clearly labelled, locked cupboards**
- Include signage for safe handling and emergency procedures

PPE (Personal Protective Equipment) is provided where required, and staff or volunteers using cleaning products receive basic instruction on proper use and safety.

8.3 Ongoing Maintenance

Routine maintenance is scheduled for:

- HVAC systems, lighting, and electrical checks
- Fire safety equipment (in accordance with Section 3.3)
- Plumbing and amenities
- Grounds and landscaping

All maintenance works are logged, and any issues identified by staff, volunteers, or contractors are reported to the Site Manager for prompt action.

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? *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*	**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 (S7.24)? *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*	**No**

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 submision)

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 (861m^2 on each floor) with monks' rooms (with 1 residing monk)
  - A 2-storey centrally located building (1,418.4m^2 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 (223.2m^2 on each floor) with 12 bedrooms
  - 2 small temples 49.7m^2 with 2 statues
  - A 50.4m^2 souvenir shop
  - An 43.9m^2 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 m^2 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 (1,418.4m^2 on each floor) for 450 people with a 450-seat dining area above,
- a 2-storey, 12-room guest accommodation,
- a 2-storey temple (861m^2 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].

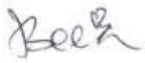
d The public submissions raise the issues of traffic congestion and safety issues, amenity impacts, lack of infrastructure to accommodate the scale of development, site suitability, and general sense of security to the surrounding residents which has not been sufficiently addressed in the proposal [Section 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



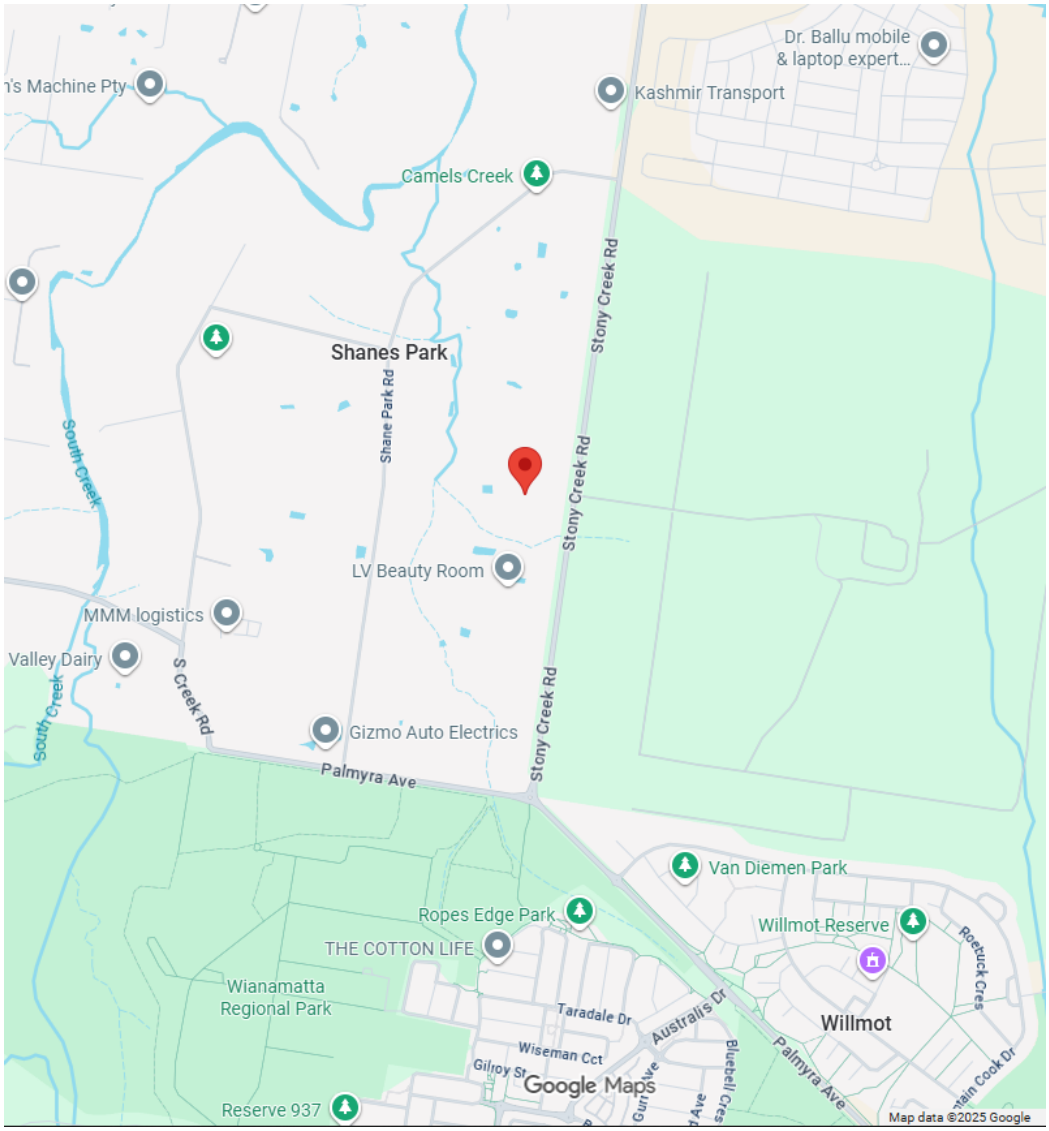
Judith Portelli
Manager Development Assessment



Peter Conroy
Director City Planning and Development

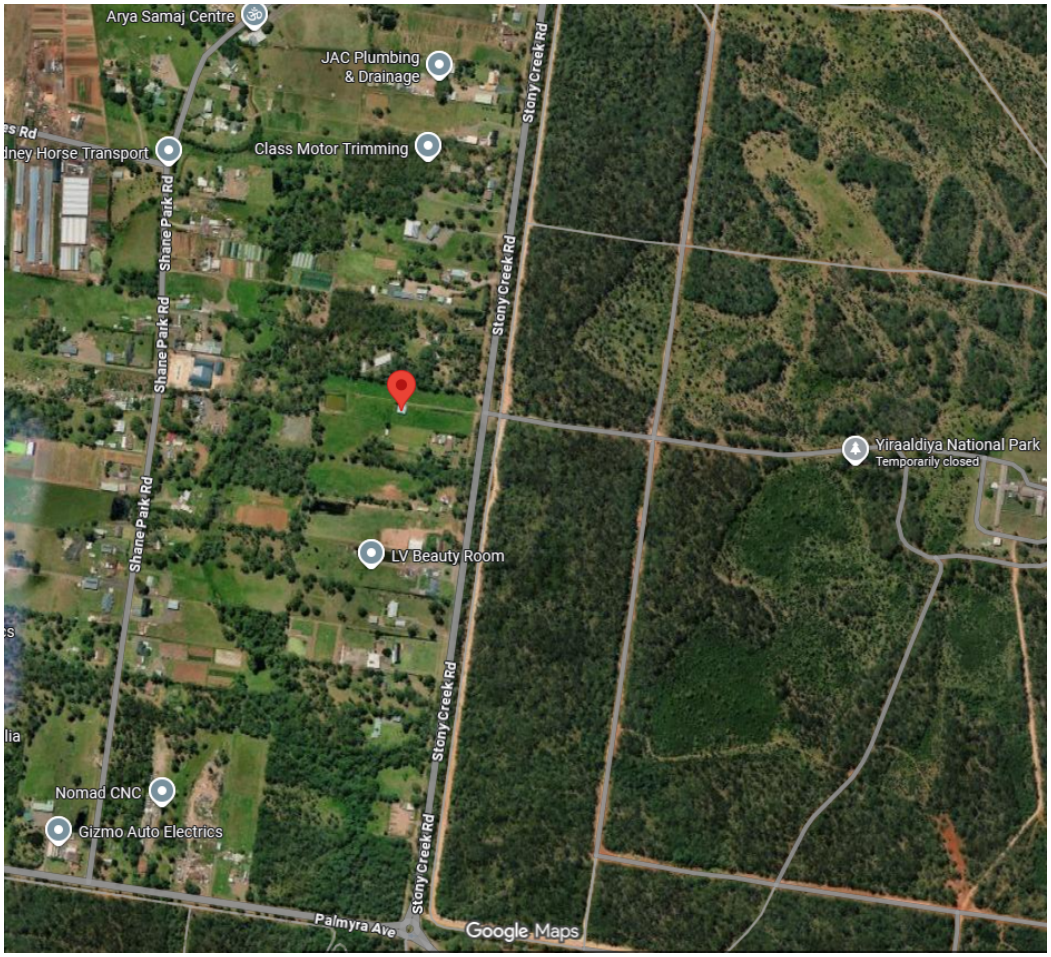
Attachment 1

Location map



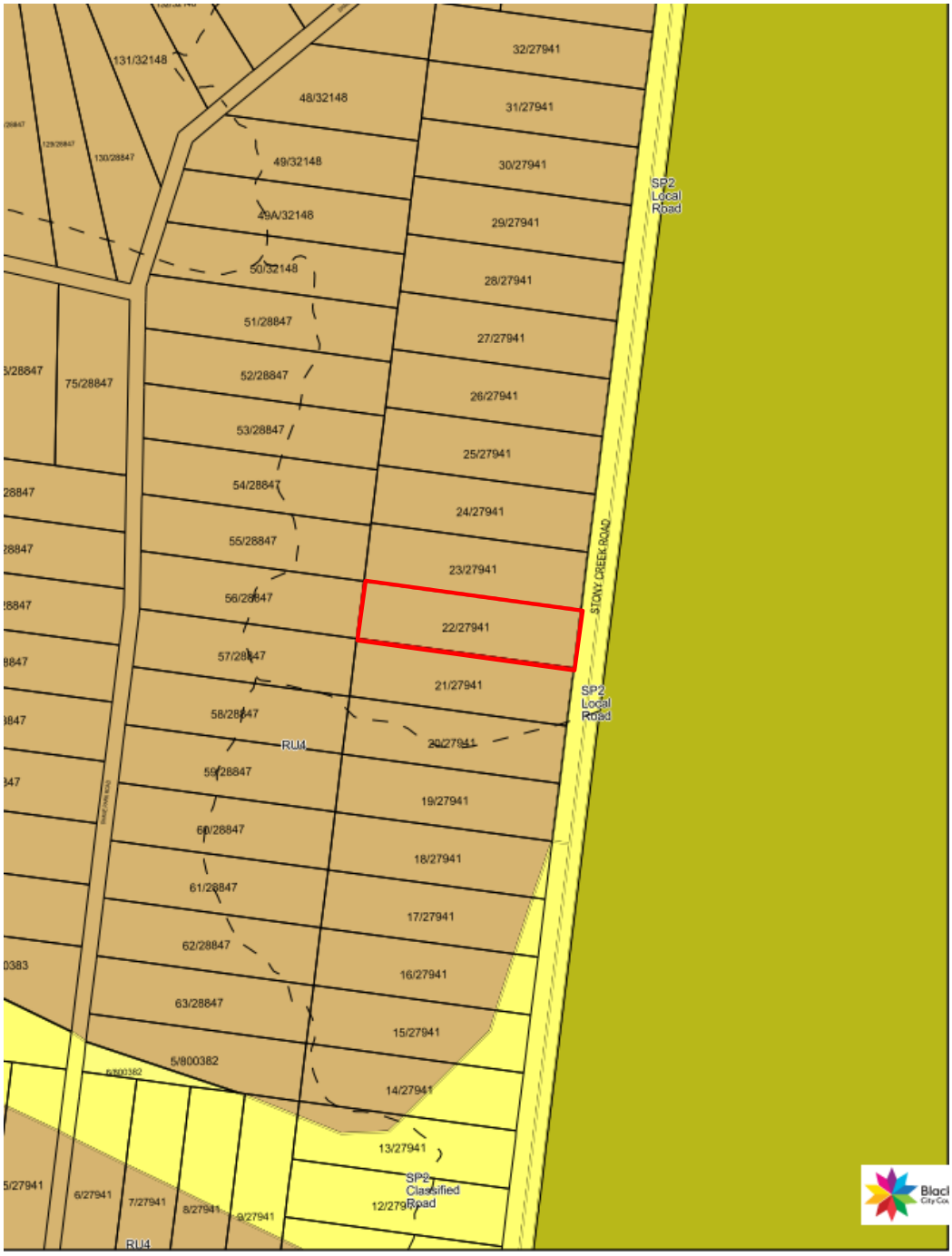
Attachment 2

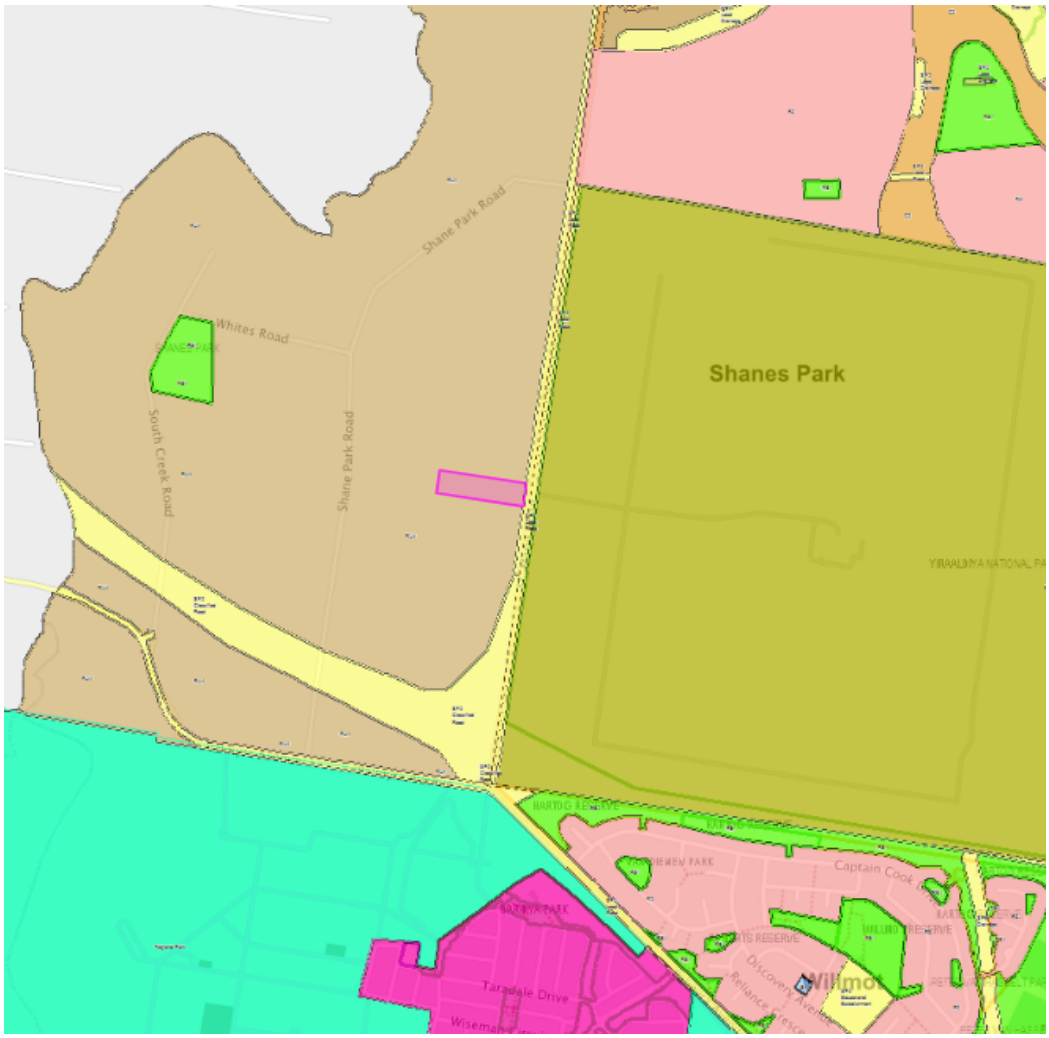
Aerial image (as at 16 October 2025)



Attachment 3

Zoning extract




Shane Park Road
Whites Road
Shanes Park
South Creek Road
Shane Park Road
Tarndale Drive

Attachment 4

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 (861m^2 on each floor) with monks' rooms (with 1 residing monk)
- A 2-storey central-facility building (1,418.4m^2 on each floor) with kitchen and dining areas
- A 2-storey guest house (223.2m^2 on each floor) with 12 bedrooms
- 2 small temples 49.7m^2 with 2 statues
- A 50.4m^2 souvenir shop
- An 43.9m^2 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 49.7m^2 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 861m^2 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: 1,418.4m^2 (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 23m^2 excluding the bathrooms. Each room also has access to a 4m^2 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 50.4m^2 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 43.9m^2.

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 12.6m^2 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 2,500m^2 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

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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
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
6

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

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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 tor 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.

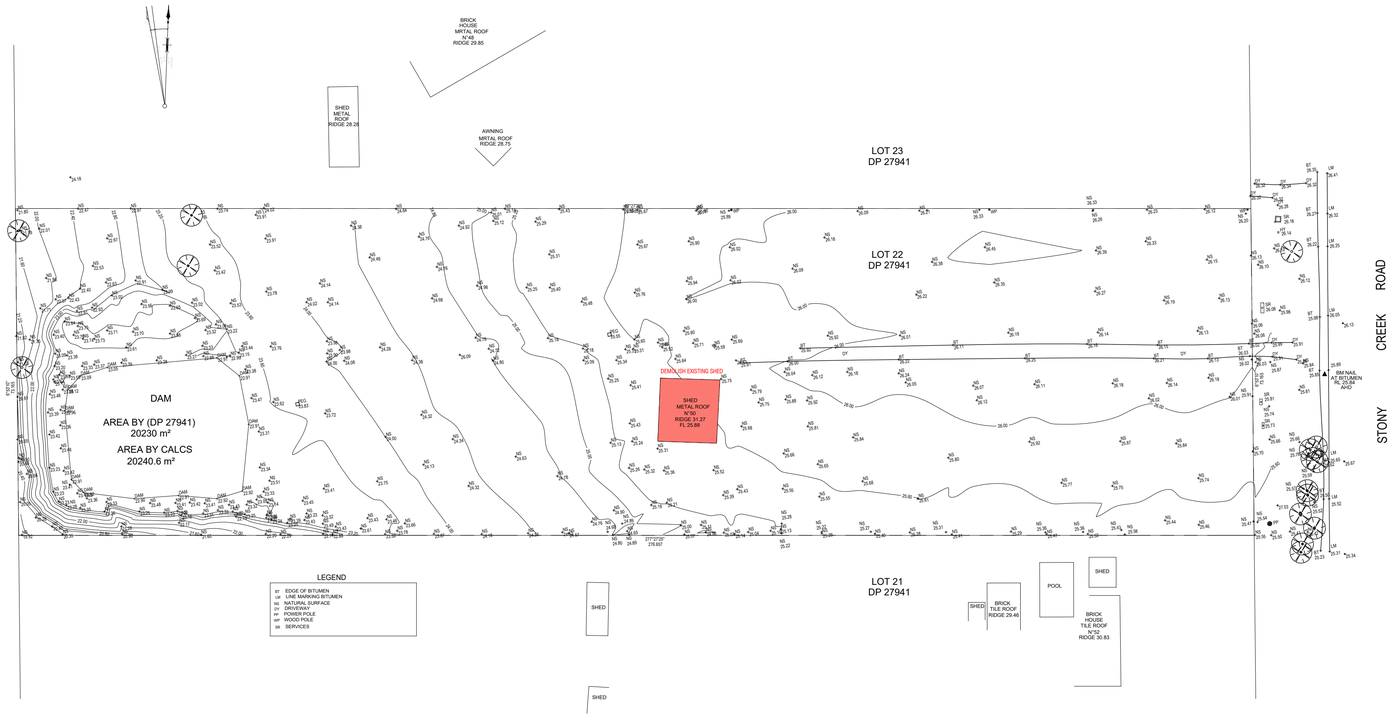
MATERIALS
- Material required to be demolished becomes the property of the contractor.
- Remove it from the site.
- Supply equipment required to perform the work.
- Provide disposal containers for disposal required.

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
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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

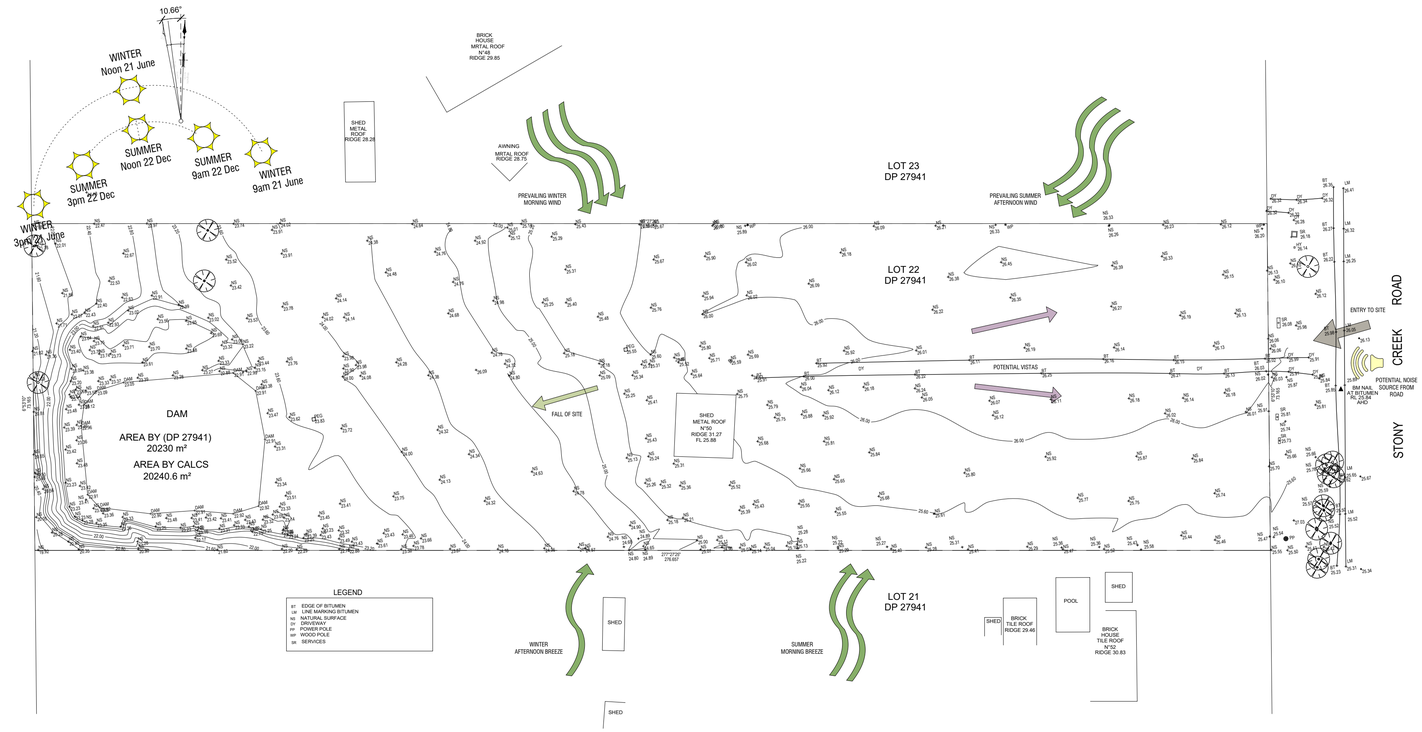
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Site Analysis Plan

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Six Maps Plan View of 50 Stony Creek Road



View from Stony Creek Road to the Site

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Site Analysis Plan

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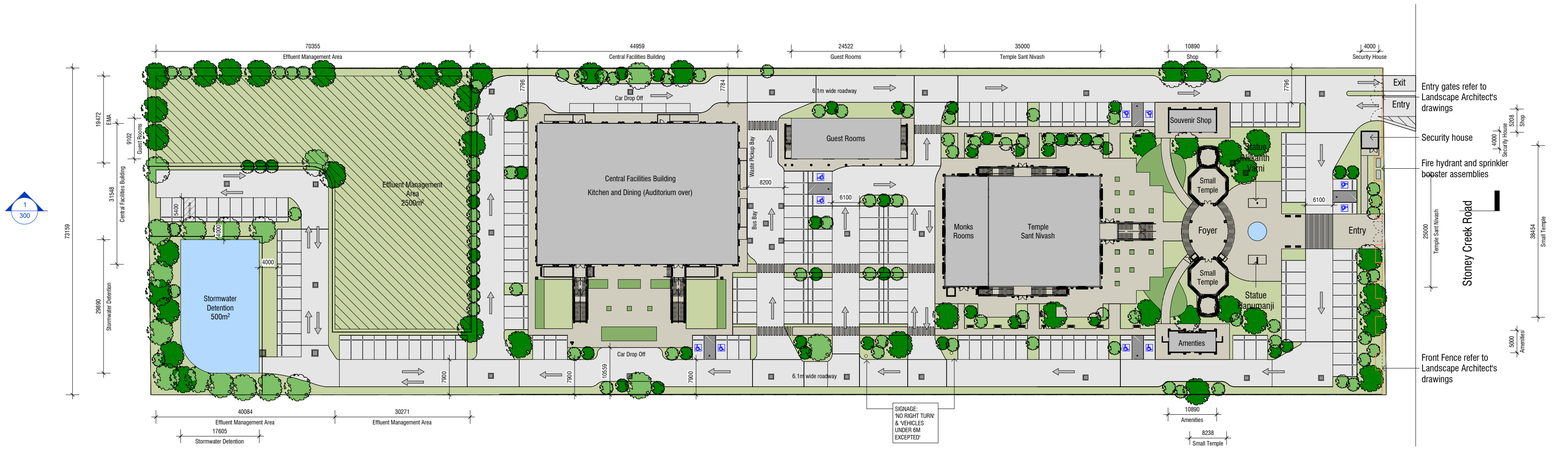
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REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
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
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Site Plan

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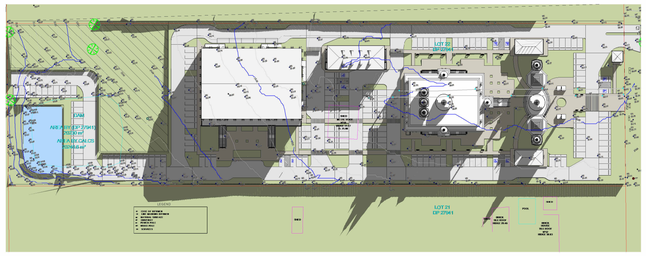
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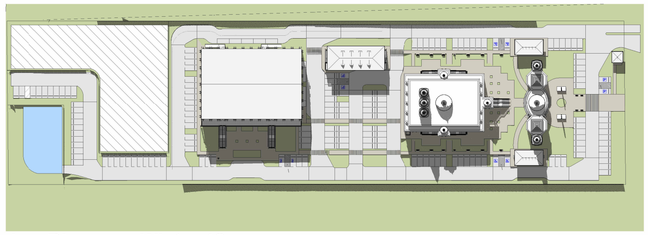
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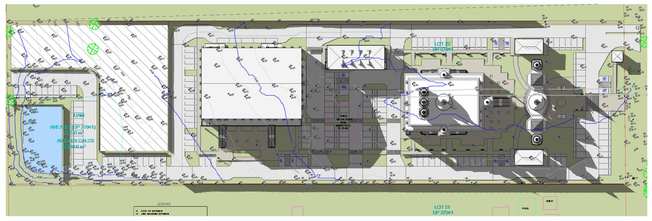
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Shadow Diagram - Winter 9am
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Shadow Diagram - Winter 12pm
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Shadow Diagram - Winter 3pm
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Proposed Shadow Diagrams

ORIENTATION

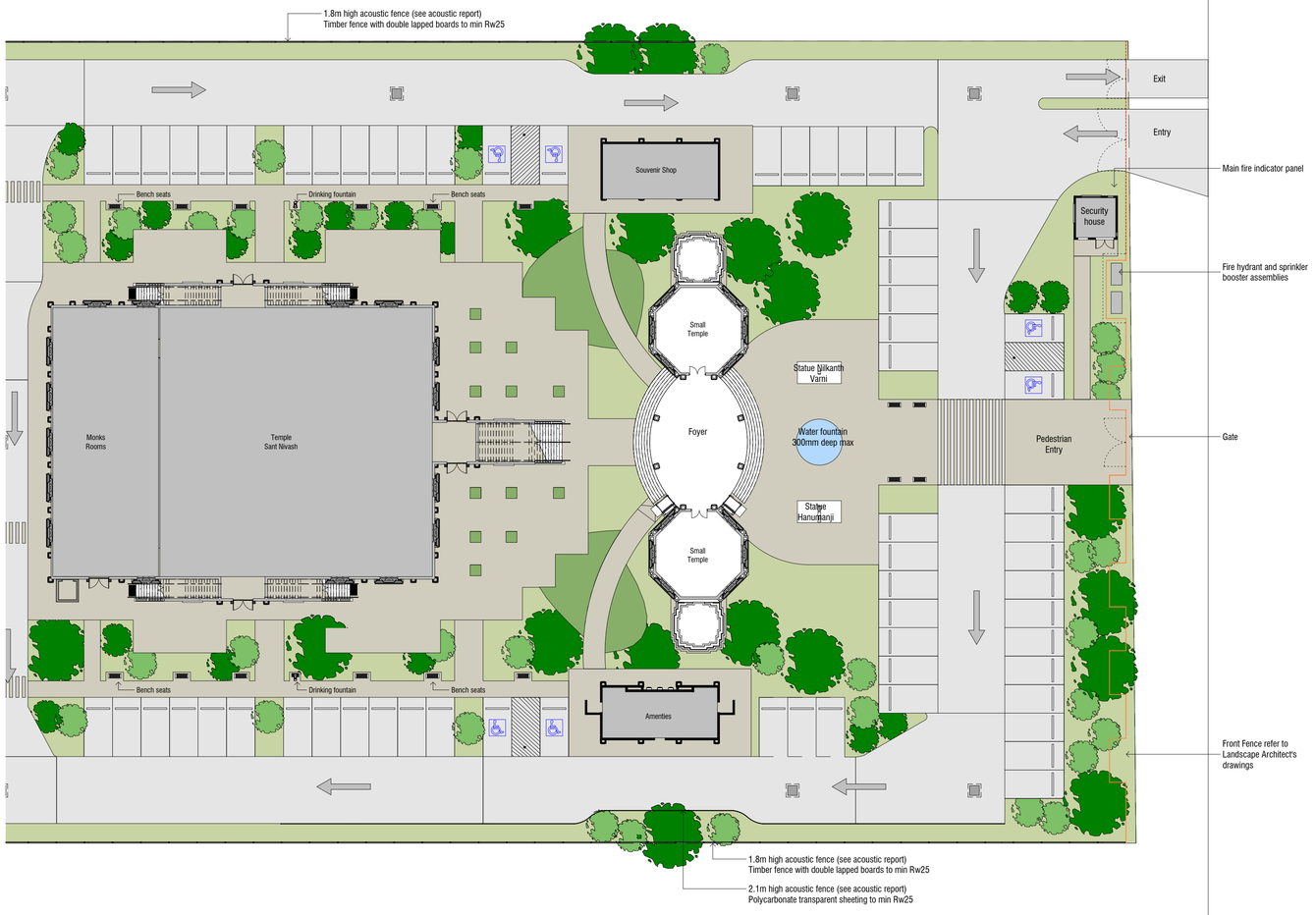
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Landscape and Mandir Precinct
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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Site Plan - Landscape and Mandir Precinct

ORIENTATION

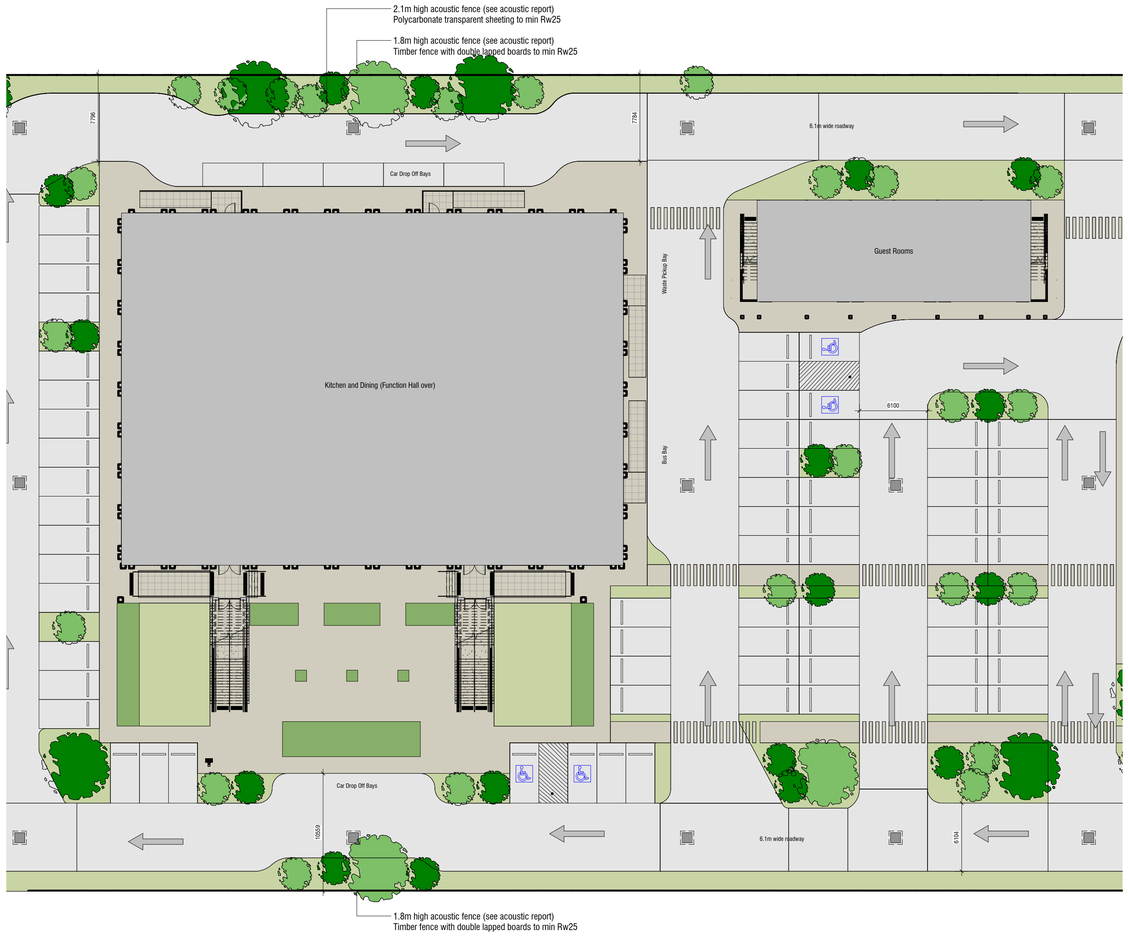
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Community Hall Precinct
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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Site Plan - Community Hall Precinct

ORIENTATION

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Water Management Precinct
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PROJECT TITLE
Temple and Community Centre

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ADDRESS
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DRAWING TITLE
Site Plan - Water Management Precinct

ORIENTATION

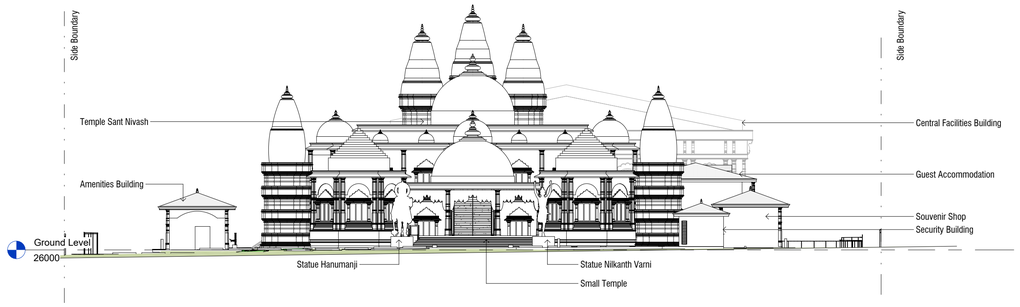
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JA2277 - 112

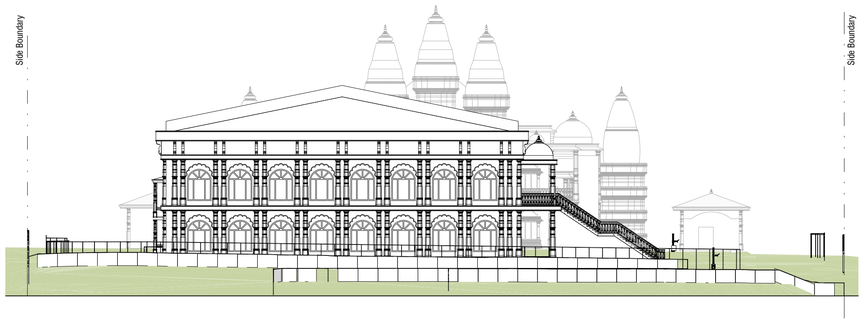
ISSUE
5

DATE
3/07/2025 5:18:30 PM

DA



Front Site Elevation
1 : 200



Rear Site Elevation
1 : 200

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ABN 11 873 426 563

REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
1	30/04/2024	90% Complete
2	19/06/2024	DA Submission
3	06/06/2025	Council RFI

jakaan ARCHITECTS

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

DRAWING TITLE
Site Elevations

ORIENTATION

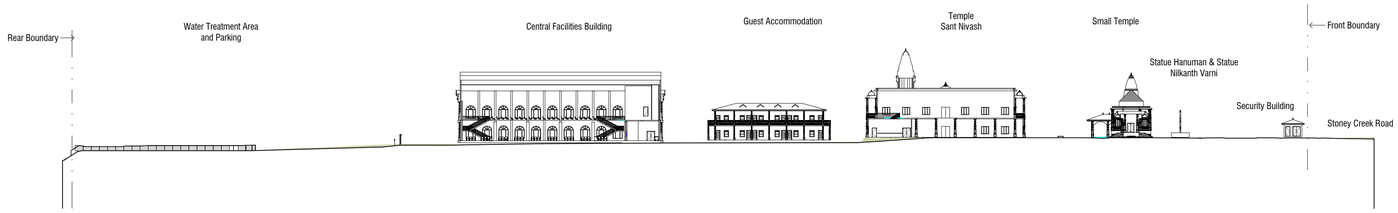
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DRAWING NUMBER
JA2277 - 200

ISSUE
3

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DA



Site Section

1 : 500

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3	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 Section

ORIENTATION

SCALE
1 : 500 @ A1

DRAWING NUMBER
JA2277 - 300

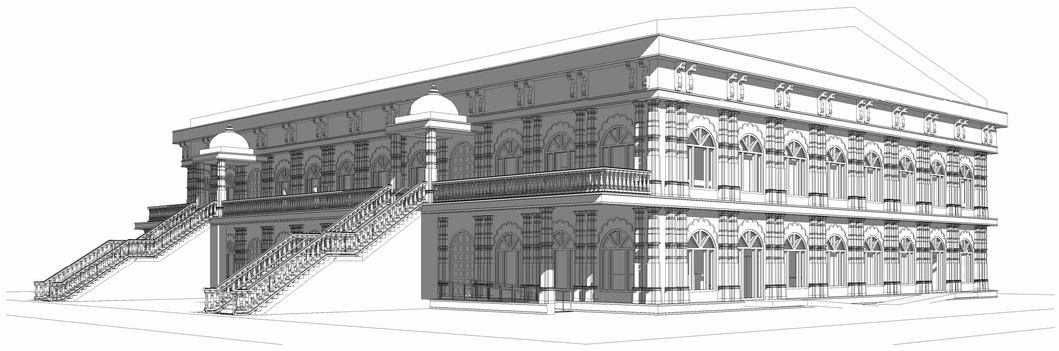
ISSUE
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DA

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

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PROJECT TITLE
Shanes Park Temple - Central Facilities

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
7

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
3/07/2025 5:09:46 PM

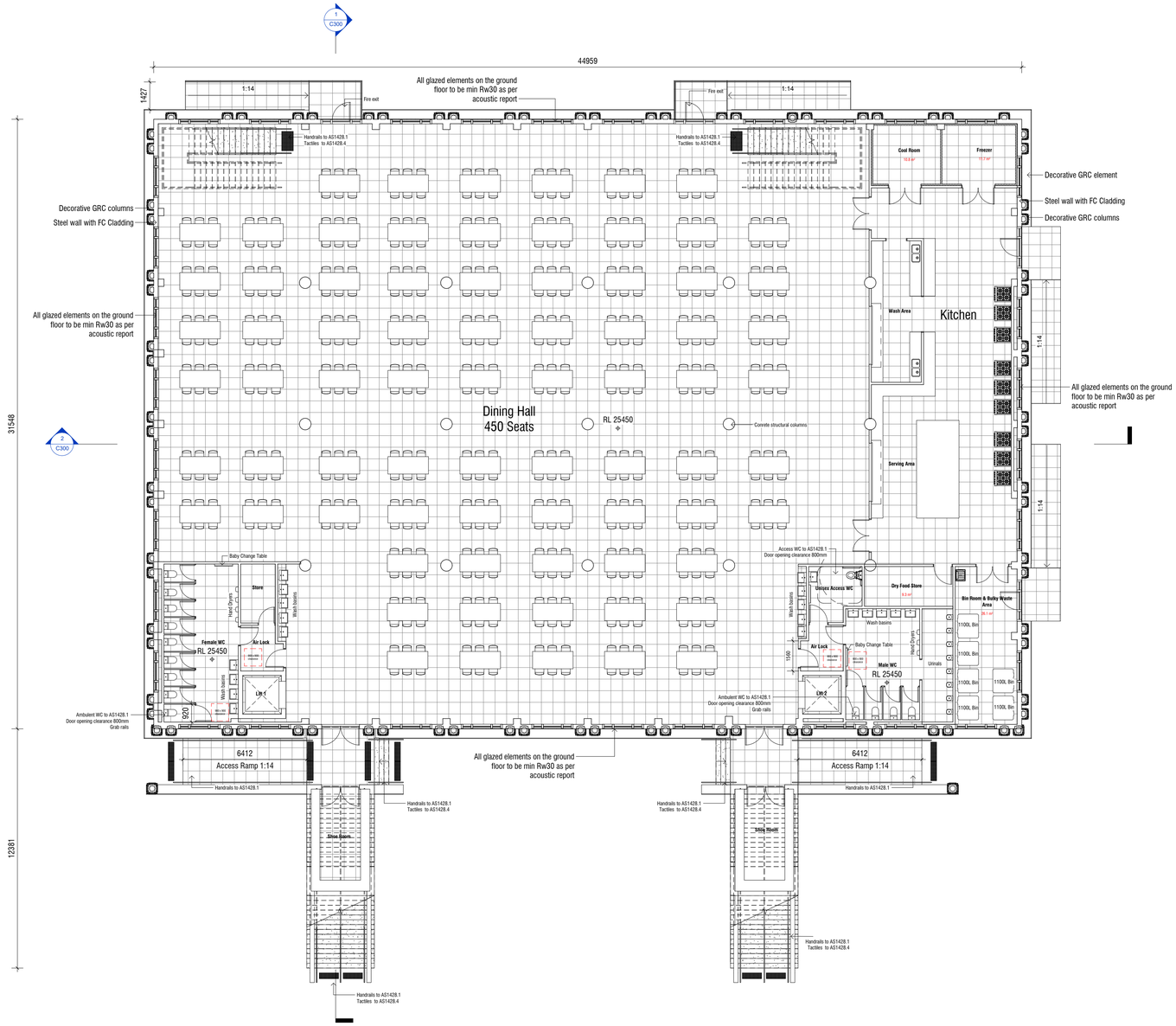
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Kitchen & Dining Hall (Ground)
1 : 100

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5	24/05/2024	Consultant Coordination
6	19/06/2024	DA Submission
7	06/06/2025	Council RFI

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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

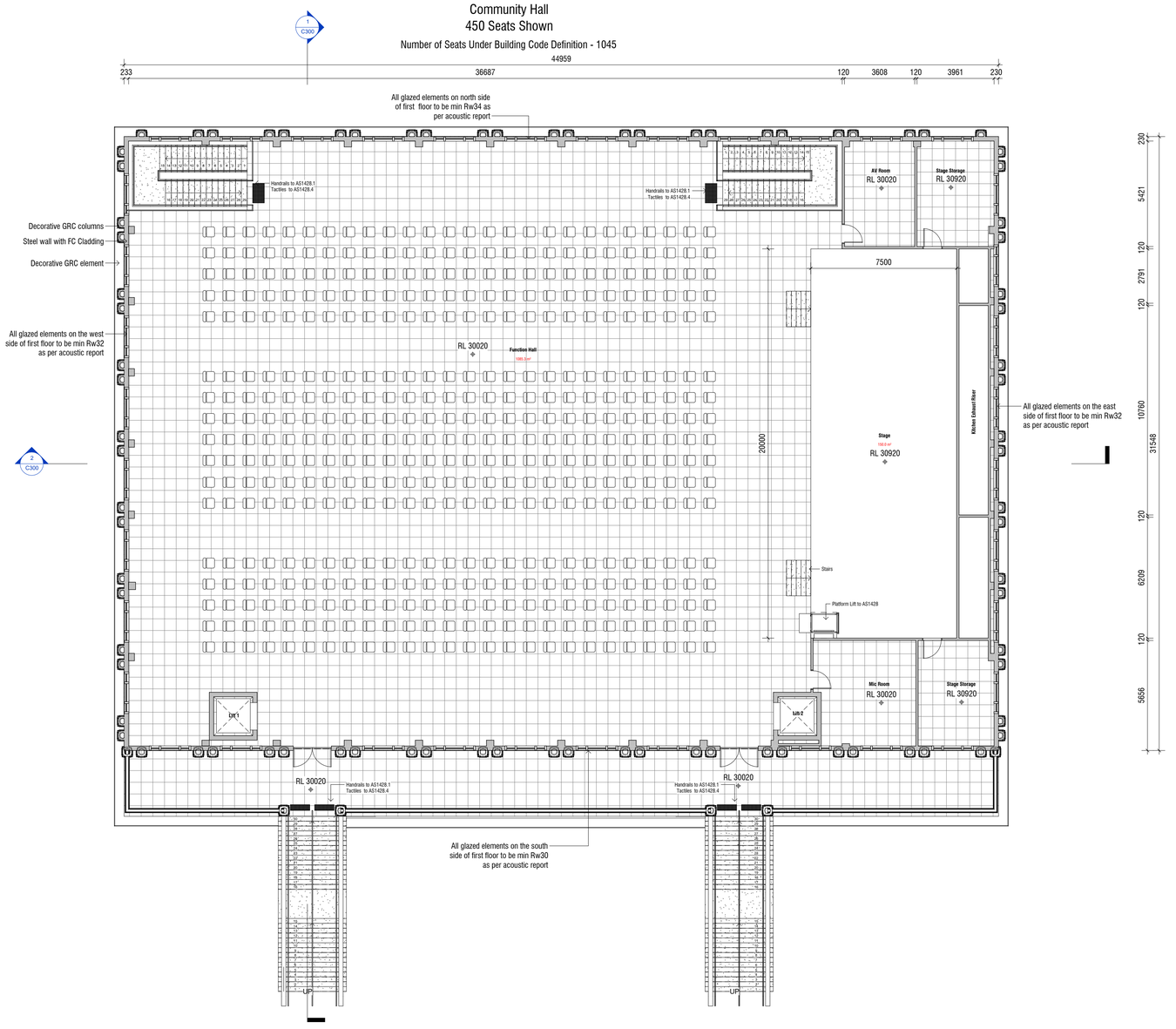
DRAWING NUMBER
JA2277 - C100

ISSUE
7

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DA

Community Hall
450 Seats Shown
Number of Seats Under Building Code Definition - 1045



