



NOTICE OF DETERMINATION

Under the *Environmental Planning and Assessment Act, 1979*
(Section (4.16(1)(b)))

Development Application No: DA2020/0081

Applicant: ICMG Sydney Inc

Property Description: 64 Mountford Avenue, GUILDFORD NSW 2161
Lot 18, Sec 3, DP 683

Development: Demolition of existing structures and construction of a place of public worship (mosque) with basement parking

Determination

Pursuant to Section (4.16(1)(b)) of the Act, Council advises that the development application has been determined by:

- **Refusal** subject to the reasons attached on the following page(s)

Determination Date: 7 August 2020

By: Sydney Central City Planning Panel

Right of Appeal

Section 8.9 and 8.10 of the Environmental Planning & Assessment Act 1979 allows an applicant dissatisfied with Council's determination of this application a right of appeal to the Land and Environment Court within 12 months of the date of determination.

Section 8.3 of the Act provides that an applicant may request, within 28 days of the date of this determination, that the Council review its determination (this does not apply to designated development). A fee is required for this review.

Michael Lawani
Coordinator Major Development Assessment

Date: 7 August 2020

REFUSAL REASONS

The Development Application has been refused for the following reasons:-

1. The proposed development will have an adverse environmental impact in the locality as the amount of traffic likely to be generated will impact on the movement of traffic in the local road system.

(Environmental Planning and Assessment Act, s4.15(1)(b))

2. The proposed development will have an adverse environmental impact in the locality given the inadequate access and manoeuvring of vehicles within the site.

(Environmental Planning and Assessment Act, s4.15(1)(b))

3. The proposed development will have an adverse environmental impact on the locality as it represents an overdevelopment of the subject site given the inadequate provision of on-site car parking to satisfy section 5.3.3.5 – Traffic, Parking and Access of Parramatta Development Control Plan 2011.

(Environmental Planning and Assessment Act, 1979 s4.15(1)(a)(iii))

4. The site is unsuitable for the proposed development given the inadequate provision of car parking and impact upon the local road network.

(Environmental Planning and Assessment Act, 1979 s4.15(1)(c))

5. The proposed development does not satisfy the objectives and provisions of Parramatta Development Control Plan 2011 at the following parts:

5.3.3.1 – Locational requirements

5.3.3.3 – Acoustic privacy

5.3.3.5 – Traffic, Parking and Access

(Environmental Planning and Assessment Act, 1979 s4.15(1)(a)(iii))

6. Insufficient information has been submitted with the development application to allow a proper and thorough assessment of the environmental impacts of the proposed development in terms of traffic on the local road network.

(Environmental Planning and Assessment Act, s4.15(1)(b))

7. Insufficient information has been submitted with the application in terms of acoustic and stormwater drainage to assess the environmental impacts of the proposed development on the locality.

(Environmental Planning and Assessment Act, s4.15(1)(b))

8. The proposed development will have an adverse environmental impact in the locality as it is likely to result in adverse noise impacts on the adjoining residential development.

(Environmental Planning and Assessment Act, s4.15(1)(b))

9. The proposed development will have an adverse environmental impact in the locality as it fails to demonstrate acceptable disposal of stormwater from the subject land.

(Environmental Planning and Assessment Act, s4.15(1)(b))

10. The proposed development does not satisfy clause 4.3 of the Parramatta Local Environmental Plan 2011 in relation to height and the lack of 4.6 request.

(Environmental Planning and Assessment Act, 1979 s4.15(1)(a)(i))

11. In the circumstances of the case, the proposed development is not considered to be in the public interest.

(Environmental Planning and Assessment Act, s4.15(1)(e))