

STATEMENT OF ENVIRONMENTAL EFFECTS

BOWENFELS GOSPEL TRUST

SOEE No: 4192

1.0 CONTACT DETAILS

1.1 APPLICANT:

Name

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Town

LITHGOW

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2790

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1.2 OWNER:

Name

Bowenfels Gospel Trust

Address

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State

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Postcode

2790

Telephone

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Fax

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Mobile

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E-mail

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2.0 LAND TO BE DEVELOPED:

Flat/Street N°

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Street name

Hassan Street

Town

Lithgow

State

NSW

Postcode

2790

Lot N°

51

Section

~~

DP/MPS N°

DP 1107410

Volume/folio

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Site area (m²)

8586

3.0 DESCRIBE WHAT YOU PROPOSE TO DO:

- 3.1 Description of proposal in detail:
1. Carry out boundary adjustment to alter rights of way and access arrangements.
 2. Construct a new place of worship and related car parking and landscaping.

4.0 DESCRIPTION OF WORK:

4.1

- Erecting, altering or adding to a building or structure
- Boundary adjustment
- Subdividing a building into Strata units
- Demolition
- Changing the use of land or a building or the classification of a building or the classification of a building under the Building Code of Australia.
- Other work

5.0 DESCRIPTION OF SITE:

5.1 Site/land Description:

- Vacant
- Existing dwelling
- Addition to existing dwelling
- Addition detached from dwelling
- Other: (i.e. Commercial/Tourist/Industrial)

5.2 Is the land/site of Heritage Significance? (as per Council Local Environment Plan)

- Yes No

5.3 Is the land/site located within a Heritage Conservation Area? (as per Council Local Environment Plan)

- Yes No

5.4 Will the development be visible from public places (i.e. Roads/Parks etc.)?

- Yes No

Description: The Proposal will be visible from two directions.
The first is the view from Hassan Street of the proposed building and its related entry road.
The second is from the land to the west of the site that includes public land associated with the World War II Bowenfels gun emplacements.

5.5 Has the land to be developed been used previously for any potential contaminating use? (including petroleum storage, fill, agricultural uses etc.)

- Yes No

Description: We are not aware of any past activities of potentially contaminating use.

5.6 Is the development in keeping with the appearance of the area?

Yes No

Description: The proposal is consistent with the appearance of nearby buildings, which include Hospital buildings, row housing, industrial uses and general suburban housing development. It is expected that medium density aged care housing will eventually share a common boundary with this proposal.

6.0 ZONING

6.1 The following is an extract from the Local Environment and Planning manual.

The Land is Zoned 2 (a) Residential

Objectives of the zone

The objectives of the zone are:

- (a) to provide for housing and associated development, where such development is feasible,*
- (b) to allow a variety of housing types,*
- (c) to ensure that development does not create unreasonable demands for the provision or extension of public amenities or services, and*
- (d) to allow other uses in the zone which are compatible with housing.*

Without development consent

Development for the purpose of single dwelling-houses on serviced allotments; home-based child care.

Only with development consent

Any development except that permitted without consent or prohibited.

Prohibited

Development for the purpose of abattoirs; animal boarding or training establishments; bulk stores; extractive industries; forestry; generating works; heliports; home occupation (sex services); industries (other than home or light industries); intensive livestock keeping establishments; junk yards; liquid fuel depots; mines; motor showrooms; offensive or hazardous industries; restricted premises; sawmills; sex services premises; shops (other than general stores); stock and sale yards; timber yards; transport terminals; veterinary clinics; warehouses.

6.2 The proposed use of this land as a place of worship is a permissible use in this zone. A place of worship is generally considered to be compatible with housing in most planning instruments. A development application for this use is required.

7.0 VEGETATION:

7.1 Is there existing vegetation on the site?

Yes - Refer to attached site plan/landscape plan No

Description: Current vegetation is limited to grass and pasture. Areas of low bushes are present. The general vegetation includes weed species and it is unlikely that remnant native vegetation is present.