Community Hall Level 1
1 : 100

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7	06/06/2025	Council RFI

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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)

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C101

ISSUE
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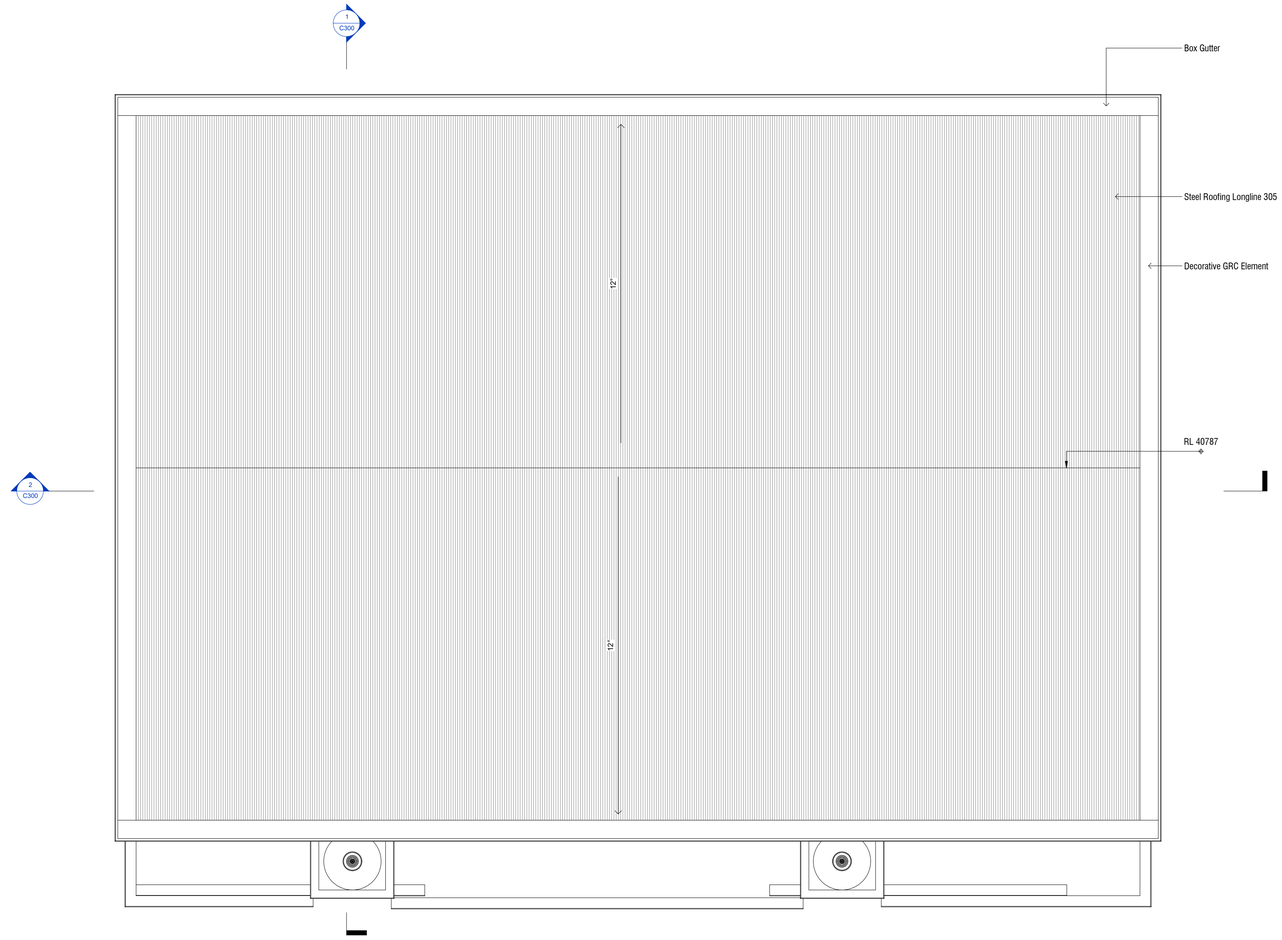
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Roof Plan
1 : 100

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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

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C102

ISSUE
6

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3/07/2025
5:09:50 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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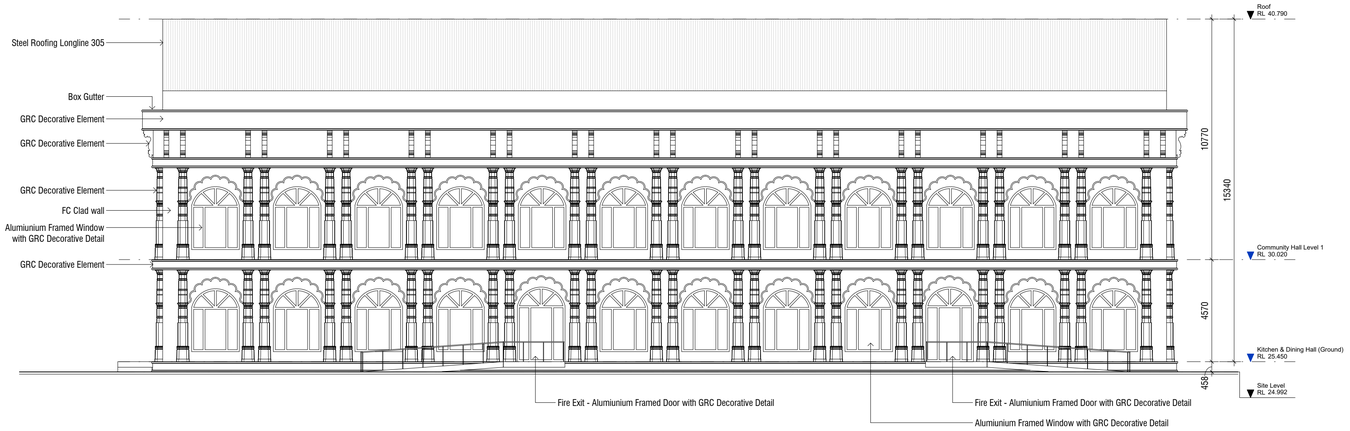
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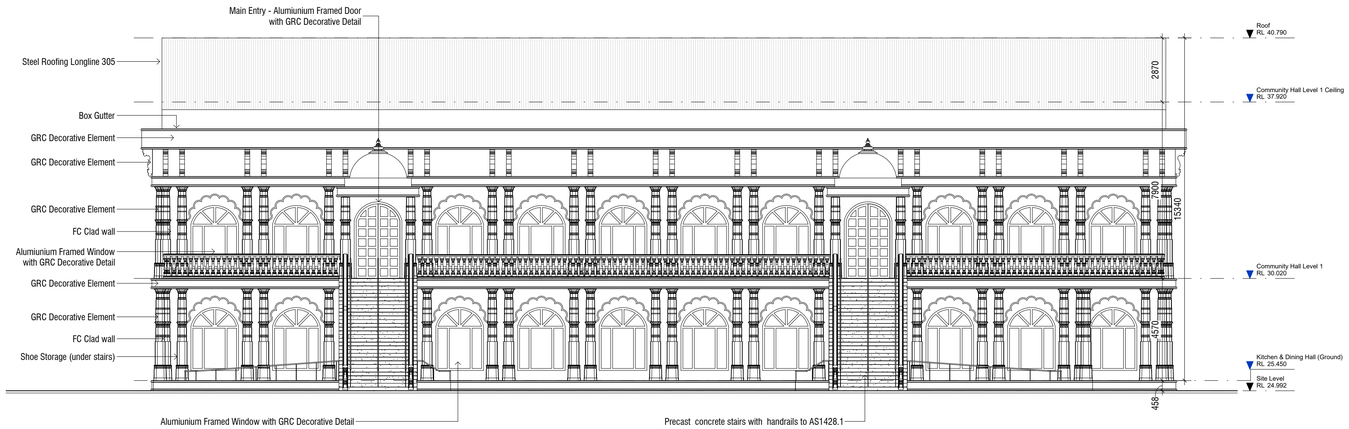
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7	06/06/2025	Council RFI



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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations North & South (Entry)

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - C200

ISSUE
7

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FC CLADDING

POWDER COATING:
DULUX CARAMEL SUNDAE

RAINWATER GOODS

COLORBOND RED MANOR

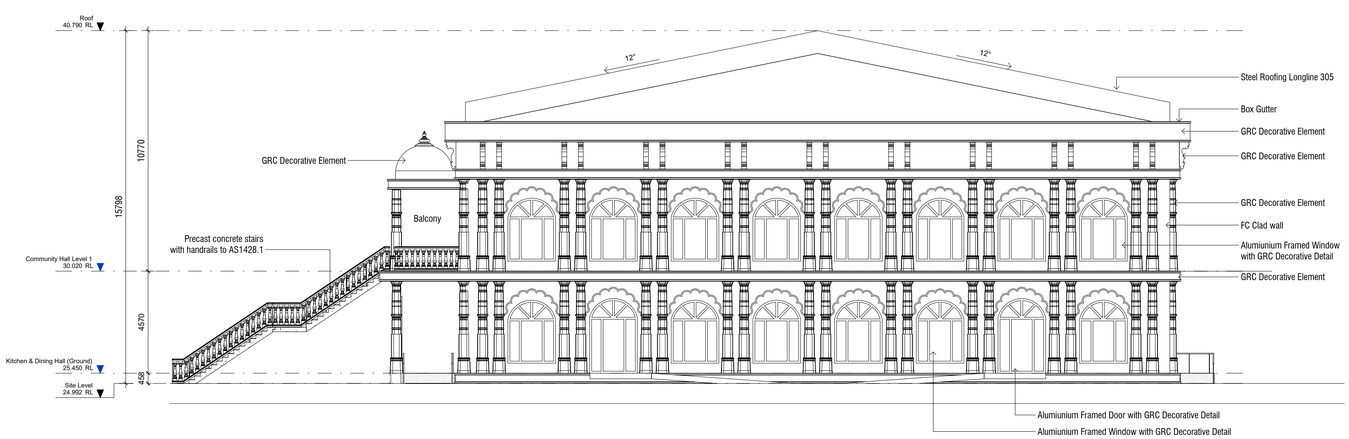
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(PROFILE VARIES)

KEIM CONCRETAL LASUR -
SHADE CODE - 9103

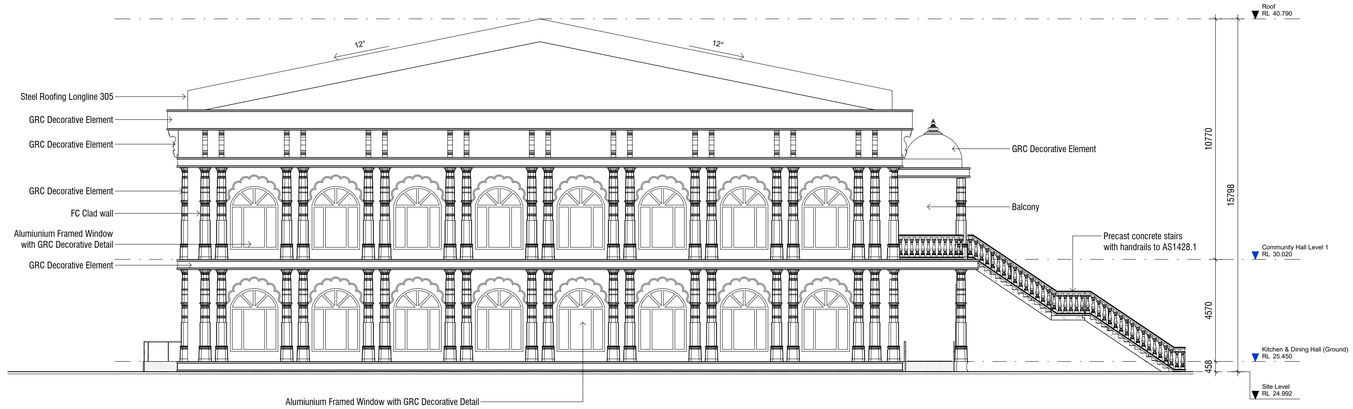
GRC DECORATIVE
ELEMENTS

POWDER COATING:
DULUX CARAMEL SUNDAE

WINDOWS & DOORS
FRAMING



East Elevation
1 : 100



West Elevation
1 : 100

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Blaxland NSW 2774

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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
Elevations East & West

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - C201

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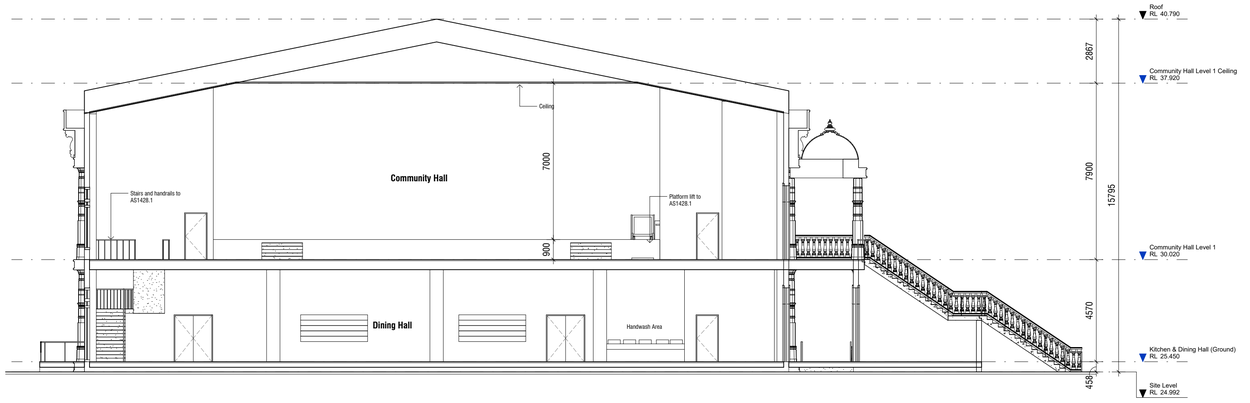
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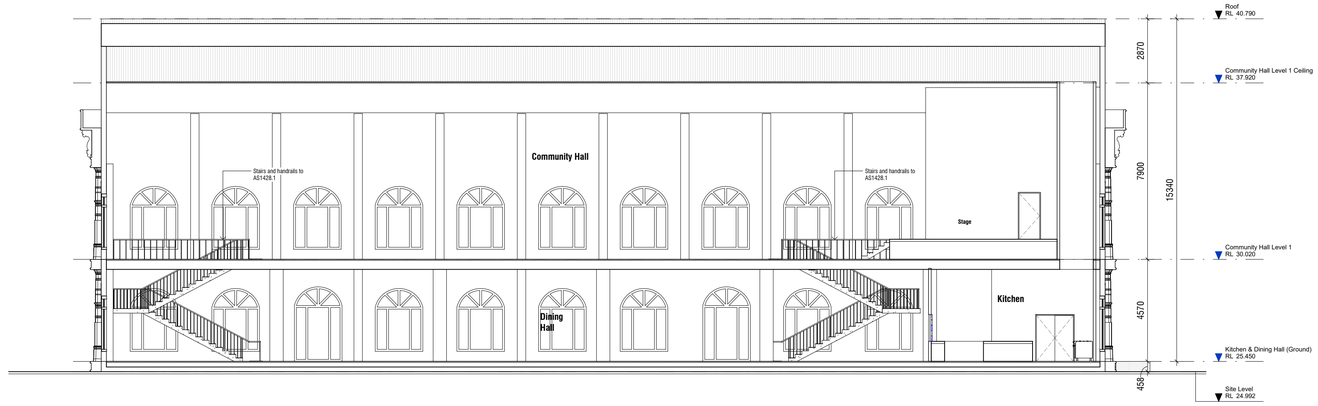
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5	19/06/2024	DA Submission
6	06/06/2025	Council RFI



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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C300

ISSUE
6

DATE
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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
Shanes Park Temple - Mandir

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
6

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
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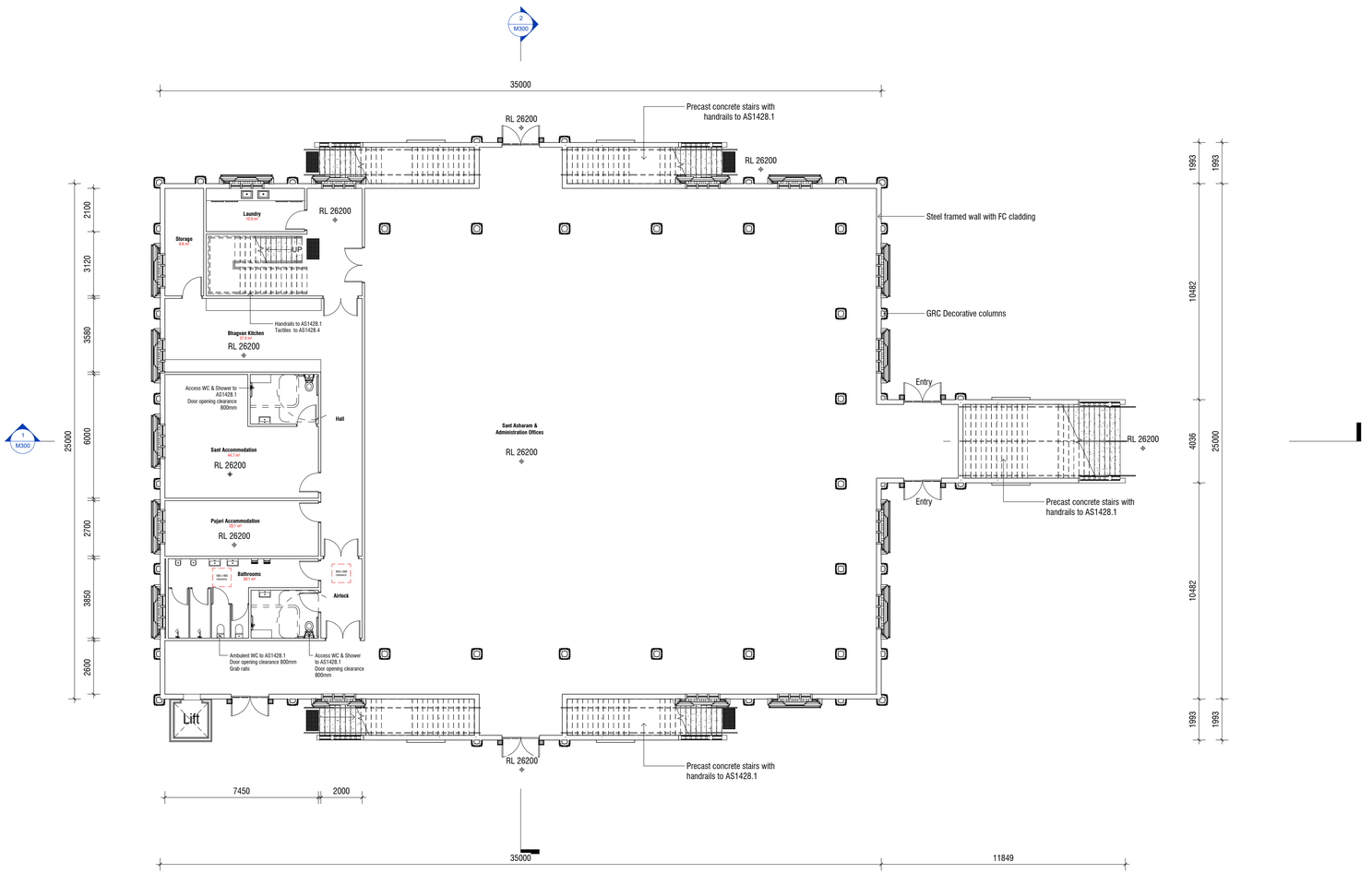
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00 Shant Asharam & Administration Office (Ground)

1 : 100

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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)

ORIENTATION

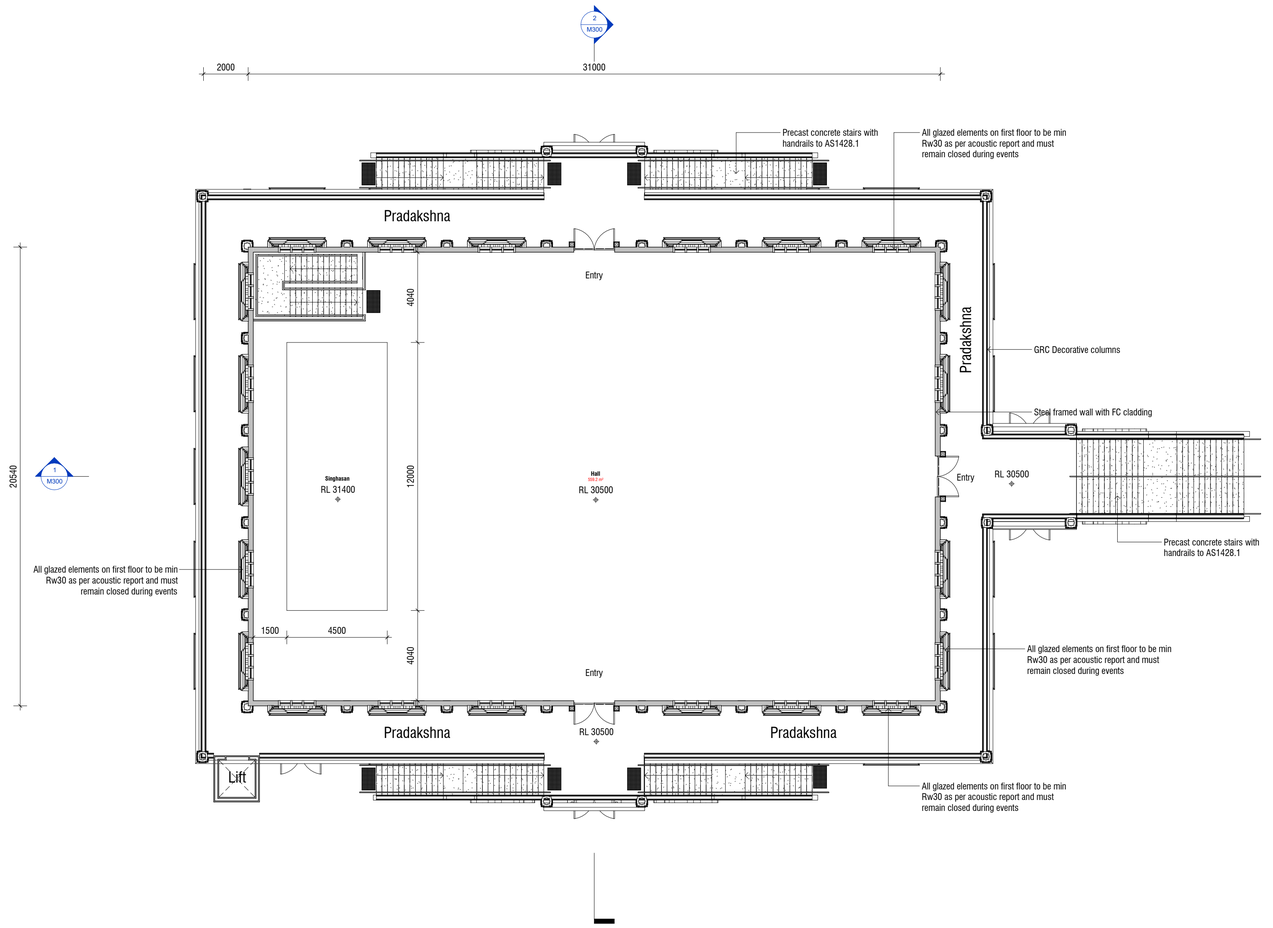
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DRAWING NUMBER
JA2277 - M100

ISSUE
6

DATE
3/07/2025 5:14:17 PM

DA



01 Mandir Hall Level (Level 1)

1 : 100

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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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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Hall Level

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M101

ISSUE
6

DATE
3/07/2025
5:14:20 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

FC CLADDING

POWDER COATING:
DULUX CARAMEL SUNDAE

RAINWATER GOODS

COLORBOND RED MANOR

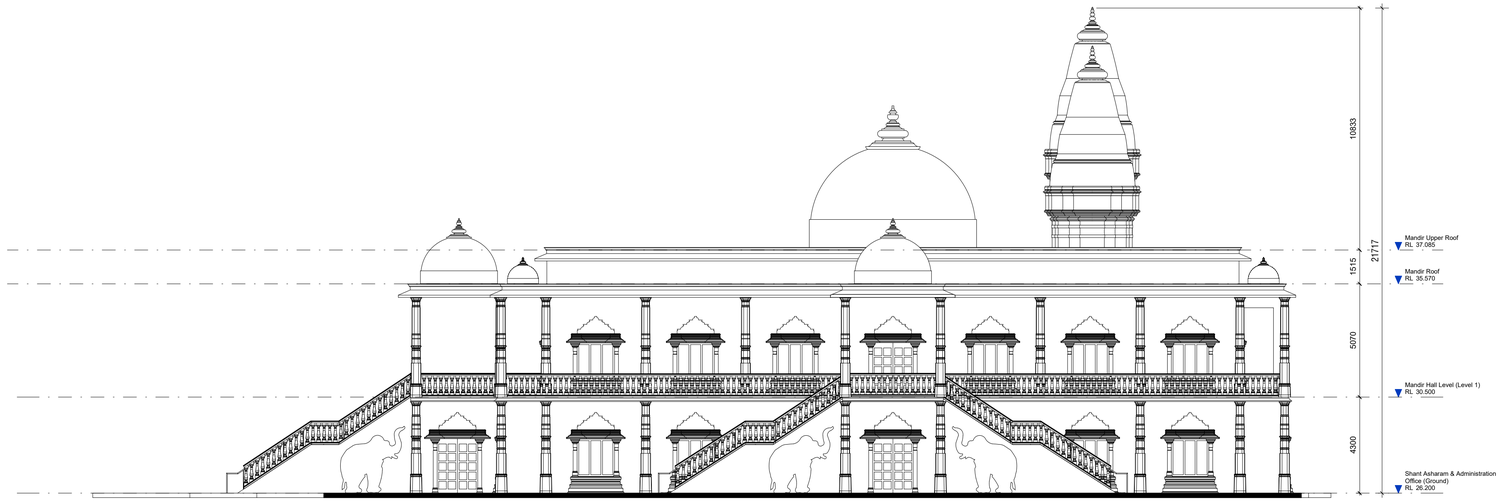
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(PROFILE VARIES)

KEIM CONCRETAL LASUR -
SHADE CODE - 9103

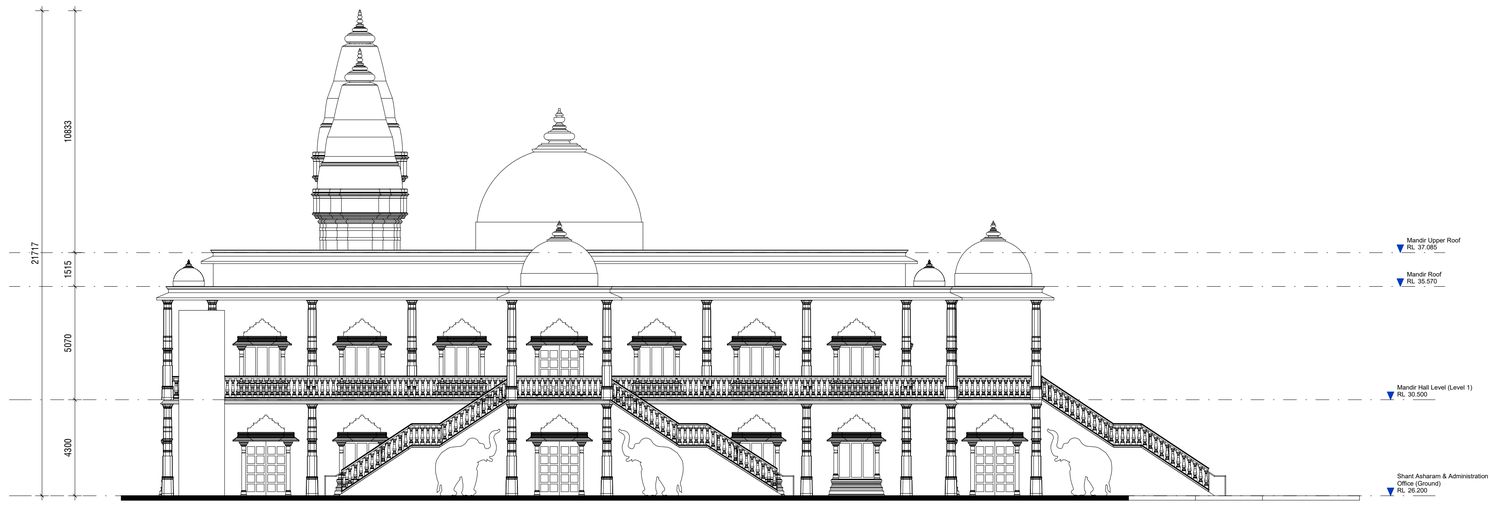
GRC DECORATIVE
ELEMENTS

POWDER COATING:
DULUX CARAMEL SUNDAE

WINDOWS & DOORS
FRAMING



North
1 : 100



South
1 : 100

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6	06/06/2025	Council RFIs

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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - M200

ISSUE
6

DATE
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5:14:26 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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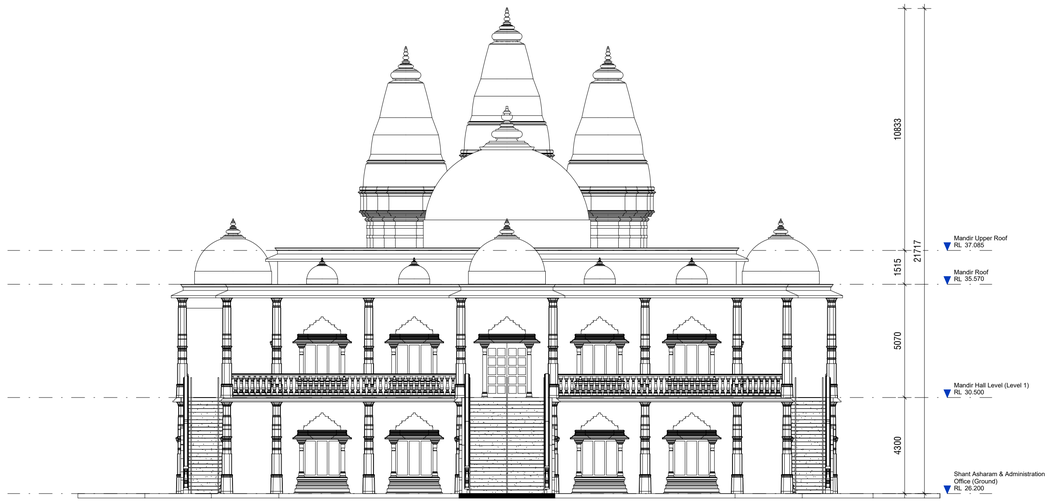
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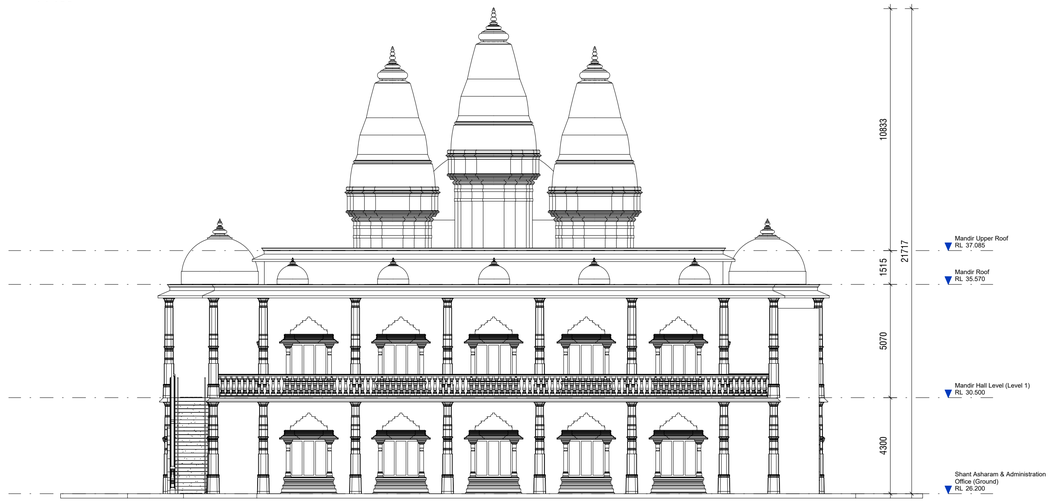
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East
1 : 100



West
1 : 100

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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - M201

ISSUE
6

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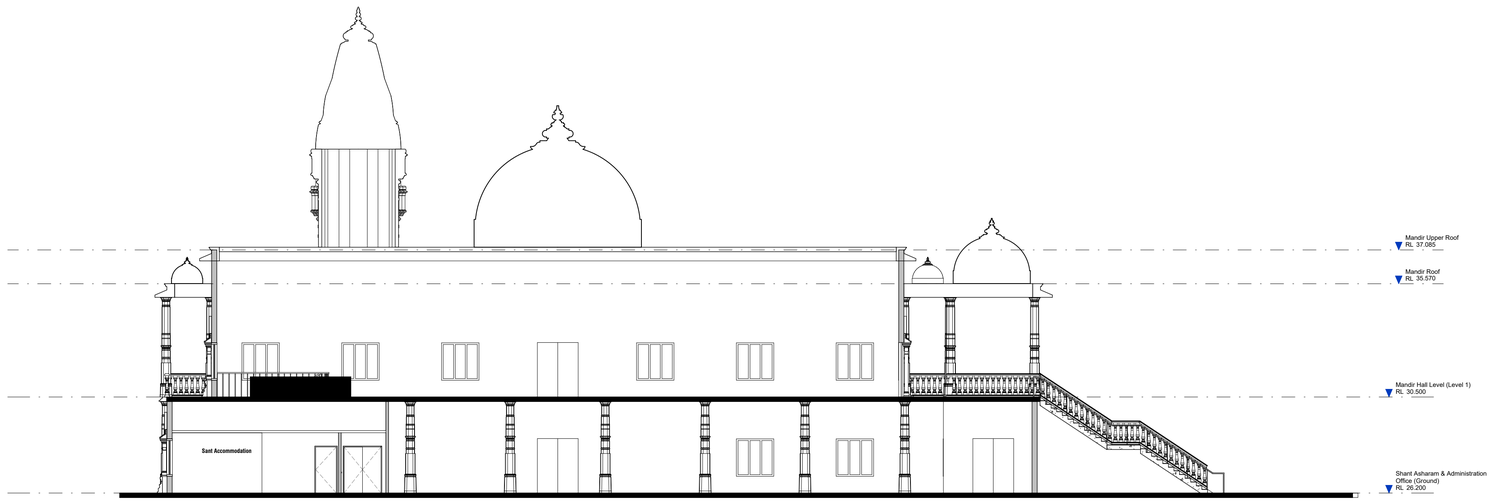
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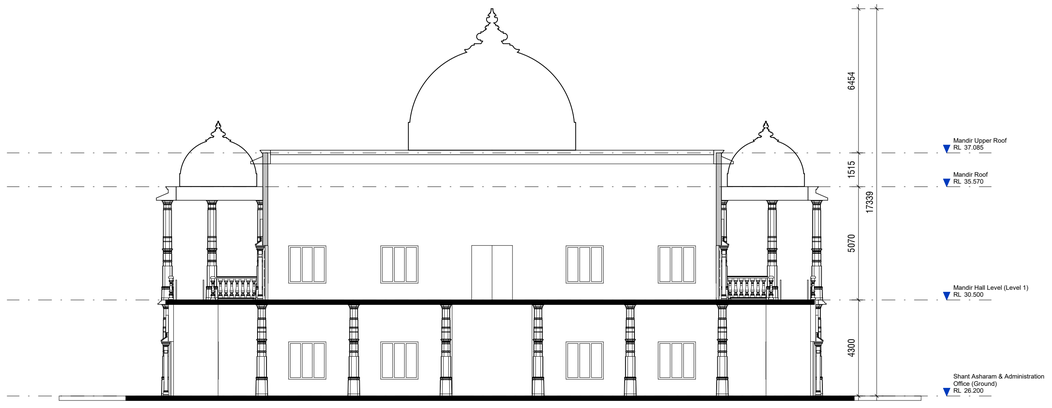
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Section 1
1 : 100



Section 2
1 : 100

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Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

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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DA

PROJECT TITLE
Shanes Park Temple - Guest Rooms

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
5

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
6/06/2025 2:50:39 PM

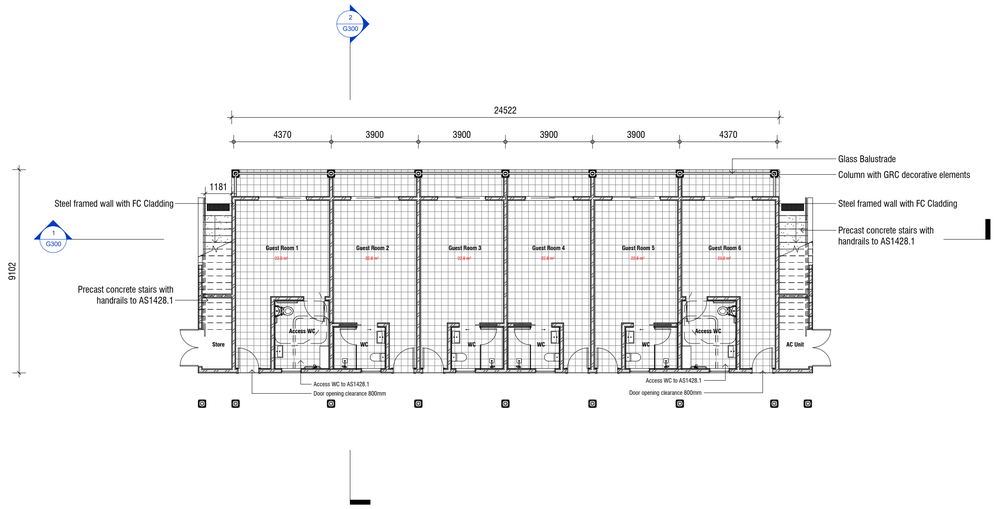
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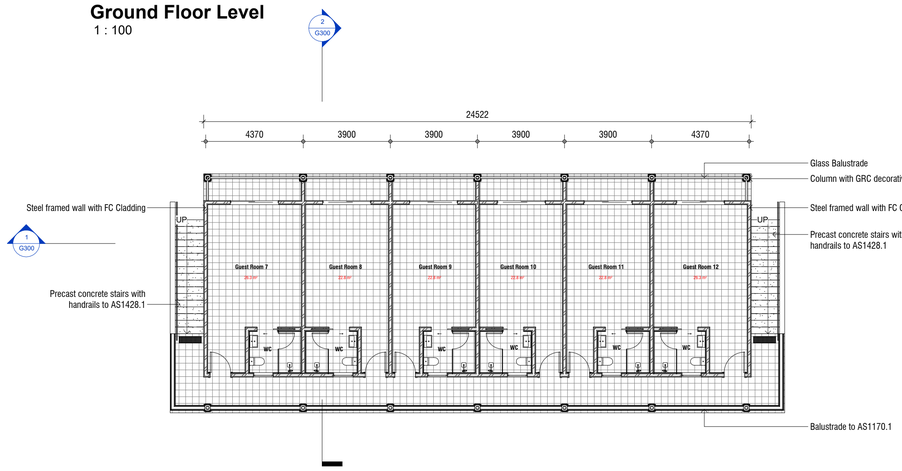
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Ground Floor Level
1 : 100



Level 1
1 : 100

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4	19/06/20204	DA Submission
5	06/06/2025	Council RFI

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

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

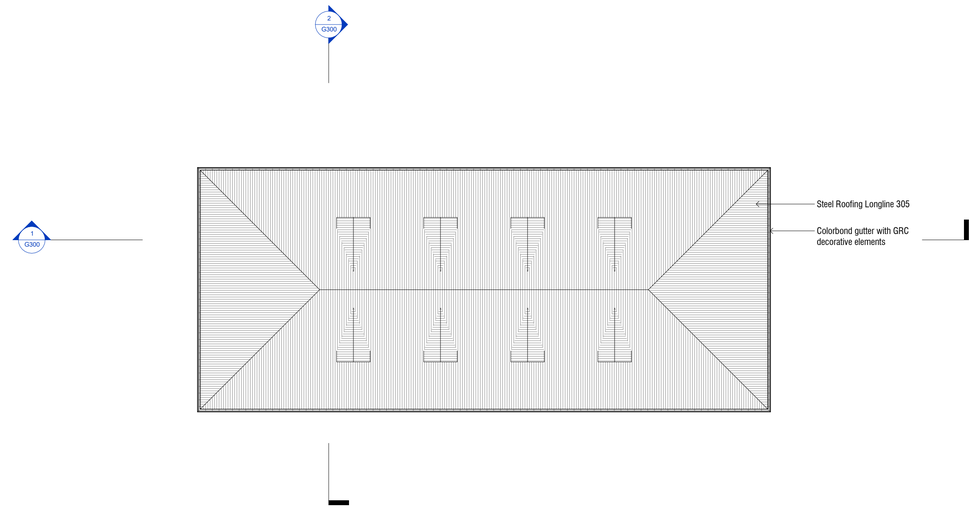
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DRAWING NUMBER
JA2277 - G100

ISSUE
5

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DA



Roof
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 - Roof

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - G101

ISSUE
5

DATE
6/06/2025
2:50:41 PM

DA



PAINTED:
ECOTONE MINSIL STRAW

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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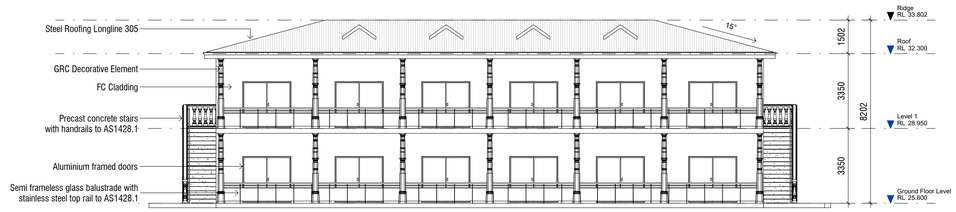
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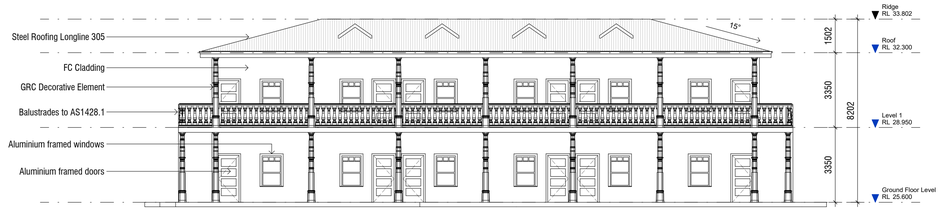
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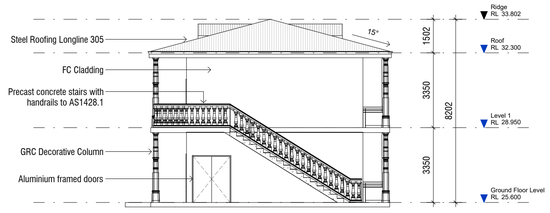
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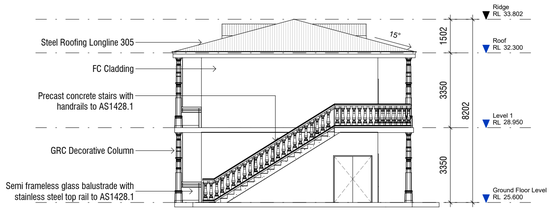
North
1 : 100



