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Statement of Environmental Effects

Proposed Ministry Centre

St Paul's Anglican Church – 32 Moseley Street, Carlingford



Prepared for: St Paul's Anglican Church, Carlingford
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Contents

1	Introduction	1
1.1	Commission	1
1.2	Purpose of this Statement	1
1.3	Material Relied Upon	1
2	Background	2
2.1	Previous Development Consents	2
2.2	Pre-DA Meetings	2
3	Site Context	4
3.1	Location	4
3.2	Site Description	4
3.3	Surrounding Development	7
4	Proposed Development	8
4.1	Summary of Proposed Development	8
4.2	Demolition and Site Preparation	8
4.3	Ministry Centre	9
4.3.1	Breakdown of Floor Layout	9
4.3.2	Design of the Ministry Centre	10
4.3.3	Proposed Use of Ministry Centre	11
4.4	Signage	11
4.5	Landscaping	12
4.6	Vehicular Access and Car Parking	12
4.7	Stormwater Management	12
5	Environmental Planning Assessment	13
5.1	Planning Controls	13
5.1.1	State Environmental Planning Policy No. 64 – Advertising and Signage	13
5.1.2	Parramatta (former The Hills) Local Environmental Plan 2012	14
5.1.3	Draft Parramatta Local Environmental Plan 2020	16
5.1.4	The Hills Development Control Plan 2012	17
5.2	Likely Impacts of the Development	20
5.2.1	Built Environment and Streetscape	20
5.2.2	Tree Protection	21
5.2.3	Acoustic Amenity	21
5.2.4	Visual Privacy and Overshadowing	21
5.2.5	Social Impact	22
5.2.6	Accessibility	23
5.2.7	Waste Management	23
5.2.8	Transport, Traffic and Parking	23
5.3	Suitability of the Site for Development	24
5.3.1	Location	24

5.3.2	Essential Services and Infrastructure	24
5.4	Public Interest	24
6	Conclusion	25

Figures

Figure 1	Site Location	4
Figure 2	Site Context	5
Figure 3	Photograph of the existing administration building adjacent to the Church Hall.	5
Figure 4	Photograph of the interface between the existing administration building and the Church Hall	6
Figure 5	Photograph of the existing administration building as viewed from Trigg Avenue	6
Figure 6	Photograph of the existing administration building and dwelling house at 7 Trigg Avenue, as viewed from Trigg Avenue	7
Figure 7	Extract of the proposed site plan	8
Figure 8	Proposed ground floor layout of the Ministry Centre	9
Figure 9	Proposed first-floor layout of the Ministry Centre	10
Figure 10	Moseley Street Perspective	12
Figure 11	Details of signage	13
Figure 12	Extract from LEP Land Use Zoning map	15
Figure 13	Extract from the proposed elevation plans	16
Figure 14	Trigg Avenue Perspective	21

Tables

Table 1	Assessment under SEPP No. 64 – Advertising and Signage	13
Table 2	Assessment against Relevant Provisions of Parramatta (former The Hills) LEP 2012	16
Table 3	Assessment against Relevant Provisions of The Hills DCP 2012	17
Table 4	Summary of anticipated social impacts from the MC development	22

1 Introduction

1.1 Commission

DFP has been commissioned by St Paul's Anglican Church, Carlingford to prepare a Statement of Environmental Effects (SEE) for a Ministry Centre to be used in conjunction with an existing Church Hall, at St Paul's Anglican Church, Carlingford (the site).

This report is to accompany a development application (DA) to City of Parramatta Council (Council) for the new Ministry Centre.

The proposed development comprises:

- Demolition of an existing single storey administration building;
- Construction of a two-storey Ministry Centre to be used concurrently with the existing Church;
- Retention of the existing vehicular access via Moseley Street and car parking spaces to the south of the site; and
- Associated landscaping works.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on the information listed below and a site inspection undertaken 10 February 2021.