7.2 Does the development require the removal of vegetation from the site?

Yes No

7.3 Is tree removal proposed as part of this development?

Yes - Refer to attached site plan/landscape plan No

7.4 Will this development be visually prominent within the existing landscape?

Yes No

Description: The Proposal is a single storey building that will be placed on a formed bench below the current natural ground level. The land form of the building location is not a ridge, peak or other geographic feature, which would contribute to its prominence in the landscape. The opposite is the case as this is the lower slope of an area leading down to an intermittent watercourse. Accordingly, the proposal will not be prominent in the existing landscape.

8.0 DEMOLITION:

8.1 Does this development involve the demolition of any structures?

Yes No

8.2 How will the building demolition waste be handled?

- Recycled
- Land fill
- Other - provide details
- N/A

9.0 WASTES:

9.1 Will the development create any effluent wastes?

Yes - Refer to attached floor plan No

If yes, how will it be disposed?

- Town sewerage system
- Septic tank
- Trade waste
- On-site disposal system
- Other

Description: The site is located adjacent to a Council pumping facility. The building is elevated relative to this facility and it is assumed that the height difference allows for sanitary drainage by gravity. It is also assumed that the Council pumping facility has the capacity to provide for this and other proposed adjacent developments. An easement to connect the sewer to the main will be required.

9.2 Does the development increase the load of the existing on-site system? (Septic Systems Only)

Yes No N/A

9.3 Is reticulated sewer available?

Yes No

9.4 Is adequate public servicing available?

Yes No

10.0 SOLID WASTE:

10.1 Will a solid waste bin be on site during construction?

Yes No N/A

Method for maintenance and disposal of construction waste: When full, transported to land fill site as per Council requirements. Refer to Waste Management Plan for additional detail.

11.0 ROOF WATER/STORMWATER:

11.1 How will roof water/stormwater from the roof be disposed of?

- Street gutter
- Existing stormwater system
- Absorption pit
- Easement
- Water tanks

Details as follows: Refer to included Hydraulic Services documents.

12.0 SEDIMENTARY WASTES:

12.1 During construction, what method of erosion and sedimentation control will be used on site?

- Geotextile fabric
- Hay bales
- Gravel
- Combination of all
- N/A

Refer to erosion and sedimentation control plan on Drawing N° 4192-103.

13.0 TRADE WASTE:

13.1 Will the development need a Trade Waste Agreement with Council?

Yes No N/A

14.0 EASEMENTS:

14.1 Is the development located within an easement?

Yes No

14.2 Is the development located over a sewer main, or within a distance equal to the depth of the sewer main?

Yes No

15.0 ENVIRONMENTAL IMPACTS:

15.1 Will the development increase local noise levels?

Yes No N/A

Methods to be adopted to mitigate noise: The activities at this site will generally be within the building. Due to its construction type, little to no noise will be heard outside the building. The place of worship will not involve amplified music or public address in exterior areas.

Accordingly, the main noise generating activity is for vehicle use. This impact is minimised by the location of the building on the site. It is acknowledged that the proposed adjacent land uses to the east are for residential aged care facilities. The building and courtyard is located adjacent to these residential uses as a buffer to the carpark noise. The courtyard will include planters constructed of concrete and a solid fence to the boundary to limit noise impacts.

The land to the north of the site is a wetland and accordingly no impact associated with vehicle noise is expected.

The land to the south of the site is residential zone land. No detail concerning its future development is known at present. A proposed boundary adjustment to form an access to land at the west provides a noise buffer to vehicle use within the proposed carpark.

15.2 Will the development result in the emission of fumes, vibration, smell, steam, soot, ash, water, waste products, grit, oil, smoke vapour or dust?

Yes No N/A

15.3 Will the development effect native vegetation or disturb any aboriginal artefacts?

Yes No N/A

15.4 Is the site subject to natural hazards?

- Bushfire
 Flooding
 Contamination
 Other
 N/A

15.5 Are there any other hazards associated with the proposal?

Yes No

15.6 Will the development cause any of the following?

- Over shadowing
- Loss of privacy
- Over looking private open space
- Other
- N/A

Description: The Proposal does not involve double story buildings, or new work that overlooks adjacent private open spaces. This is mostly a function of no adjacent development. It is expected that development on the eastern neighbouring property will not be impacted as no windows are orientated to this property and the proposed outdoor open space is generally lower than this adjacent land.