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

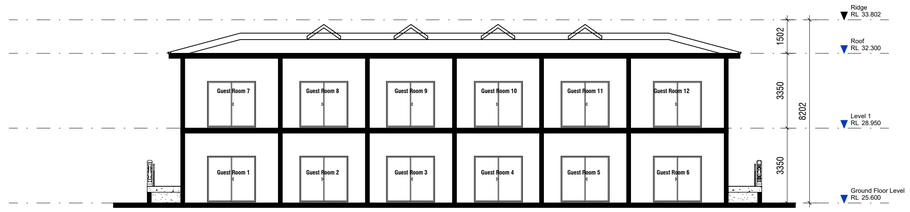
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DRAWING NUMBER
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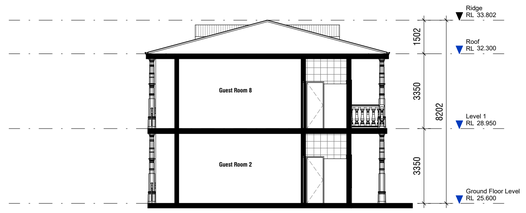
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Section 1
1 : 100



Section 2
1 : 100

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5	06/06/2025	Council RFI

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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

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DA

PROJECT TITLE
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
5

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
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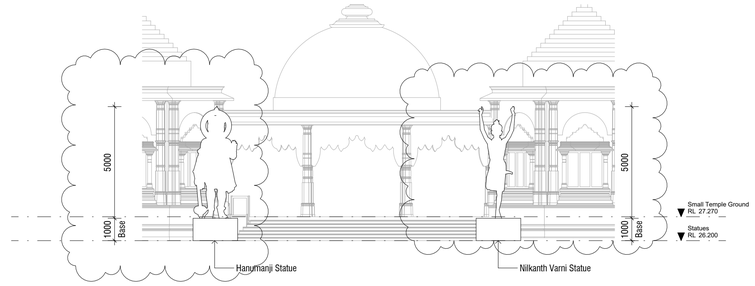
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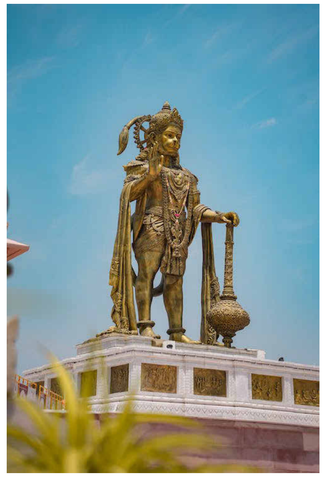
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Statue Elevations

1 : 100



Example of Hanumanji Statue



Example of Nilkanth Varni Statue

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ABN 11 873 426 563

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

jakaan ARCHITECTS

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

DRAWING TITLE
Statues

ORIENTATION

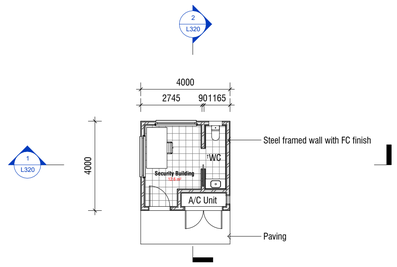
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DRAWING NUMBER
JA2277 - L100

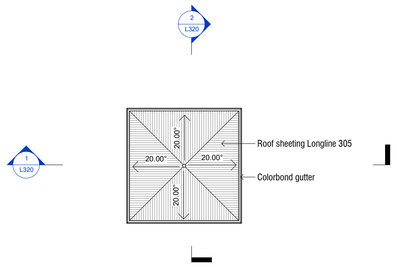
ISSUE
6

DATE
3/07/2025
5:03:50 PM

DA



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

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L300

ISSUE
5

DATE
3/07/2025
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DA

PAINTED:
ECOTONE MINSIL STRAW

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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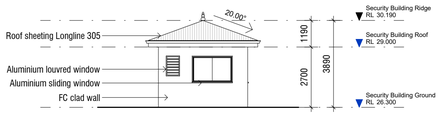
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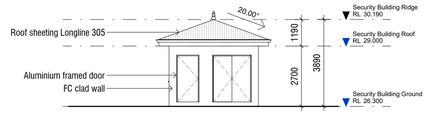
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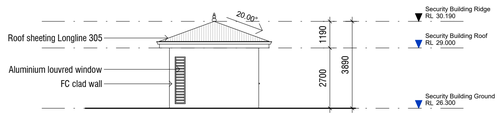
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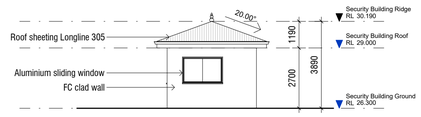
Security Building - Elevation North
1 : 100



Security Building - Elevation South
1 : 100



Security Building - Elevation East
1 : 100



Security Exit - Elevation West
1 : 100

jakaan ARCHITECTS

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

DRAWING TITLE
Security Building Elevations

ORIENTATION

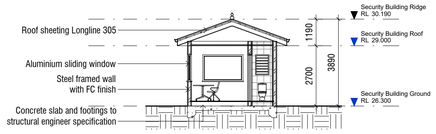
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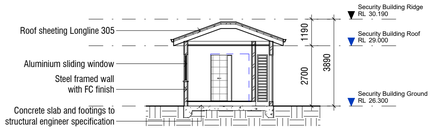
ISSUE
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DA



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

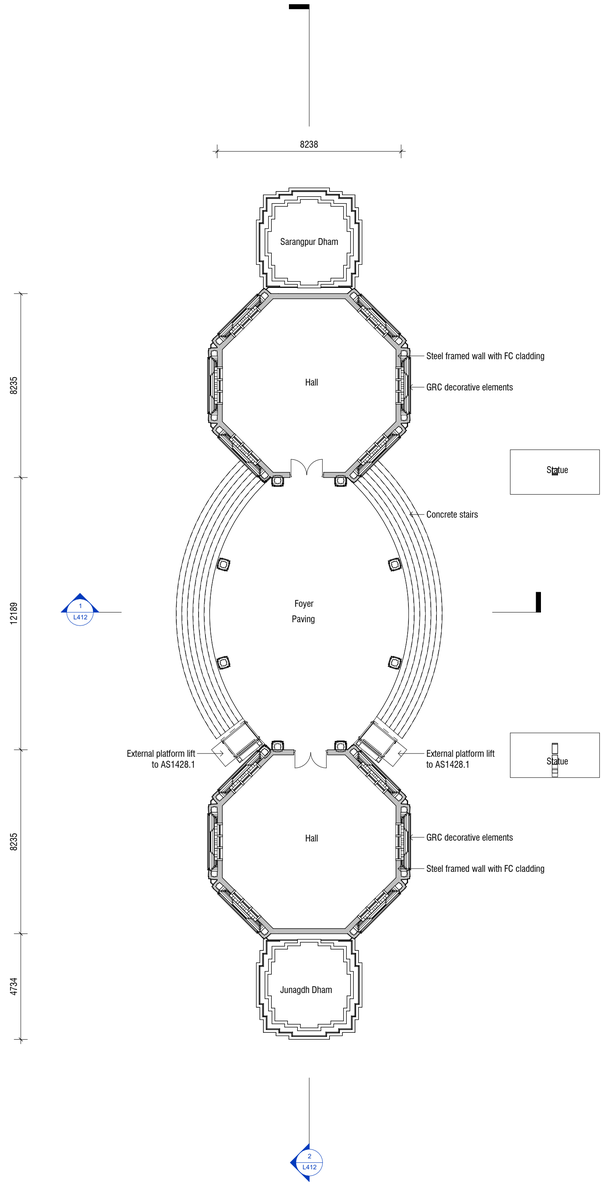
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DRAWING NUMBER
JA2277 - L320

ISSUE
5

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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
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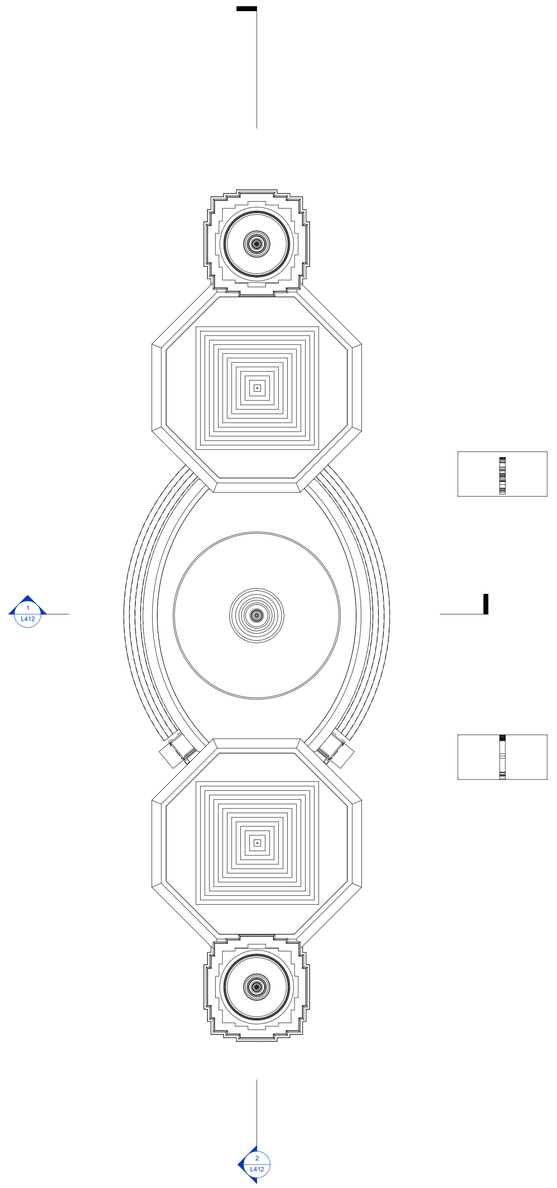
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Small Temple Roof
1 : 100

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PROJECT TITLE
Temple and Community Centre

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Small Temple Roof

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L401

ISSUE
5

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DA

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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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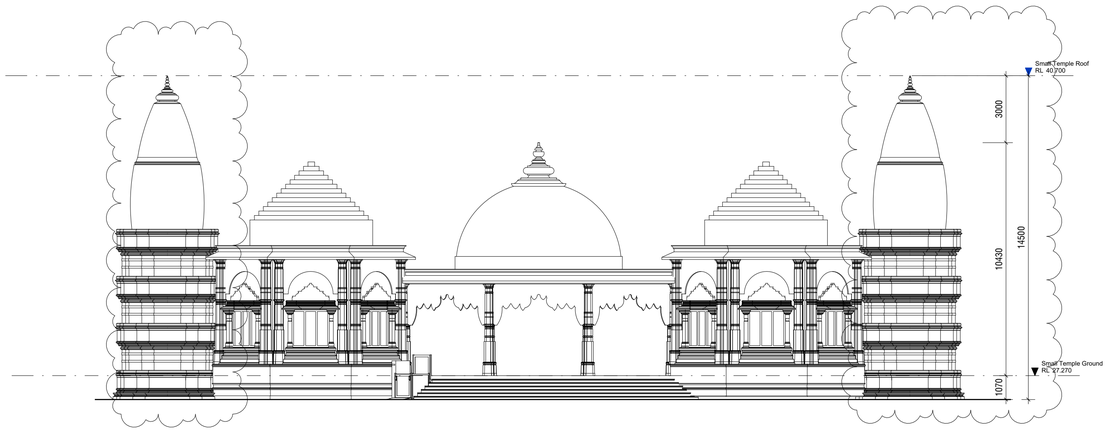
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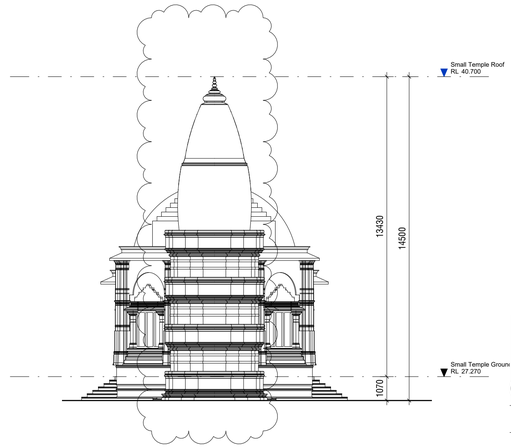
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5	06/06/2025	Council RFI
6	03/07/2025	Minor revisions



Small Temple - Elevation East
1 : 100



Small Temple - Elevation North
1 : 100

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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

DRAWING TITLE
Small Temple Elevations

ORIENTATION

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - L410

ISSUE
6

DATE
3/07/2025
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DA

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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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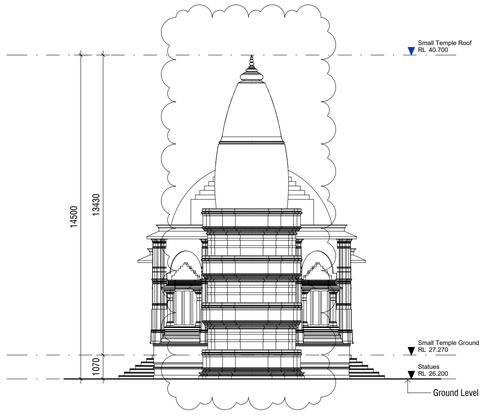
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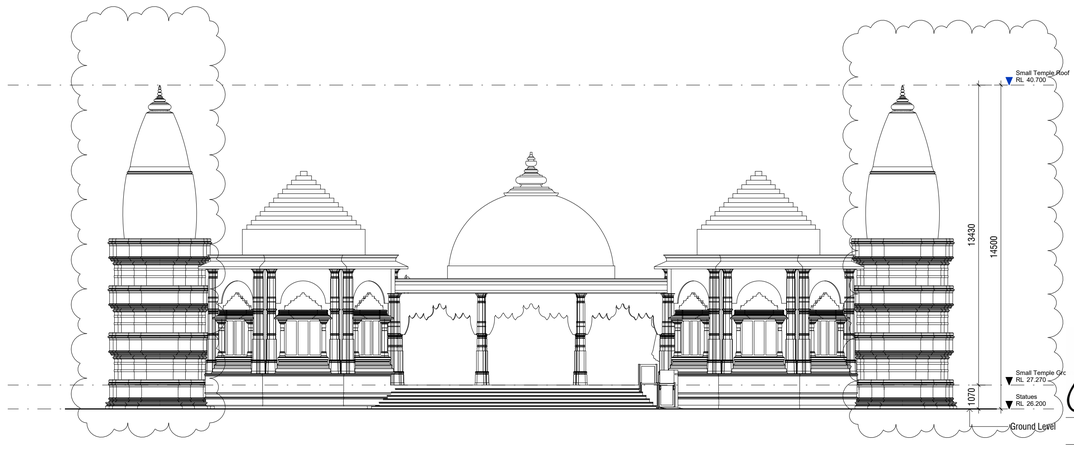
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6	03/07/2025	Minor revisions



Small Temple - Elevation South
1 : 100



Small Temple - Elevation West
1 : 100

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ARCHITECTS

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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
As indicated @ A1

DRAWING NUMBER
JA2277 - L411

ISSUE
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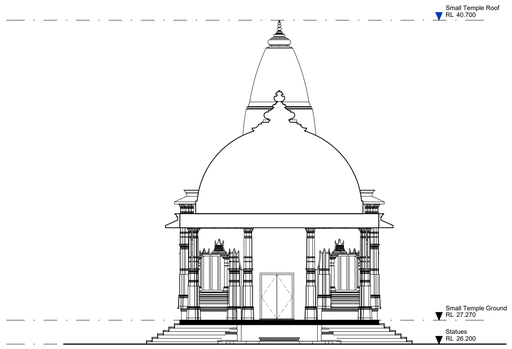
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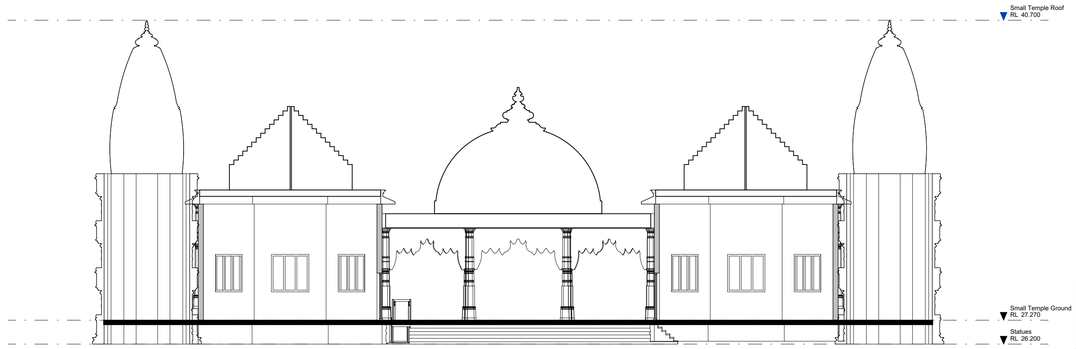
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5	06/06/2025	Council RFI



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

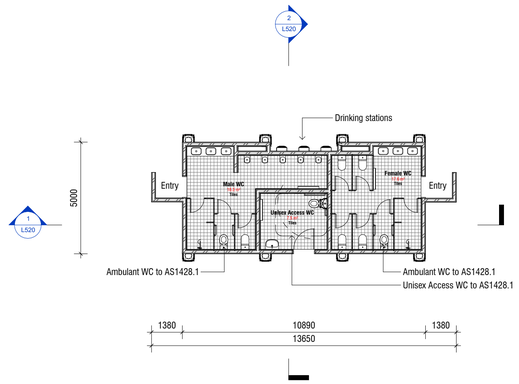
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DRAWING NUMBER
JA2277 - L412

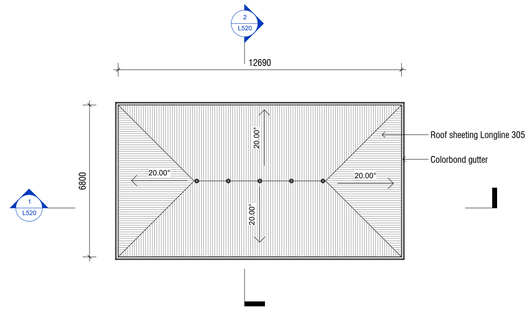
ISSUE
5

DATE
3/07/2025
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DA



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

ORIENTATION

SCALE
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DRAWING NUMBER
JA2277 - L500

ISSUE
5

DATE
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DA

PAINTED:
ECOTONE MINSIL STRAW

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

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FRAMING

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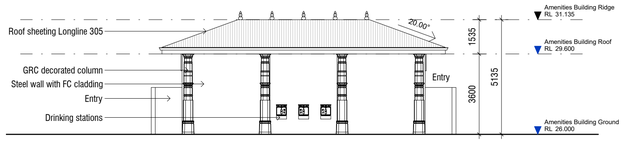
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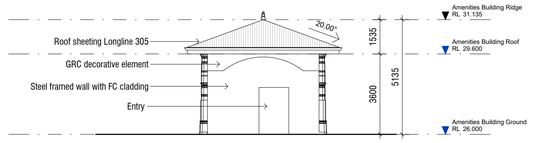
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ABN 11 873 426 563

REVISION SCHEDULE

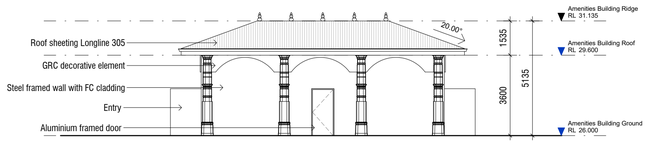
ISSUE #	DATE	DESCRIPTION
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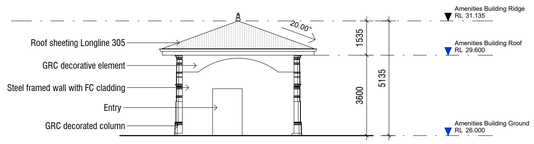
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Amenities Building - Elevation East
1 : 100



Amenities Building - Elevation South
1 : 100



Amenities Building - Elevation West
1 : 100

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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

DRAWING TITLE
Amenities Building Elevations

ORIENTATION

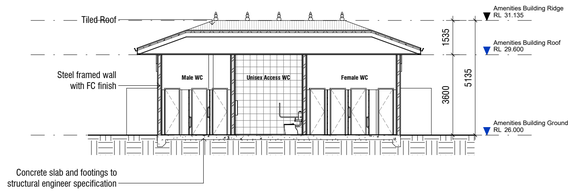
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DRAWING NUMBER
JA2277 - L510

ISSUE
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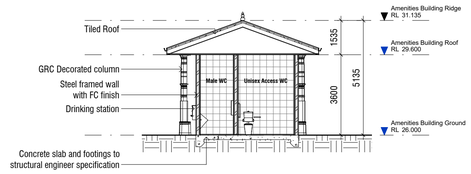
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DA



Amenities Building Section 1

1 : 100



Amenities Building Section 2

1 : 100

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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
Amenities Building Sections

ORIENTATION

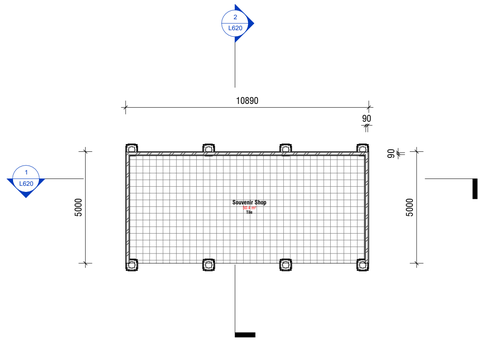
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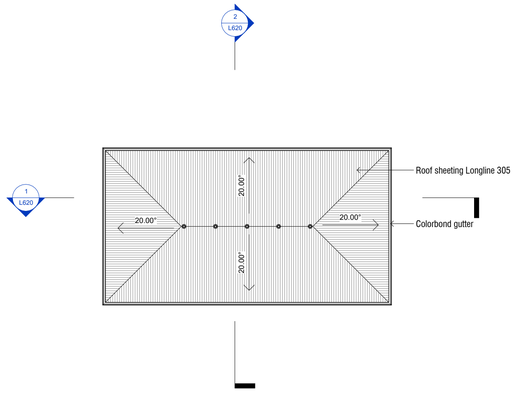
ISSUE
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Souvenir Shop Ground
1 : 100



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

ORIENTATION

SCALE
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DRAWING NUMBER
JA2277 - L600

ISSUE
5

DATE
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DA

PAINTED:
ECOTONE MINSIL STRAW

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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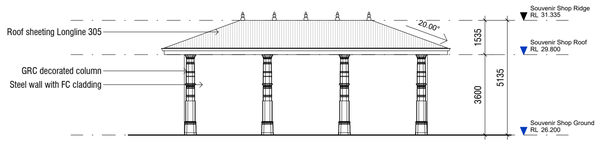
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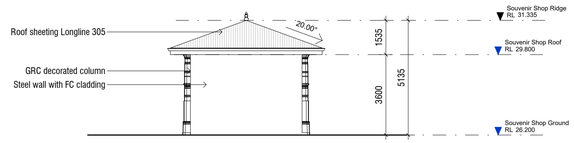
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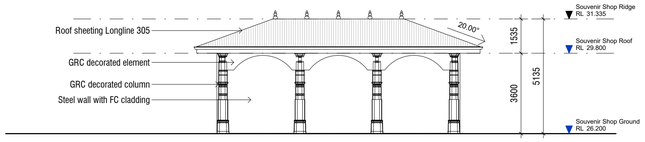
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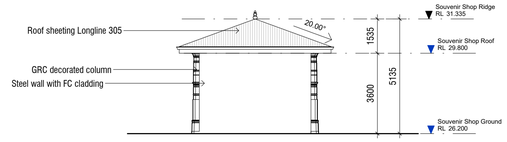
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1 : 100



Souvenir Shop - Elevation East
1 : 100



Souvenir Shop - Elevation South
1 : 100



Souvenir Shop - 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
Souvenir Shop - Elevations

ORIENTATION

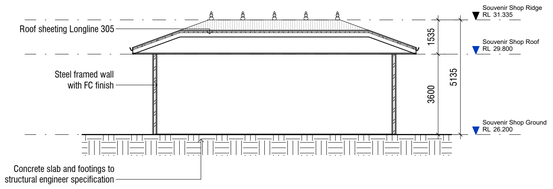
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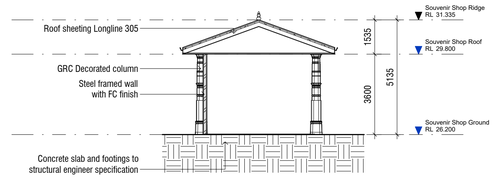
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Souvenir Shop Section 1

1 : 100



Souvenir Shop Section 2

1 : 100

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Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Souvenir Shop - Sections

ORIENTATION

SCALE
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DRAWING NUMBER
JA2277 - L620

ISSUE
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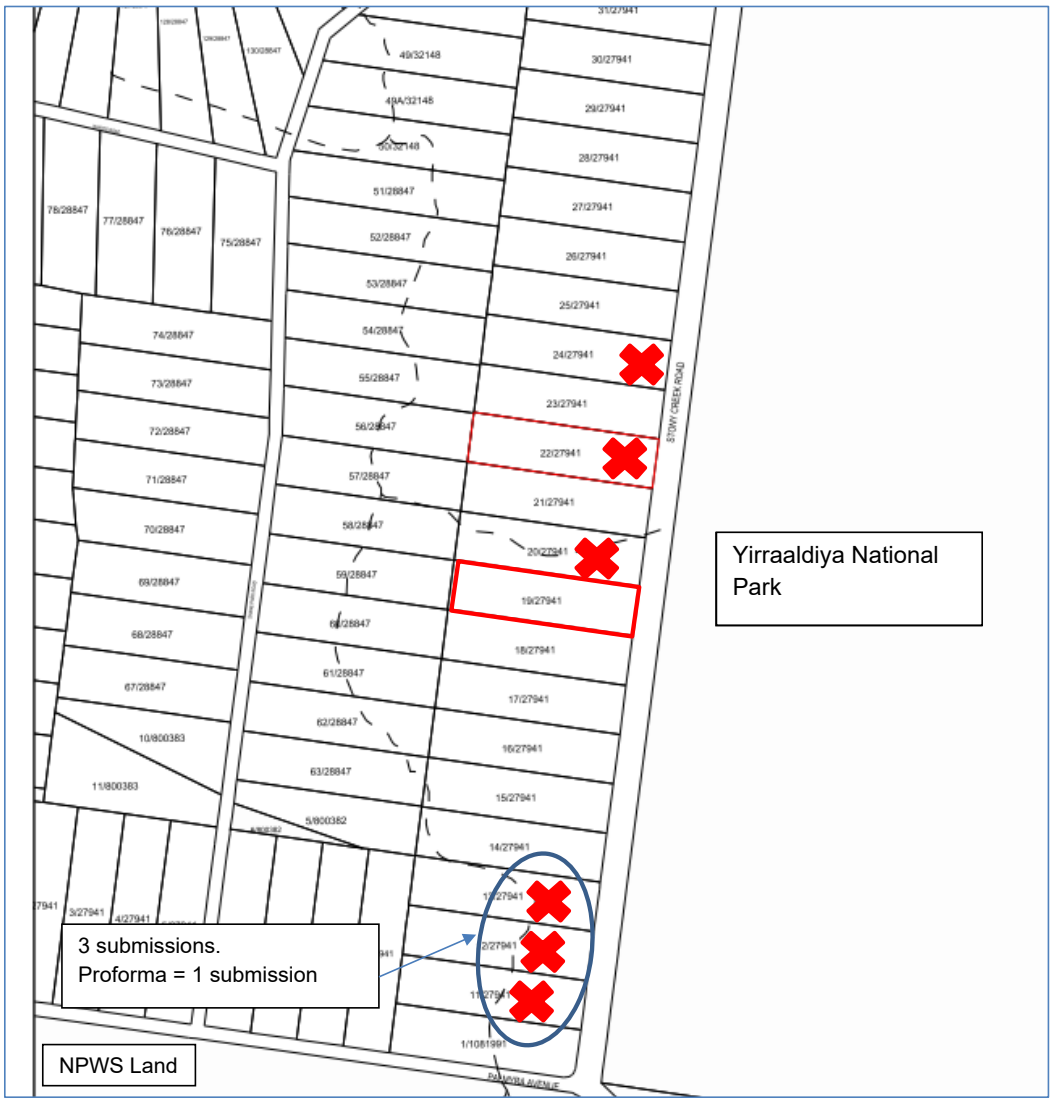
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Attachment 6

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.

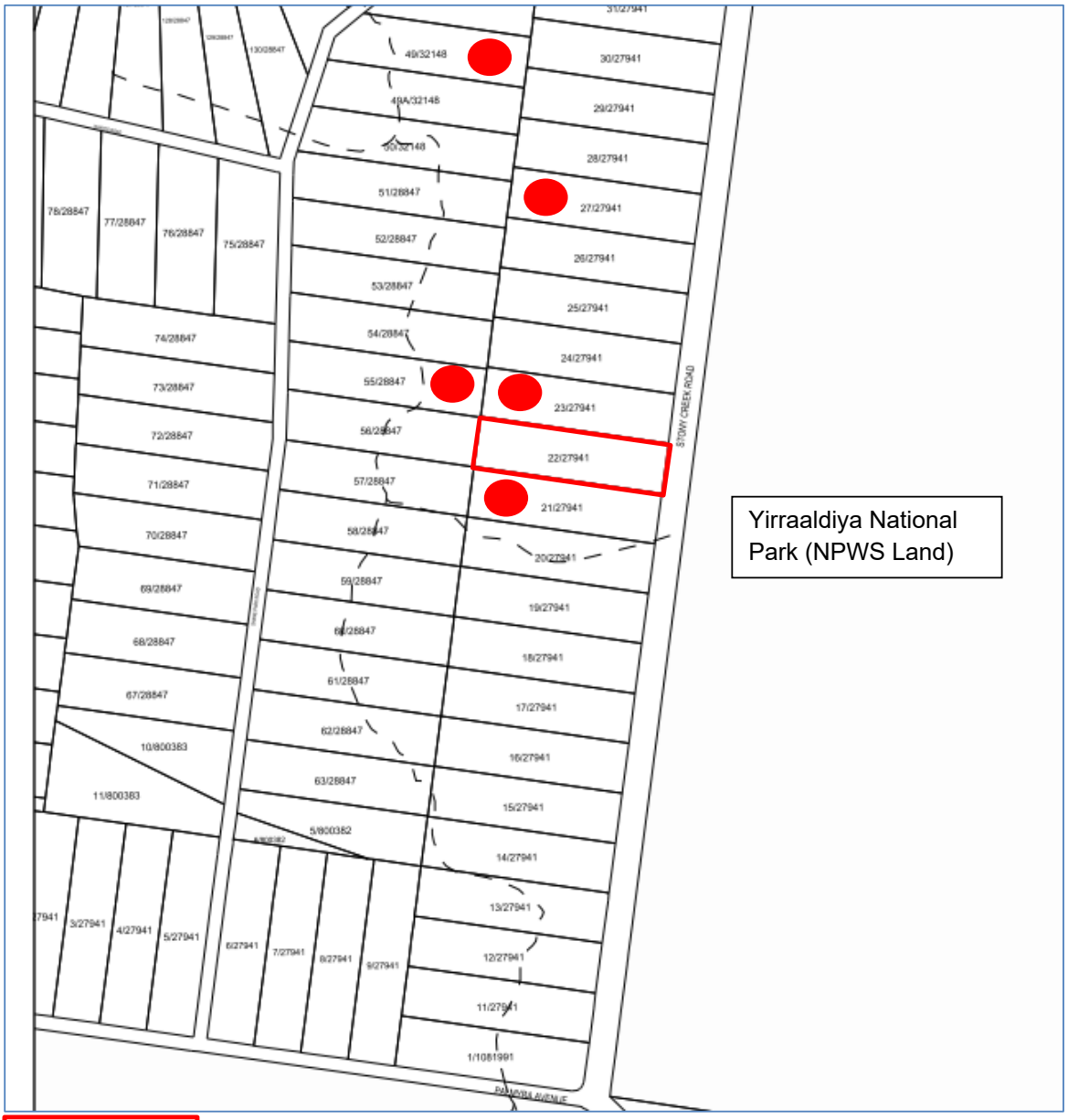
Issue	Planning comment/response
Community and Residential Impact • The proposal is not in harmony with the low-rise residential character • Privacy concerns overlooking surrounding properties • Concerns over illegal parking and congregation • Disruptions to local businesses and residents' quality of 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.

Attachment 3

Summary of residents' concerns and Council response

1 Location of submitters



= site

= submitter/objection

5 other submissions/objectors are outside the map area or anonymous

2 Consideration of issues raised

Issue	Planning comment/response
Scale of development • Towering height of the development • Visual impacts of the development • Uncharacteristic of the local area • Proposal is inconsistent with the zoning objectives and rural character of the area • The proposal is an overdevelopment of the site	The listed concerns are valid issues and are reasons for refusal. The proposed buildings will be out of scale and do not address the desired character of the area. The proposed development is likely to adversely conflict with other land uses and does not demonstrate orderly development, particularly in relation to traffic, amenity and flooding impacts. The proposed development does not satisfactorily address the following RU4 zoning objectives under Blacktown Local Environmental Plan 2015: • To enable 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.
Amenity Impacts • Noise impacts including during odd hours • Concerns with the proposed hours of operation • Overlooking impacts to the surrounding properties • Concerns with impacts on residential amenity in a rural residential setting • Increased road pollution (ie. noise, dust) • Acoustic fence at 2.1m will not help reduce noise impacts	The raised concerns are valid issues and are reasons for refusal. The proposed 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. There are significant concerns regarding the general operational management of the site from traffic and congregation. Impacts of noise, overlooking, amenity disturbance and suitability of the site of the development to the surrounding neighbours have not been adequately addressed by the applicant.
Stormwater management and Infrastructure concerns • Worsening infrastructure impacts from additional traffic ie. potholes, limited road access especially when flooding, and absence of street lights will create safety issues	The stormwater and infrastructure concerns are valid issues and are reasons for refusal. There is currently only 1 lane traffic in each direction on Stony Creek Road. Our development engineer has raised concerns regarding the inadequate road upgrade design that was provided by the applicant, and that it will likely adversely impact the structural integrity and the safety of its users. Our social planner has also raised concerns regarding safety issues and requested that the Plan of Management be revised to include the

Issue	Planning comment/response
• Inadequate existing infrastructure to accommodate high traffic to the site • Flooding concerns and emergency evacuation concerns • Sewage concerns	relevant CPTED (Crime Prevention Through Environmental Design) measures to be in place in the development. In addition, our engineers have identified that the proposed stormwater management is still unsatisfactory. Drainage discharge arrangements and flood risk management measures have not been resolved to Council's satisfaction. The submitted documents relies on assumptions and desktop reviews. They lack detailed hydraulic modelling, flood hazard assessment, or analysis of local overland flow behaviour at the site. The proposal cannot be supported in its current form.
Site Suitability • The proposal is not reflective of the area's demographic population • There is already an existing temple at Kemps Creek	The proposed buildings are proposed to be of a scale capable of accommodating more than 450 people, and is considered not to reflect the local character and the objectives of the RU4 zone.
Parking and Accessibility - • Inappropriate location with no readily accessible public transport • Traffic congestion and reduced safety as a result to pedestrians and general commuters • Potential overflow parking to the street	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 and Richmond Roads. Concerns are raised on the high potential for sudden stopping to enter the site and also safety concerns and potential for traffic collisions from vehicles leaving the site. As Stony Creek Road provides only 1 lane traffic in each direction, 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. There are concerns that the proposed scale of the buildings will be able to contain more visitors than what the application suggests. There is also no public transport option to the site, increasing reliance on private vehicles. The proposal is not satisfactory in this regard.
Construction will hinder road access	This is a valid concern, but not a reason for refusal. Consent conditions can be imposed to manage traffic and access during construction works.
Fencing will not protect wildlife	The proposed fencing is adequate according to our Biodiversity Officer.

Conditions of consent (draft)

Proposed development	Demolition of existing structures and construction of a place of public worship including a community hall, a souvenir shop and car parking for 166 vehicles.
Property description	50 Stony Creek Road, Shanes Park

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the *Environmental Planning and Assessment Act 1979.*

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.2.2 This consent provides development consent for the use of the Place of public worship and associated provision of access and car parking.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

(a) the removal of any tree(s) not indicated on the approved plans, and
(b) any fence, retaining wall, land excavation or filling, advertising structure, and
(c) the installation of vehicular footway crossings servicing the development, and
(d) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the *Roads Act 1993 and Local Government Act 1993* is required.

1.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. Heritage NSW is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements

of Heritage NSW. No further works are to be undertaken on the site without the written consent of Heritage NSW

1.4 **Services**

1.4.1 If any food or public health related activities are proposed, then a separate assessment and approval by Council for the use and fit out of the premises is required.

1.4.2 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited
(b) Recognised energy provider
(c) Natural Gas Company
(d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

1.4.3 All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.4.4 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.,

1.4.5 Telstra (and its authorised contractors) is the only company that is permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

1.5 **Identification Survey**

1.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to

ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

1.6 **Road Damage**

1.6.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

1.7 **Engineering Notes**

1.7.1 All works requiring approval under the *Roads Act 1993* (except standard vehicular crossings) or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate or Subdivision Works Certificate.

1.8 **Payment of Engineering Fees**

1.8.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate please:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

1.9 **Road Damage**

1.9.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

2 GENERAL

2.1 **Scope of Consent**

2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No. **Prepared by Jakaan Architects**	**Dated**
Existing Site Plan and Demolition - Sheet 010 Rev 7	19 January 2026
Site Plan – Sheet 100 Rev 12	19 January 2026
Site Plan – Landscape and Mandir Precinct – Sheet 110 Rev 7 Site Plan – Community Hall Precinct – Sheet 111 Rev 7 Site Plan – Water Management Precinct – Sheet 112 Rev 8 Site Plan – Way Finding – Sheet 120 Rev 4	19 January 2026
Site Elevations - Sheet 200 Rev 5 Site Elevations – Sheet 201 Rev 5	19 January 2026
Site Section - Sheet 300 Rev 5	19 January 2026
Central Facilities Building	
Ground Floor Plan Sheet C100 Rev 8	12 January 2026
First Floor Plan Sheet C101 Rev 8	12 January 2026
Roof Plan Sheet C102 Rev 7	12 January 2026
Elevations North and South Sheet C200 Rev 8	12 January 2026
Elevations East and West Sheet C201 Rev 8	12 January 2026
Sections Sheet C300 Rev 7	12 January 2026
Mandir Building	

Shant Asharam and Administration Office Sheet M100 Rev 7	12 January 2026
Mandir – Hall Level Sheet M101 Rev 7	12 January 2026
Mandir Elevations Sheet M200 Rev 7	12 January 2026
Mandir Elevations Sheet M201 Rev 7	12 January 2026
Mandir Sections Sheet M300 Rev 7	12 January 2026
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025
Small Temple Sections L412 Rev 5	3 July 2025
Amenities Building Plans Sheet L500 Rev 5	3 July 2025
Amenities Building Elevations Sheet L510 Rev 5	3 July 2025
Amenities Building Sections Sheet L520 Rev 5	3 July 2025
Souvenir Shop Sheet L600 Rev 5	3 July 2025
Souvenir Shop – Elevations Sheet L610 Rev 5	3 July 2025
Souvenir Shop – Sections Sheet L620 Rev 5	3 July 2025
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025

DRAWING/DOCUMENT REFERENCE	**DATE**
Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy.	13/03/2024

* Unless modified by any condition of this consent

2.1.2 The applicant must revise the landscape plan to retain and protect Trees 11, 19 and 20. Tree 11 is a Council road reserve tree that can be retained, and Trees 19 and 20 are located in the adjoining neighbouring property. Trees 11, 19 and 20 must not be removed.

2.1.3 Air conditioning is to be included in the building designs to ensure future user comfort. This detail is to be added to architectural plans for the issue of the Construction Certificate.

2.1.4 Site specific mitigation measures are essential and these measures should be included in a revised site design. A development-specific CPTED assessment is to be conducted and discussion provided for review by Council's Social Planning Section before a Construction Certificate can be obtained.

2.2 **Services**

2.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

2.3 **Suburb Name**

2.3.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:
Suburb: SHANES PARK

2.4 **Signage**

2.4.1 Discreet directional signage which provides clear way finding directions for pedestrians and vehicles are permitted to be erected. No illuminated, LED or moving signs are permitted. No business identification signage is approved by the consent.

2.4.2 Any other signage requires separate Council approval prior to installation, except where signage is permitted under an environmental planning instrument.

2.5 **Engineering Matters**

2.5.1 **Design and Works Specification**

2.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

(a) Blacktown City Council's Works Specification - Civil (Current Version)
(b) Blacktown City Council's Engineering Guide for Development (Current Version)
(c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
(d) Blacktown City Council Growth Centre Precincts Development Control Plan
(e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.
Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.
NOTE: Any variations from these design requirements must be separately approved by Council.

2.5.1.2 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. roads, drainage reserves, parks, etc.)
A copy of this notice must be provided to Council's Coordinator of Engineering Approval.

2.5.2 **Other Necessary Approvals**

2.5.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.5.3 **Other Matters**

2.5.3.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

2.5.3.2 Any future substation, temporary drainage works or other utility installation required to service the approved development must not be sited on Council land, including road reservations.

2.5.4 **Drainage Matters**

2.5.4.1 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in perpetuity:
Required percentage reductions in post development average annual load of pollutants

Pollutant	**% post development pollutant reduction targets**
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45

2.5.4.2 Each year the registered proprietor is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse from the rainwater tank and stormwater tank. Based on modelling it is agreed that for non-potable reuse that the rainwater tank and stormwater tank are achieving a minimum 80% reuse with a minimum reuse supplied of 2.51 ML/yr.

2.5.4.3 The registered proprietor is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer WSUD@blacktown.nsw.gov.au.

3 PRIOR TO DEMOLITION

3.1 **Environmental Health**

3.1.1 The *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* is to be reviewed by a Certified Environmental Consultant holding current accreditation under one of the following schemes:

- Certified Environmental Practitioner – Specialist Certification (CEnvP (SC)), or
- A Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) Scheme

The reviewed contamination report is to be submitted to Council for confirmation by Council's Environmental Heath Team.

3.1.2 The recommendations of *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be certified by an environmental consultant with a current accreditation under:

- Certified Environmental Practitioner – Specialist Certification (CEnvP (SC)), or

- A Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) Scheme

3.1.3. The recommendations of the final certified DSI report approved by Council are to be implemented as follows:

- 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.

- 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.

- 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.

3.1.3 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

Following removal, a clearance inspection and issuing of a clearance certificate for the area should be completed by an independent licensed asbestos assessor or competent person.

3.1.4 Prepare and submit to Council a Construction Environmental Management Plan (to include at minimum: the noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dam dewatering management plan, dust control, salinity management plan, proposed means of controlling any activity that could potentially cause a pollution incident as defined by the Protection of the Environment Operations Act 1997.

3.1.5 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

3.2 **Tree Protection**

3.2.1 Unless specific approval is given in this consent, no trees, located within the subject allotment and within the Council road reserve (nature strip) or in the neighbouring land, can be removed or pruned during demolition works.

3.2.2 Any tree not indicated to have consent for removal shall be effectively protected against damage as specified in the Tree Protection Information & Specifications at section 8 contained in the AIA.

3.2.3 Tree Protection measures must be installed before Demolition work begins.

4 DURING DEMOLITION

4.1 **Environmental Heath**

4.1.1 The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.

4.1.2 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's *Waste Classification Guidelines* (2014)

4.1.3 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

4.1.4 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

4.1.5 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

4.1.6 The recommendations of *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

4.2 **Tree Protection**

4.2.1 The measures required to effectively protect trees on the land shall be maintained throughout the demolition works.

5 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

5.1 **DA Plan Consistency**

5.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

5.2 Footpath/Road Condition Assessment Fee

5.2.1 A footpath/road condition assessment fee is to be paid prior to the issue of any Construction Certificate. The applicable fee will be charged in accordance with Council's Goods and Services Pricing Schedule.

Council will undertake an initial inspection of civil assets outside the development site. The applicant will be held liable for any damage arising from construction activities. Council will undertake reinstatement works and recover the costs from the applicant,

which will be charged in accordance with Council's current Goods and Services Pricing Schedule in effect at the time of the work.

5.3 Appointment of Project Arborist

5.3.1 Prior to issue of a Construction Certificate, a Project Arborist is to be appointed for the duration of the works on site. The Project Arborist must hold a minimum qualification of Australian Qualification Framework (AQF) Level 5 in arboriculture and have Public Liability Insurance (minimum $20 million) for the duration of the project. The name and contact details of the Project Arborist are to be notified to Council prior to the commencement of any works on site, including demolition.

5.4 Tree Management (Public street trees)

5.4.1 The applicant who has the benefit of the development is to pay a tree preservation bond for street trees 5 to 11 being retained. This is to ensure the retention and protection of the trees are in line with AS 4970-2009.

5.4.2 The bond amount will be returned 12 months following the issue of the final occupation certificate and following the submission of a final report by the Applicant's project Arborist.

A final assessment report is to be presented to Council to provide advice on the retained tree's health and structure and to decide on any bond return to the applicant.

The confirmation about the health and structure of the trees will be done following an inspection by an authorised officer from Council's Greenspace Services section with the recommendations in the final report considered.

5.4.3 Two inspection fees as per Council's Goods and Services Pricing Schedule will be applicable for the authorised officer to inspect the tree protection measures implemented before construction commencing and following a request for the return of the tree preservation bond as noted above.

5.4.4 An AQF Level 5 Consulting Arborist needs to be engaged to supervise work within the TPZ, provide advice regarding tree protection and monitor compliance. The Consulting Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

5.5 Aesthetics

5.5.1 The reflectivity index of glass used in the external facade of the development is not to exceed 20 percent.

5.5.2 The development approved by Council is to be constructed in accordance with the approved plans. The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of Australia.

5.5.3 Service conduits which are located on the external facade of the building, and which are visible from the public domain, are not permitted to be exposed, and are to be appropriately screened from view so as to blend in and integrate with the overall

presentation of the building.

