

EXECUTIVE SUMMARY OF
ENVIRONMENTAL IMPACTS

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ZOUCH ROAD SITE ACCESS

- Part-time commuters arriving before business hours
- Large vehicle and deliveries



PARKING

- Residents to park on-site
- Visitors to park on-site
- Part-time commuters to park on-site
- No off-site parking required

REFERENCES:

- *Lindsay Thorpe Traffic and Parking Report*
- *Floe Pty Ltd Traffic Peer Review*
- *ISBA Film Management Plan*



CHURCH ROAD SITE ACCESS

- Some part-time commuters arriving only during business hours
- Access limited to a maximum vehicles size of 12.5m and only utilised during business hours

DAILY TRAFFIC FLOWS

Note: Daily traffic flows including pedestrian, film crew and cast, personal and work vehicles will utilise internal roads

CURRENT CAR PARKING DEMAND	# REQUIRED
Bethelites (on-site)	136
Part-time commuters per day (avg.)	17
TOTAL	153
Available car parking	375
SPARE	198
PROPOSED CAR PARKING DEMAND	# REQUIRED
Bethelites (on-site)	228
Part-time commuters per day (avg.)	26
Additional cast commuters (avg. at peak)	55
TOTAL	312
Available car parking	375
SPARE	63



EXISTING APPROVED ON-SITE ACCOMMODATION

# OF ROOMS*	DA REFERENCE
73	437/80
51	226/87
34	909/92
-	77/97
80	806/92
2	DA-461/2019
240 TOTAL	
480 TOTAL Bethelites can be accommodated	
*each room accommodates two persons	



ACCOMMODATION AVAILABILITY

ROOM USE	# OF ROOMS
Current room use	110
Additional anticipated room use	74
TOTAL	240
SPARE ROOMS	56
Note: therefore, no additional accommodation buildings are required	



BETHEL:

- As noted in the case of IBSA v Liverpool City Council, Appeal No 30014 of 1990 NSW Land & Environment Court: *“The Court is also satisfied that the Bethel complex meets the requirements of subclause (iii) in that it is a building used or occupied for the purpose of religious teaching or training.”*
- All Bethelites and part-time commuters are ordained ministers of religion



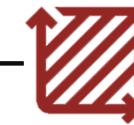
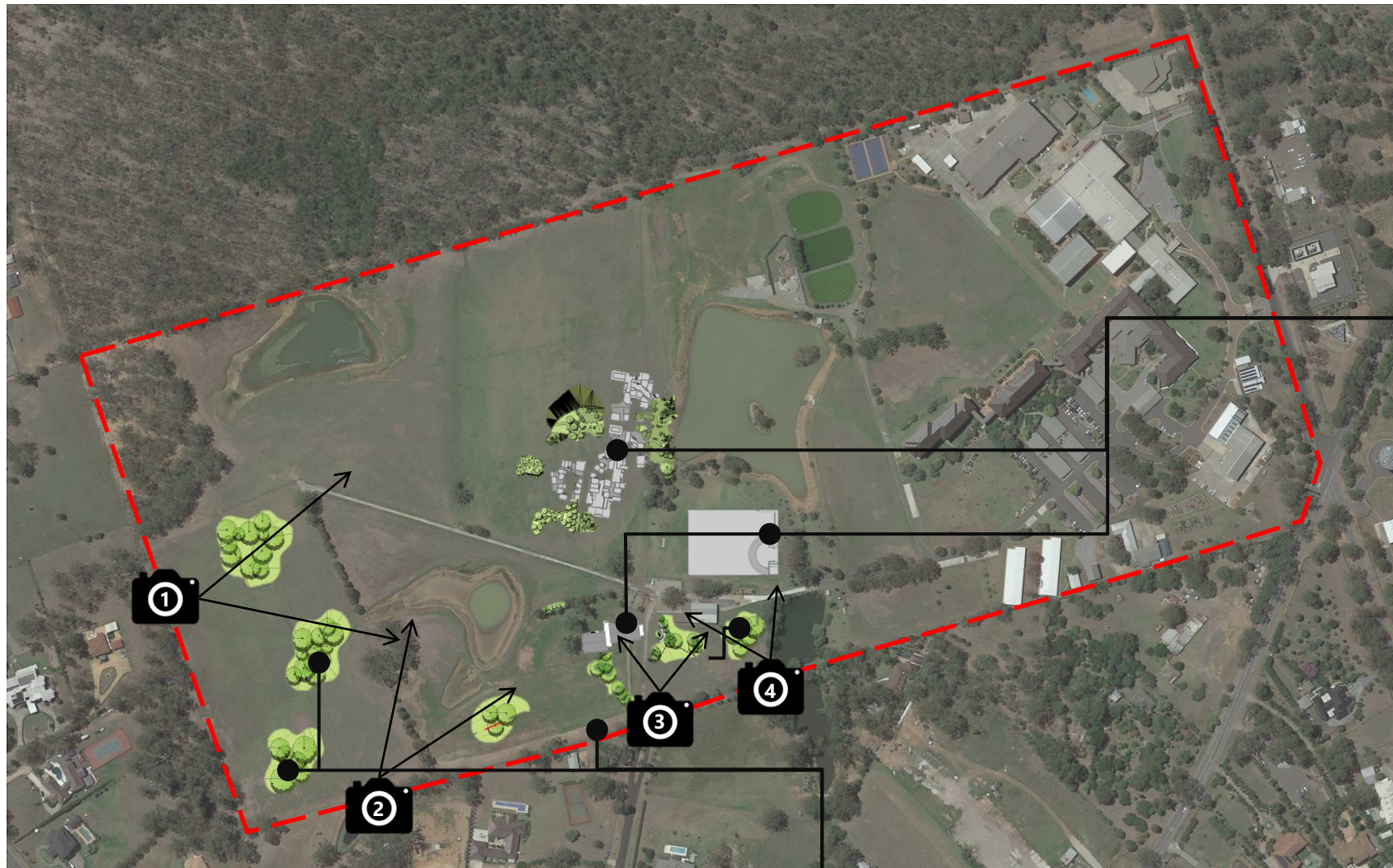
PART-TIME COMMUTERS