15.7 Will the development:

- Employ local people
- Include energy saving devices
- Include water saving devices
- Other
- N/A

Details of environmentally friendly methodologies: Environmentally friendly methodologies include the following:

- Water saving taps and outlets heads.
- Timed watering system.
- Dual flush 6/3 litre toilet cisterns.
- Low e lighting throughout the complex.
- Off peak and timed use metering.
- Only plantation timbers will be used.
- Framing and cladding to be designed to minimise waste material.

15.8 Will excavation or fill be required?

- Yes Refer to attached benching plan for location, proposed retaining walls, existing and proposed finished ground levels
 - Depth of cut Maximum 1800mm
 - Depth of fill Maximum 900mm
- No

15.9 Will the development impact on the privacy of adjoining properties?

- Yes
- No
- N/A

15.10 Will the development impact on the views of local properties?

Yes No N/A

15.11 Is the development compatible with the bulk, scale and character of existing development in the neighbourhood?

Yes No N/A

Details: The proposal is consistent with the bulk, scale and character of some nearby buildings, which includes Health Facility buildings, row housing, industrial uses and other places of worship.

16.0 FREQUENCY OF USE

The Applicant seeks approval for use of the site during the following hours:-

Monday to Saturday 8.00am to 9.15pm
Sunday 6.00am to 8.15pm

These hours of operations meet the needs of the congregation and are intended to permit flexibility in hours of worship.

The proposed table below are indicative times of services and typical numbers of the congregation.

| DAY | TIME | SERVICE | TYPICAL CONGREGATION | FREQUENCY OF USE |
|-----------|----------------------|---------------------------|----------------------|------------------------------|
| Sunday | 6:30am to 7:30am | Lord's Supper (Sacrament) | 40 | Weekly |
| Sunday | 10:00am to 12:00noon | Bible Reading & Gospel | 300 | Every 3 rd Sunday |
| Sunday | 4:00pm to 5:30pm | Gospel | 150 | Fortnightly |
| Monday | 7:00pm to 8:30pm | Prayer | 40 | Weekly |
| Tuesday | 7:00pm to 8:30pm | Ministry Meeting | 150 | Weekly |
| Wednesday | 7:00pm to 8:30pm | Bible Reading | 300 | Fortnightly |
| Thursday | 7:00pm to 8:30pm | Bible Reading | 300 | Fortnightly |
| Friday | 7:00pm to 8:30pm | Bible Reading | 150 | Monthly |
| Saturday | 10:00am to 11:30am | Bible Reading | 300 | Fortnightly |

About once or twice a year there may be a Bible Conference with a typical congregation of 800.

17.0 TRAFFIC & ACCESS:

17.1 Will the development impact on the streetscape?

Yes No N/A

17.2 Will the development increase traffic volumes in the area?

Yes No N/A

Description: - The increase in traffic volumes will be directly related to the vehicle movements noted in the included table. It is expected that the impact of this traffic will be minimal.

On Hassan Street there is currently low traffic use and no impact is expected. At the junction of Hassan and Kirkley Street the new use will be for vehicles travelling between the Great Western Highway and Hassan Street. This area currently experiences low traffic use and no impact is expected.

The junction of the Great Western Highway and Kirkley Street is expected to be the only location where a traffic impact may be experienced. As times of use for the larger congregations will not be during peak or school hours, the impact experienced will be minimised.

In routine, week day use approximately 8-30 vehicles will use this intersection to arrive and depart from the place of worship in the space of 15 minutes. As members of the congregation live on the north, east, south and west directions of this intersection, the flow of traffic will not be adversely affected due to the spread of directions to and from this intersection. Obviously, those approaching from the east will have no impact on this intersection.