5.6 **Access / Parking**

5.6.1 The recommendations in the approved Traffic Report dated 30 January 202026 and prepared by Stanbury Traffic Planning are to be shown on the plans submitted for a Construction Certificate.

5.6.2 All car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose. All car parking spaces are to be available to staff and visitors at all times.

5.6.3 The design of the car parking areas, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas, etc. are to conform with AS 2890.1-2004.

5.6.4 All required car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:
Commercial car space: 2.5m x 5.4m
Disabled car space: 2.4m x 5.4m with a shared area of 2.4m x 5.4m

5.6.5 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

5.6.6 All internal driveways and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

5.7 **Services/Utilities**

5.7.1 The following documentary evidence shall accompany any Construction Certificate:

(a) A “Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the removal of any power poles and any provision of street lighting, to the development.

6 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

6.1 **Building Code of Australia Compliance**

6.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) Complying with the deemed to satisfy provisions, or
(b) Formulating an alternative solution which:
  (i) complies with the performance requirements, or
  (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
  (iii) A combination of (a) and (b).

6.2 **Site Works and Drainage**

6.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or

filled ground (not being Exempt Development under an environmental planning instrument), not included on this development consent must be endorsed by a separate development consent or Complying Development Certificate prior to any Construction Certificate being issued.

6.2.2 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

6.3 **Construction on Bush Fire Prone Land**

6.3.1 Development and building works are to be carried out in accordance with the following:

- Design and Construction: new construction shall comply with BAL 12.5 of Australian Standard AS3959 - 2018 Construction of buildings in bushfire prone areas or NASH Standard - 2014 Steel Frame Construction in Bushfire Areas (as appropriate) except where varied by section 7.5.2 of Planning for Bushfire Protection 2019 (NSW variations).
- Utilities: Electricity and gas are to comply with Table 7.4a of Planning for Bushfire Protection 2019.
- Landscaping: Landscaping to the site is to comply with Table 7.4a and Appendix 4 of Planning for Bushfire Protection 2019.
- Fencing and gates: Fencing and gates are to comply with Section 7.6 of Planning for Bushfire Protection 2019.

Details demonstrating compliance to be provided to the Certifying Authority as part of the application for Construction Certificate.

7 PRIOR TO CONSTRUCTION CERTIFICATE

7.1 **Environmental Health**

7.1.1 The recommendations of Detailed *Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

7.1.2 All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:

- NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
- NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2022).
- NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- National Environment Protection Council (NEPC) 1999 *National Environment Protection (Assessment of Site Contamination Measure)* as amended 2013
- NSW Environment Protection Authority's *Waste Classification Guidelines, Part 1: Classifying Waste* (2014)

A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

7.1.3 Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials must be immediately notified to the Council and the principal certifying authority.

7.1.4 The Recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented, as follows:

1. Acoustic Barriers (section to be viewed in colour)

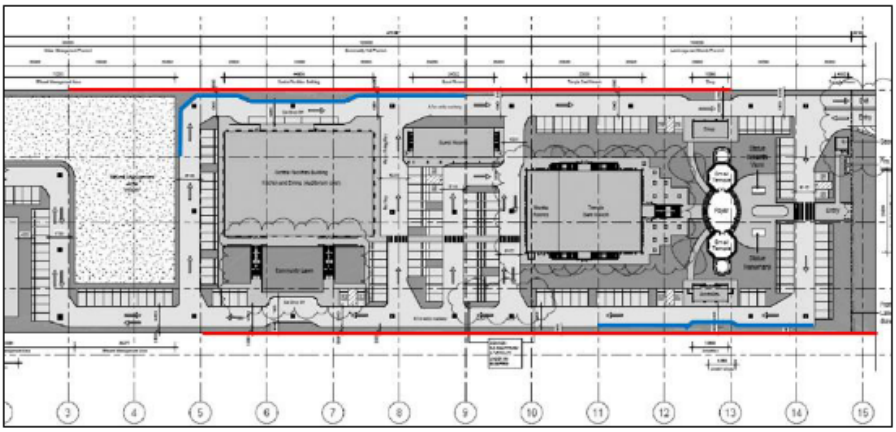
Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

- Polycarbonate Transparent Sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated Concrete panels such as Hebel
- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.
- Any combination of the above

For fences higher than 1.8m, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate maximum vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).
- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. Outdoor Mechanical Plant and equipment

The final selection of any outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	**43 dB(A)**
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	**38 dB(A)**

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	**43 dB(A)**
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	**37 dB(A)**

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

"at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.".

7.1.5 In accordance with section 68 of the Local Government Act 1993 an 'Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System' must be submitted to Council for consideration. Approval must be obtained prior to construction work commencing.

7.1.6 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

8 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

8.1 General

8.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.

8.1.2 The civil engineering plans (Council's ref: D26/55373) are to be **amended** to the satisfaction of Council's Senior Coordinator Engineering Approvals and Coordinator Drainage Development Assessment, and to7 include the following:

i. The plans are to be amended to show the upgrade of Stony Creek Road for a minimum length of approximately 360 metres centred on the proposed site access, including:
   a. Provision of Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) treatments at the site access;
   b. Pavement reconstruction designed to accommodate construction and operational traffic generated by the development; and
   c. Provision of minimum 1.5 metre wide sealed road shoulders on both sides of the carriageway for the upgraded section.

ii. The engineering plans shall be **amended** to demonstrate that the proposed road and drainage works along Stony Creek Road will not adversely impact existing driveway access arrangements serving adjoining properties. The plans shall indicate:
   a. Reconstruction or modification of existing driveway crossings impacted by the proposed works.

b. Long sections and cross sections demonstrating appropriate tie-ins between the proposed roadside drainage infrastructure and adjoining access points.

c. Details confirming that safe and practical vehicular access to adjoining properties will be maintained at all times.

iii. The applicant shall submit an **updated** Flood Risk Management Report and Flood Emergency Response Plan (FERP) prepared by a suitably qualified hydraulic engineer. The report must include, but not be limited to:

a. Confirmation of the flood risk affecting the site up to the Probable Maximum Flood (PMF) event.

b. Assessment of flood hazard (depth and velocity) during extreme flood events, including potential risks to vehicles and pedestrians within the site and along the evacuation route.

c. Assessment of flood evacuation arrangements, demonstrating that all occupants and vehicles can safely evacuate the site prior to floodwaters affecting the site access or surrounding road network.

d. Assessment of maximum occupancy scenarios, including evacuation of the full site population and car parking capacity.

e. Confirmation of the available flood warning time and evacuation trigger levels.

f. Preparation of a detailed operational Flood Emergency Response Plan for the development

g. The report shall demonstrate that risks to life associated with extreme flood events can be appropriately managed.

iv. Drawing PS01-D101:

a. Label the proposed location of the dish crossing on the entry driveway

b. Rename the detail “Inset A” to be called “Dish Crossing Detail”

v. Drawing PS01-E100:

a. Provide the size of the proposed “Dish Drain at site entrance”

b. Increase the pipe size to a minimum 150mm diameter for the two pipes between Pit 1A202-01, Pit 1A106-07 and Pit 1A106-06

vi. Drawing PS01-E110:

a. Amend the alignment of the 2x150mm pipes from the “Stormwater tank” to the headwall to avoid the bend in the pipe alignment and the change of grade currently proposed. Realign the pipes by moving the pipe outlet from the “Stormwater tank” further north and regrade them to avoid both the change of direction and change of grade

b. Amend the pit label adjacent to the Stormwater tank referring to the 2x150mm pipes exiting it, is to be corrected from “1A108-02” to say “1A110-02”

c. Label the pit named “1A103-01” to the north of the tank

d. Label the pipe size between Pit 1A103-01 and Pit 1A101-03

e. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm

f. A note is to be added to the drawing to make it clear that the kerb in Road 21-MSL01 is to be extended past Pit 1A101-04 and is to be integrated into the retaining wall on the southern side of the basin entry driveway. The retaining wall height is to be amended to match into the top of kerb level.

g. Provide detailed design of the proposed stormwater drainage system, including swales, level spreader and discharge arrangements along the southern boundary of the site. The design is to demonstrate that:

    i. The proposed drainage system replicates existing surface flow behaviour and does not concentrate flows in a manner that would cause erosion or adverse impacts to adjoining properties.

    ii. Stormwater discharge from the site will not increase flow velocities or volumes entering adjoining land.

    iii. Adequate erosion protection measures are provided at discharge locations.

    iv. Detailed hydraulic calculations supporting the drainage design are provided

h. Provide a safety risk assessment for the proposed retaining walls surrounding the on-site detention (OSD) basin.

    The assessment shall consider the potential safety risks associated with the height of the retaining walls and the proximity of the basin to pedestrian and maintenance areas. The assessment shall identify potential hazards including, but not limited to, fall risks, access for maintenance, and risks associated with stormwater storage and detention infrastructure.

    Where risks are identified, the amended engineering plans shall incorporate appropriate risk mitigation measures, which may include fencing, barriers, handrails, restricted access controls, warning signage, or other safety measures as recommended by the design engineer.

    Details of the safety assessment and all proposed mitigation measures shall be shown on the engineering plans.

vii. Drawing PS01-E200:

a. Amend the detail “OSD outlet structure” - Provide a top of headwall level on this section.

b. Amend the “Section C – Rainwater Tank C” detail - Amend the note “300mm overflow pipe with non-return flap valve IL 25.58” – change this note to say “150mm overflow pipe with non-return flap valve IL 25.58”.

c. Amend the “Section C – Rainwater Tank C” detail - Amend the note “100mm outlet pipe IL 25.27” – change this note to say “150mm outlet pipe IL 25.27”.

viii. Drawing PS01-E201:

a. Amend detail “Stormfilter and Stormwater Tank D…General Arrangement Plan” – realign the 2x150mm pipes exiting the tank to avoid the bend and change of grade.

ix. Drawing PS01-300:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.
b. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm.

x. Drawing PS01-301:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.

xi. Drawing PS01-302:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.

xii. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the Rainwater Tanks, the Stormfilter Tank and the Stormwater Tank in accordance with Council's Engineering Guide for Development 2005.

xiii. Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines for the above ground OSD basin

xiv. Provide galvanised or equivalent step irons or ladders for all entry points to the underground tanks. Access points to the below ground tanks must be a minimum 900 x 900 mm

xv. Provide Floodway Warning Signs for the above ground detention area in accordance with Plan A(BS)114S from Council's Engineering Guide for Development 2005.

xvi. All pits within the proposed development, other than for detention, must comply with the following. Pits 600 x 600 mm are limited to 600 mm maximum depth, pits 600 x 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 x 900 mm.

xvii. Discharge control pits for the OSD Tank over 1200 mm deep must have a minimum internal opening of 1200 mm x 1200 mm.

xviii. The orifices within the Discharge Control Pits are to be protected by a suitable screen. Provide Maximesh Rh3030 for orifice diameters 150 mm or less with a minimum area of 50 times the orifice area and Weldlok F40/203 for orifices 150 mm diameter or more with a minimum area of 20 times the orifice area. Provide the dimensions of the screens on the engineering drawings.

xix. Provide details for permanent coloured interpretive signage to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail are to be generally in accordance with Section 14 of Council's WSUD developer handbook and be approved by Council.

xx. All OceanGuards are to be clearly notated as "200 micron OceanGuards".

xxi. Provide metal mosquito proof mesh welded under any grated access points into the Stormfilter Chamber.

xxii. Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS)

Scheme for any water use fittings. Minimum WELS ratings or other requirements are:

a. 4 star dual-flush toilets;

b. 3 star showerheads;

c. 5 star taps (for all taps other than bath outlets and garden taps);

d. 3 star water efficient washing machines and dishwashers are to be specified.

xxiii. An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses. Such use includes all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

a. A first flush or pre-treatment system

b. A pump with isolation valves

c. A solenoid-controlled mains water bypass

d. Flow meters on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse

e. An inline filter and preferably an automatic backwash inline filter

f. A control panel with warning light to indicate pump failure

g. A timer and control box for landscape watering, allowing for seasonal variations and split systems

h. An irrigation watering plan allowing for a minimum of 1508 kL/yr and accounting for seasonal variations

i. Providing a minimum combined rainwater tank size of 276 kL below overflow, servicing all toilets/urinals

j. Providing a minimum stormwater tank size of 77 kL below overflow, servicing all landscaping areas

k. Ensuring all the rainwater reuse pipes and taps are coloured purple

l. Fitting rainwater warning signs to all external taps using rainwater

m. Provide external taps at a rate of one tap for each 150 m2 of landscape area evenly spread across the site for landscape watering. All external taps are to be connected to the stormwater tank.

n. Connection of all proposed toilets/urinals to the rainwater tank.

8.1.3 Roads Act approval under Section 138 of the Roads Act 1993 shall be obtained from Council for the upgrade of Stony Creek Road adjacent to the development site. The road upgrade works shall extend for a minimum length of approximately 360 metres centred on the proposed site access, or as otherwise determined by Council, and shall include but not be limited to the following:

a) Provision of dedicated intersection turning treatments at the proposed site access including a Channelised Right Turn (CHR) lane and Auxiliary Left Turn (AUL) lane within Stony Creek Road in accordance with Austroads Guide to Road Design and Council requirements.

b) Widening and upgrading of Stony Creek Road to provide a safe rural road cross-section including minimum 1.5 metre wide sealed shoulders on both sides of the carriageway, or as otherwise required by Council.

c) Pavement reconstruction works designed in accordance with Austroads and Council standards to accommodate traffic generated by the development, including construction traffic, heavy vehicles and ongoing operational traffic.

d) Adjustment or reconstruction of table drains, verge grading, stormwater drainage infrastructure, line marking, signage and roadside safety treatments as required.

e) Submission to Council of detailed civil engineering design drawings and pavement design calculations, prepared by a suitably qualified and experienced civil engineer, demonstrating that the upgraded road pavement is capable of accommodating the projected traffic loading associated with the development.

f) All works shall be designed and constructed at no cost to Council and shall be completed to the satisfaction of Council.

g) Council may require additional road and drainage upgrades at the S138 stage if impacts are identified

8.1.4 A pre-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council documenting the existing condition of:

a) Stony Creek Road pavement and shoulders adjacent to the site

b) adjoining property driveway crossings

c) any affected roadside drainage infrastructure

The report shall include photographic records and shall be used as a baseline for assessment of any damage resulting from construction activities associated with the development.

8.2 **Construction Certificate Requirements**

8.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path paving

The above requirements are further outlined in this section of the consent.

8.3 **Roads Act Requirements**

8.3.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve
- Half width road construction
- Kerb inlet pit connections or construction
- Vehicular crossings
- Path paving

The above requirements are further outlined in this section of the consent.

8.4 **Other Engineering Requirements**

8.4.1 If the estimated cost is $250,000 or greater proof of long service levy payment is required.

8.4.2 Any ancillary works undertaken shall be at no cost to Council.

8.4.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

8.4.4 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

8.5 **Roads**

8.5.1 Submit a pavement report prepared and designed by a professional civil engineer with soil tests carried out by a registered NATA soils laboratory. The pavement design shall withstand the traffic loadings listed in this consent.

8.5.2 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a person who holds a current SafeWork NSW Work Zone Traffic Management Plan accreditation and photo card.

8.5.3 Road shoulder for the full road frontage of the development is required. These construction works include drainage, kerb and gutter, footway turfing, service adjustments and any other ancillary work necessary to make this construction effective.

8.5.4 Indicate the replacement of any redundant layback and footway crossing with Council's standard kerb and gutter. The footway area shall be restored with turf in accordance with Council's specifications.

8.6 **Drainage**

8.6.1 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.

8.7 **Signage and Line Marking**

8.7.1 A formal submission must be made to the Local Transport Forum (LTF) through Council's Traffic Engineering department for all signage and line marking details proposed as part of these works.

A determination will be required prior to the implementation of all signage and line marking works.

8.8 **Erosion and Sediment Control**

8.8.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

8.9 **Earthworks**

8.9.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.

8.9.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

8.9.3 Show on plan adjacent to road cross sections approximate quantities of road materials required for construction. (i.e. Densely Graded Subbase and Densely Graded Base)

8.10 **On-Site Stormwater Detention**

8.10.1 On-site stormwater detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20, or an S3QM Certificate

8.10.2 A registered engineer (NER) must certify that:

- The structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- The on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically in general accordance with Council's Engineering Guide for Development, DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management, S3QM Deemed to comply tool and Councils Standard Drawing A(BS)175M.

8.11 **Stormwater Quality Control**

8.11.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.

8.12 **Vehicular Crossings**

8.12.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

9 PRIOR TO CONSTRUCTION CERTIFICATE (Biodiversity)

9.1 A Biodiversity Management Plan ("BMP"), comprising of a detailed site plan and an accompanying report in a legible format prepared by a person who has qualifications and experience in respect of ecology is to be submitted by the proponent for Council's consideration.

The BMP is to relate to the land within Lot 22 DP 27941, No. 50 Stony Creek Rd SHANES PARK and must contain full details of the actions proposed to be taken with respect to the management of fauna during the course of carrying out the development.

The BMP is to be consistent with the NSW Department of Planning, Industry and Environment "Code of Practice for injured, sick and orphaned protected fauna" 2011 (the Code). It is to cover all biodiversity mitigation measures as recommended in the Biocertification letter from Biosis dated 10 July 2025.

The commencement of any works under this consent must not occur unless and until the Council has given notice in writing to the proponent that it has approved the Biodiversity Management Plan.

10 PRIOR TO DEVELOPMENT WORKS COMMENCING

10.1 **Safety/Health/Amenity**

10.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

(a) a standard flushing toilet, or
(b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifier for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

(a) building work carried out inside an existing building, or
(b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

10.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
(b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

10.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

10.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40 mm or larger aggregate placed 150 mm deep,

and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

10.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

10.2 **Notification to Council**

10.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Section 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 indicating details of the appointed Principal Certifier and the date construction work is proposed to commence.

10.3 **Sydney Water Authorisation**

10.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifier to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

10.4 **Tree Management**

10.4.1 No trees, located within the subject land or within the Council road reserve (nature strip), may be removed or pruned unless specific approval is given in this consent.

10.4.2 All trees, not approved for removal, or pruning by the Conditions of this development consent, are required to be retained and protected. Tree Protection Measures, compliant with the provisions of AS4970: Protection of trees on development sites, 2009 must be installed before the commencement of any works on site, including demolition.

10.4.3 A Compliance Certificate is to be provided by the Project Arborist to the Principal Certifying Authority once the required Tree Protection Measures have been installed.

10.4.4 There must be no excavation, mechanical or by hand, or alteration to existing soil levels within the Tree Protection Zone of any tree required to be retained and protected.

10.5 **Tree removal**

10.5.1 Trees, identified for removal in Section 6 of the Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy 13 March 2024 (AIA), are approved for removal.

10.5.2 Trees, not specifically identified in the AIA referenced above may not be removed under this development consent.

10.5.3 All tree work must be carried out in accordance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work and Work Cover NSW Code of Practice – Amenity Tree Industry 1998.

10.6 **Tree Preservation and protection requirements**

10.6.1 Trees, recommended for retention Section 6 of the AIA must be retained and protected. Unless specific approval is given in this consent, no trees, located within the subject land and/or within the Council's road Rrserve (nature strip) or in the neighbouring land, may be removed or pruned.

10.6.2 Tree Protection, as specified in Sections 8 of the AIA is to be followed and installed.

11 DURING CONSTRUCTION WORKS

11.1 **Safety/Health/Amenity**

11.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Section 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifier for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

11.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
(b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

11.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

11.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

11.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

11.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

11.2 **Building Code of Australia Compliance**

11.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

11.3 **Surveys**

11.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifier to verify the approved position of each structure in relation to the property boundaries.

11.4 **Nuisance Control**

11.4.1 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.5 **Waste Control**

11.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

11.6 **Environmental Health**

11.6.1 The recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented.

11.6.2 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:

a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured
   - at the most effected point on or within any residential property boundary or
   - at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.

b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

11.6.3 The Onsite Sewage Management Facility is to be constructed in accordance with the recommendations of the Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report: P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026

11.6.4 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.

11.6.4 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

11.7 **Biodiversity**

11.7.1 The development must be carried out at all times in accordance with the Council approved Biodiversity Management Plan. Within 14 days of the works, the ecologist is to provide a report on the tree clearance works and dam dewatering works, to be provided to Council through the Natural Areas Team.

11.8 **Tree Protection**

11.8.1 All sub-surface services (e.g. gas, water, electricity, stormwater, sewerage etc) are to be located outside of the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.2 Under no circumstances are sub-surface services to be installed within the Structural Root Zone of a tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.3 Power poles, stormwater grate drains, service lines etc. are to be located to avoid any need to install services within a Tree Protection Zone or to excavate through a Tree Protection Zone. All such features are to be located so that they do not negatively impact on any tree required to be retained by this consent or which is located on an adjoining site. Only where there is no other viable option available are services to be installed within the Tree Protection Zone.

11.8.4 Where services are required to be installed within the Tree Protection Zone, the Project Arborist is to be consulted prior to the works being undertaken and appropriate, tree sensitive installation methods are to be used. Open excavation must only be used on the authorisation of the Project Arborist and must be completed by hand, use of mechanical digging tools is not permitted.

11.8.5 The Project Arborist is required to supervise and direct all work associated with the installation of sub-surface services within the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.6 At the completion of the works, the Project Arborist must provide a Compliance Certificate to the Principal Certifying Authority which details the method used for the installation of the sub-surface services, identifies all tree roots severed by diameter and depth, and all tree protection measures implemented.

11.8.7 During building work, including demolition and landscape construction, the Project Arborist is to complete site inspections and/or supervision of work, as indicated in Section 8.1.12 of the AIA.

11.8.8 The Project Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

11.8.9 During building work, including demolition and landscape construction, the Project Arborist is to carry out regular site monitoring, to ensure Tree Protection Measures are being maintained compliant with the requirements of this consent. Record of these site visits is to be sent to the Principal Certifying Authority.

11.8.10 The Principal Certifying Authority must ensure that the recommendations of the Project Arborist are implemented within the stated timeframes.

12 DURING CONSTRUCTION (ENGINEERING)

12.1 Notification of Works

12.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.

12.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

12.2 Insurances

12.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of $20,000,000 Indemnity and Workers Compensation.

12.3 Service Authority Approvals

12.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

12.4 Boundary Levels

12.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

12.5 **Tree Protection and Preservation**

12.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

12.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.

12.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

12.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council’s direction, this work must be generally undertaken by a qualified Arborist.

12.6 **Soil Erosion and Sediment Control Measures**

12.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

12.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

12.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

12.7 **Filling of Land and Compaction Requirements**

12.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.

12.7.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).

a) Compaction certificates for fill within road reserves.
b) Compaction certificates for road sub-grade.

c) Compaction certificates for road pavement materials (sub-base and base courses).
d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
   - Compliance Certificate and Test Results
   - Delivery Dockets
   - Summary of Material deliveries as per template available on Council's website

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from N.A.T.A. certified stockpiles.

12.7.3 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.

12.7.4 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.

12.7.5 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind-blown dust.

12.7.6 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

12.7.7 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.

12.7.8 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

12.8 **Filling in Contaminated Land**

12.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

12.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

12.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

12.9 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**

12.9.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifier for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

12.10 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

12.10.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or Local Government Act 1993 must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

12.11 **Public Safety**

12.11.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

12.12 **Site Security**

12.12.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

12.13 **Traffic Control**

12.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Safework NSW Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2019.

12.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by

a person who holds a current Safework NSW accreditation and photo card to implement Traffic Control Plans.

12.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Safework NSW) Traffic Controller accreditation and photo card and carry it with them.

12.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Safework NSW accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2019.

12.13.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Safework NSW accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2019 and the current version of the TfNSW Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.

12.14 **Road Line Marking and Traffic Signage**

12.14.1 Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.

12.15 **Drainage Matters**

12.15.1 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all toilets are capable of being supplied by rainwater and that there is no cross mixing, or cross contamination with the potable water supply.

12.15.2 The 25 x 200 micron OceanGuards and 18 x 690mm ZPG Stormfilter cartridges supplied by Ocean Protect are not to be reduced in size or quantity, nor replaced with an alternate manufacturer’s product

13 PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

13.1 **Road Damage**

13.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

13.2 **Compliance with Conditions**

13.2.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.

13.2.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the Environmental Planning and Assessment Act 1979.

13.4 **Temporary Facilities Removal**

13.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

13.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

13.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council’s Soil Erosion Control Policy shall be provided.

13.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.

13.4.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.5 **Other Matters**

13.5.1 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

13.5.2 All required internal driveways/aisles and car parking spaces for the use of staff and visitors shall be line-marked, and the permanent car parking spaces are to be sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

13.5.3 Appropriate way finding signage is to be erected which directs staff, visitors and delivery vehicles to the appropriate locations.

13.5.4 All privacy screening measures and boundary fencing detailed on the approved plans are to be installed and completed prior to the issue of any Occupation Certificate.

13.5.5 With regard to the treatment of any boundary fencing / acoustics walls in the vicinity of the public domain / public footway, appropriate measures are to be in place to deter the potential for graffiti on these fences / acoustic walls, such as landscaping which limits access to these boundary fences / acoustic walls, or an anti-graffiti finish. Any fencing proposed around the site fronting the public road is required to be a powder coated

palisade fence. These details are to be shown on the construction certificate plans to the satisfaction of the Certifying Authority.

13.6 **Waste Collection**

13.6.1 Arrangements for waste and recycling collection services for the place of public worship are to be in accordance with the approved Waste Management Plan.

13.7 **Maintenance Plans**

13.7.1 A "total" maintenance plan is to be prepared for the site. The plan is to ensure the following:

(a) The long term up-keep and cleanliness of the development, to ensure all buildings, driveways and aisles, car park areas, fencing, soft and hard landscaping, outdoor play areas, security systems, directional signage, lighting, plant and equipment, loading areas, services and two surplus areas (which are the subject of future separate Development Applications) are regularly inspected and maintained at optimum levels at all times.
(b) That security, cleanliness and general repairs are managed appropriately, and that areas are not left unattended for long periods thereby substantially increasing the opportunity for graffiti or anti-social behaviour. Any unwanted "junk mail" is to be collected on a regular basis and disposed of as necessary.
(c) The development is to be suitably managed at all times.

A copy of the Plan is to be submitted to Council prior to the release of any Occupation Certificate.

13.8 **Temporary Facilities Removal**

13.8.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

13.8.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

13.8.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Engineering Guide of Development – 2005 shall be provided.

13.8.4 Any temporary builder's sign or other site information sign shall be removed from the land.

13.8.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.9 **Fee Payment**

13.9.1 Any fee payable to Council as part of a Construction, Subdivision Works, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

13.10 **Fire Safety Certificate**

13.10.1 A final fire safety certificate complying with Section 41 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021shall be issued prior to the use of the building.

13.11 **Service Authority Approvals**

13.11.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the issue of a Final Occupation Certificate:

(a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of the plan of subdivision.

13.12 **Biodiversity matters**

13.12.1 At the completion of landscape works, the consulting landscape architect who prepared the documentation or an equally qualified landscape architect shall submit to the Certifying Authority a Landscape Compliance Report.

This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred.

This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions.

The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

13.13 **Tree preservation**

13.13.1 Prior to the issue of an Occupation Certificate, the Project Arborist is to provide certification, to the Principal Certifying Authority, that the Tree Protection Measures, as required by the conditions of this consent, have been implemented and maintained during the project. This will assist with assessing the Occupation Certificate requirements and the return of any Tree Preservation Bonds to the applicant.

13.13.2 The trees retained for the development must be in good health and condition to receive the Occupation Certificate. The applicant must follow the recommendations in the Tree Protection Plan.

13.14 **Engineering Matters**

13.14.1 **Surveys/Certificates/Works As Executed plans**

13.14.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

13.14.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines.

13.14.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).

13.14.1.4 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).

13.14.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.

13.14.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.

13.14.1.7 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

13.14.1.8 Applicant is to compile and submit the following in accordance with Council's Works Specification - Civil (Current Version):

a) Compaction certificates for fill within road reserves.
b) Compaction certificates for road sub-grade.
c) Compaction certificates for road pavement materials (sub-base and base courses).
d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
   - Compliance Certificate and Test Results
   - Delivery Dockets
   - Summary of Material deliveries as per template available on Councils website.

13.14.1.9 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council

Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

13.14.1.10 This development requires separate approvals under the *Roads Act 1993* and / or *Local Government Act 1993.* Prior to the issue of an Occupation Certificate, the applicant must obtain written confirmation from Council that these works have been completed to its satisfaction.

13.14.2 **Drainage Matters**

13.14.2.1 A Chartered Civil Engineer registered with NER, is to certify that:

a) All the requirements of the approved drainage plans have been undertaken;

b) The installation of the 25 x 200 micron OceanGuards has been undertaken

c) The installation of the 18 x 690mm ZPG Stormfilter cartridges has been undertaken

d) The minimum detention storage volume of 920 m3 has been provided below the 1% AEP emergency overflow weir;

e) The 50% AEP orifice, 1% AEP orifice, 50% AEP pit grate, 1% AEP pit grate, emergency overflow weir, both trash screens and all other required pipes, with step irons for the OSD basin have been installed in accordance with the approved construction certificate plans.

f) A minimum 276 kL Rainwater Tank (before overflow) has been provided collecting roof water from a minimum 2,720 m2 of roof area;

g) A minimum 77 kL Stormwater Tank (before overflow) has been provided

h) The installation of the Stormfilter water quality chamber, overflow chamber, the required weir(s), oil baffle(s), energy dissipater(s) and sealed entry pits with step irons have been installed in accordance with the approved construction certificate plans;

i) The installation of the sealed entry pits for the rainwater tank(s) and Stormfilter Tank with step irons have been installed in accordance with the approved construction certificate plans;

j) The interpretative water quality sign has been correctly installed;

k) All (other) signage and warning notices have been installed;

l) A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

m) Any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

13.14.2.1 A plumber licensed with NSW Fair Trading, or experienced chartered hydraulic engineer, is to certify that:

a) All the requirements of the detailed Non-Potable Water Supply and Irrigation Plan have been installed to the required locations.
b) The pumps, alarms and all other systems are working correctly.
c) The flow meters have been installed on the pumps outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse.
d) The initial flow meters readings are detailed in the certificate.
e) All toilets/urinals are supplied by the total 276 kL rainwater tank(s).

f) All landscaping areas are supplied by the 77 kL Stormwater tank.
g) External taps at a rate of one tap for each 150 m2 of landscape area evenly spread across the site for landscape watering or washdown have been installed. Some taps shall be located closer to parking areas to allow for car washdown.
h) The water from at least one toilet and two external taps have been tested to show no chlorine residual.
i) Rainwater warning signs are fitted to all external taps using rainwater.
j) A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

13.14.2.2 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:

a) 4 star dual-flush toilets;
b) 3 star showerheads;
c) 5 star taps (for all taps other than bath outlets and garden taps);
d) 3 star Water efficient washing machines and dishwashers have been used

13.14.2.3 Ocean Protect is to certify for the installation of the 200 micron OceanGuards and Stormfilter that:

i. they are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
ii. A minimum of 25 x 200 micron OceanGuards have been installed;
iii. A minimum of 18 x 690mm ZPG StormFilter cartridges have been installed;
iv. The Stormfilter Chamber includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges
v. The Stormfilter weir length is a minimum of 1.89 m;
vi. The Stormfilters each have a minimum flow rate of 1.6 l/s at standard weir height;
vii. Mosquito proof screens have been provided under any grated access points into the Stormfilter tank; and
viii. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.
ix. A maintenance contract has been entered into for the maintenance of the Stormfilter cartridges and the Oceanguard pit filter inserts

13.14.2.4 Provide written evidence that the registered owner has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the above ground OSD basin, the rainwater tanks, the stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts. Forward a copy of the signed and endorsed contract and maintenance contractor details and evidence of payment to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This maintenance

contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

13.14.2.5 Following the expiration of the 5 year maintenance contract, the owner shall enter into a Maintenance Agreement with a maintenance contractor for the WSUD systems installed within the site. The Maintenance Agreement is to be in accordance with the Maintenance schedule approved by Council. The maintenance contractor is to possess the qualifications and licences, if any, required to undertake the maintenance works in accordance with Council and New South Wales policy and legislation. The Maintenance Agreement must be maintained for the life of the development. The Applicant shall submit a copy of the executed Maintenance agreement to Council for approval. The Maintenance Agreement can be replaced with an alternative Maintenance Agreement of the same or better standard. In the event that the Applicant enters into a replacement Maintenance Agreement the Applicant must, as soon as practically possible, forward a copy to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au.

13.14.3 **Easements/Restrictions/Positive Covenants**

13.14.3.1 Any covenant(s) easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release, vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for covenants, easements and restrictions as accepted by NSW Land Registry Services.

13.14.3.2 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

13.14.3.3 Prior to the issue of the Occupation Certificate, the applicant shall submit the original completed request forms (NSW Land Registry Services standard forms 13PC and/or 13RPA) to Blacktown City Council with the following documents:

a) A certified and signed Works-as-Executed plan with details overdrawn on a copy of the approved construction certificate plan that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system(s) installed on the property.

b) A maintenance schedule for the WSUD system installed on the property. The maintenance schedule is to be prepared in accordance with the maintenance schedule template and WSUD Inspection and Maintenance Guidelines 2019. This maintenance schedule is to form the maintenance agreement between the land/asset owner and Council for the ongoing requirement to inspect and maintain the assets in perpetuity.

c) Practical completion certificate

13.14.3.4 The applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the WSUD system(s) including; the above ground OSD basin, the rainwater tanks, the

stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts.

13.14.3.5 The terms of the positive covenant and restriction are to be prepared in accordance with Appendix F of Blacktown City Council's Engineering Guide for Development 2005 at the applicant's expense and endorsed by Blacktown City Council's delegate prior to lodgement with the NSW Land Registry Services. Blacktown City Council shall be nominated as the party to release, vary or modify such covenant.

13.14.4 **Inspections**

13.14.4.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

13.14.5 **CCTV Inspection of Stormwater Drainage Structures**

13.14.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

13.14.6 **Dilapidation Report – Post Construction**

13.14.6.1 A post-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council. The report shall:

a) Assess the condition of Stony Creek Road pavement, road shoulders, driveway crossings to adjoining properties, and roadside drainage infrastructure identified in the pre-construction dilapidation report.
b) Compare the condition of the infrastructure with the pre-construction dilapidation report submitted prior to the issue of the Construction Certificate.
c) Identify any damage or deterioration resulting from construction activities associated with the development.

Any damage to public infrastructure or adjoining property access resulting from construction works shall be repaired or reinstated to the satisfaction of Council prior to the issue of the Occupation Certificate.

13.15 **Environmental Health Matters**

13.15.1 Update the Operational Plan of Management to include recommendations of the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024.* The Plan of Management must be updated to include the following management measures:

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time to maintain acoustic compliance.
- All windows on the Central Facilities Building must remain closed at all times of operation.

- All windows on the first floor of the Main Temple must remain closed during any events.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

13.15.2 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.

13.15.3 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

13.15.4 The Onsite Sewage Management Facility must be inspected and registered with Council's Environmental Health Unit prior to operation.

13.15.5 The recommendations of Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report: P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

13.16 **Revised Plan of Management**

13.16.1 The Plan of Management must be revised to change the following statement:

"the total number of attendees present in any given space will not exceed the NCC-approved occupancy limit."

to

"the total number of attendees present in any given space will not exceed 300 people"

If the number of patrons is proposed to be increased in the future (with Council's approval), this will require an update to the Plan of Management and endorsement by Council.

13.16.2 An amended Plan of Management must be provided to Council for endorsement prior to the issue of any occupation certificate. The Plan of Management must contain all necessary details of operations, CPTED and site management.

13.6.3 A one-hour separation must be maintained between the end of one event/activity and the commencement of the next. This separation must apply to all activities, including special events, classes, meetings, prayer services, youth groups, cultural programs, rehearsals, or informal gatherings where the accumulated total between uses exceeds 300.

In such cases, the operator must implement measures to ensure that arrivals for a subsequent activity do not occur until all attendees from the previous activity have vacated the site. Queueing, waiting or congregating outside the buildings or within the

car park is prohibited. This will require the Plan of Management to be amended reflecting those hours.

14 OPERATIONAL

14.1 Use of Premises

14.1.1 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or

(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.1.2 The total number of persons (including patrons, visitors, volunteers, staff and participants) present anywhere on the site at any time must not exceed 300 persons during the three-year trial period. This cap applies regardless of the number, size or capacity of buildings on the site.

14.1.3 At the end of the 3 – year operational period and if the applicant wishes to increase the number of visitors to a maximum of 450, the applicant/operator must formally request Council to review the premises' management and to increase the number of patrons to a maximum 450 patrons, under a section 4.55 application.

14.1.4 The request to review the number of persons should be submitted at least 4 months before the trial period ceases after the 3-year period.

14.2 Environmental Health

14.2.1 The Recommendations made in the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared b PKA Acoustic Consulting, dated 20 June 2024* are to be implemented, as follows:

1. Acoustic Barriers

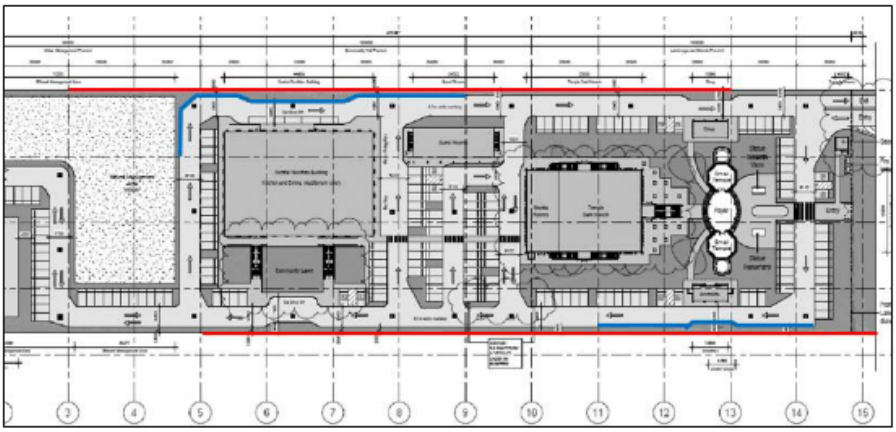
Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

- Polycarbonate transparent sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated concrete panels such as hebel
- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.
- Any combination of the above

For fences that are to be 2.1m in height, if height restrictions with council requirements are a concern, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).
- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. General Management Measures

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time if acoustic compliance must be maintained.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

5. Outdoor Mechanical Plant and equipment

The final selections of any the outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	**43 dB(A)**
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	**38 dB(A)**

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	**43 dB(A)**
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	**37 dB(A)**

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

> *"at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.".*

14.2.2 The Plan of Management is to be implemented and is to be monitored and enforced by those managing the Place of Public Worship.

14.2.3 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

14.2.4 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessments findings. The report is to be submitted to Council to review.

14.2.5 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

14.2.6 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

14.2.7 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

14.2.9 No food or public health related activities are allowed on the premises under this consent. Separate approval will be required from Council before such activity can occur.

14.3 **Access / Parking**

14.3.1 All required off-street car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose.

14.3.2 Staff are required to park on site at all times.

14.3.3 All loading, unloading operations and parking shall take place at all times wholly within the confines of the land.

14.3.4 All vehicles must enter and exit the site in a forward direction.

14.3.5 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 2890.1.

14.3.6 Access to the car parking area is to be closed upon the last staff member or visitor leaving the site, and at the latest by 10 pm daily.

14.4 **Specific Uses**

14.4.1 The approved '*place of public worship*' and *'community facility'* shall comply with the

requirements of the following definition contained within the Blacktown Local Environmental Plan 2015:

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

*'**community facility** means a building or place—*
(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.'

14.4.2 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or
(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.5 **Waste Collection**

14.5.1 Waste and recycling collection services for the place of public worship are to be in accordance with the approved Management Plan which nominates an external contractor.

14.5.2 No bins are to be located or placed in the approved waste collection points outside the scheduled collection time for that area.

14.5.3 It is the responsibility of the building manager / caretaker to transfer bins to the nominated collection point and remove them on the same day of service which will be in line with this area's collection schedules.

14.6 **General**

14.6.1 The place of public worship and community facility is permitted to operate from 7:00 am to 11:00 am and 4:00 pm to 8:30 pm, 7 days a week. During the 4 special annual event days, the following hours of operation apply:

Holi: 4:00 pm – 8:00 pm

Ram Navami: 10:00 am – 12:00 pm, 6:00 pm – 8:30 pm

Janmashtami: 6:00 pm – 8:30 pm

Diwali: 10:00 am – 12:00 pm, 4:00 pm – 8:00 pm

14.6.2 All meetings and events in the place of public worship and central facilities building including the amplification of any speech or music must cease by 8:30 pm.

14.6.3 All staff and visitors/persons attending the place of public worship and hall are to leave the premises by 10:00 pm.

14.6.4 The outdoor areas are not to be occupied/used after 9:00 pm daily, other than for site egress.

14.6.5 The noise from the use/activities to be held at the place of public worship and community facility is to be in accordance with the approved acoustic report.

14.6.6 The number of patrons visiting the site is to be in accordance with the Plan of Management, as follows:

Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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

The number of patrons visiting the site during the special events is to be in accordance with the revised Plan of Management required by condition 13.16.3.

14.6.7 For the duration of the trial period, the management, maintenance and operation of the premises is to be conducted in a manner that complies with the Plan of Management endorsed by Council prior to Occupation Certificate. If there are any proposed changes to operations within the trial period, for any reason, an updated Plan of Management must be submitted to Council for a separate approval, prior to implementation of those changes.

14.6.8 For the 3-year trial period, the operator must submit an Annual Patron Management Compliance Report to Council, including:

- summary of all events
- patron numbers
- any exceedances
- complaints received and actions taken
- evidence of non-concurrent use

14.6.9 Separate development consent is required from Council should there be a proposal to alter any of the scheduled activities, hours of operation or number of people detailed in these reports, as this would be a significant intensification of use.

14.6.10 Spillage of light shall be controlled so as not to cause nuisance to the amenity of adjoining land. All lighting shall be provided in accordance with AS 4282 – Control of Obtrusive Effects of Outdoor Lighting and AS/NZS 1158 – Lighting for Roads and Public Spaces.

14.6.11 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

14.6.12 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

14.6.13 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the EPA's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration, and those recommendations undertaken by the Applicant.

14.6.14 No signage, goods, materials, or the like, are to be stored at any time outside of the building on either the internal vehicular driveway, car parking area, landscaping, footpath.

14.6.15 All loading and unloading operations shall take place at all times wholly within the confines of the land. All unloading activities are to be conducted in a manner that does not impact on the amenity of adjoining property owners/occupants.

14.6.16 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

14.6.17 Removal of any graffiti visible from any public road or place is the responsibility of the property owner/s. Once identified, all graffiti must be removed within 48 hours. The development is to be maintained in accordance with the Total Maintenance Plan.

14.6.18 The activities undertaken on the premises are not to cause any adverse impact on the amenity of the surrounding rural residential area.

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? *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*	**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 (S7.24)? *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*	**No**

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 submision)

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 (861m^2 on each floor) with monks' rooms (with 1 residing monk)
  - A 2-storey centrally located building (1,418.4m^2 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 (223.2m^2 on each floor) with 12 bedrooms
  - 2 small temples 49.7m^2 with 2 statues
  - A 50.4m^2 souvenir shop
  - An 43.9m^2 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 m^2 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 (1,418.4m^2 on each floor) for 450 people with a 450-seat dining area above,
- a 2-storey, 12-room guest accommodation,
- a 2-storey temple (861m^2 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].