FOR FILMING	# OF PEOPLE
Regular commuters (3 days per week)	30-35
Peak commuters (8 days per year avg.)	75



BETHELITES (ON-SITE)

	# OF PEOPLE
Current Bethelites	219
Filming staff 130	
Support staff 17	
Additional Bethelites	147
TOTAL	366



SITE COVERAGE

- Area of new construction is less than 1% of the overall site area
- Total site coverage after construction will be 4-5% of the overall site area preserving the rural landscape



Photomontages (refer page 4)



SCREENING

- Existing shed
- Proposed Office 5
- Existing Trees
- Proposed Trees
- Distance of proposed buildings from boundaries
- Site topography



SCREENING PLANTING

- Screening planting (refer drawings by Paul Scrivener Landscape Architects)
- Landscaping to Office 5
- Landscaping to Historical Site



VIEW 1

Does not include proposed screening trees



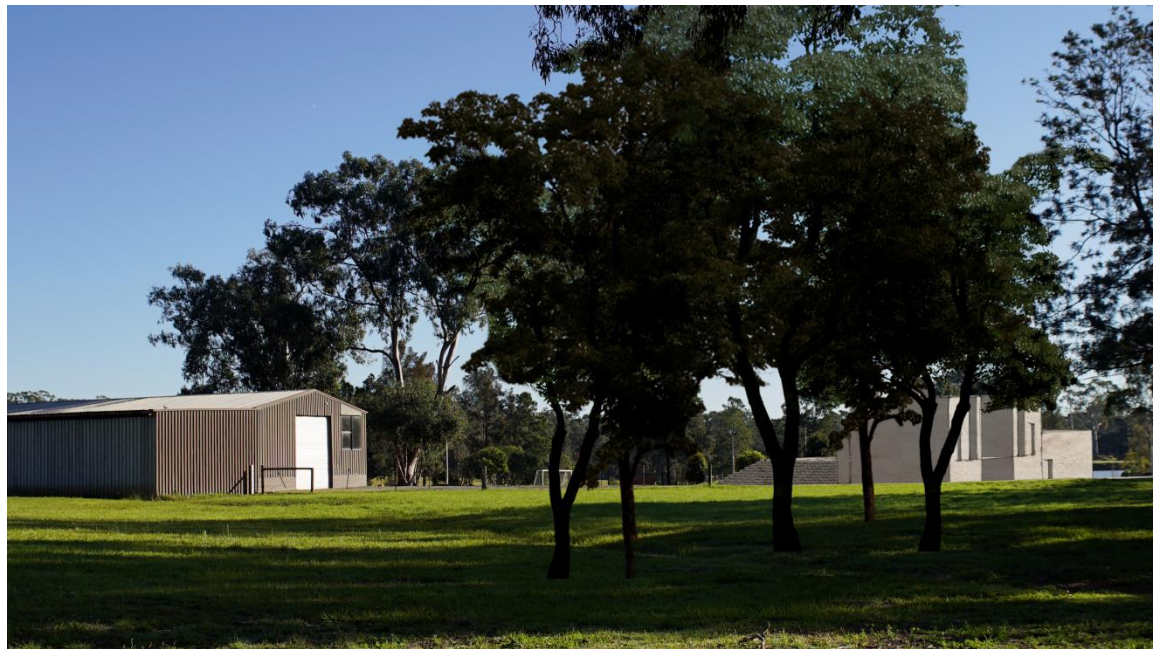
VIEW 2

Does not include proposed screening trees



VIEW 3

Does not include proposed landscaping



VIEW 4

Includes additional screening trees



REDUCING ACOUSTIC IMPACTS

- Alpha Acoustic Noise Impact Assessment shows that the noise emissions from the proposed development complies with the EPA NSW Noise Policy for Industry
- Use ultra-quiet sound-attenuated generator (<64dB(A))
- Vehicle engines will be switched off during loading activities
- Church Road entrance will only be used during business hours (Monday to Friday 8am - 6pm)
- Reversing safety beepers on all relevant plant equipment will be “broadband” style to reduce tonal noise annoyance
- Use of hand held amplified communication equipment will be limited



REDUCING LIGHT IMPACTS

- Evening filming only occurs less than 10% of the year (limiting potential annoyance to neighbours)
- Use of shields to limit light spill
- Shielding from set buildings, other site buildings and landscape screening will limit any impact to neighbours



REDUCING DUST IMPACTS

- Non-dust paving
- Additional planting