In routine, weekend and Wednesday or Thursday use, an approximately 20-30 additional vehicles will use this intersection to arrive and depart from the place of worship in the space of 15 minutes. The majority of these additional vehicles will arrive along the Great Western Highway from the south of Kirkley Street (i.e. from Katoomba) which does not involve crossing the highway traffic to enter Kirkley Street. These vehicles will depart and generally head north and south along the Great Western Highway with the flow of traffic. This will have minimal impact on traffic.

Once or twice a year, a larger number of vehicles are expected for a Bible conference. These events typically occur on a weekend and due to the nature of the event, the traffic will arrive from both directions along the Great Western Highway. This is due to attendees from other regions and includes vehicles from Sydney. Due to the nature of the events, it is expected that the 120 vehicles will arrive and depart over a 30-45 minute interval. This will have a low to medium impact on this intersection on the 1-2 weekends that it may occur. Due to this weekend use, the spread of arrival and departure times, the direction of arrival at the intersection and the general organised nature of these events it is expected that the intersection traffic arrangement as they currently stand, will be adequate.

17.3 Will a new access road or driveway entrance be required?

Yes No

17.4 Is the access point considered safe?

Yes No N/A

17.5 Is access directly available to the site from a public road?

Yes No

Proposed access will be from:-

- Main road
- Private lane
- Public road
- Right of way
- Other

17.6 Will the development alter the current car parking facilities available?

- Increase
- Decrease
- No change
- N/A

Description:- The proposal includes 130 car spaces. This is shown numbered on the Drawings up to 127 with an additional two disabled spaces and a maintenance parking space at the south-west corner of the building.

17.7 Table of Vehicle Movements

| DAY | TIME | SERVICE | AVERAGE CONGREGATION | FREQUENCY OF USE | VEHICLES ARRIVING | VEHICLES DEPARTING |
|-----------|--------------------|---------------------------|----------------------|------------------------------|-------------------|--------------------|
| Sunday | 6:00am to 7:30pm | Lord's Supper (Sacrament) | 40 | Weekly | 8 | 8 |
| Sunday | 10:00 to 12:00noon | Bible Reading & Gospel | 300 | Every 3 rd Sunday | 60 | 60 |
| Sunday | 4:00pm to 5:30pm | Gospel | 150 | Fortnightly | 30 | 30 |
| Monday | 7:00pm to 8:30pm | Prayer | 40 | Weekly | 8 | 8 |
| Tuesday | 7:00pm to 8:30pm | Ministry Meeting | 150 | Weekly | 30 | 30 |
| Wednesday | 7:00pm to 8:30pm | Bible Reading | 300 | Fortnightly | 60 | 60 |
| Thursday | 7:00pm to 8:30pm | Bible Reading | 300 | Fortnightly | 60 | 60 |
| Friday | 7:00pm to 8:30pm | Bible Reading | 150 | Monthly | 30 | 30 |
| Saturday | 10:00am to 11:30pm | Bible Reading | 300 | Fortnightly | 60 | 60 |

17.8 Additional Information

The proposal includes car spaces for up to 130 cars parked on-site at any one time. With an occupancy of 5 persons per vehicles, this suggests a maximum occupancy of 650 persons at the place of worship. The typical use of this building is substantially less than this upper limit. However, there are circumstances where the building use will exceed the noted parking limit.

These circumstances are for Bible conferences that may be held once or twice a year. In these events, the local congregation is joined by attendees from other regions. A proportion of these attendees from outside Lithgow will arrive by chartered bus. Provision is made for bus dropping off at the Hall with road widths within the site suitable for this use. Accordingly, an allowance for buses to arrive and depart from the site accounts for the higher numbers noted in the provision schedules.

Parking for these special events will be subject to a management plan to control arrivals, departures and bus use.

18.0 DEVELOPMENT CONTROL PLAN

The following is extracts and commentary on the Bowenfels DCP.

1.4 Aims & Objectives of the Plan

The controls in this plan seek to provide for a range of housing choices whilst achieving the following objectives;

- a) ***Appropriate Context*** – Residential development is to respond to and contribute to the protection and rehabilitation of the key natural features of the area including watercourses and riparian corridors, wetlands and buffer areas, remnant native vegetation and ecological corridors as well as significant landforms. Development is also to respond to key built features including items of heritage significance and established land uses.