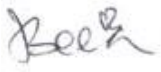
d The public submissions raise the issues of traffic congestion and safety issues, amenity impacts, lack of infrastructure to accommodate the scale of development, site suitability, and general sense of security to the surrounding residents which has not been sufficiently addressed in the proposal [Section 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



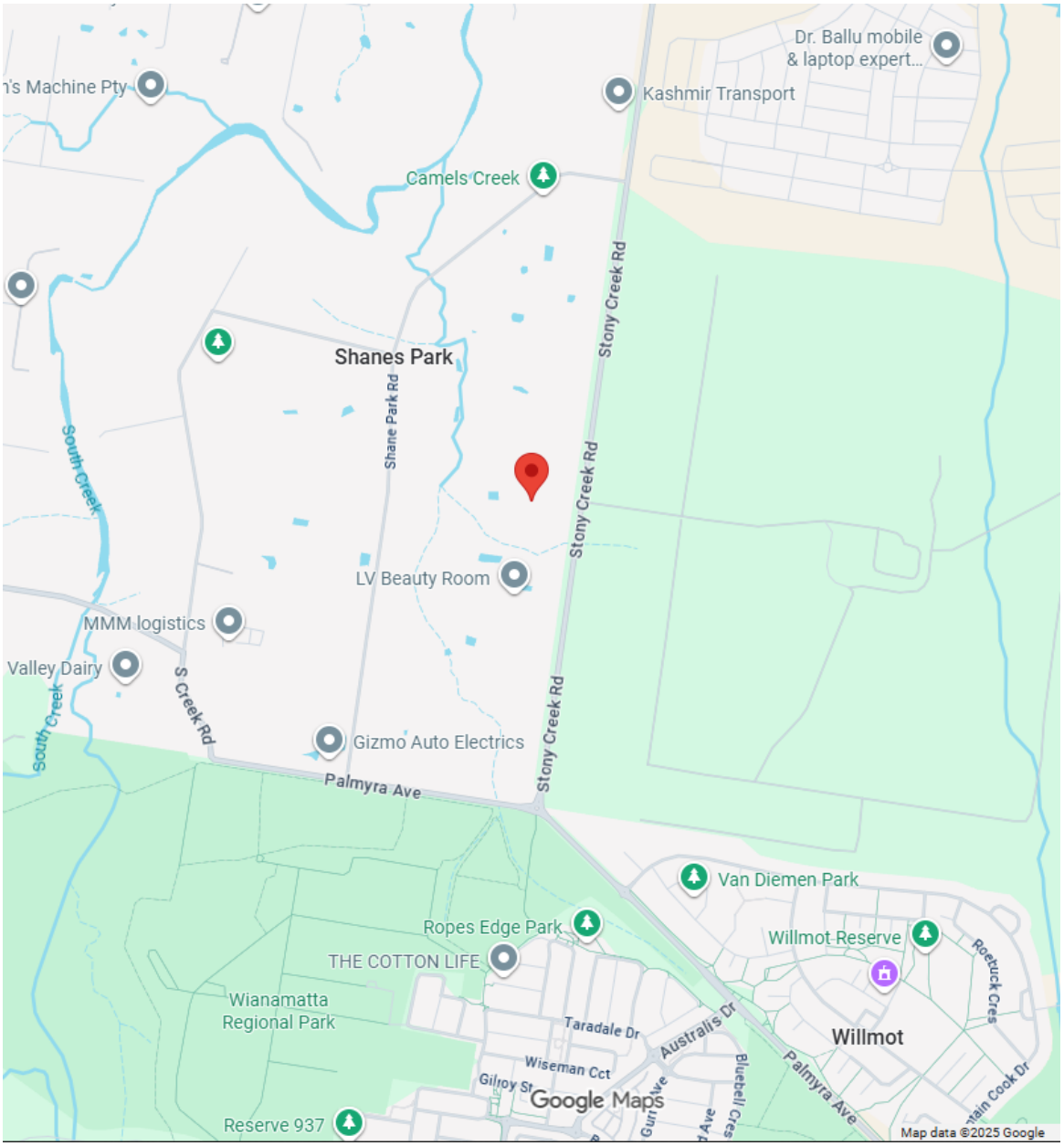
_____
Judith Portelli
Manager Development Assessment



_____
Peter Conroy
Director City Planning and Development

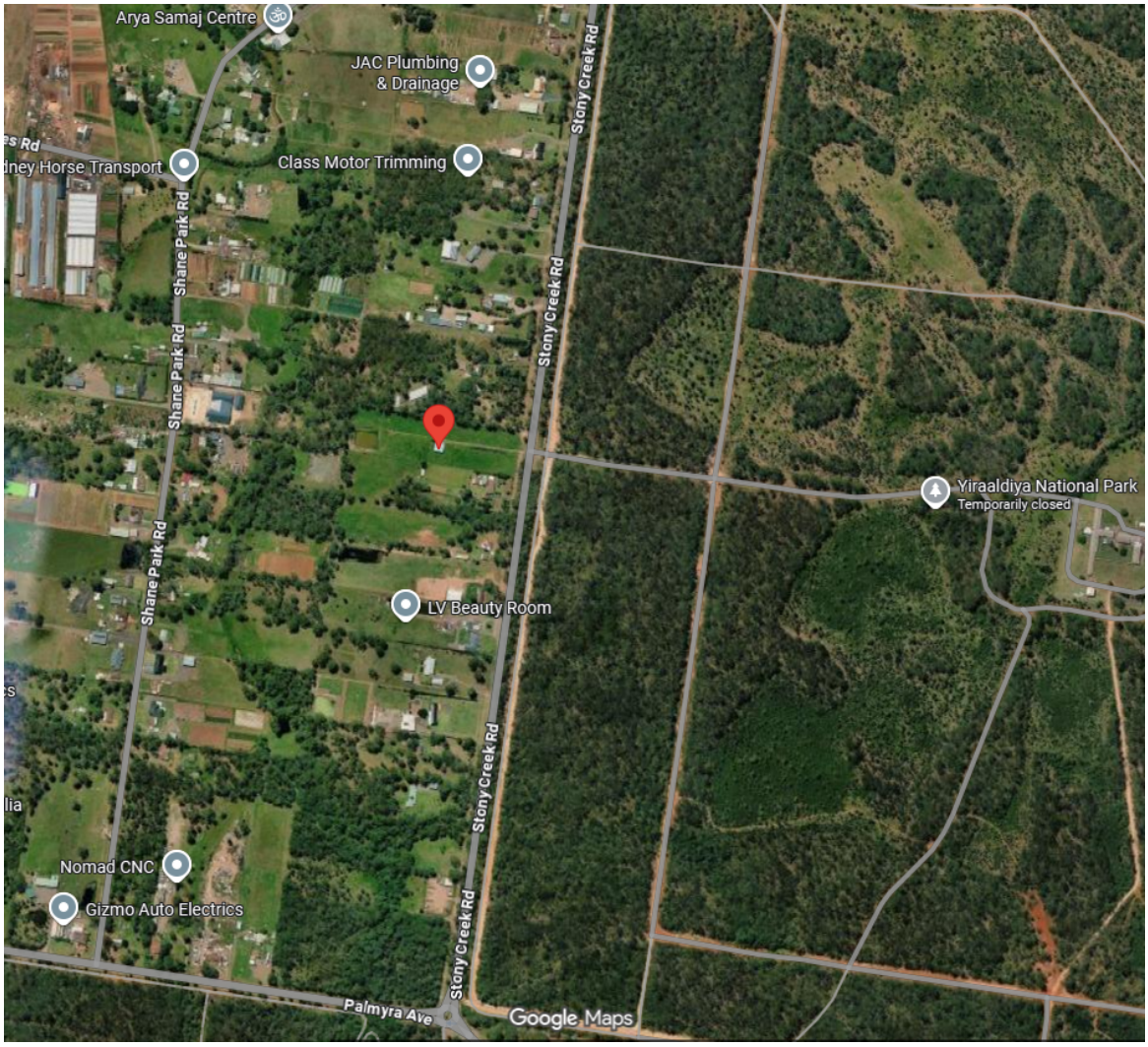
Attachment 1

Location map



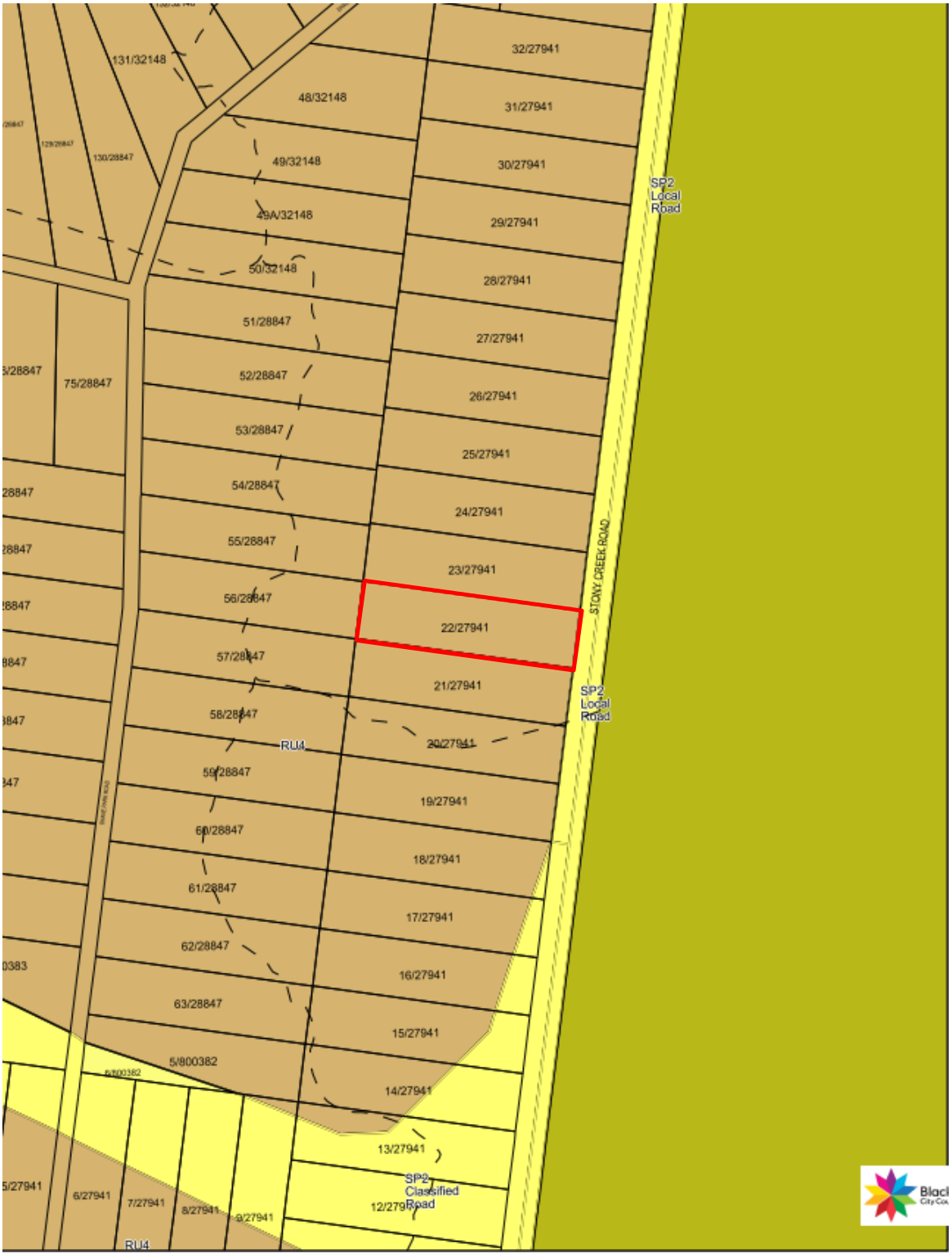
Attachment 2

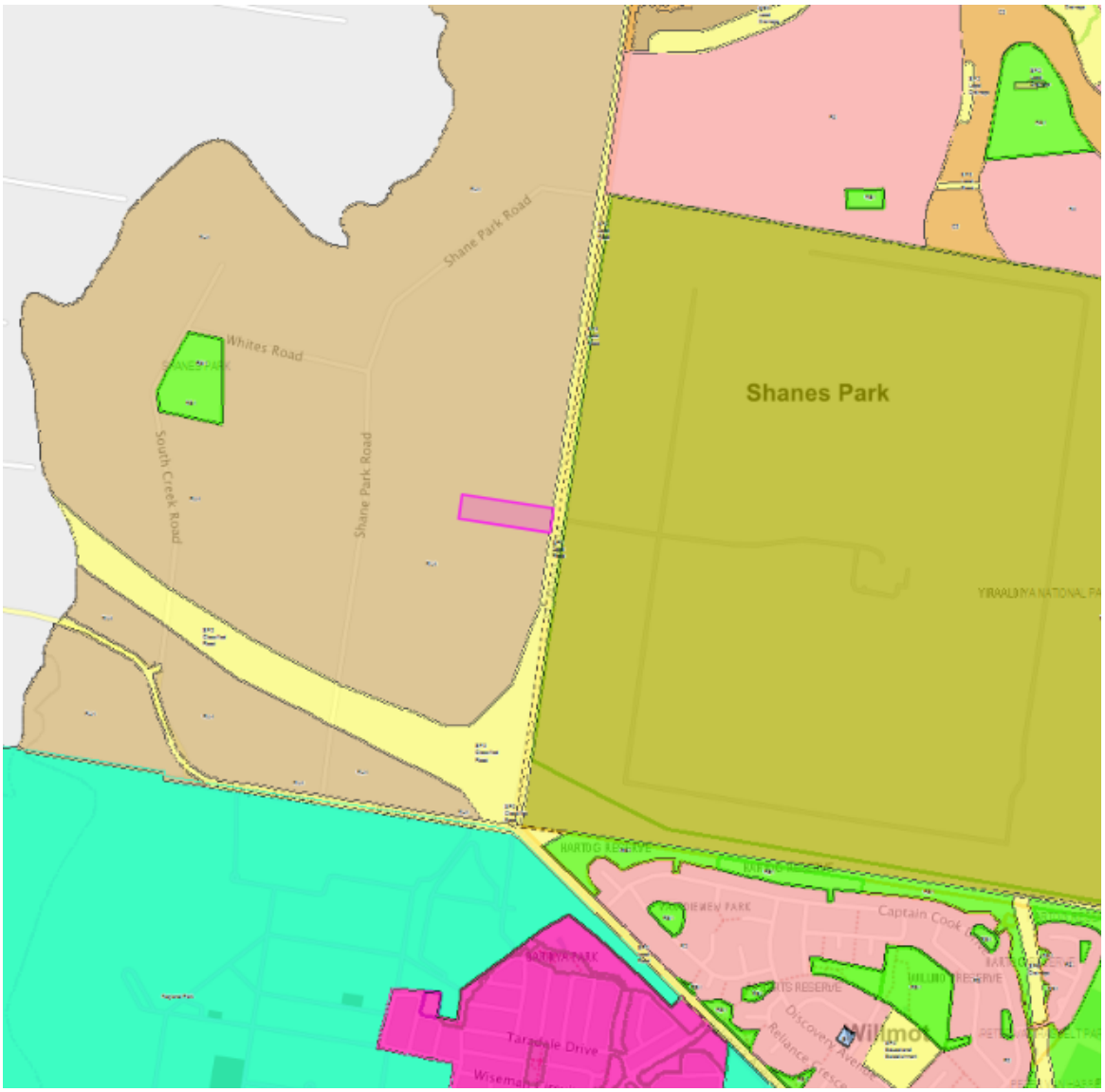
Aerial image (as at 16 October 2025)



Attachment 3

Zoning extract




Shane Park Road
Whites Road
South Creek Road
Shane Park Road
Shanes Park
Captain Cook
Tarradale Drive

Attachment 4

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 (861m^2 on each floor) with monks' rooms (with 1 residing monk)
- A 2-storey central-facility building (1,418.4m^2 on each floor) with kitchen and dining areas
- A 2-storey guest house (223.2m^2 on each floor) with 12 bedrooms
- 2 small temples 49.7m^2 with 2 statues
- A 50.4m^2 souvenir shop
- An 43.9m^2 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 49.7m^2 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 861m^2 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: 1,418.4m^2 (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 23m^2 excluding the bathrooms. Each room also has access to a 4m^2 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 50.4m^2 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 43.9m^2.

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 12.6m^2 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 2,500m^2 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

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ACKNOWLEDGEMENT OF COUNTRY

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DA

PROJECT TITLE
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
6

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
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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.

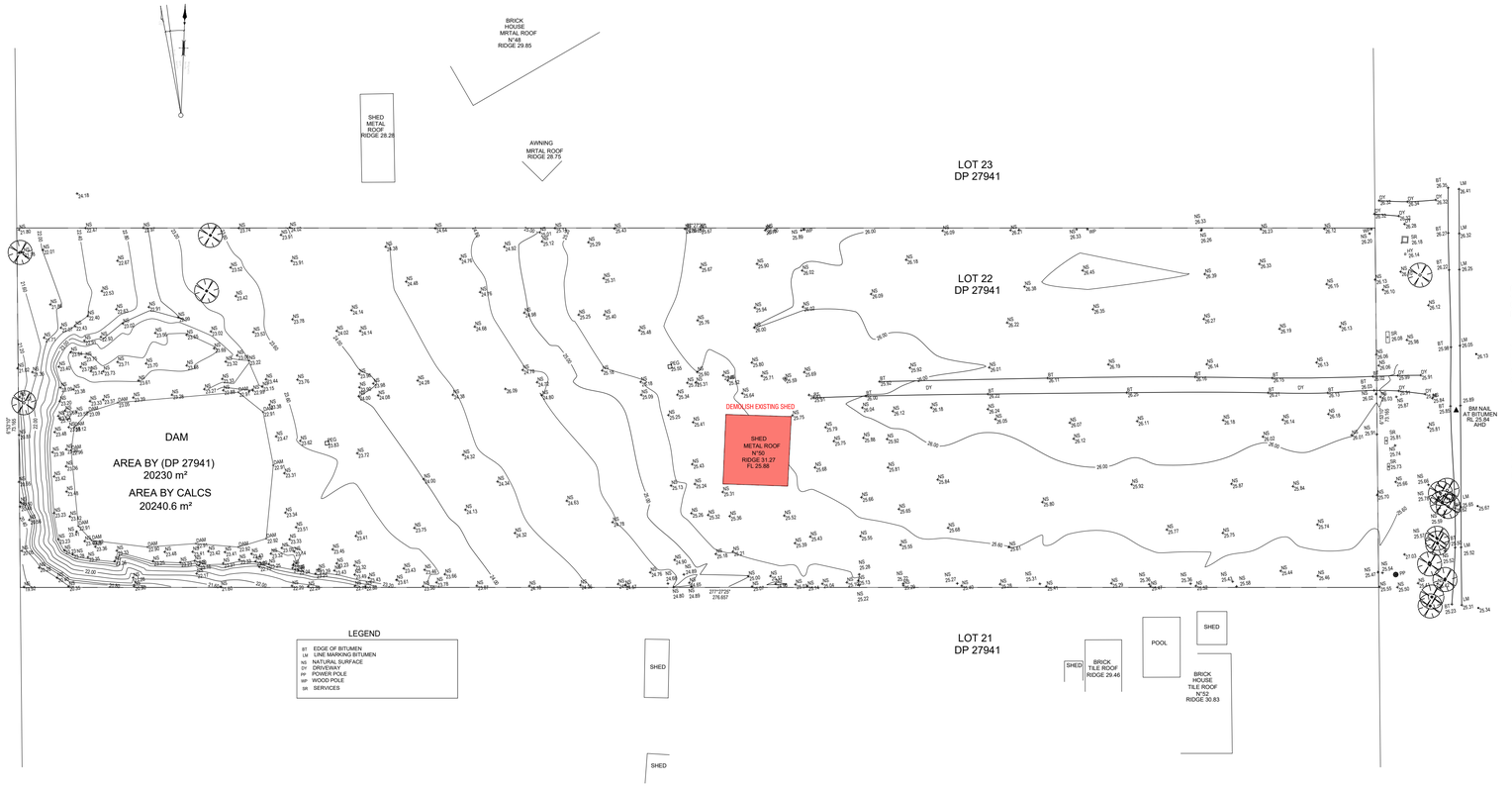
MATERIALS
- Material required to be demolished becomes the property of the contractor.
- Remove it from the site.
- Supply equipment required to perform the work.
- Provide disposal containers for disposal required.

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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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

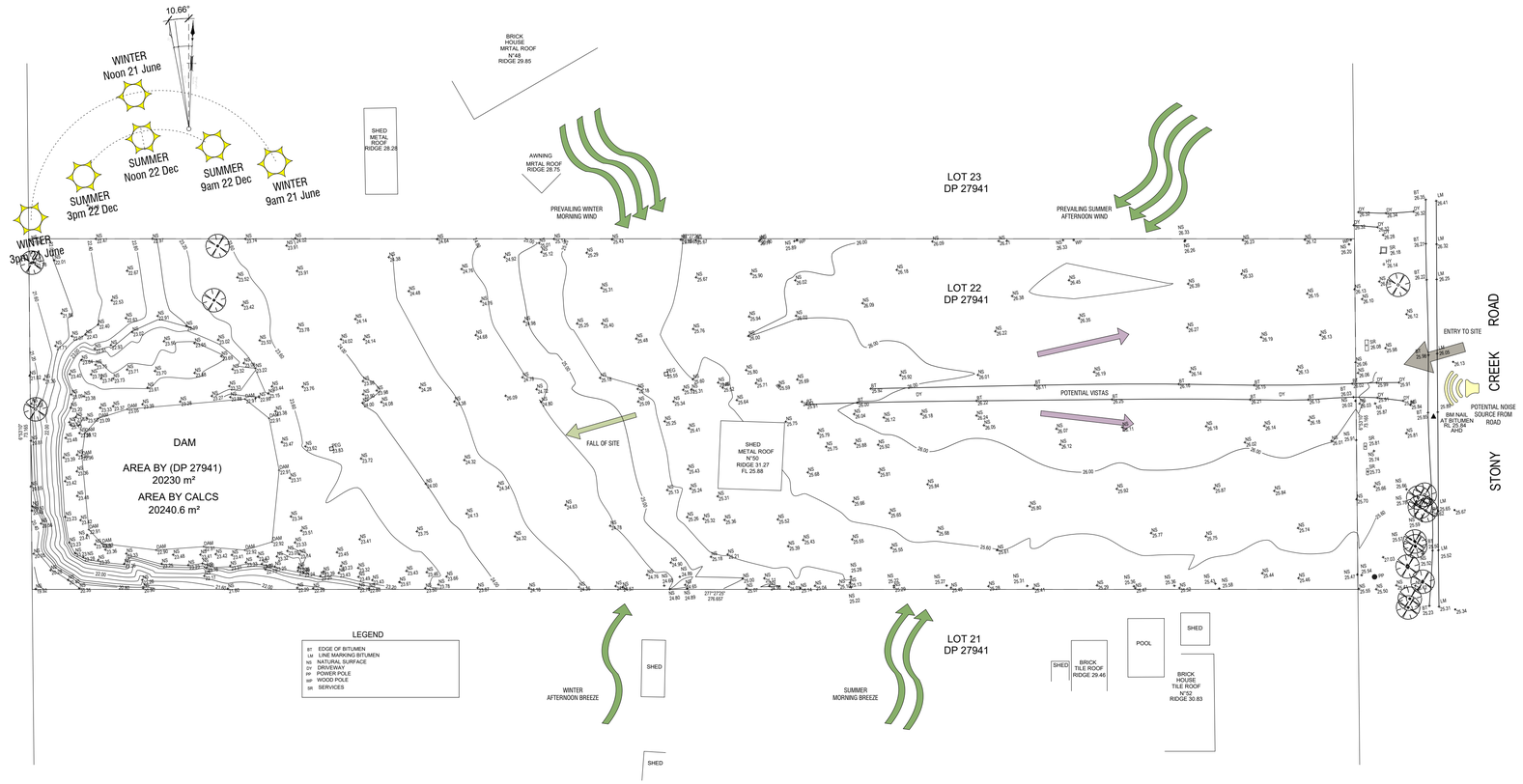
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Site Analysis Plan

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 Stoney Creek Road, Shanes Park

DRAWING TITLE
Site Analysis Plan

ORIENTATION

SCALE
1 : 500 @ A1

DRAWING NUMBER
JA2277 - 011

ISSUE
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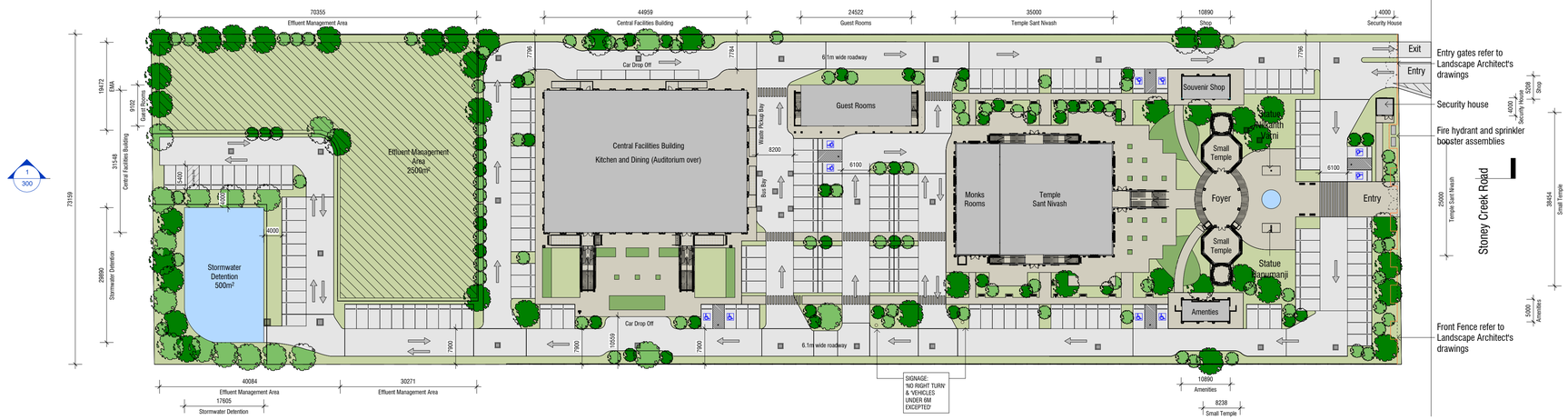
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REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
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



Entry gates refer to Landscape Architect's drawings

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

ORIENTATION

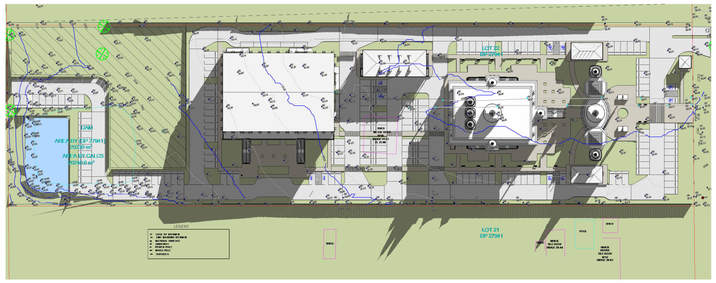
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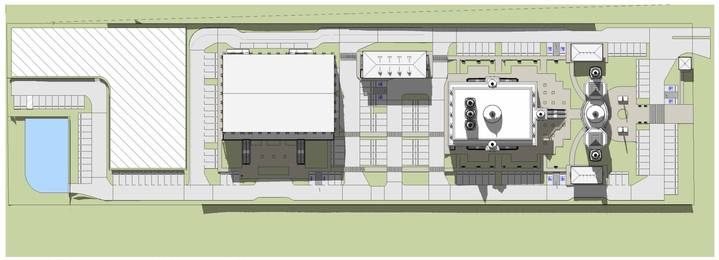
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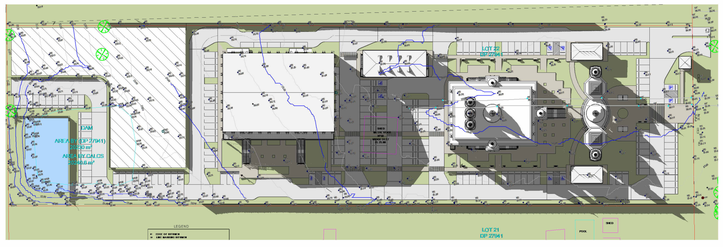
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Shadow Diagram - Winter 9am
1 : 1000



Shadow Diagram - Winter 12pm
1 : 1000



Shadow Diagram - Winter 3pm
1 : 1000

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DRAWING TITLE
Proposed Shadow Diagrams

ORIENTATION

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1 : 1000 @ A1

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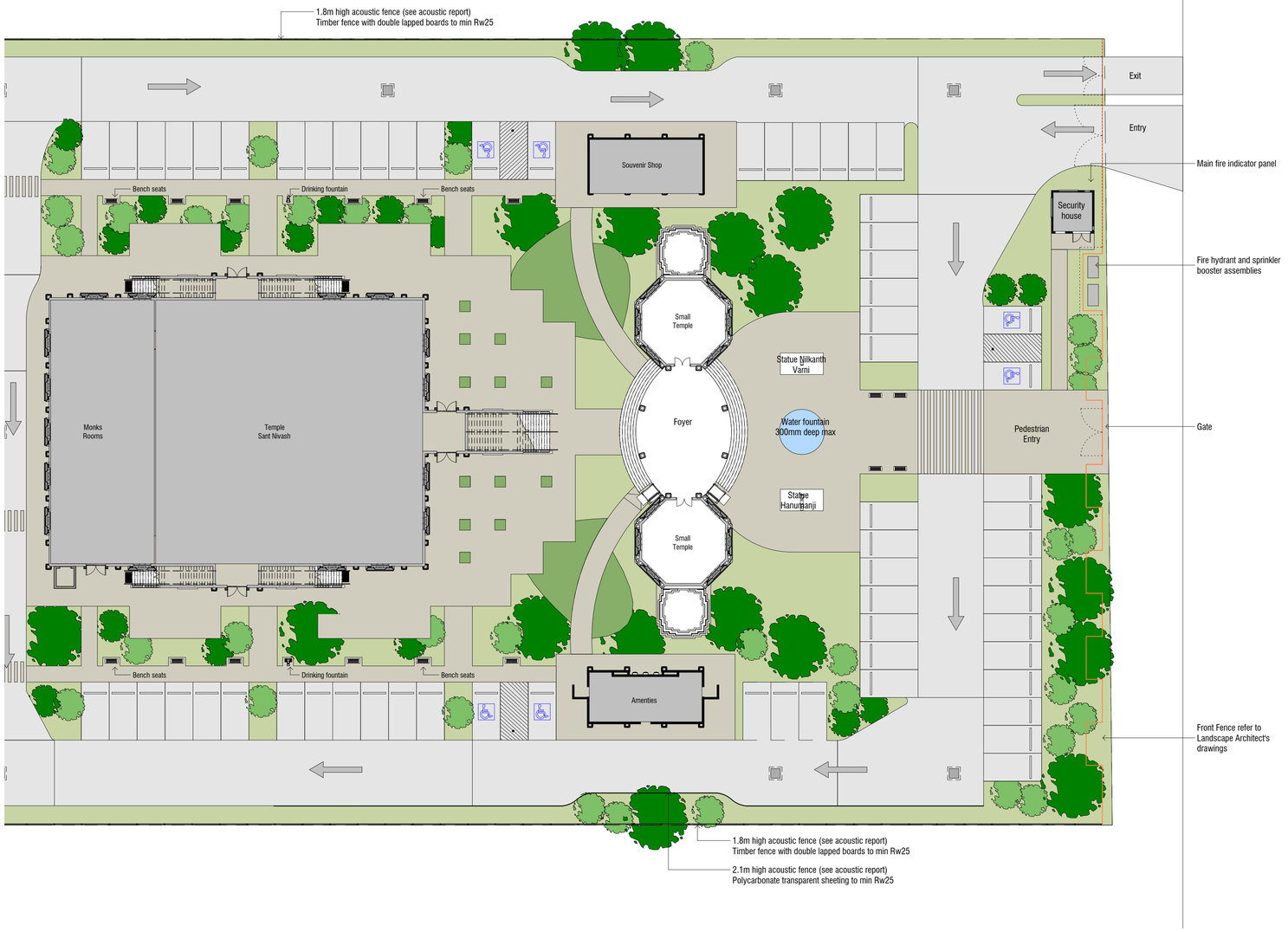
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Landscape and Mandir Precinct
1 : 200

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Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Site Plan - Landscape and Mandir Precinct

ORIENTATION

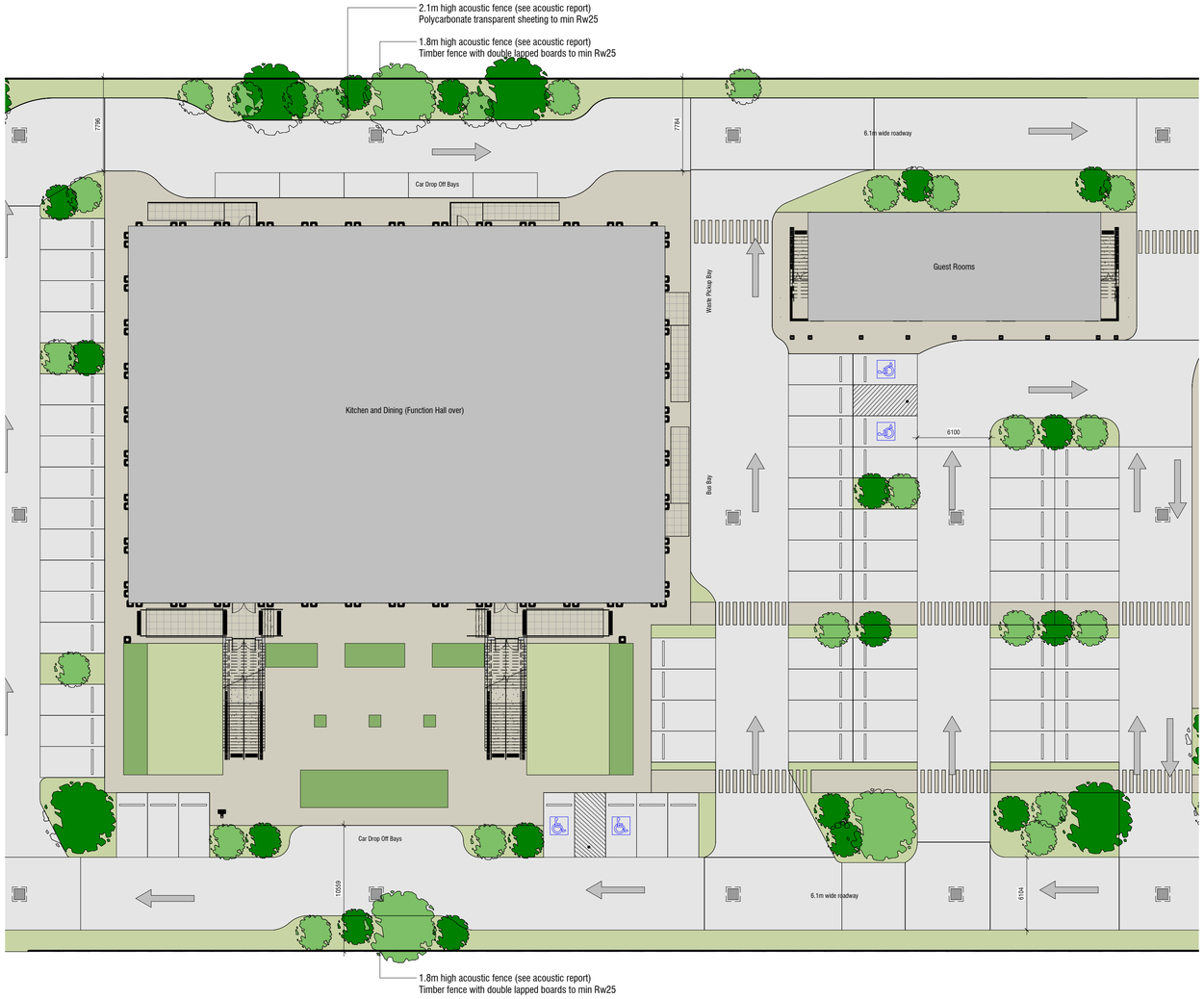
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Community Hall Precinct
1 : 200

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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 - Community Hall Precinct

ORIENTATION

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Water Management Precinct
1 : 200

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Shree Swaminarayan Mandir Vadtaldham

ADDRESS
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Site Plan - Water Management Precinct

ORIENTATION

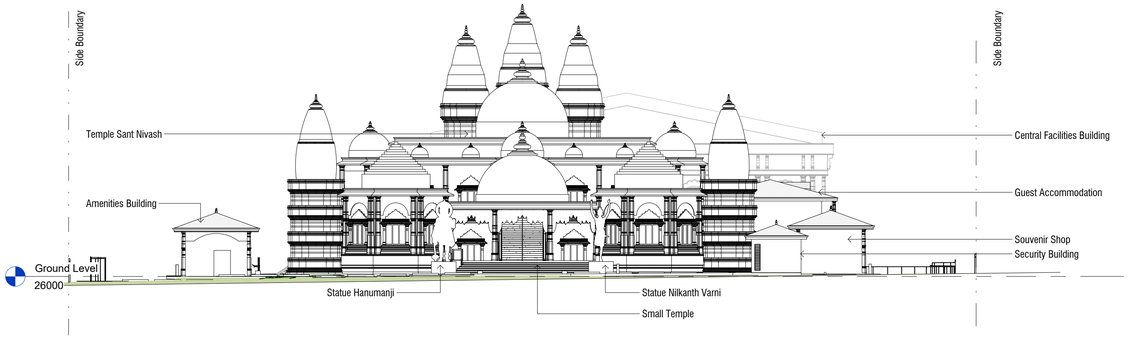
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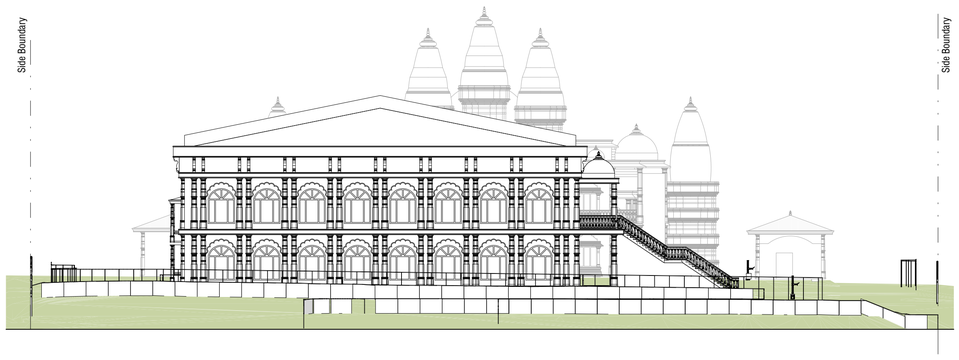
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Front Site Elevation
1 : 200



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

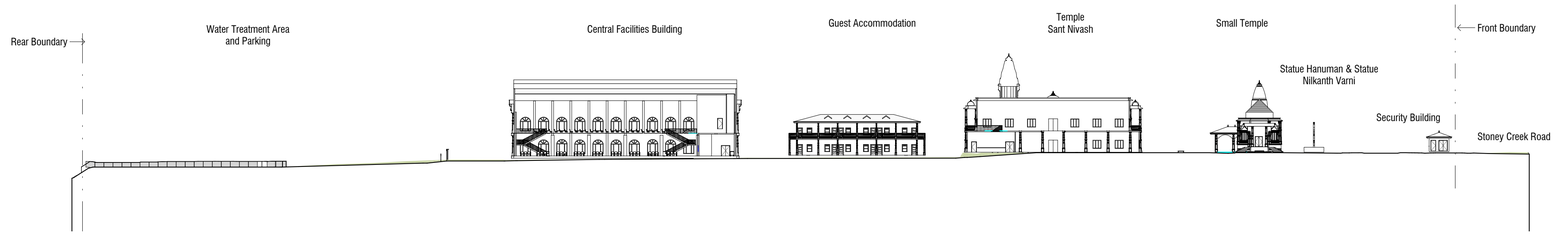
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Site Section

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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

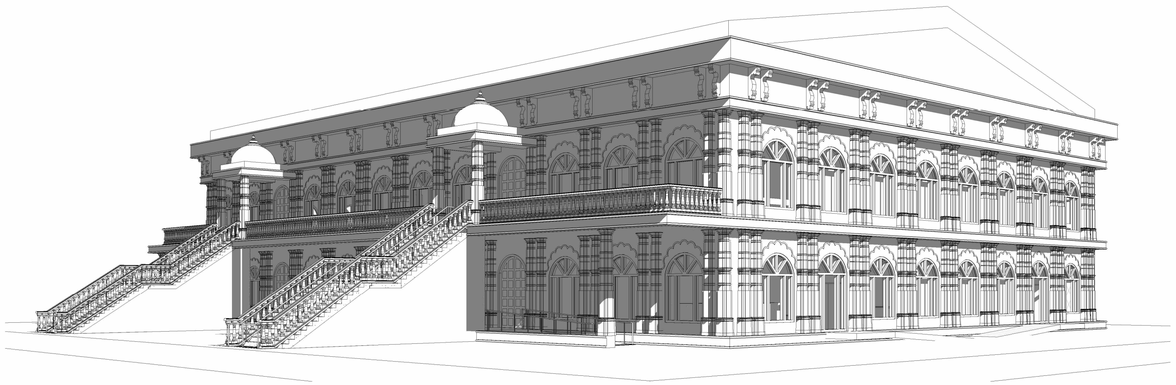
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DA

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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ARCHITECTS

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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PROJECT TITLE
Shanes Park Temple - Central Facilities

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
7

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
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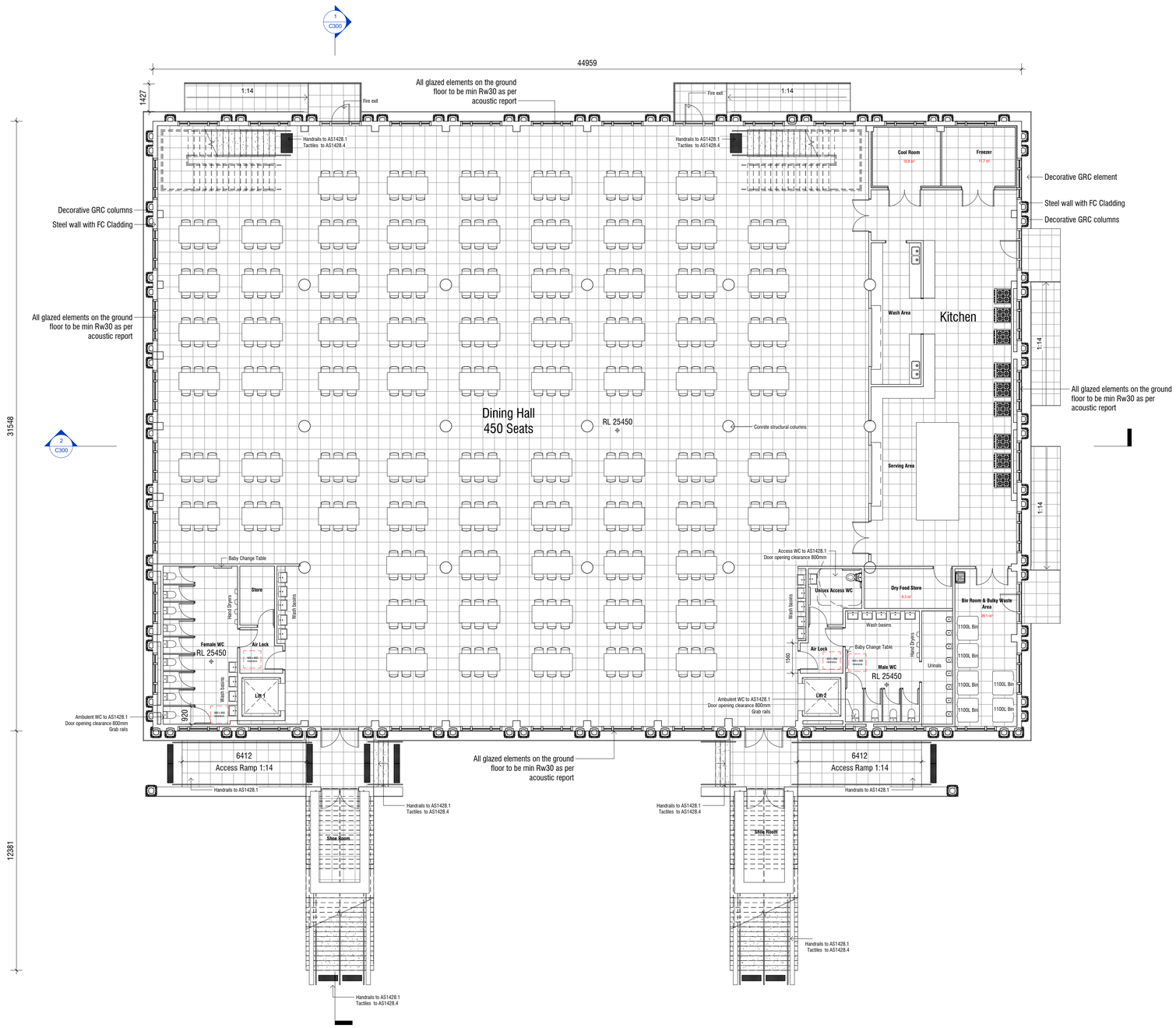
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Kitchen & Dining Hall (Ground)

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

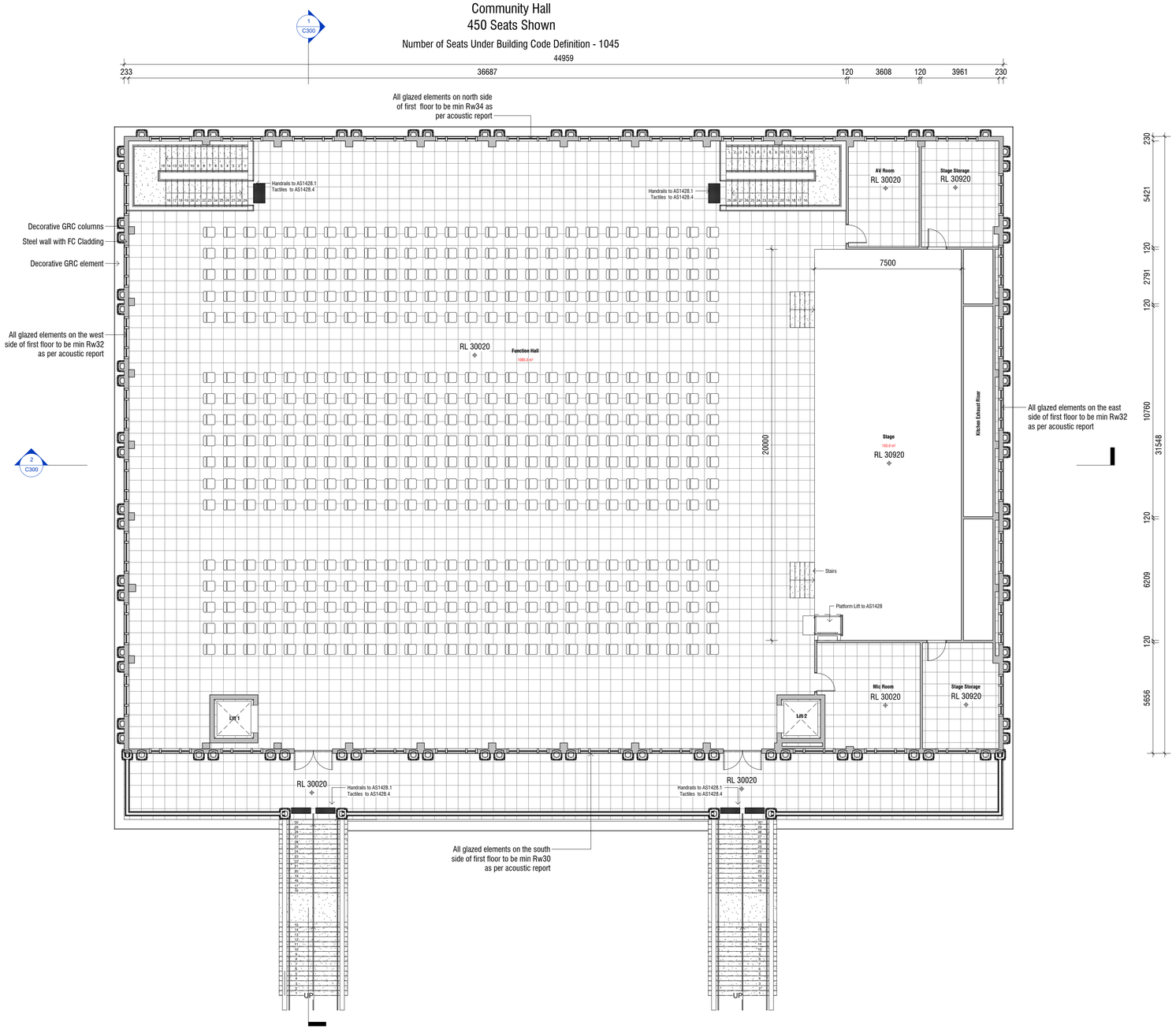
DRAWING NUMBER
JA2277 - C100

ISSUE
7

DATE
3/07/2025 5:09:48 PM

DA

Community Hall
450 Seats Shown
Number of Seats Under Building Code Definition - 1045



Community Hall Level 1
1 : 100

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REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
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2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	23/05/2024	Client Comment
5	24/05/2024	Consultant Coordination
6	19/06/2024	DA Submission
7	06/06/2025	Council RFI

jakaan ARCHITECTS

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

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)

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C101

ISSUE
7

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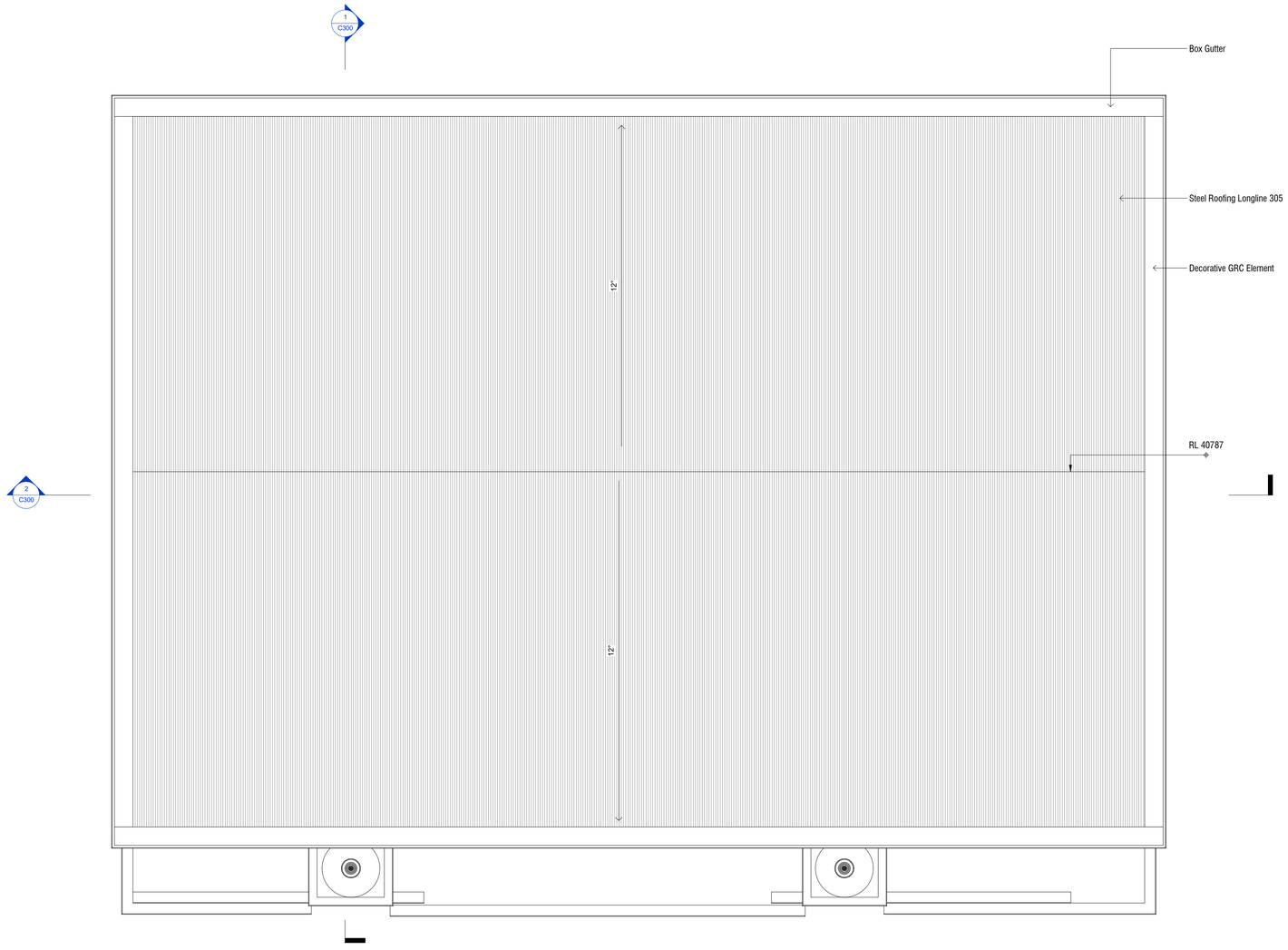
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6	06/06/2025	Council RFI



Roof Plan
1 : 100

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

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Roof Plan

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C102

ISSUE
6

DATE
3/07/2025 5:09:50 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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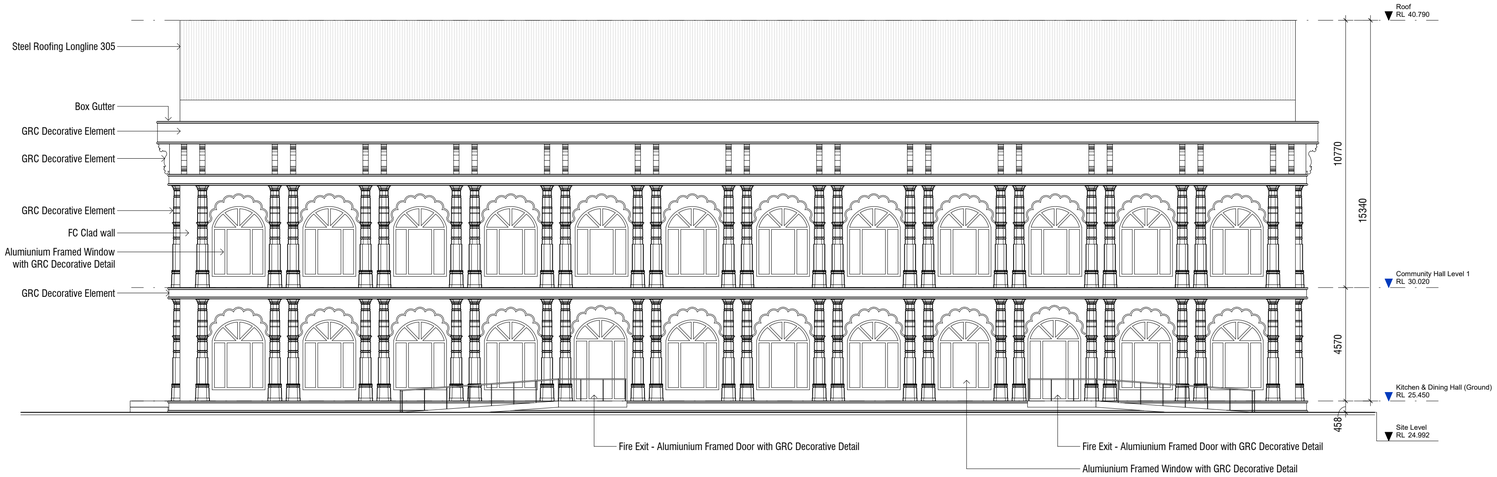
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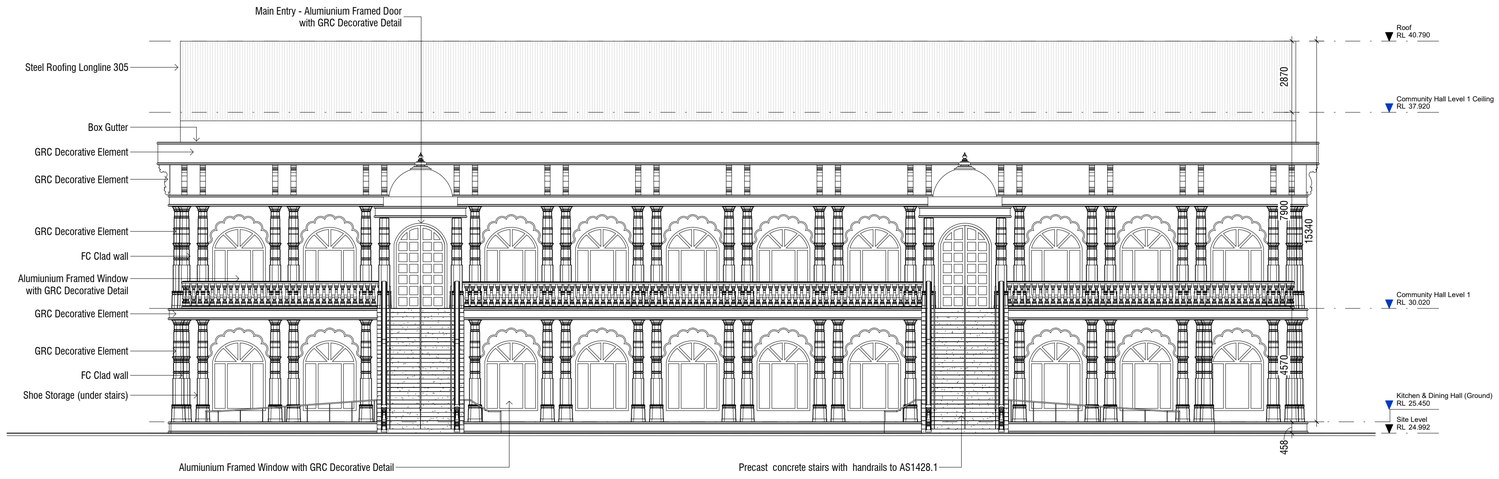
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6	19/06/2024	DA Submission
7	06/06/2025	Council RFI



North Elevation
1 : 100



South Elevation (Entry)
1 : 100

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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Central Facilities

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations North & South (Entry)

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - C200

ISSUE
7

DATE
3/07/2025 5:09:55 PM

DA

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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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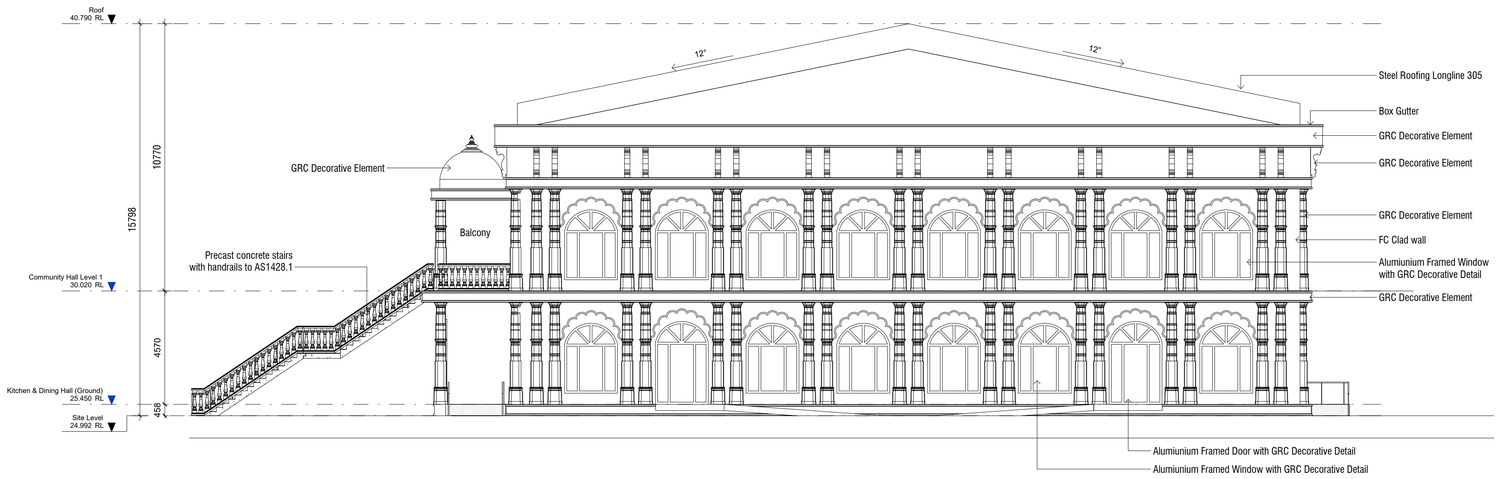
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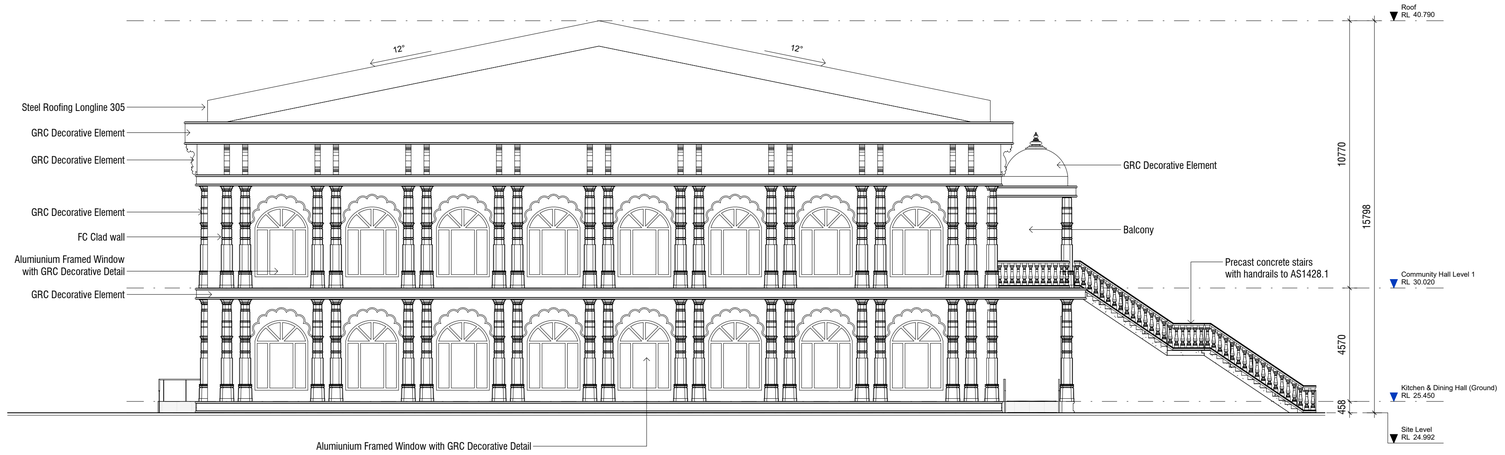
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East Elevation
1 : 100



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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Elevations East & West

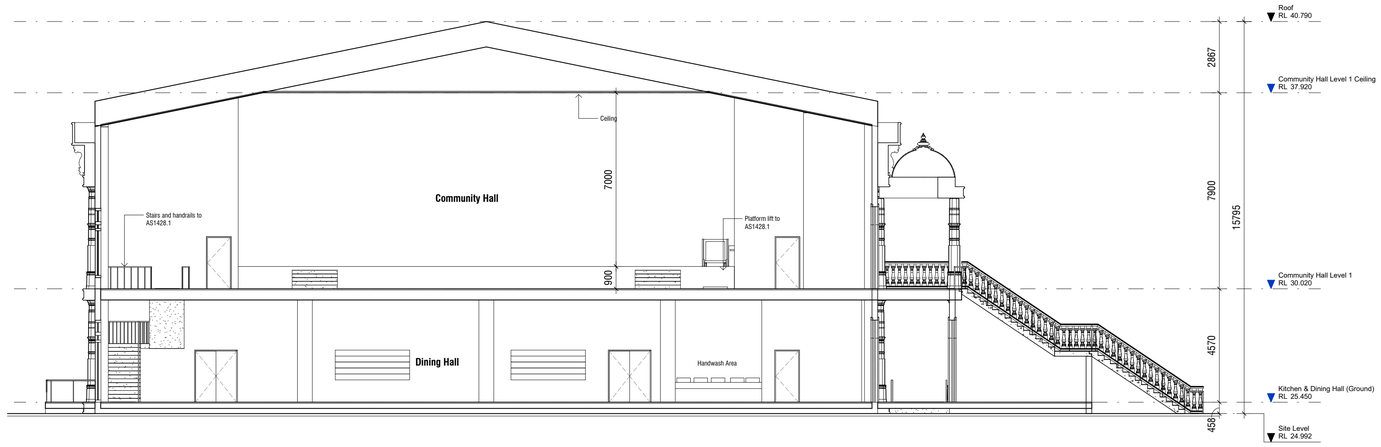
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JA2277 - C201

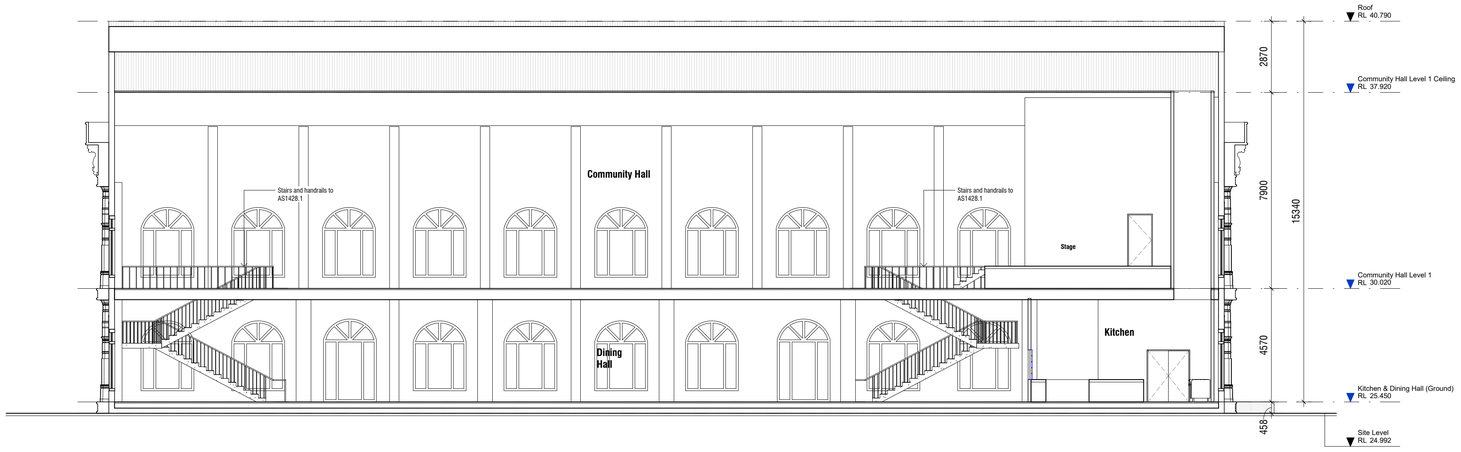
ISSUE
7

DATE
3/07/2025
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DA



Section 1
1 : 100



Section 2
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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Sections

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - C300

ISSUE
6

DATE
3/07/2025 5:10:02 PM

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
Shanes Park Temple - Mandir

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
6

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
3/07/2025 5:14:17 PM

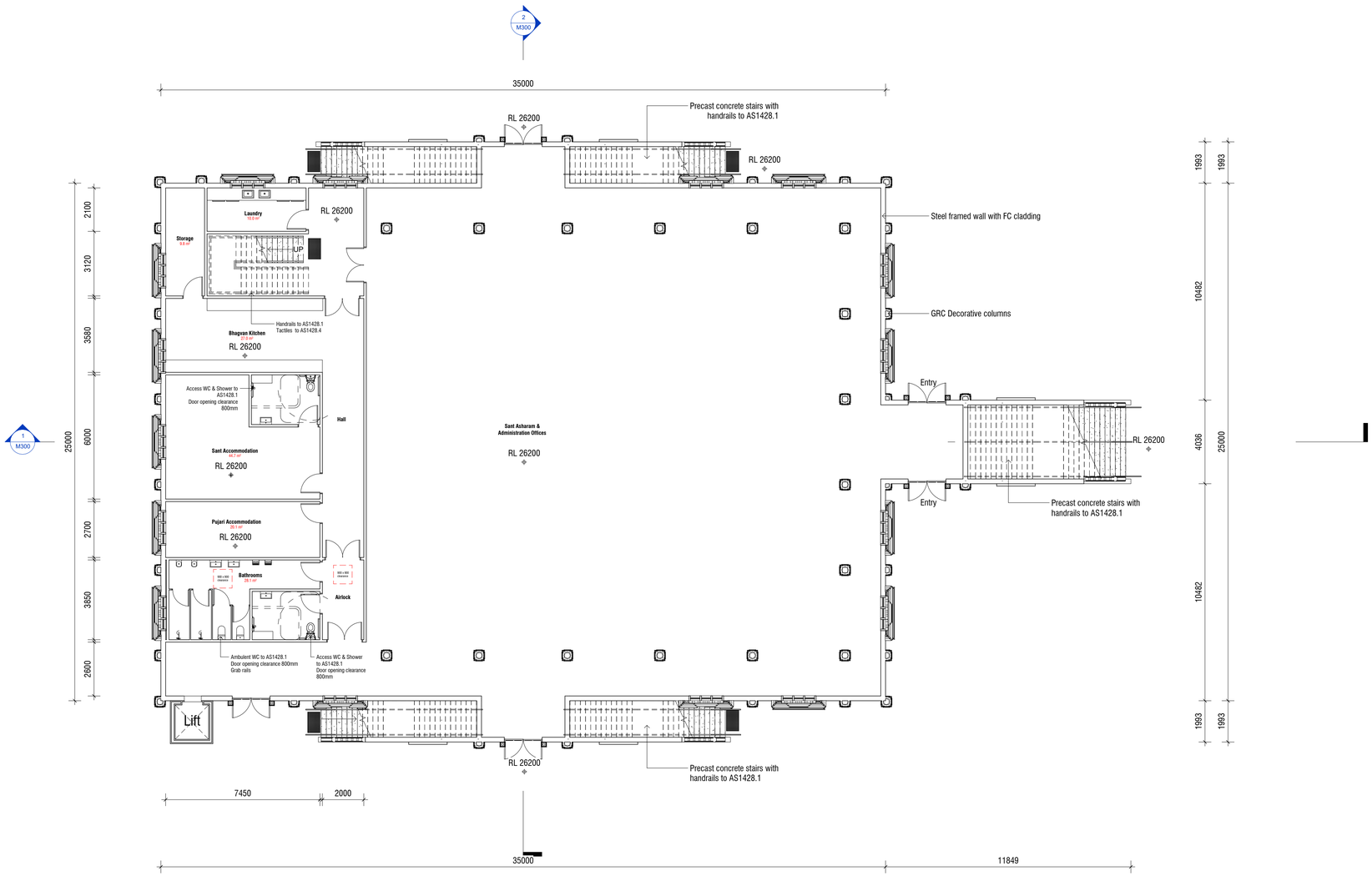
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00 Shant Asharam & Administration Office (Ground)

1 : 100

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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)

ORIENTATION

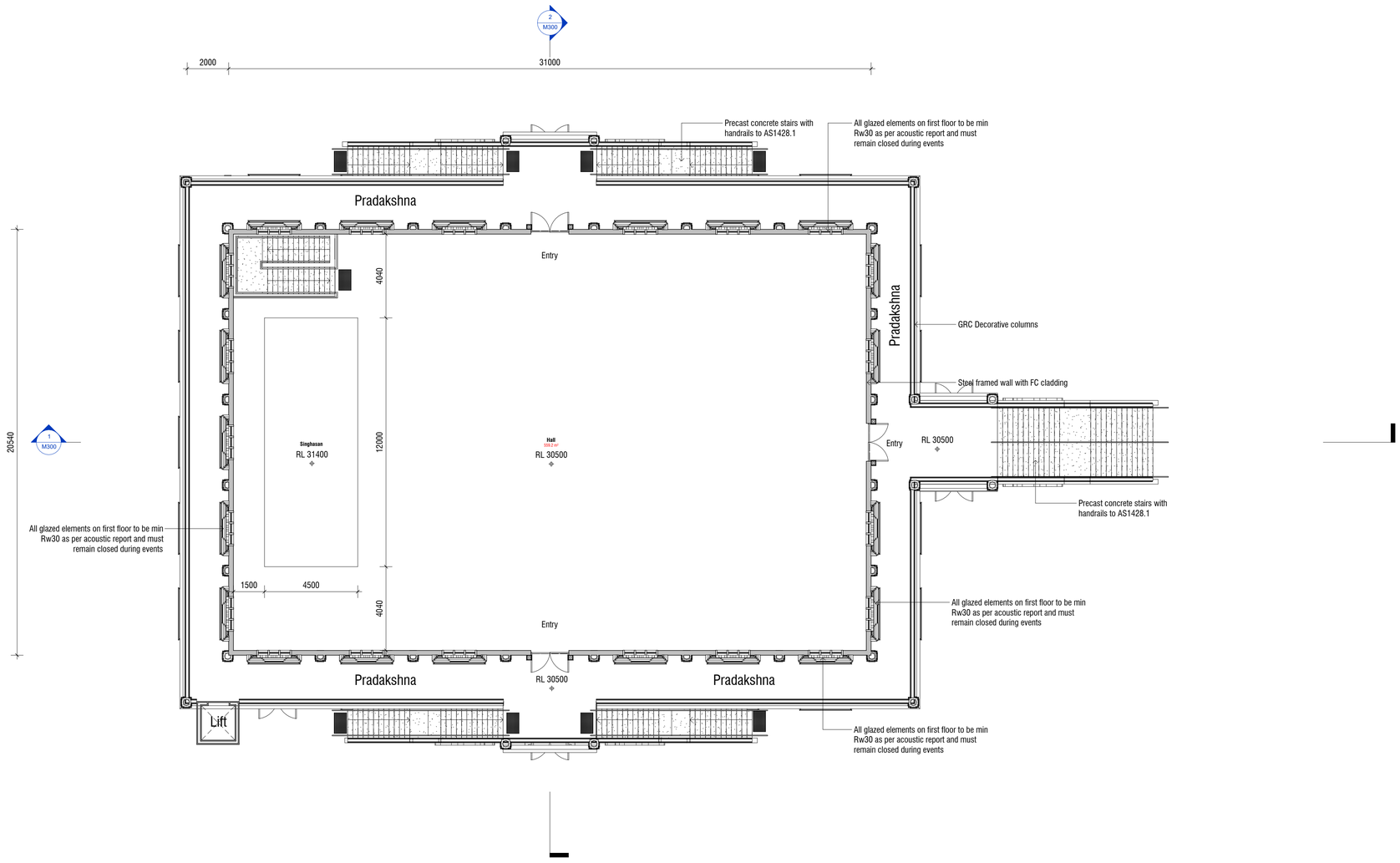
SCALE
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DRAWING NUMBER
JA2277 - M100

ISSUE
6

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01 Mandir Hall Level (Level 1)

1 : 100

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PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Hall Level

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - M101

ISSUE
6

DATE
3/07/2025 5:14:20 PM

DA

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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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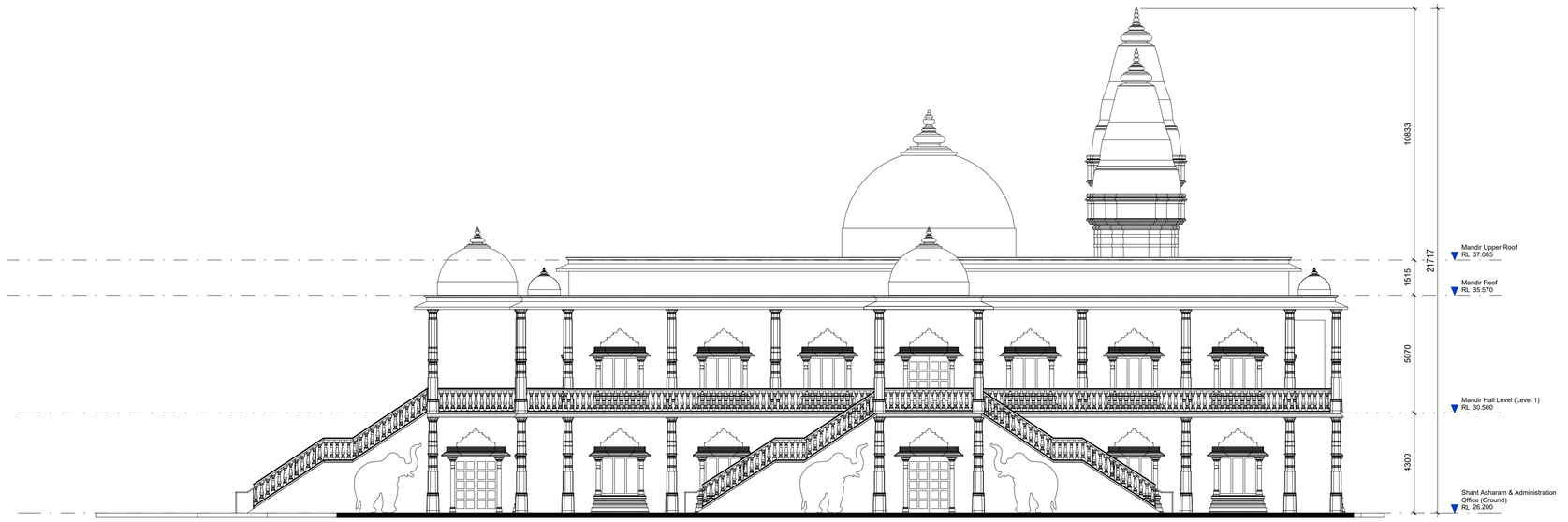
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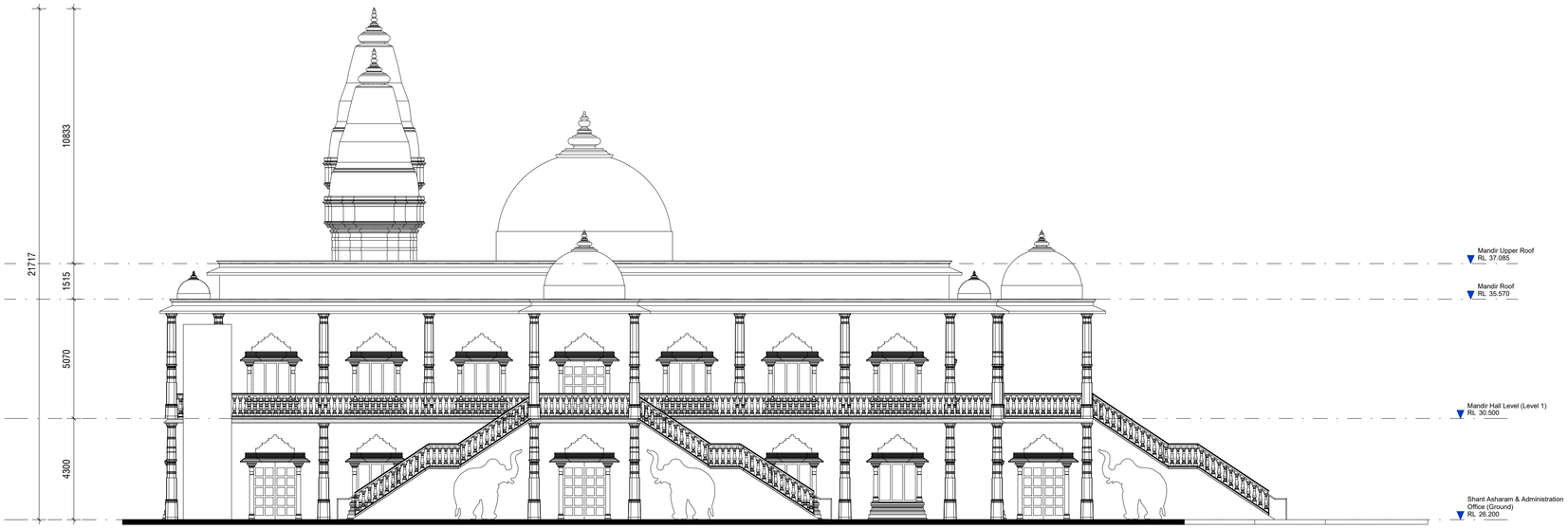
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5	24/05/2024	Consultant Coordination
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North
1 : 100



South
1 : 100

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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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - M200

ISSUE
6

DATE
3/07/2025 5:14:26 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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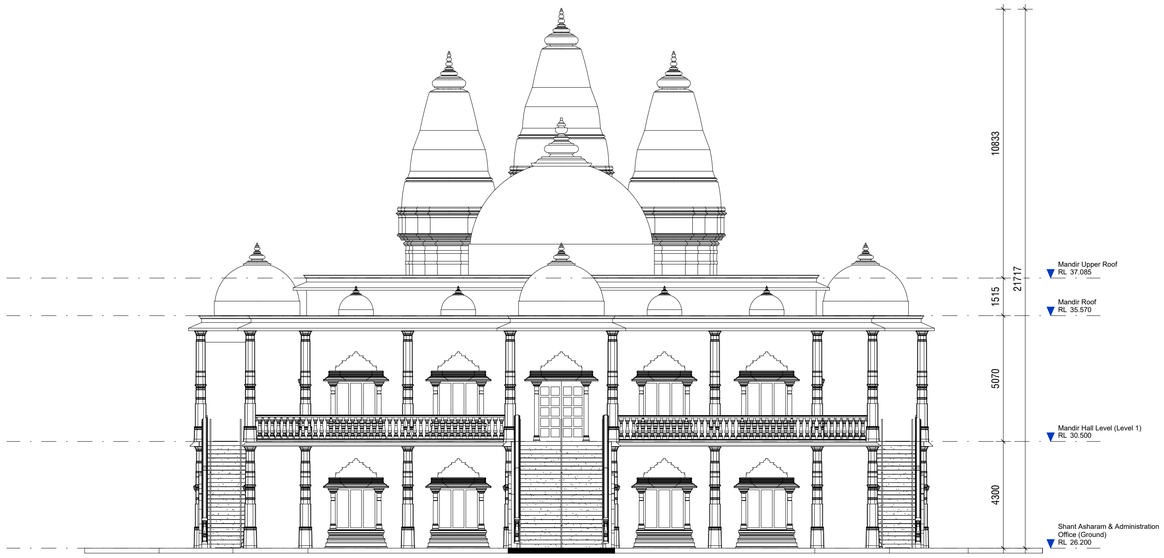
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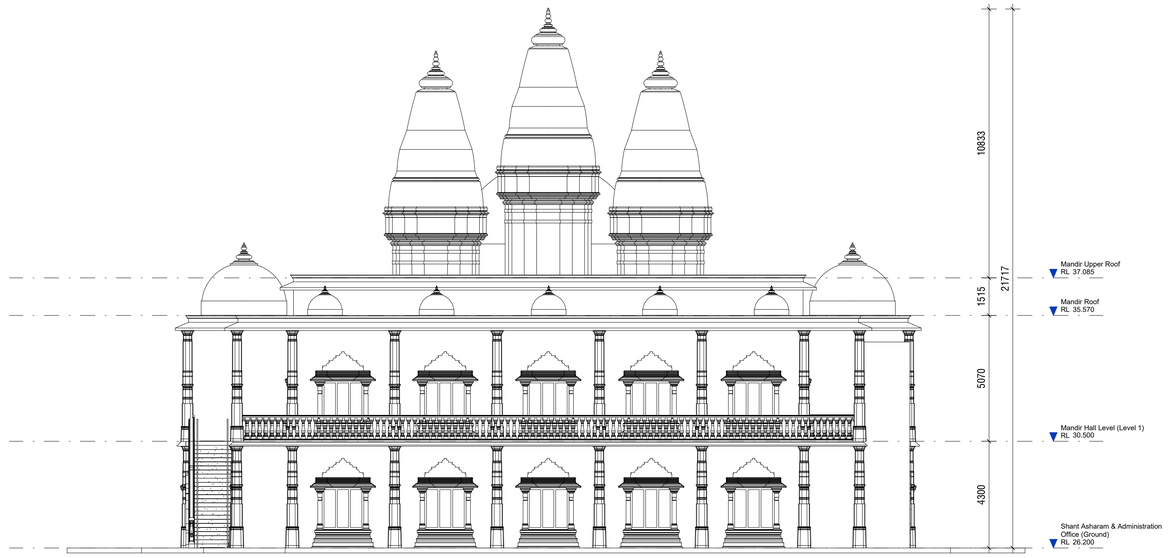
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ABN: 48 714 361 834

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East
1 : 100



West
1 : 100

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ARCHITECTS

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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 Vadtaldham

ADDRESS
50 Stoney Creek Road, Shanes Park

DRAWING TITLE
Mandir - Elevations

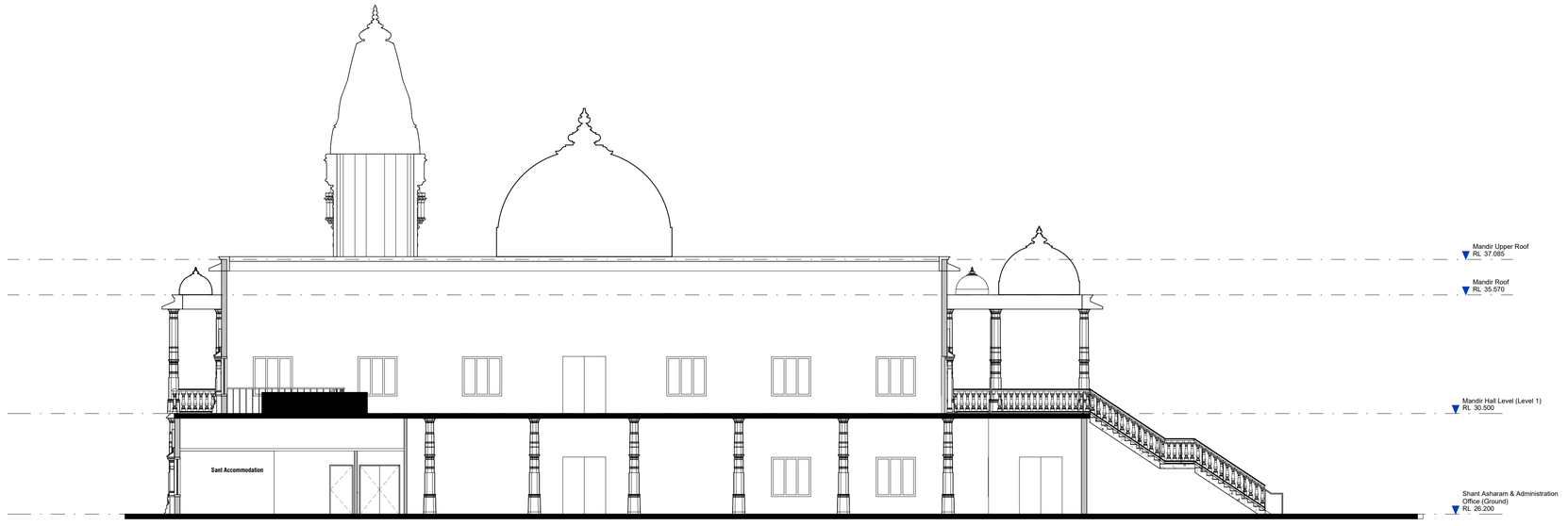
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JA2277 - M201

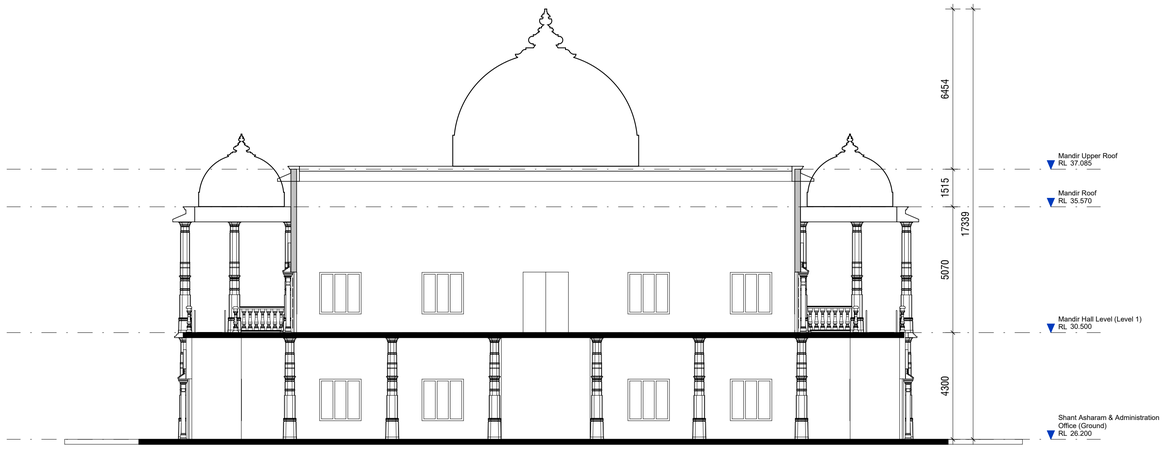
ISSUE
6

DATE
3/07/2025
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DA



Section 1
1 : 100



Section 2
1 : 100

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ABN: 48 714 361 834

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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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40 Murphy Street
Blaxland NSW 2774

0420 249 720 | geoff@jakaan.com.au

PROJECT TITLE
Shanes Park Temple - Mandir

CLIENT
Shree Swaminarayan Mandir Vadtaldham

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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DA

PROJECT TITLE
Shanes Park Temple - Guest Rooms

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
5

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
6/06/2025 2:50:39 PM

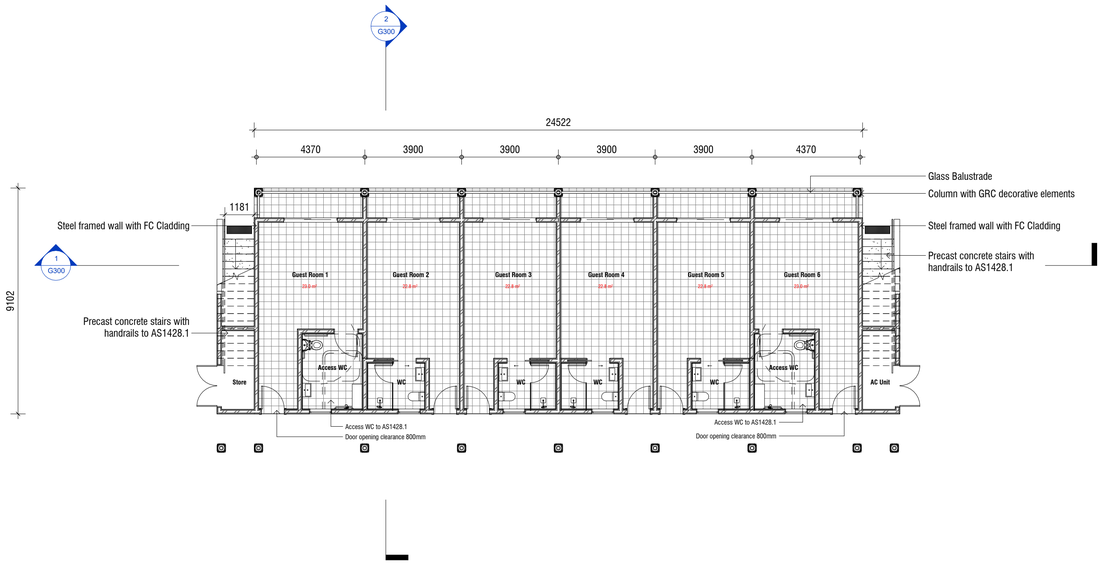
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Ground Floor Level
1 : 100

Level 1
1 : 100

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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	19/06/20204	DA Submission
5	06/06/2025	Council RFI

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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

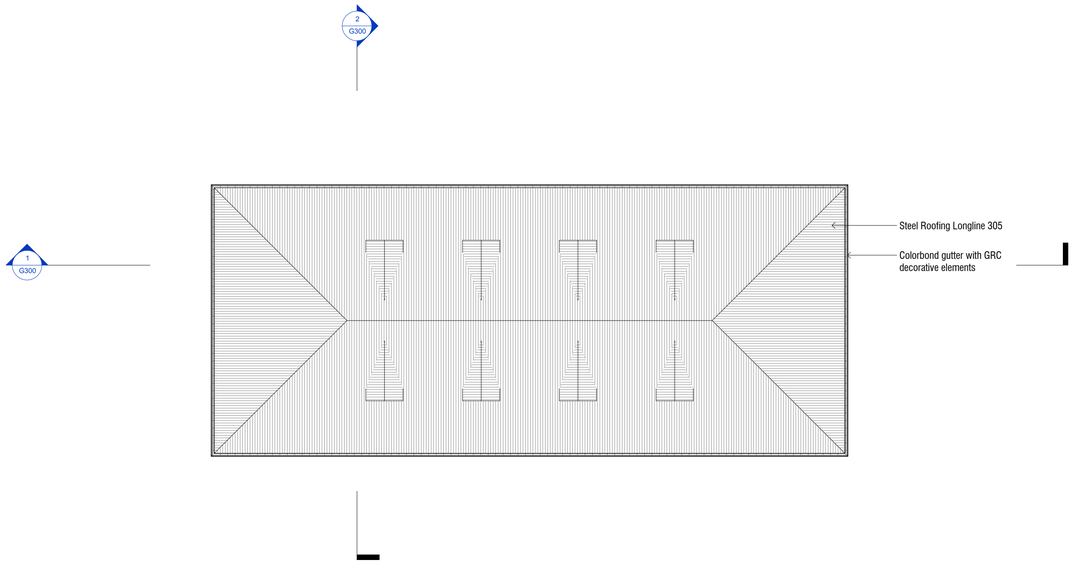
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DRAWING NUMBER
JA2277 - G100