The proposal retains the key natural features associated with the area. The proposal was part of a master plan exercise that developed an adjacent wetland to the north. Remnant vegetation is unlikely to be present on the site. Heritage issues are generally minimising impact to the Bowenfels Gun Emplacements, which has been assisted by a landscaping scheme that screens the carpark and building.

- b) ***Appropriate Scale*** – Residential development is to be of an appropriate scale in terms of height and bulk so as to minimise adverse impacts on adjacent properties.

The height and bulk of the proposal has been addressed by single storey construction and by placing the building on a cut area of the site to minimise impacts.

- c) ***Appropriate Built Form*** – Residential development is to be appropriate for a site having regard to the buildings purpose, use, setback, alignment and proportion.

The use of the building is consistent with residential areas. The setback is consistent with residential development. Currently, no alignment features are available for reference.

- d) ***Appropriate Density*** – Residential development is to have an appropriate density for a site in terms of overall floor space and site coverage yields.

The building density for this site would be below the density of the adjacent aged care use. The site coverage of pavement and building would be similar to the adjacent aged care use. Accordingly, the proposal appears to be consistent with accepted density and site coverage. The impacts of site coverage are typically stormwater impacts which have been addressed by the hydraulic services design and music modelling.

- e) ***Appropriate Appearance*** – Residential development is to contain an appropriate composition of building elements, textures, materials and colours.

The proposal uses a palette of materials typical of residential developments. Refer to finishes schedule for details.

- f) ***Appropriate Amenity*** – Residential development is to provide good visual and acoustic privacy, access to sunlight, natural ventilation for individual residences and neighbouring properties.

The proposal does not require residential amenity, but should not impact those of the adjacent land. The proposed building location, relative level and orientation minimises impacts on neighbouring property.

- g) **Appropriate Resource, Energy and Water Efficiency** - Residential development is to make efficient use of natural resources in order to optimise the efficiency of design for sustainability and incorporate Water Sensitive Urban Design solutions.

The proposal will comply with the Energy Efficiency requirements of the Building Code of Australia. The proposal will include water storage measures for use in the building and grounds.

- h) **Appropriate Safety and Security** - Residential development is to be safe and secure in terms of its access and private, public and communal open space areas.

The site is appropriately fenced for the security of the property owners and to limit any anti-social behaviour that may be prevalent in an otherwise open public space.

- i) **Compatibility (non-residential development)** – Any other permissible non-residential development is compatible with the residential amenity of its surrounds.

The proposal is consistent with adjacent residential uses in that the majority of the time the place of worship is the quietest and least intrusive neighbour. For 90% of the time the site is vacant, but well tended in its appearance and landscaping. The site will generate no overnight noise or visual disturbances. Use is always through the day and to a specific schedule.

The plan also has the following aims:

- i) *To ensure the logical and economical phasing of development so as to minimise infrastructure costs and maintenance.*

The developer has contributed to the infrastructure in the area and the proposal has negligible additional infrastructure impact.

- ii) *To ensure that the development is consistent with the land's capability/suitability. In this regard development should be a reflection of both the capability of the land to physically support development and the economic and social desirability of the development.*

Noted.

- iii) *To encourage a variety of housing styles and forms catering for a full range of consumer demand.*

Noted.

- iv) *To ensure that all new residential estate development is adequately served with community facilities and open space sufficient to satisfy projected needs.*

Noted

- v) *To ensure that all development incorporates the principles of ecological sustainable development.*

Noted.

3.3 **Information Required**

The type and detail of information to be provided with a development application will depend upon such factors as the scale and intensity of development as well as the complexity and location of the site. In all cases, the aim should be to provide clear and comprehensive information that will assist Council in assessing the proposal. Any development application lodged under this plan must be accompanied by the following: Please refer to Council's Development Application guide for further information.

Noted.

19.0 **ATTACHED REPORTS**

- Building Code of Australia Analysis Report (General)
- Building Code of Australia Analysis Report (Part J)
- Water Cycle Management Study
- Music Model Program (electronic version only on included disc)