ISSUE
5

DATE
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DA



Roof
1 : 100

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4	19/06/20204	DA Submission
5	06/06/2025	Council RFI

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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
5

DATE
6/06/2025 2:50:41 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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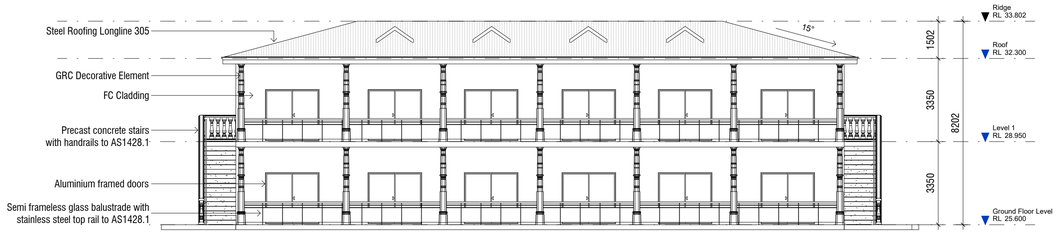
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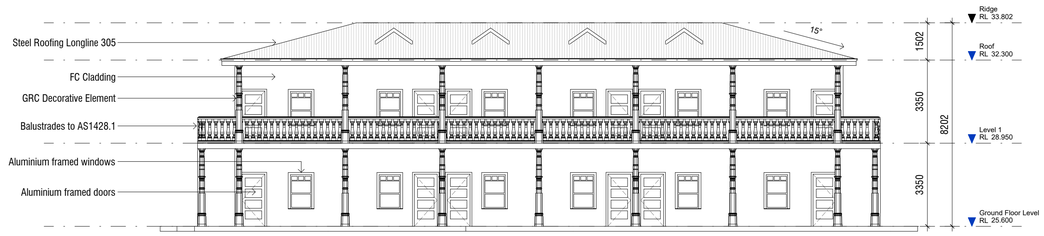
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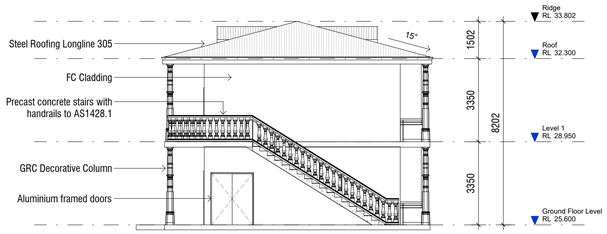
ISSUE #	DATE	DESCRIPTION
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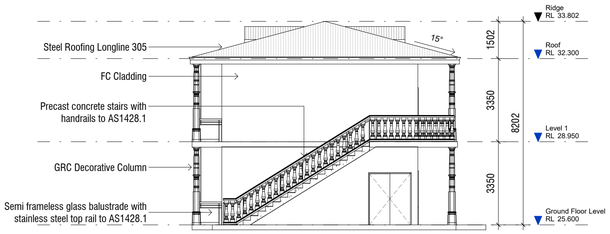
North
1 : 100



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

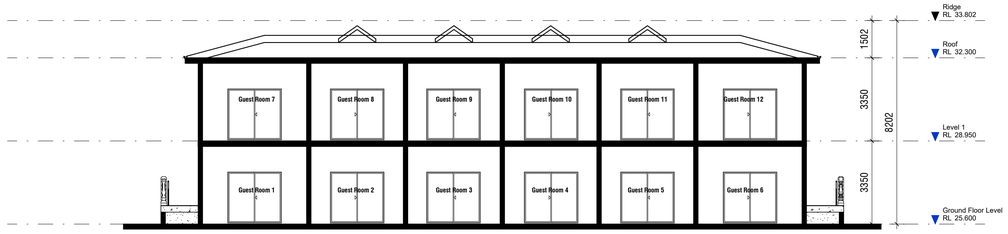
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JA2277 - G200

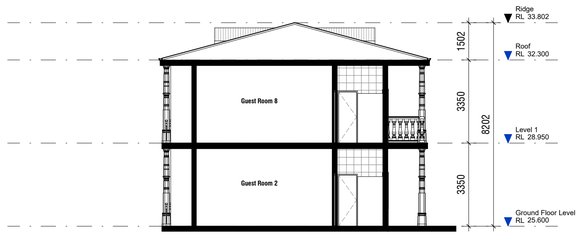
ISSUE
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1 : 100



Section 2
1 : 100

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3	30/04/2024	90% Complete
4	19/06/20204	DA Submission
5	06/06/2025	Council RFI

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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

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PROJECT TITLE
Temple and Community Centre

PROJECT NUMBER
JA2277

CLIENT
Shree Swaminarayan Mandir Vadtaldham

PROJECT REVISION
5

PROJECT TYPE

ADDRESS
50 Stoney Creek Road, Shanes Park

DATE/TIME
3/07/2025 5:03:49 PM

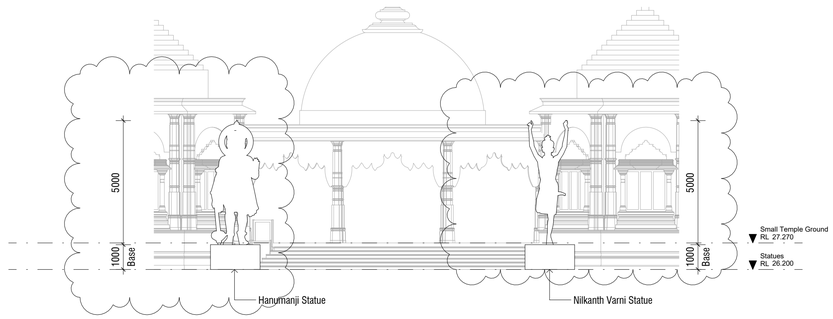
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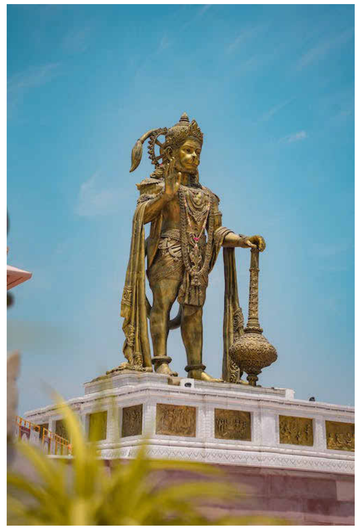
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Statue Elevations
1 : 100



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

ORIENTATION

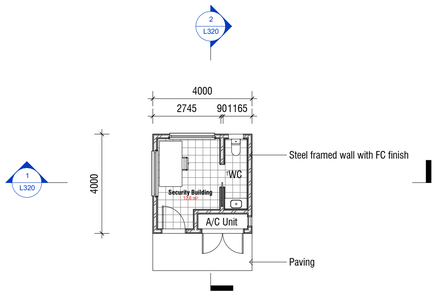
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DRAWING NUMBER
JA2277 - L100

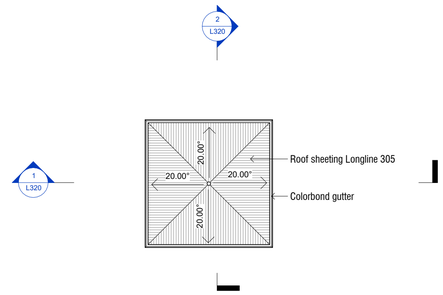
ISSUE
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DATE
3/07/2025 5:03:50 PM

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Security Building Ground
1 : 100



Security Building Roof
1 : 100

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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
Security Building Plans

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L300

ISSUE
5

DATE
3/07/2025 5:03:50 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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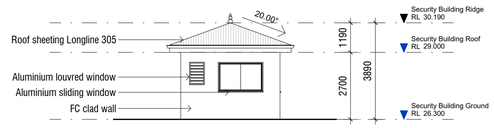
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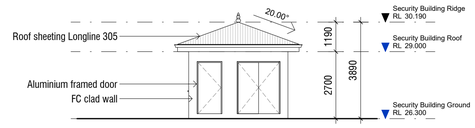
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REVISION SCHEDULE

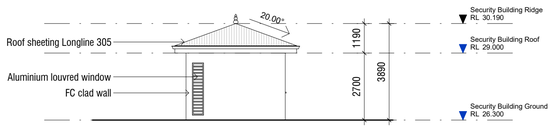
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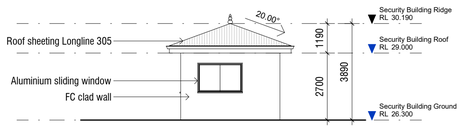
Security Building - Elevation North
1 : 100



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

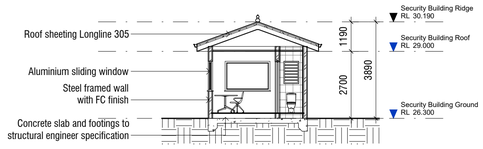
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DRAWING NUMBER
JA2277 - L310

ISSUE
5

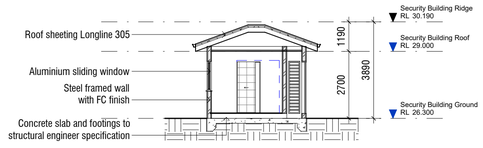
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DA



Security Building Section 1

1 : 100



Security Building Section 2

1 : 100

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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 RFI

jakaan ARCHITECTS

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

DRAWING TITLE
Security Building Sections

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L320

ISSUE
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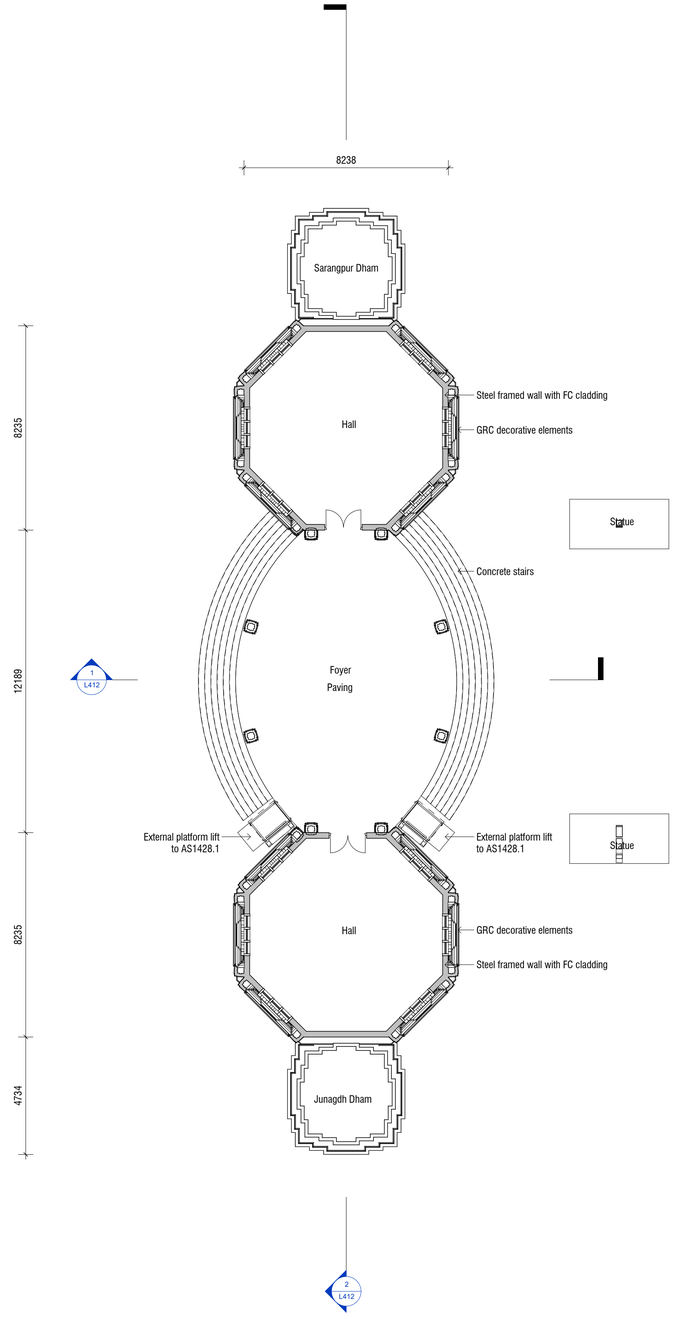
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5	06/06/2025	Council RFI



Small Temple Ground
1 : 100

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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

DRAWING TITLE
Small Temple Ground

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L400

ISSUE
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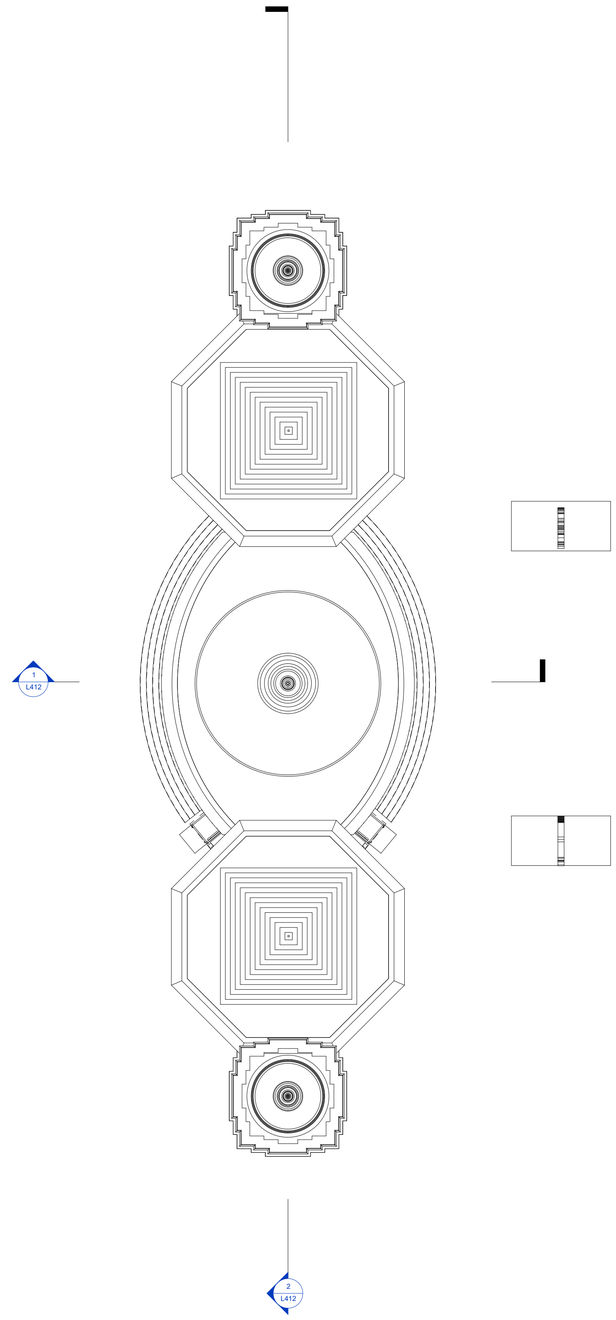
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5	06/06/2025	Council RFI



Small Temple Roof
1 : 100

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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

DRAWING TITLE
Small Temple Roof

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L401

ISSUE
5

DATE
3/07/2025
5:03:52 PM

DA

PAINTED:
ECOTONE MINSIL STRAW

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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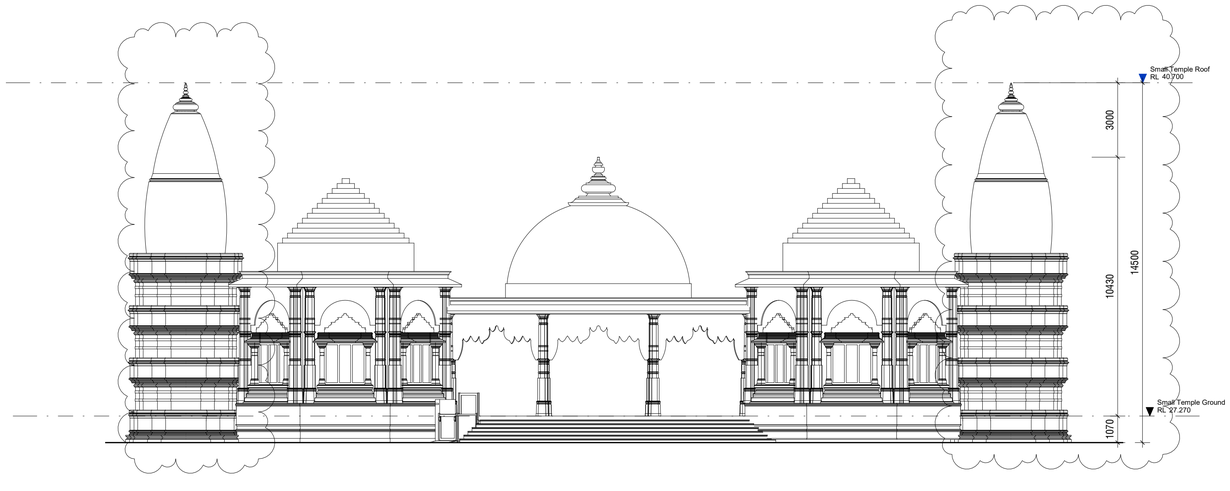
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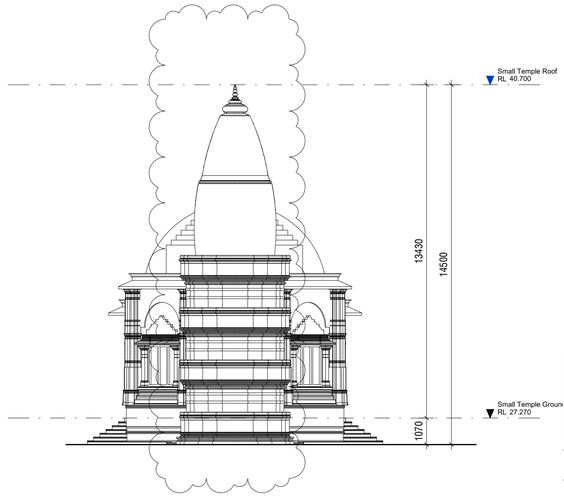
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REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
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3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI
6	03/07/2025	Minor revisions



Small Temple - Elevation East
1 : 100



Small Temple - Elevation North
1 : 100

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ARCHITECTS

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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
As indicated @ A1

DRAWING NUMBER
JA2277 - L410

ISSUE
6

DATE
3/07/2025
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DA

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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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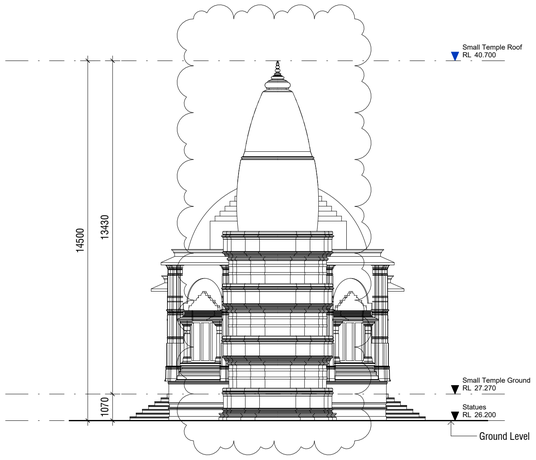
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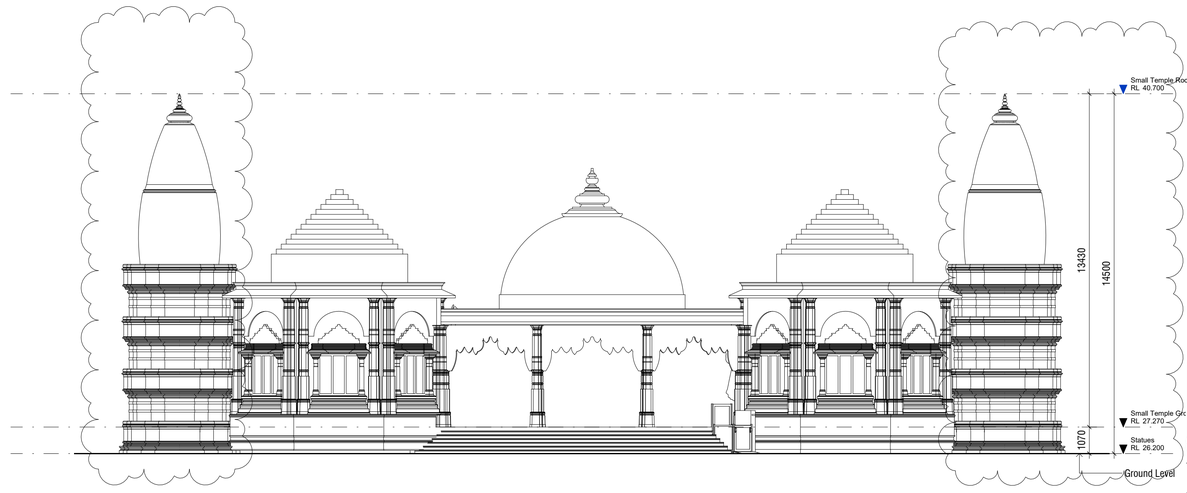
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REVISION SCHEDULE

ISSUE #	DATE	DESCRIPTION
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3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI
6	03/07/2025	Minor revisions



Small Temple - Elevation South
1 : 100



Small Temple - Elevation West
1 : 100

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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

DRAWING TITLE
Small Temple Elevations

ORIENTATION

SCALE
As indicated @ A1

DRAWING NUMBER
JA2277 - L411

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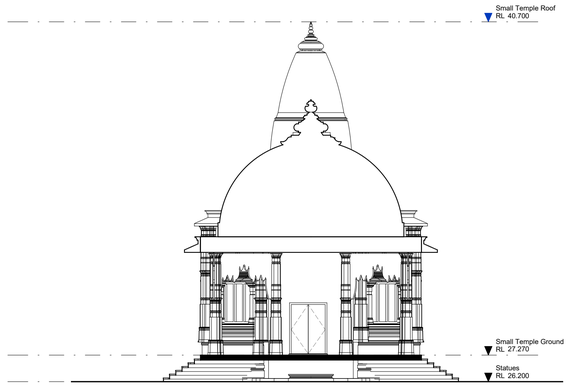
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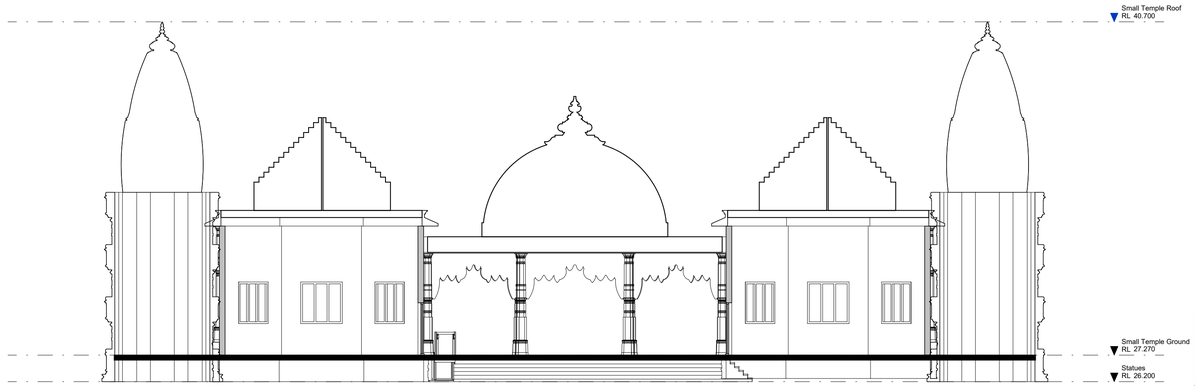
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5	06/06/2025	Council RFI



Small Temple Section 1
1 : 100



Small Temple Section 2
1 : 100

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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

DRAWING TITLE
Small Temple Sections

ORIENTATION

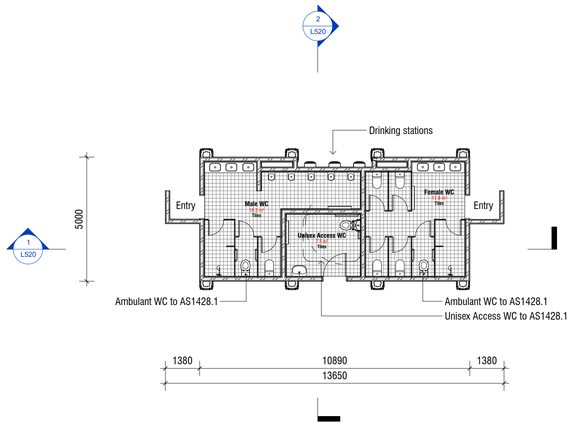
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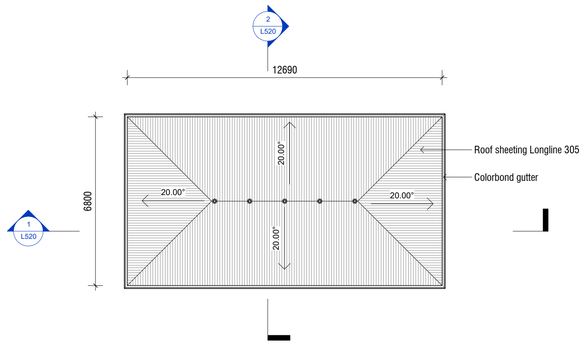
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DA



Amenities Building Ground
1 : 100



Amenities Building Roof
1 : 100

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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
Amenities Building Plans

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L500

ISSUE
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DA

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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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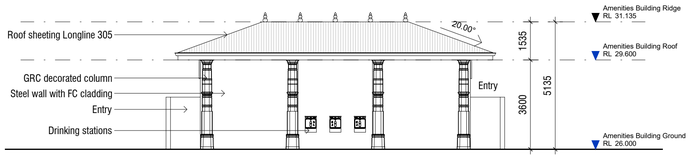
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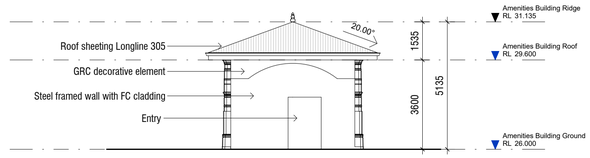
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REVISION SCHEDULE

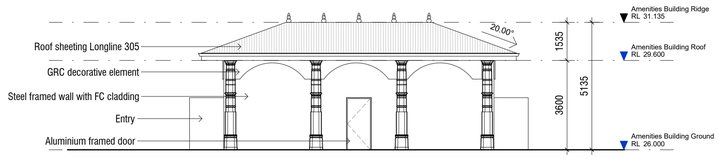
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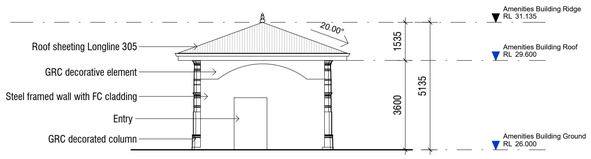
Amenities Building - Elevation North
1 : 100



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

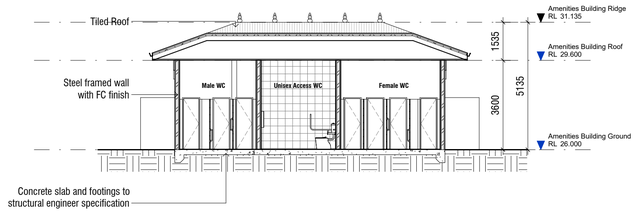
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DRAWING NUMBER
JA2277 - L510

ISSUE
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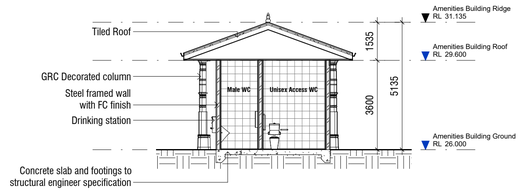
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DA



Amenities Building Section 1

1 : 100



Amenities Building Section 2

1 : 100

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REVISION SCHEDULE

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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
Amenities Building Sections

ORIENTATION

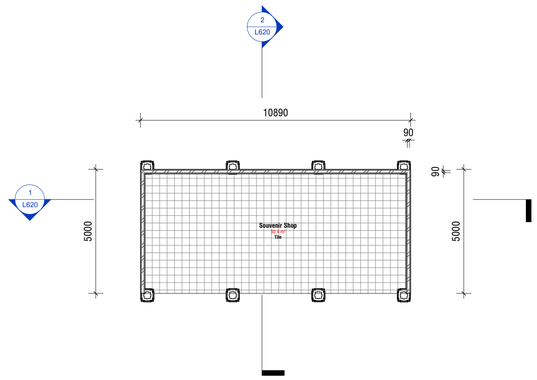
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DRAWING NUMBER
JA2277 - L520

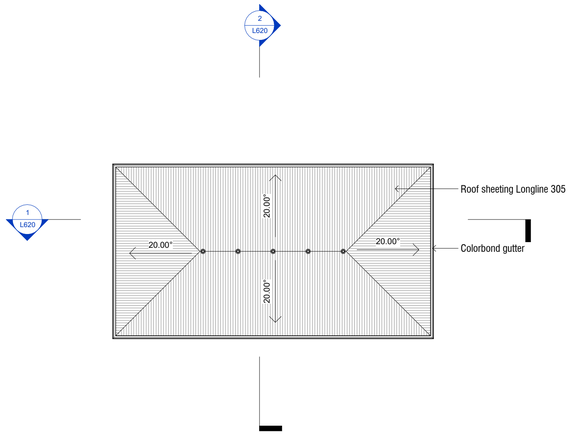
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DATE
3/07/2025
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DA



Souvenir Shop Ground
1 : 100



Souvenir Shop Roof
1 : 100

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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
Souvenir Shop - Plans

ORIENTATION

SCALE
1 : 100 @ A1

DRAWING NUMBER
JA2277 - L600

ISSUE
5

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DA

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ECOTONE MINSIL STRAW

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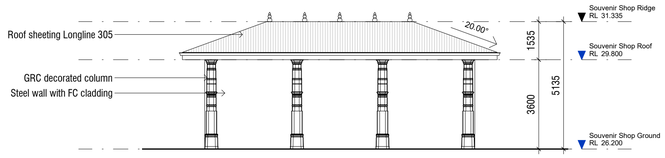
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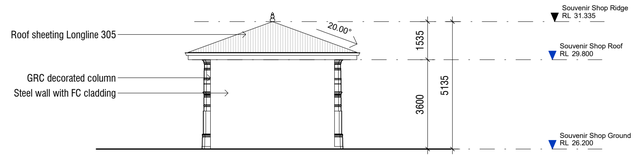
THE NOMINATED RESPONSIBLE ARCHITECT FOR JAKAAN ARCHITECTS IS GEOFF FERRIS-SMITH. REGISTRATION #8334. ABN 11 673 426 563

REVISION SCHEDULE

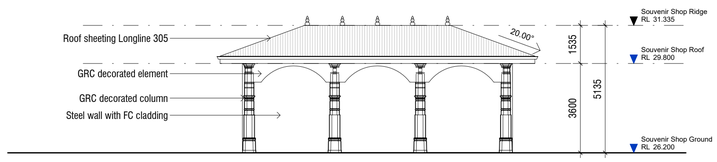
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1	20/12/2023	Issued To Client For Comment
2	04/04/2024	Consultant Coordination
3	30/04/2024	90% Complete
4	19/06/2024	DA Submission
5	06/06/2025	Council RFI



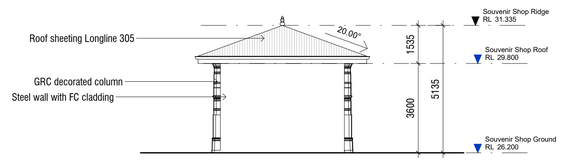
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1 : 100



Souvenir Shop - Elevation East
1 : 100



Souvenir Shop - Elevation South
1 : 100



Souvenir Shop - Elevation West
1 : 100

jakaan
ARCHITECTS

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

DRAWING TITLE
Souvenir Shop - Elevations

ORIENTATION

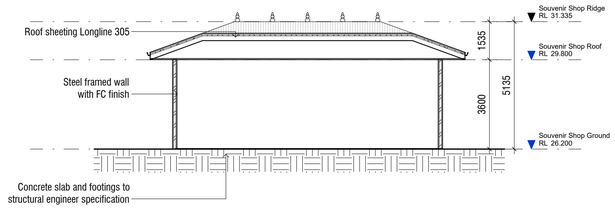
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DRAWING NUMBER
JA2277 - L610

ISSUE
5

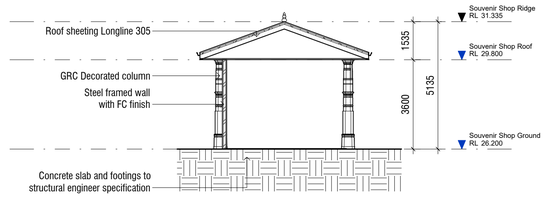
DATE
3/07/2025 5:03:58 PM

DA



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
5

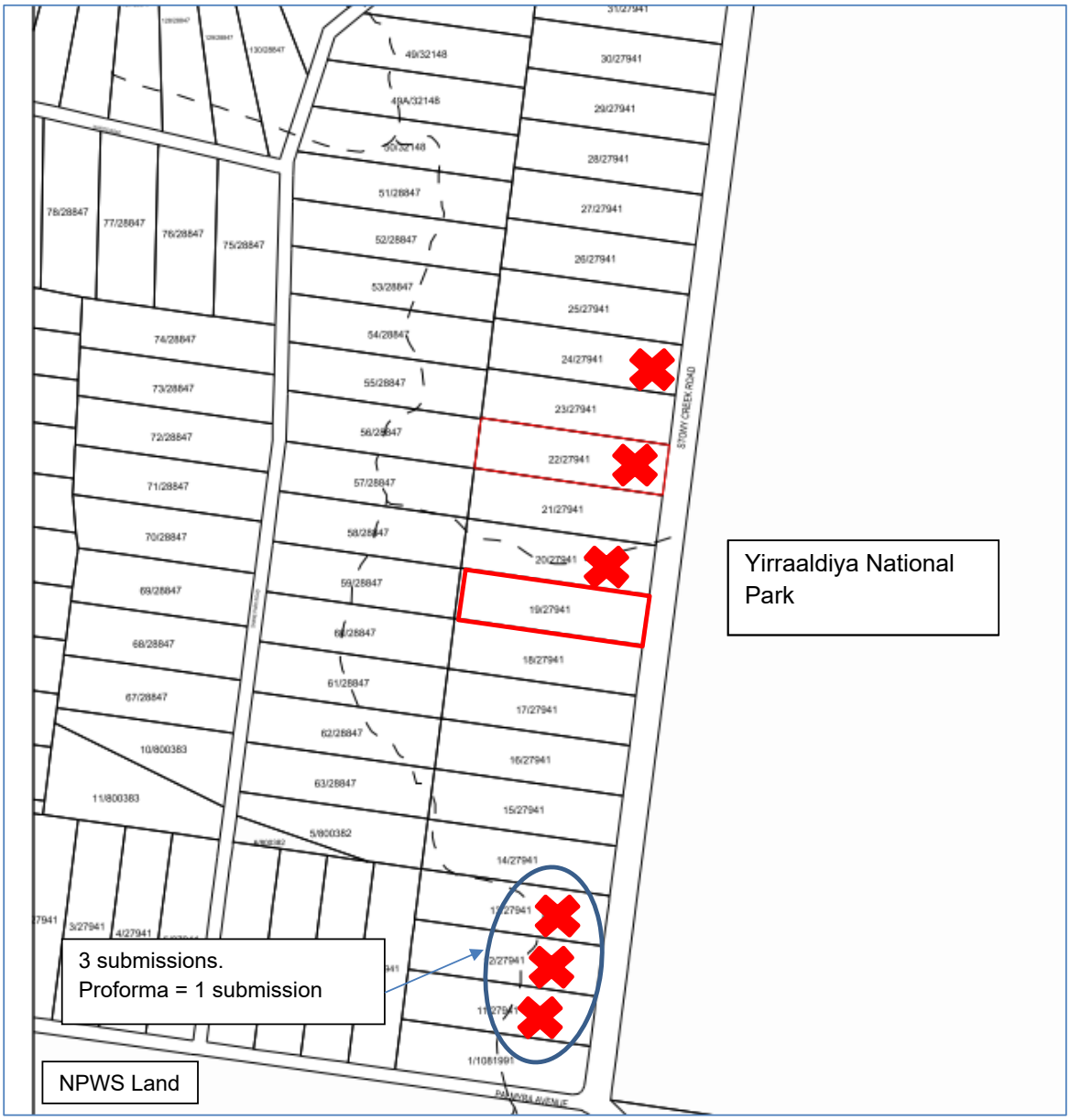
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DA

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.

Conditions of consent (draft)

Proposed development	Demolition of existing structures and construction of a place of public worship including a community hall, a souvenir shop and car parking for 166 vehicles.
Property description	50 Stony Creek Road, Shanes Park

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the *Environmental Planning and Assessment Act 1979.*

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.2.2 This consent provides development consent for the use of the Place of public worship and associated provision of access and car parking.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

(a) the removal of any tree(s) not indicated on the approved plans, and
(b) any fence, retaining wall, land excavation or filling, advertising structure, and
(c) the installation of vehicular footway crossings servicing the development, and
(d) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the *Roads Act 1993 and Local Government Act 1993* is required.

1.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. Heritage NSW is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements

of Heritage NSW. No further works are to be undertaken on the site without the written consent of Heritage NSW

1.4 **Services**

1.4.1 If any food or public health related activities are proposed, then a separate assessment and approval by Council for the use and fit out of the premises is required.

1.4.2 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited
(b) Recognised energy provider
(c) Natural Gas Company
(d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

1.4.3 All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.4.4 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.,

1.4.5 Telstra (and its authorised contractors) is the only company that is permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

1.5 **Identification Survey**

1.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to

ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

1.6 **Road Damage**

1.6.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

1.7 **Engineering Notes**

1.7.1 All works requiring approval under the *Roads Act 1993* (except standard vehicular crossings) or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate or Subdivision Works Certificate.

1.8 **Payment of Engineering Fees**

1.8.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate please:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

1.9 **Road Damage**

1.9.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

2 GENERAL

2.1 **Scope of Consent**

2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No. **Prepared by Jakaan Architects**	**Dated**
Existing Site Plan and Demolition - Sheet 010 Rev 7	19 January 2026
Site Plan – Sheet 100 Rev 12	19 January 2026
Site Plan – Landscape and Mandir Precinct – Sheet 110 Rev 7 Site Plan – Community Hall Precinct – Sheet 111 Rev 7 Site Plan – Water Management Precinct – Sheet 112 Rev 8 Site Plan – Way Finding – Sheet 120 Rev 4	19 January 2026
Site Elevations - Sheet 200 Rev 5 Site Elevations – Sheet 201 Rev 5	19 January 2026
Site Section - Sheet 300 Rev 5	19 January 2026
Central Facilities Building	
Ground Floor Plan Sheet C100 Rev 8	12 January 2026
First Floor Plan Sheet C101 Rev 8	12 January 2026
Roof Plan Sheet C102 Rev 7	12 January 2026
Elevations North and South Sheet C200 Rev 8	12 January 2026
Elevations East and West Sheet C201 Rev 8	12 January 2026
Sections Sheet C300 Rev 7	12 January 2026
Mandir Building	

Shant Asharam and Administration Office Sheet M100 Rev 7	12 January 2026
Mandir – Hall Level Sheet M101 Rev 7	12 January 2026
Mandir Elevations Sheet M200 Rev 7	12 January 2026
Mandir Elevations Sheet M201 Rev 7	12 January 2026
Mandir Sections Sheet M300 Rev 7	12 January 2026
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025
Small Temple Sections L412 Rev 5	3 July 2025
Amenities Building Plans Sheet L500 Rev 5	3 July 2025
Amenities Building Elevations Sheet L510 Rev 5	3 July 2025
Amenities Building Sections Sheet L520 Rev 5	3 July 2025
Souvenir Shop Sheet L600 Rev 5	3 July 2025
Souvenir Shop – Elevations Sheet L610 Rev 5	3 July 2025
Souvenir Shop – Sections Sheet L620 Rev 5	3 July 2025
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025

DRAWING/DOCUMENT REFERENCE	**DATE**
Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy.	13/03/2024

* Unless modified by any condition of this consent

2.1.2 The applicant must revise the landscape plan to retain and protect Trees 11, 19 and 20. Tree 11 is a Council road reserve tree that can be retained, and Trees 19 and 20 are located in the adjoining neighbouring property. Trees 11, 19 and 20 must not be removed.

2.1.3 Air conditioning is to be included in the building designs to ensure future user comfort. This detail is to be added to architectural plans for the issue of the Construction Certificate.

2.1.4 Site specific mitigation measures are essential and these measures should be included in a revised site design. A development-specific CPTED assessment is to be conducted and discussion provided for review by Council's Social Planning Section before a Construction Certificate can be obtained.

2.2 **Services**

2.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

2.3 **Suburb Name**

2.3.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:
Suburb: SHANES PARK

2.4 **Signage**

2.4.1 Discreet directional signage which provides clear way finding directions for pedestrians and vehicles are permitted to be erected. No illuminated, LED or moving signs are permitted. No business identification signage is approved by the consent.

2.4.2 Any other signage requires separate Council approval prior to installation, except where signage is permitted under an environmental planning instrument.

2.5 **Engineering Matters**

2.5.1 **Design and Works Specification**

2.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

(a) Blacktown City Council's Works Specification - Civil (Current Version)
(b) Blacktown City Council's Engineering Guide for Development (Current Version)
(c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
(d) Blacktown City Council Growth Centre Precincts Development Control Plan
(e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.
Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.
NOTE: Any variations from these design requirements must be separately approved by Council.

2.5.1.2 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. roads, drainage reserves, parks, etc.)
A copy of this notice must be provided to Council's Coordinator of Engineering Approval.

2.5.2 **Other Necessary Approvals**

2.5.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.5.3 **Other Matters**

2.5.3.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

2.5.3.2 Any future substation, temporary drainage works or other utility installation required to service the approved development must not be sited on Council land, including road reservations.

2.5.4 **Drainage Matters**

2.5.4.1 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in perpetuity:
Required percentage reductions in post development average annual load of pollutants

Pollutant	**% post development pollutant reduction targets**
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45

2.5.4.2 Each year the registered proprietor is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse from the rainwater tank and stormwater tank. Based on modelling it is agreed that for non-potable reuse that the rainwater tank and stormwater tank are achieving a minimum 80% reuse with a minimum reuse supplied of 2.51 ML/yr.

2.5.4.3 The registered proprietor is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer WSUD@blacktown.nsw.gov.au.

3 PRIOR TO DEMOLITION

3.1 **Environmental Health**

~~3.1.1 The *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* is to be reviewed by a Certified Environmental Consultant holding current accreditation under one of the following schemes:~~

- ~~Certified Environmental Practitioner – Specialist Certification (CEnvP (SC)), or~~
- ~~A Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) Scheme~~

~~The reviewed contamination report is to be submitted to Council for confirmation by Council's Environmental Heath Team.~~

~~3.1.2 The recommendations of *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be certified by an environmental consultant with a current accreditation under:~~

- ~~Certified Environmental Practitioner – Specialist Certification (CEnvP (SC)), or~~

- ~~A Certified Professional Soil Scientist under the Contaminated Site Assessment and Management (CPSS CSAM) Scheme.~~

3.1.3. The recommendations of the final certified DSI report approved by Council are to be implemented as follows:

- 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.

- 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.

- 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.

3.1.3 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

Following removal, a clearance inspection and issuing of a clearance certificate for the area should be completed by an independent licensed asbestos assessor or competent person.

3.1.4 Prepare and submit to Council a Construction Environmental Management Plan (to include at minimum: the noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dam dewatering management plan, dust control, salinity management plan, proposed means of controlling any activity that could potentially cause a pollution incident as defined by the Protection of the Environment Operations Act 1997.

3.1.5 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

3.2 Tree Protection

3.2.1 Unless specific approval is given in this consent, no trees, located within the subject allotment and within the Council road reserve (nature strip) or in the neighbouring land, can be removed or pruned during demolition works.

3.2.2 Any tree not indicated to have consent for removal shall be effectively protected against damage as specified in the Tree Protection Information & Specifications at section 8 contained in the AIA.

3.2.3 Tree Protection measures must be installed before Demolition work begins.

4 DURING DEMOLITION

4.1 **Environmental Heath**

4.1.1 The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.

4.1.2 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's *Waste Classification Guidelines* (2014)

4.1.3 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

4.1.4 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

4.1.5 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

4.1.6 The recommendations of *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

4.2 **Tree Protection**

4.2.1 The measures required to effectively protect trees on the land shall be maintained throughout the demolition works.

5 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

5.1 **DA Plan Consistency**

5.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

5.2 Footpath/Road Condition Assessment Fee

5.2.1 A footpath/road condition assessment fee is to be paid prior to the issue of any Construction Certificate. The applicable fee will be charged in accordance with Council's Goods and Services Pricing Schedule.

Council will undertake an initial inspection of civil assets outside the development site. The applicant will be held liable for any damage arising from construction activities. Council will undertake reinstatement works and recover the costs from the applicant,

which will be charged in accordance with Council's current Goods and Services Pricing Schedule in effect at the time of the work.

5.3 Appointment of Project Arborist

5.3.1 Prior to issue of a Construction Certificate, a Project Arborist is to be appointed for the duration of the works on site. The Project Arborist must hold a minimum qualification of Australian Qualification Framework (AQF) Level 5 in arboriculture and have Public Liability Insurance (minimum $20 million) for the duration of the project. The name and contact details of the Project Arborist are to be notified to Council prior to the commencement of any works on site, including demolition.

5.4 Tree Management (Public street trees)

5.4.1 The applicant who has the benefit of the development is to pay a tree preservation bond for street trees 5 to 11 being retained. This is to ensure the retention and protection of the trees are in line with AS 4970-2009.

5.4.2 The bond amount will be returned 12 months following the issue of the final occupation certificate and following the submission of a final report by the Applicant's project Arborist.

A final assessment report is to be presented to Council to provide advice on the retained tree's health and structure and to decide on any bond return to the applicant.

The confirmation about the health and structure of the trees will be done following an inspection by an authorised officer from Council's Greenspace Services section with the recommendations in the final report considered.

5.4.3 Two inspection fees as per Council's Goods and Services Pricing Schedule will be applicable for the authorised officer to inspect the tree protection measures implemented before construction commencing and following a request for the return of the tree preservation bond as noted above.

5.4.4 An AQF Level 5 Consulting Arborist needs to be engaged to supervise work within the TPZ, provide advice regarding tree protection and monitor compliance. The Consulting Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

5.5 Aesthetics

5.5.1 The reflectivity index of glass used in the external facade of the development is not to exceed 20 percent.

5.5.2 The development approved by Council is to be constructed in accordance with the approved plans. The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of Australia.

5.5.3 Service conduits which are located on the external facade of the building, and which are visible from the public domain, are not permitted to be exposed, and are to be appropriately screened from view so as to blend in and integrate with the overall

presentation of the building.

5.6 **Access / Parking**

5.6.1 The recommendations in the approved Traffic Report dated 30 January 202026 and prepared by Stanbury Traffic Planning are to be shown on the plans submitted for a Construction Certificate.

5.6.2 All car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose. All car parking spaces are to be available to staff and visitors at all times.

5.6.3 The design of the car parking areas, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas, etc. are to conform with AS 2890.1-2004.

5.6.4 All required car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:
Commercial car space: 2.5m x 5.4m
Disabled car space: 2.4m x 5.4m with a shared area of 2.4m x 5.4m

5.6.5 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

5.6.6 All internal driveways and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

5.7 **Services/Utilities**

5.7.1 The following documentary evidence shall accompany any Construction Certificate:

(a) A “Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the removal of any power poles and any provision of street lighting, to the development.

6 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

6.1 **Building Code of Australia Compliance**

6.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) Complying with the deemed to satisfy provisions, or
(b) Formulating an alternative solution which:
  (i) complies with the performance requirements, or
  (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
  (iii) A combination of (a) and (b).

6.2 **Site Works and Drainage**

6.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or

filled ground (not being Exempt Development under an environmental planning instrument), not included on this development consent must be endorsed by a separate development consent or Complying Development Certificate prior to any Construction Certificate being issued.

6.2.2 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

6.3 Construction on Bush Fire Prone Land

6.3.1 Development and building works are to be carried out in accordance with the following:

- Design and Construction: new construction shall comply with BAL 12.5 of Australian Standard AS3959 - 2018 Construction of buildings in bushfire prone areas or NASH Standard - 2014 Steel Frame Construction in Bushfire Areas (as appropriate) except where varied by section 7.5.2 of Planning for Bushfire Protection 2019 (NSW variations).
- Utilities: Electricity and gas are to comply with Table 7.4a of Planning for Bushfire Protection 2019.
- Landscaping: Landscaping to the site is to comply with Table 7.4a and Appendix 4 of Planning for Bushfire Protection 2019.
- Fencing and gates: Fencing and gates are to comply with Section 7.6 of Planning for Bushfire Protection 2019.

Details demonstrating compliance to be provided to the Certifying Authority as part of the application for Construction Certificate.

7 PRIOR TO CONSTRUCTION CERTIFICATE

7.1 Environmental Health

7.1.1 The recommendations of Detailed *Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

7.1.2 All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:

- NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
- NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2022).
- NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- National Environment Protection Council (NEPC) 1999 *National Environment Protection (Assessment of Site Contamination Measure)* as amended 2013
- NSW Environment Protection Authority's *Waste Classification Guidelines, Part 1: Classifying Waste* (2014)

~~A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.~~

7.1.3 Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials must be immediately notified to the Council and the principal certifying authority.

7.1.4 The Recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented, as follows:

1. Acoustic Barriers (section to be viewed in colour)

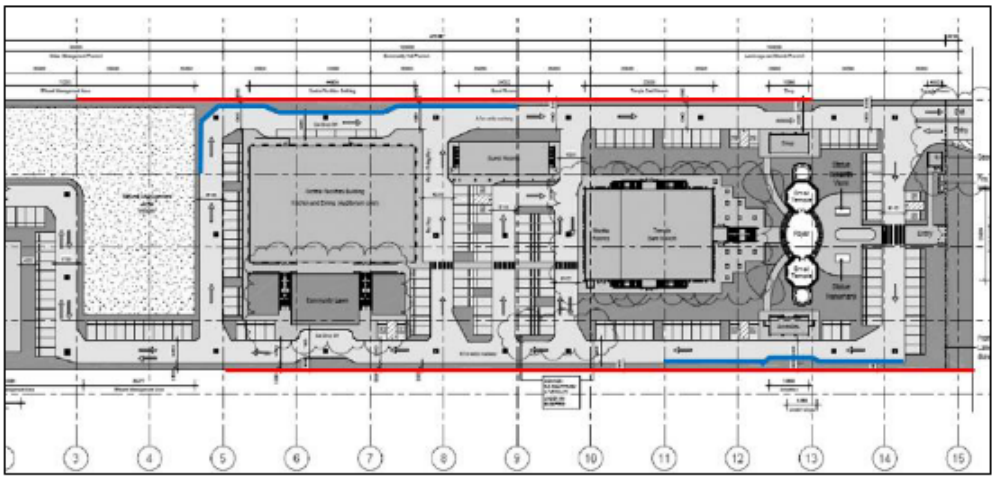
Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

- Polycarbonate Transparent Sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated Concrete panels such as Hebel
- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.
- Any combination of the above

For fences higher than 1.8m, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate maximum vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).
- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. Outdoor Mechanical Plant and equipment

The final selection of any outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	**43 dB(A)**
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	**38 dB(A)**

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	**43 dB(A)**
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	**37 dB(A)**

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

"at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.".

7.1.5 In accordance with section 68 of the Local Government Act 1993 an 'Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System' must be submitted to Council for consideration. Approval must be obtained prior to construction work commencing.

7.1.6 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

8 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

8.1 General

8.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.

8.1.2 The civil engineering plans (Council's ref: D26/55373) are to be **amended** to the satisfaction of Council's Senior Coordinator Engineering Approvals and Coordinator Drainage Development Assessment, and to7 include the following:

i. The plans are to be amended to show the upgrade of Stony Creek Road for a minimum length of approximately 360 metres centred on the proposed site access, including:
   a. Provision of Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) treatments at the site access;
   b. Pavement reconstruction designed to accommodate construction and operational traffic generated by the development; and
   c. Provision of minimum 1.5 metre wide sealed road shoulders on both sides of the carriageway for the upgraded section.

ii. The engineering plans shall be **amended** to demonstrate that the proposed road and drainage works along Stony Creek Road will not adversely impact existing driveway access arrangements serving adjoining properties. The plans shall indicate:
   a. Reconstruction or modification of existing driveway crossings impacted by the proposed works.

b. Long sections and cross sections demonstrating appropriate tie-ins between the proposed roadside drainage infrastructure and adjoining access points.

c. Details confirming that safe and practical vehicular access to adjoining properties will be maintained at all times.

iii. The applicant shall submit an **updated** Flood Risk Management Report and Flood Emergency Response Plan (FERP) prepared by a suitably qualified hydraulic engineer. The report must include, but not be limited to:

a. Confirmation of the flood risk affecting the site up to the Probable Maximum Flood (PMF) event.

b. Assessment of flood hazard (depth and velocity) during extreme flood events, including potential risks to vehicles and pedestrians within the site and along the evacuation route.

c. Assessment of flood evacuation arrangements, demonstrating that all occupants and vehicles can safely evacuate the site prior to floodwaters affecting the site access or surrounding road network.

d. Assessment of maximum occupancy scenarios, including evacuation of the full site population and car parking capacity.

e. Confirmation of the available flood warning time and evacuation trigger levels.

f. Preparation of a detailed operational Flood Emergency Response Plan for the development

g. The report shall demonstrate that risks to life associated with extreme flood events can be appropriately managed.

iv. Drawing PS01-D101:

a. Label the proposed location of the dish crossing on the entry driveway

b. Rename the detail “Inset A” to be called “Dish Crossing Detail”

v. Drawing PS01-E100:

a. Provide the size of the proposed “Dish Drain at site entrance”

b. Increase the pipe size to a minimum 150mm diameter for the two pipes between Pit 1A202-01, Pit 1A106-07 and Pit 1A106-06

vi. Drawing PS01-E110:

a. Amend the alignment of the 2x150mm pipes from the “Stormwater tank” to the headwall to avoid the bend in the pipe alignment and the change of grade currently proposed. Realign the pipes by moving the pipe outlet from the “Stormwater tank” further north and regrade them to avoid both the change of direction and change of grade

b. Amend the pit label adjacent to the Stormwater tank referring to the 2x150mm pipes exiting it, is to be corrected from “1A108-02” to say “1A110-02”

c. Label the pit named “1A103-01” to the north of the tank

d. Label the pipe size between Pit 1A103-01 and Pit 1A101-03

e. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm

f. A note is to be added to the drawing to make it clear that the kerb in Road 21-MSL01 is to be extended past Pit 1A101-04 and is to be integrated into the retaining wall on the southern side of the basin entry driveway. The retaining wall height is to be amended to match into the top of kerb level.

g. Provide detailed design of the proposed stormwater drainage system, including swales, level spreader and discharge arrangements along the southern boundary of the site. The design is to demonstrate that:

    i. The proposed drainage system replicates existing surface flow behaviour and does not concentrate flows in a manner that would cause erosion or adverse impacts to adjoining properties.

    ii. Stormwater discharge from the site will not increase flow velocities or volumes entering adjoining land.

    iii. Adequate erosion protection measures are provided at discharge locations.

    iv. Detailed hydraulic calculations supporting the drainage design are provided

h. Provide a safety risk assessment for the proposed retaining walls surrounding the on-site detention (OSD) basin.

    The assessment shall consider the potential safety risks associated with the height of the retaining walls and the proximity of the basin to pedestrian and maintenance areas. The assessment shall identify potential hazards including, but not limited to, fall risks, access for maintenance, and risks associated with stormwater storage and detention infrastructure.

    Where risks are identified, the amended engineering plans shall incorporate appropriate risk mitigation measures, which may include fencing, barriers, handrails, restricted access controls, warning signage, or other safety measures as recommended by the design engineer.

    Details of the safety assessment and all proposed mitigation measures shall be shown on the engineering plans.

vii. Drawing PS01-E200:

a. Amend the detail “OSD outlet structure” - Provide a top of headwall level on this section.

b. Amend the “Section C – Rainwater Tank C” detail - Amend the note “300mm overflow pipe with non-return flap valve IL 25.58” – change this note to say “150mm overflow pipe with non-return flap valve IL 25.58”.

c. Amend the “Section C – Rainwater Tank C” detail - Amend the note “100mm outlet pipe IL 25.27” – change this note to say “150mm outlet pipe IL 25.27”.

viii. Drawing PS01-E201:

a. Amend detail “Stormfilter and Stormwater Tank D…General Arrangement Plan” – realign the 2x150mm pipes exiting the tank to avoid the bend and change of grade.

ix. Drawing PS01-300:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.
b. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm.

x. Drawing PS01-301:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.

xi. Drawing PS01-302:

a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.

xii. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the Rainwater Tanks, the Stormfilter Tank and the Stormwater Tank in accordance with Council's Engineering Guide for Development 2005.

xiii. Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines for the above ground OSD basin

xiv. Provide galvanised or equivalent step irons or ladders for all entry points to the underground tanks. Access points to the below ground tanks must be a minimum 900 x 900 mm

xv. Provide Floodway Warning Signs for the above ground detention area in accordance with Plan A(BS)114S from Council's Engineering Guide for Development 2005.

xvi. All pits within the proposed development, other than for detention, must comply with the following. Pits 600 x 600 mm are limited to 600 mm maximum depth, pits 600 x 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 x 900 mm.

xvii. Discharge control pits for the OSD Tank over 1200 mm deep must have a minimum internal opening of 1200 mm x 1200 mm.

xviii. The orifices within the Discharge Control Pits are to be protected by a suitable screen. Provide Maximesh Rh3030 for orifice diameters 150 mm or less with a minimum area of 50 times the orifice area and Weldlok F40/203 for orifices 150 mm diameter or more with a minimum area of 20 times the orifice area. Provide the dimensions of the screens on the engineering drawings.

xix. Provide details for permanent coloured interpretive signage to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail are to be generally in accordance with Section 14 of Council's WSUD developer handbook and be approved by Council.

xx. All OceanGuards are to be clearly notated as "200 micron OceanGuards".

xxi. Provide metal mosquito proof mesh welded under any grated access points into the Stormfilter Chamber.

xxii. Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS)

Scheme for any water use fittings. Minimum WELS ratings or other requirements are:

a. 4 star dual-flush toilets;
b. 3 star showerheads;
c. 5 star taps (for all taps other than bath outlets and garden taps);
d. 3 star water efficient washing machines and dishwashers are to be specified.

xxiii. An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses. Such use includes all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

a. A first flush or pre-treatment system
b. A pump with isolation valves
c. A solenoid-controlled mains water bypass
d. Flow meters on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse
e. An inline filter and preferably an automatic backwash inline filter
f. A control panel with warning light to indicate pump failure
g. A timer and control box for landscape watering, allowing for seasonal variations and split systems
h. An irrigation watering plan allowing for a minimum of 1508 kL/yr and accounting for seasonal variations
i. Providing a minimum combined rainwater tank size of 276 kL below overflow, servicing all toilets/urinals
j. Providing a minimum stormwater tank size of 77 kL below overflow, servicing all landscaping areas
k. Ensuring all the rainwater reuse pipes and taps are coloured purple
l. Fitting rainwater warning signs to all external taps using rainwater
m. Provide external taps at a rate of one tap for each 150 m2 of landscape area evenly spread across the site for landscape watering. All external taps are to be connected to the stormwater tank.
n. Connection of all proposed toilets/urinals to the rainwater tank.

8.1.3 Roads Act approval under Section 138 of the Roads Act 1993 shall be obtained from Council for the upgrade of Stony Creek Road adjacent to the development site. The road upgrade works shall extend for a minimum length of approximately 360 metres centred on the proposed site access, or as otherwise determined by Council, and shall include but not be limited to the following:

a) Provision of dedicated intersection turning treatments at the proposed site access including a Channelised Right Turn (CHR) lane and Auxiliary Left Turn (AUL) lane within Stony Creek Road in accordance with Austroads Guide to Road Design and Council requirements.

b) Widening and upgrading of Stony Creek Road to provide a safe rural road cross-section including minimum 1.5 metre wide sealed shoulders on both sides of the carriageway, or as otherwise required by Council.

c) Pavement reconstruction works designed in accordance with Austroads and Council standards to accommodate traffic generated by the development, including construction traffic, heavy vehicles and ongoing operational traffic.

d) Adjustment or reconstruction of table drains, verge grading, stormwater drainage infrastructure, line marking, signage and roadside safety treatments as required.

e) Submission to Council of detailed civil engineering design drawings and pavement design calculations, prepared by a suitably qualified and experienced civil engineer, demonstrating that the upgraded road pavement is capable of accommodating the projected traffic loading associated with the development.

f) All works shall be designed and constructed at no cost to Council and shall be completed to the satisfaction of Council.

g) Council may require additional road and drainage upgrades at the S138 stage if impacts are identified

8.1.4 A pre-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council documenting the existing condition of:

a) Stony Creek Road pavement and shoulders adjacent to the site

b) adjoining property driveway crossings

c) any affected roadside drainage infrastructure

The report shall include photographic records and shall be used as a baseline for assessment of any damage resulting from construction activities associated with the development.

8.2 **Construction Certificate Requirements**

8.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path paving

The above requirements are further outlined in this section of the consent.

8.3 **Roads Act Requirements**

8.3.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve
- Half width road construction
- Kerb inlet pit connections or construction
- Vehicular crossings
- Path paving

The above requirements are further outlined in this section of the consent.

8.4 **Other Engineering Requirements**

8.4.1 If the estimated cost is $250,000 or greater proof of long service levy payment is required.

8.4.2 Any ancillary works undertaken shall be at no cost to Council.

8.4.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

8.4.4 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

8.5 **Roads**

8.5.1 Submit a pavement report prepared and designed by a professional civil engineer with soil tests carried out by a registered NATA soils laboratory. The pavement design shall withstand the traffic loadings listed in this consent.

8.5.2 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a person who holds a current SafeWork NSW Work Zone Traffic Management Plan accreditation and photo card.

8.5.3 Road shoulder for the full road frontage of the development is required. These construction works include drainage, kerb and gutter, footway turfing, service adjustments and any other ancillary work necessary to make this construction effective.

8.5.4 Indicate the replacement of any redundant layback and footway crossing with Council's standard kerb and gutter. The footway area shall be restored with turf in accordance with Council's specifications.

8.6 **Drainage**

8.6.1 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.

8.7 **Signage and Line Marking**

8.7.1 A formal submission must be made to the Local Transport Forum (LTF) through Council's Traffic Engineering department for all signage and line marking details proposed as part of these works.

A determination will be required prior to the implementation of all signage and line marking works.

8.8 **Erosion and Sediment Control**

8.8.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

8.9 **Earthworks**

8.9.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.

8.9.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

8.9.3 Show on plan adjacent to road cross sections approximate quantities of road materials required for construction. (i.e. Densely Graded Subbase and Densely Graded Base)

8.10 **On-Site Stormwater Detention**

8.10.1 On-site stormwater detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20, or an S3QM Certificate

8.10.2 A registered engineer (NER) must certify that:

- The structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- The on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically in general accordance with Council's Engineering Guide for Development, DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management, S3QM Deemed to comply tool and Councils Standard Drawing A(BS)175M.

8.11 **Stormwater Quality Control**

8.11.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.

8.12 **Vehicular Crossings**

8.12.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

9 PRIOR TO CONSTRUCTION CERTIFICATE (Biodiversity)

9.1 A Biodiversity Management Plan ("BMP"), comprising of a detailed site plan and an accompanying report in a legible format prepared by a person who has qualifications and experience in respect of ecology is to be submitted by the proponent for Council's consideration.

The BMP is to relate to the land within Lot 22 DP 27941, No. 50 Stony Creek Rd SHANES PARK and must contain full details of the actions proposed to be taken with respect to the management of fauna during the course of carrying out the development.

The BMP is to be consistent with the NSW Department of Planning, Industry and Environment "Code of Practice for injured, sick and orphaned protected fauna" 2011 (the Code). It is to cover all biodiversity mitigation measures as recommended in the Biocertification letter from Biosis dated 10 July 2025.

The commencement of any works under this consent must not occur unless and until the Council has given notice in writing to the proponent that it has approved the Biodiversity Management Plan.

10 PRIOR TO DEVELOPMENT WORKS COMMENCING

10.1 Safety/Health/Amenity

10.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

(a) a standard flushing toilet, or
(b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifier for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

(a) building work carried out inside an existing building, or
(b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

10.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
(b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

10.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

10.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40 mm or larger aggregate placed 150 mm deep,

and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

10.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

10.2 **Notification to Council**

10.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Section 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 indicating details of the appointed Principal Certifier and the date construction work is proposed to commence.

10.3 **Sydney Water Authorisation**

10.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifier to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

10.4 **Tree Management**

10.4.1 No trees, located within the subject land or within the Council road reserve (nature strip), may be removed or pruned unless specific approval is given in this consent.

10.4.2 All trees, not approved for removal, or pruning by the Conditions of this development consent, are required to be retained and protected. Tree Protection Measures, compliant with the provisions of AS4970: Protection of trees on development sites, 2009 must be installed before the commencement of any works on site, including demolition.

10.4.3 A Compliance Certificate is to be provided by the Project Arborist to the Principal Certifying Authority once the required Tree Protection Measures have been installed.

10.4.4 There must be no excavation, mechanical or by hand, or alteration to existing soil levels within the Tree Protection Zone of any tree required to be retained and protected.

10.5 **Tree removal**

10.5.1 Trees, identified for removal in Section 6 of the Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy 13 March 2024 (AIA), are approved for removal.

10.5.2 Trees, not specifically identified in the AIA referenced above may not be removed under this development consent.

10.5.3 All tree work must be carried out in accordance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work and Work Cover NSW Code of Practice – Amenity Tree Industry 1998.

10.6 **Tree Preservation and protection requirements**

10.6.1 Trees, recommended for retention Section 6 of the AIA must be retained and protected. Unless specific approval is given in this consent, no trees, located within the subject land and/or within the Council's road Rrserve (nature strip) or in the neighbouring land, may be removed or pruned.

10.6.2 Tree Protection, as specified in Sections 8 of the AIA is to be followed and installed.

11 DURING CONSTRUCTION WORKS

11.1 **Safety/Health/Amenity**

11.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Section 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifier for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

11.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
(b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

11.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

11.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

11.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

11.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

11.2 **Building Code of Australia Compliance**

11.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

11.3 **Surveys**

11.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifier to verify the approved position of each structure in relation to the property boundaries.

11.4 **Nuisance Control**

11.4.1 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.5 **Waste Control**

11.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

11.6 **Environmental Health**

11.6.1 The recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented.

11.6.2 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:

a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured
   - at the most effected point on or within any residential property boundary or
   - at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.

b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

11.6.3 The Onsite Sewage Management Facility is to be constructed in accordance with the recommendations of the Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report: P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026

11.6.4 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.

11.6.4 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

11.7 **Biodiversity**

11.7.1 The development must be carried out at all times in accordance with the Council approved Biodiversity Management Plan. Within 14 days of the works, the ecologist is to provide a report on the tree clearance works and dam dewatering works, to be provided to Council through the Natural Areas Team.

11.8 **Tree Protection**

11.8.1 All sub-surface services (e.g. gas, water, electricity, stormwater, sewerage etc) are to be located outside of the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.2 Under no circumstances are sub-surface services to be installed within the Structural Root Zone of a tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.3 Power poles, stormwater grate drains, service lines etc. are to be located to avoid any need to install services within a Tree Protection Zone or to excavate through a Tree Protection Zone. All such features are to be located so that they do not negatively impact on any tree required to be retained by this consent or which is located on an adjoining site. Only where there is no other viable option available are services to be installed within the Tree Protection Zone.

11.8.4 Where services are required to be installed within the Tree Protection Zone, the Project Arborist is to be consulted prior to the works being undertaken and appropriate, tree sensitive installation methods are to be used. Open excavation must only be used on the authorisation of the Project Arborist and must be completed by hand, use of mechanical digging tools is not permitted.

11.8.5 The Project Arborist is required to supervise and direct all work associated with the installation of sub-surface services within the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

11.8.6 At the completion of the works, the Project Arborist must provide a Compliance Certificate to the Principal Certifying Authority which details the method used for the installation of the sub-surface services, identifies all tree roots severed by diameter and depth, and all tree protection measures implemented.

11.8.7 During building work, including demolition and landscape construction, the Project Arborist is to complete site inspections and/or supervision of work, as indicated in Section 8.1.12 of the AIA.

11.8.8 The Project Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

11.8.9 During building work, including demolition and landscape construction, the Project Arborist is to carry out regular site monitoring, to ensure Tree Protection Measures are being maintained compliant with the requirements of this consent. Record of these site visits is to be sent to the Principal Certifying Authority.

11.8.10 The Principal Certifying Authority must ensure that the recommendations of the Project Arborist are implemented within the stated timeframes.

12 DURING CONSTRUCTION (ENGINEERING)

12.1 Notification of Works

12.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.

12.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

12.2 Insurances

12.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of $20,000,000 Indemnity and Workers Compensation.

12.3 Service Authority Approvals

12.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

12.4 Boundary Levels

12.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

12.5 **Tree Protection and Preservation**

12.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

12.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.

12.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

12.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

12.6 **Soil Erosion and Sediment Control Measures**

12.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

12.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

12.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

12.7 **Filling of Land and Compaction Requirements**

12.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.

12.7.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).

a) Compaction certificates for fill within road reserves.
b) Compaction certificates for road sub-grade.

c) Compaction certificates for road pavement materials (sub-base and base courses).
d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
   - Compliance Certificate and Test Results
   - Delivery Dockets
   - Summary of Material deliveries as per template available on Council's website

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from N.A.T.A. certified stockpiles.

12.7.3 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.

12.7.4 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.

12.7.5 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind-blown dust.

12.7.6 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

12.7.7 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.

12.7.8 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

12.8 **Filling in Contaminated Land**

12.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

12.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

12.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

12.9 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**

12.9.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifier for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

12.10 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

12.10.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or Local Government Act 1993 must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

12.11 **Public Safety**

12.11.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

12.12 **Site Security**

12.12.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

12.13 **Traffic Control**

12.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Safework NSW Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2019.

12.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by

a person who holds a current Safework NSW accreditation and photo card to implement Traffic Control Plans.

12.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Safework NSW) Traffic Controller accreditation and photo card and carry it with them.

12.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Safework NSW accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2019.

12.13.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Safework NSW accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2019 and the current version of the TfNSW Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.

12.14 Road Line Marking and Traffic Signage

12.14.1 Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.

12.15 Drainage Matters

12.15.1 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all toilets are capable of being supplied by rainwater and that there is no cross mixing, or cross contamination with the potable water supply.

12.15.2 The 25 x 200 micron OceanGuards and 18 x 690mm ZPG Stormfilter cartridges supplied by Ocean Protect are not to be reduced in size or quantity, nor replaced with an alternate manufacturer’s product

13 PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

13.1 Road Damage

13.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

13.2 Compliance with Conditions

13.2.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.

13.2.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the Environmental Planning and Assessment Act 1979.

13.4 **Temporary Facilities Removal**

13.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

13.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

13.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council’s Soil Erosion Control Policy shall be provided.

13.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.

13.4.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.5 **Other Matters**

13.5.1 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

13.5.2 All required internal driveways/aisles and car parking spaces for the use of staff and visitors shall be line-marked, and the permanent car parking spaces are to be sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

13.5.3 Appropriate way finding signage is to be erected which directs staff, visitors and delivery vehicles to the appropriate locations.

13.5.4 All privacy screening measures and boundary fencing detailed on the approved plans are to be installed and completed prior to the issue of any Occupation Certificate.

13.5.5 With regard to the treatment of any boundary fencing / acoustics walls in the vicinity of the public domain / public footway, appropriate measures are to be in place to deter the potential for graffiti on these fences / acoustic walls, such as landscaping which limits access to these boundary fences / acoustic walls, or an anti-graffiti finish. Any fencing proposed around the site fronting the public road is required to be a powder coated

palisade fence. These details are to be shown on the construction certificate plans to the satisfaction of the Certifying Authority.

13.6 **Waste Collection**

13.6.1 Arrangements for waste and recycling collection services for the place of public worship are to be in accordance with the approved Waste Management Plan.

13.7 **Maintenance Plans**

13.7.1 A “total” maintenance plan is to be prepared for the site. The plan is to ensure the following:

(a) The long term up-keep and cleanliness of the development, to ensure all buildings, driveways and aisles, car park areas, fencing, soft and hard landscaping, outdoor play areas, security systems, directional signage, lighting, plant and equipment, loading areas, services and two surplus areas (which are the subject of future separate Development Applications) are regularly inspected and maintained at optimum levels at all times.
(b) That security, cleanliness and general repairs are managed appropriately, and that areas are not left unattended for long periods thereby substantially increasing the opportunity for graffiti or anti-social behaviour. Any unwanted “junk mail” is to be collected on a regular basis and disposed of as necessary.
(c) The development is to be suitably managed at all times.

A copy of the Plan is to be submitted to Council prior to the release of any Occupation Certificate.

13.8 **Temporary Facilities Removal**

13.8.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

13.8.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

13.8.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council’s Engineering Guide of Development – 2005 shall be provided.

13.8.4 Any temporary builder's sign or other site information sign shall be removed from the land.

13.8.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.9 **Fee Payment**

13.9.1 Any fee payable to Council as part of a Construction, Subdivision Works, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

13.10 **Fire Safety Certificate**

13.10.1 A final fire safety certificate complying with Section 41 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021shall be issued prior to the use of the building.

13.11 **Service Authority Approvals**

13.11.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the issue of a Final Occupation Certificate:

(a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of the plan of subdivision.

13.12 **Biodiversity matters**

13.12.1 At the completion of landscape works, the consulting landscape architect who prepared the documentation or an equally qualified landscape architect shall submit to the Certifying Authority a Landscape Compliance Report.

This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred.

This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions.

The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

13.13 **Tree preservation**

13.13.1 Prior to the issue of an Occupation Certificate, the Project Arborist is to provide certification, to the Principal Certifying Authority, that the Tree Protection Measures, as required by the conditions of this consent, have been implemented and maintained during the project. This will assist with assessing the Occupation Certificate requirements and the return of any Tree Preservation Bonds to the applicant.

13.13.2 The trees retained for the development must be in good health and condition to receive the Occupation Certificate. The applicant must follow the recommendations in the Tree Protection Plan.

13.14 **Engineering Matters**

13.14.1 **Surveys/Certificates/Works As Executed plans**

13.14.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

13.14.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines.

13.14.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).

13.14.1.4 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).

13.14.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.

13.14.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.

13.14.1.7 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

13.14.1.8 Applicant is to compile and submit the following in accordance with Council's Works Specification - Civil (Current Version):

a) Compaction certificates for fill within road reserves.
b) Compaction certificates for road sub-grade.
c) Compaction certificates for road pavement materials (sub-base and base courses).
d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
   - Compliance Certificate and Test Results
   - Delivery Dockets
   - Summary of Material deliveries as per template available on Councils website.

13.14.1.9 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council

Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

13.14.1.10 This development requires separate approvals under the *Roads Act 1993* and / or *Local Government Act 1993.* Prior to the issue of an Occupation Certificate, the applicant must obtain written confirmation from Council that these works have been completed to its satisfaction.

13.14.2 **Drainage Matters**

13.14.2.1 A Chartered Civil Engineer registered with NER, is to certify that:

a) All the requirements of the approved drainage plans have been undertaken;
b) The installation of the 25 x 200 micron OceanGuards has been undertaken
c) The installation of the 18 x 690mm ZPG Stormfilter cartridges has been undertaken
d) The minimum detention storage volume of 920 m3 has been provided below the 1% AEP emergency overflow weir;
e) The 50% AEP orifice, 1% AEP orifice, 50% AEP pit grate, 1% AEP pit grate, emergency overflow weir, both trash screens and all other required pipes, with step irons for the OSD basin have been installed in accordance with the approved construction certificate plans.
f) A minimum 276 kL Rainwater Tank (before overflow) has been provided collecting roof water from a minimum 2,720 m2 of roof area;
g) A minimum 77 kL Stormwater Tank (before overflow) has been provided
h) The installation of the Stormfilter water quality chamber, overflow chamber, the required weir(s), oil baffle(s), energy dissipater(s) and sealed entry pits with step irons have been installed in accordance with the approved construction certificate plans;
i) The installation of the sealed entry pits for the rainwater tank(s) and Stormfilter Tank with step irons have been installed in accordance with the approved construction certificate plans;
j) The interpretative water quality sign has been correctly installed;
k) All (other) signage and warning notices have been installed;
l) A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.
m) Any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

13.14.2.1 A plumber licensed with NSW Fair Trading, or experienced chartered hydraulic engineer, is to certify that:

a) All the requirements of the detailed Non-Potable Water Supply and Irrigation Plan have been installed to the required locations.
b) The pumps, alarms and all other systems are working correctly.
c) The flow meters have been installed on the pumps outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse.
d) The initial flow meters readings are detailed in the certificate.
e) All toilets/urinals are supplied by the total 276 kL rainwater tank(s).

f) All landscaping areas are supplied by the 77 kL Stormwater tank.
g) External taps at a rate of one tap for each 150 m2 of landscape area evenly spread across the site for landscape watering or washdown have been installed. Some taps shall be located closer to parking areas to allow for car washdown.
h) The water from at least one toilet and two external taps have been tested to show no chlorine residual.
i) Rainwater warning signs are fitted to all external taps using rainwater.
j) A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

13.14.2.2 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:

a) 4 star dual-flush toilets;
b) 3 star showerheads;
c) 5 star taps (for all taps other than bath outlets and garden taps);
d) 3 star Water efficient washing machines and dishwashers have been used

13.14.2.3 Ocean Protect is to certify for the installation of the 200 micron OceanGuards and Stormfilter that:

i. they are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
ii. A minimum of 25 x 200 micron OceanGuards have been installed;
iii. A minimum of 18 x 690mm ZPG StormFilter cartridges have been installed;
iv. The Stormfilter Chamber includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges
v. The Stormfilter weir length is a minimum of 1.89 m;
vi. The Stormfilters each have a minimum flow rate of 1.6 l/s at standard weir height;
vii. Mosquito proof screens have been provided under any grated access points into the Stormfilter tank; and
viii. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.
ix. A maintenance contract has been entered into for the maintenance of the Stormfilter cartridges and the Oceanguard pit filter inserts

13.14.2.4 Provide written evidence that the registered owner has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the above ground OSD basin, the rainwater tanks, the stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts. Forward a copy of the signed and endorsed contract and maintenance contractor details and evidence of payment to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This maintenance

contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

13.14.2.5 Following the expiration of the 5 year maintenance contract, the owner shall enter into a Maintenance Agreement with a maintenance contractor for the WSUD systems installed within the site. The Maintenance Agreement is to be in accordance with the Maintenance schedule approved by Council. The maintenance contractor is to possess the qualifications and licences, if any, required to undertake the maintenance works in accordance with Council and New South Wales policy and legislation. The Maintenance Agreement must be maintained for the life of the development. The Applicant shall submit a copy of the executed Maintenance agreement to Council for approval. The Maintenance Agreement can be replaced with an alternative Maintenance Agreement of the same or better standard. In the event that the Applicant enters into a replacement Maintenance Agreement the Applicant must, as soon as practically possible, forward a copy to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au.

13.14.3 **Easements/Restrictions/Positive Covenants**

13.14.3.1 Any covenant(s) easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release, vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for covenants, easements and restrictions as accepted by NSW Land Registry Services.

13.14.3.2 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

13.14.3.3 Prior to the issue of the Occupation Certificate, the applicant shall submit the original completed request forms (NSW Land Registry Services standard forms 13PC and/or 13RPA) to Blacktown City Council with the following documents:

a) A certified and signed Works-as-Executed plan with details overdrawn on a copy of the approved construction certificate plan that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system(s) installed on the property.

b) A maintenance schedule for the WSUD system installed on the property. The maintenance schedule is to be prepared in accordance with the maintenance schedule template and WSUD Inspection and Maintenance Guidelines 2019. This maintenance schedule is to form the maintenance agreement between the land/asset owner and Council for the ongoing requirement to inspect and maintain the assets in perpetuity.

c) Practical completion certificate

13.14.3.4 The applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the WSUD system(s) including; the above ground OSD basin, the rainwater tanks, the

stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts.

13.14.3.5 The terms of the positive covenant and restriction are to be prepared in accordance with Appendix F of Blacktown City Council's Engineering Guide for Development 2005 at the applicant's expense and endorsed by Blacktown City Council's delegate prior to lodgement with the NSW Land Registry Services. Blacktown City Council shall be nominated as the party to release, vary or modify such covenant.

13.14.4 **Inspections**

13.14.4.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

13.14.5 **CCTV Inspection of Stormwater Drainage Structures**

13.14.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

13.14.6 **Dilapidation Report – Post Construction**

13.14.6.1 A post-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council. The report shall:

a) Assess the condition of Stony Creek Road pavement, road shoulders, driveway crossings to adjoining properties, and roadside drainage infrastructure identified in the pre-construction dilapidation report.
b) Compare the condition of the infrastructure with the pre-construction dilapidation report submitted prior to the issue of the Construction Certificate.
c) Identify any damage or deterioration resulting from construction activities associated with the development.

Any damage to public infrastructure or adjoining property access resulting from construction works shall be repaired or reinstated to the satisfaction of Council prior to the issue of the Occupation Certificate.

13.15 **Environmental Health Matters**

13.15.1 Update the Operational Plan of Management to include recommendations of the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024.* The Plan of Management must be updated to include the following management measures:

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time to maintain acoustic compliance.
- All windows on the Central Facilities Building must remain closed at all times of operation.

- All windows on the first floor of the Main Temple must remain closed during any events.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

13.15.2 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.

13.15.3 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

13.15.4 The Onsite Sewage Management Facility must be inspected and registered with Council's Environmental Health Unit prior to operation.

13.15.5 The recommendations of Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report: P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

13.16 **Revised Plan of Management**

13.16.1 The Plan of Management must be revised to change the following statement:

"the total number of attendees present in any given space will not exceed the NCC-approved occupancy limit."

to

"the total number of attendees present in any given space will not exceed 300 people"

If the number of patrons is proposed to be increased in the future (with Council's approval), this will require an update to the Plan of Management and endorsement by Council.

13.16.2 An amended Plan of Management must be provided to Council for endorsement prior to the issue of any occupation certificate. The Plan of Management must contain all necessary details of operations, CPTED and site management, including the inclusion of a detailed Flood Emergency Response Plan and detailed evacuation arrangements in any flood event.

13.6.3 A one-hour separation must be maintained between the end of one event/activity and the commencement of the next. This separation must apply to all activities, including special events, classes, meetings, prayer services, youth groups, cultural programs, rehearsals, or informal gatherings where the accumulated total between uses exceeds 300.

In such cases, the operator must implement measures to ensure that arrivals for a subsequent activity do not occur until all attendees from the previous activity have

vacated the site. Queueing, waiting or congregating outside the buildings or within the car park is prohibited. This will require the Plan of Management to be amended reflecting those hours.

14 OPERATIONAL

14.1 Use of Premises

14.1.1 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or

(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.1.2 The total number of persons (including patrons, visitors, volunteers, staff and participants) present anywhere on the site at any time must not exceed 300 persons during the three-year trial period. This cap applies regardless of the number, size or capacity of buildings on the site.

14.1.3 At the end of the 3 – year operational period and if the applicant wishes to increase the number of visitors to a maximum of 450, the applicant/operator must formally request Council to review the premises' management and to increase the number of patrons to a maximum 450 patrons, under a section 4.55 application.

14.1.4 The request to review the number of persons should be submitted at least 4 months before the trial period ceases after the 3-year period.

14.2 Environmental Health

14.2.1 The Recommendations made in the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared b PKA Acoustic Consulting, dated 20 June 2024* are to be implemented, as follows:

1. Acoustic Barriers

Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

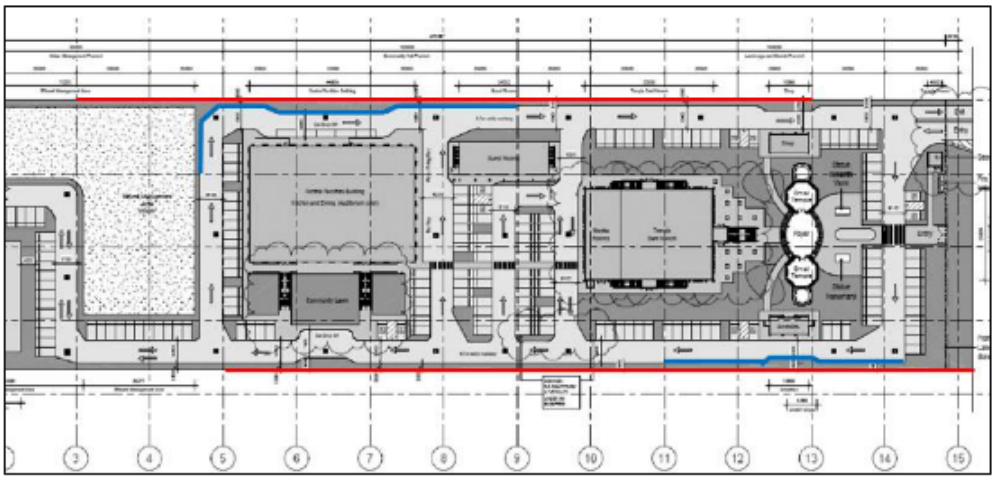
- Polycarbonate transparent sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated concrete panels such as hebel
- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.

- Any combination of the above

For fences that are to be 2.1m in height, if height restrictions with council requirements are a concern, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).
- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the

table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. General Management Measures

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time if acoustic compliance must be maintained.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

5. Outdoor Mechanical Plant and equipment

The final selections of any the outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	**43 dB(A)**
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	**38 dB(A)**

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (L_{A90})	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	**47 dB(A)**
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	**43 dB(A)**
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	**37 dB(A)**

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

> *"at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.".*

14.2.2 The Plan of Management is to be implemented and is to be monitored and enforced by those managing the Place of Public Worship.

14.2.3 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

14.2.4 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessments findings. The report is to be submitted to Council to review.

14.2.5 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

14.2.6 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

14.2.7 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

14.2.9 No food or public health related activities are allowed on the premises under this consent. Separate approval will be required from Council before such activity can occur.

14.3 **Access / Parking**

14.3.1 All required off-street car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose.

14.3.2 Staff are required to park on site at all times.

14.3.3 All loading, unloading operations and parking shall take place at all times wholly within the confines of the land.

14.3.4 All vehicles must enter and exit the site in a forward direction.

14.3.5 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 2890.1.

14.3.6 Access to the car parking area is to be closed upon the last staff member or visitor leaving the site, and at the latest by 10 pm daily.

14.4 **Specific Uses**

14.4.1 The approved '*place of public worship*' and *'community facility'* shall comply with the requirements of the following definition contained within the Blacktown Local Environmental Plan 2015:

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

*'**community facility** means a building or place—*
(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.'

14.4.2 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or
(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.5 **Waste Collection**

14.5.1 Waste and recycling collection services for the place of public worship are to be in accordance with the approved Management Plan which nominates an external contractor.

14.5.2 No bins are to be located or placed in the approved waste collection points outside the scheduled collection time for that area.

14.5.3 It is the responsibility of the building manager / caretaker to transfer bins to the nominated collection point and remove them on the same day of service which will be in line with this area's collection schedules.

14.6 **General**

14.6.1 The place of public worship and community facility is permitted to operate from 7:00 am to 11:00 am and 4:00 pm to 8:30 pm, 7 days a week. During the 4 special annual event days, the following hours of operation apply:

Holi: 4:00 pm – 8:00 pm

Ram Navami: 10:00 am – 12:00 pm, 6:00 pm – 8:30 pm

Janmashtami: 6:00 pm – 8:30 pm

Diwali: 10:00 am – 12:00 pm, 4:00 pm – 8:00 pm

14.6.2 All meetings and events in the place of public worship and central facilities building including the amplification of any speech or music must cease by 8:30 pm.

14.6.3 All staff and visitors/persons attending the place of public worship and hall are to leave the premises by 10:00 pm.

14.6.4 The outdoor areas are not to be occupied/used after 9:00 pm daily, other than for site egress.

14.6.5 The noise from the use/activities to be held at the place of public worship and community facility is to be in accordance with the approved acoustic report.

14.6.6 The number of patrons visiting the site is to be in accordance with the Plan of Management, as follows:

Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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 - 12:00 PM	Admin (People will Rotate)	5
	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 - 7:00 PM	Admin (People will Rotate)	10
	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

The number of patrons visiting the site during the special events is to be in accordance with the revised Plan of Management required by condition 13.16.3.

14.6.7 For the duration of the trial period, the management, maintenance and operation of the premises is to be conducted in a manner that complies with the Plan of Management endorsed by Council prior to Occupation Certificate. If there are any proposed changes to operations within the trial period, for any reason, an updated Plan of Management must be submitted to Council for a separate approval, prior to implementation of those changes.

14.6.8 For the 3-year trial period, the operator must submit an Annual Patron Management Compliance Report to Council, including:

- summary of all events
- patron numbers
- any exceedances
- complaints received and actions taken
- evidence of non-concurrent use

14.6.9 Separate development consent is required from Council should there be a proposal to alter any of the scheduled activities, hours of operation or number of people detailed in these reports, as this would be a significant intensification of use.

14.6.10 Spillage of light shall be controlled so as not to cause nuisance to the amenity of adjoining land. All lighting shall be provided in accordance with AS 4282 – Control of Obtrusive Effects of Outdoor Lighting and AS/NZS 1158 – Lighting for Roads and Public Spaces.

14.6.11 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

14.6.12 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

14.6.13 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the EPA's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration, and those recommendations undertaken by the Applicant.

14.6.14 No signage, goods, materials, or the like, are to be stored at any time outside of the building on either the internal vehicular driveway, car parking area, landscaping, footpath.

14.6.15 All loading and unloading operations shall take place at all times wholly within the confines of the land. All unloading activities are to be conducted in a manner that does not impact on the amenity of adjoining property owners/occupants.

14.6.16 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

14.6.17 Removal of any graffiti visible from any public road or place is the responsibility of the property owner/s. Once identified, all graffiti must be removed within 48 hours. The development is to be maintained in accordance with the Total Maintenance Plan.

14.6.18 The activities undertaken on the premises are not to cause any adverse impact on the amenity of the surrounding rural residential area.