- Survey Plan (*prepared by SDG*);
- Architectural Plans (*prepared by Stanton Dahl Architects*);
- Landscape Plans (*prepared by A Total Concept*);
- Acoustic Assessment (*prepared by Acouras Consultancy*);
- Traffic Impact Assessment (*prepared by Fernway Engineering*);
- Civil Engineering Plans (*prepared by Waugh Consulting*);
- Stormwater Management Plan (*prepared by C&M Consulting Engineers*);
- Accessibility Assessment (*prepared by Inclusive Places*);
- Arborist Report (*prepared by Urban Tree Management*);
- Waste Management Plan (*prepared by Dickens Solutions*);
- BCA Report (*prepared by BCA Logic*);
- Operational Plan of Management (*prepared by St Paul's Anglican Church*);
- Section J Report (*prepared by Certified Energy*); and
- Cost Estimate Report (*prepared by Newin*)

2 Background

2.1 Previous Development Consents

- DA/338/2016 – Alterations and additions to an existing place of public worship. This DA was **approved** on 14 June 2016. Specifically, this DA approved the following:
 - An increase in the floor area of the Church building from 1,140m² to 1,160m²;
 - An increase in the floor area of the administration building from 244.8m² to 401.7m²;
 - An increase in the number of seats in the main Church Hall from 350 to 455 (there is another hall that can accommodate 150 people which will not be used at the same time as the main hall);
 - An increase in the number of car parking spaces from 64 to 84; and
 - An increase in the overall building height from 7.3m to 9.44m.
- DA/338/2016/A - Section 96(1) modification to rectify errors in conditions of consent. This modification application was **approved** on 10 August 2016;
- DA/338/2016/B - Section 96 (1A) modification to DA/338/2016. The modifications related to amendments to Condition No. 49 relating to the hours of operation for the administration building and Condition No. 53 relating to the Church Hall. This modification application was **approved** on 2 February 2018;
- DA/338/2016/D - Section 4.55(1A) modification to Condition 49 of DA/338/2016 to allow services on Christmas Eve and on the Sunday before Christmas to run until 1am the following morning. This modification application was approved on 11 December 2020.

2.2 Pre-DA Meetings

- **PL/4/2021** – On 10 February 2021, a Pre-DA meeting was held with Council in relation to a proposed 'alterations and additions to the existing St Pauls Anglican Church for the purpose of increasing the size of the approved administration building at St Paul's Anglican Carlingford and North Rocks'. The Pre-DA was on the basis of the alterations and additions being undertaken as a further modification to DA/338/2016.

Council raised the following issues in relation to the proposal and the nature of the use:

- Permissibility of the use – Council raised concerns that the alterations and additions to the existing administration building would result in the expansion of the building for the purposes of an office and how this would function as an adjunct to the church.

Concerns were also raised in regard to the number of people employed.
- Substantially not the same development – Council was of the opinion that the proposal could not be categorised as 'substantially the same development' in accordance with Section 4.55 of the Environmental Planning and Assessment Act 1979 and therefore required a new development application to be submitted.
- Environmental Impacts – Council raised concerns over potential impacts on 7 Trigg Avenue (property to the west of the site). The environmental impacts raised by Council included acoustic privacy, overshadowing and visual privacy.
- Traffic Impacts – Council requested that an assessment of traffic and car parking impacts be undertaken.
- Accessibility – Council requested that an Accessibility Report be undertaken to confirm that the development has provided for a fully accessible design.

2 Background

- **PL/66/2021** – On 14 July 2021, a second Pre-DA meeting was held with Council for the proposed development of a ministry centre. The following matters were raised by Council:

- Permissibility of Use – Council has requested that the Statement of Environmental Effects discuss permissibility of the proposed development. Council specifically requested more information in relation to whether the building will be ancillary/subsidiary to the use of the site as a place of public worship or whether the building itself would fall under the definition of a ‘place of public worship’.

Comment: The proposed Ministry Centre (MC) will operate in conjunction with the Church Hall. The MC will support the operations of St Paul’s Anglican Church. Therefore, it is considered that the proposed development falls under the definition of a place of public worship. Further discussion in relation to permissibility is provided in **Section 5.1.2** of this report.

- Environmental Impacts – Council requested that potential environmental impacts including acoustic privacy, overshadowing and visual privacy, particularly in relation to the adjoining dwelling at 7 Trigg Avenue, be considered and addressed.

Comment: Acoustic privacy has been addressed as part of an Acoustic Impact Statement prepared by Acouras Consultancy. Acoustic impacts are also assessed in **Section 5.2.3** of this SEE

Overshadowing and visual privacy are addressed in **Sections 5.2.4** and within the Architectural Drawings prepared by Stanton Dahl that accompany the DA submission.

The development has been designed and sited to mitigate acoustic privacy impacts, overshadowing and visual privacy impacts.

- Parking – Council requested that an assessment of the car parking demand and associated traffic impacts be undertaken.

Comment: A Traffic Impact Assessment has been prepared by Fernway Engineering and accompanies this application. Details of this assessment are discussed in **Section 5.2.8** of this report.

- Operational Plan of Management – Council requested that a detailed operational management be submitted with the DA.

Comment: An Operational Plan of Management has been prepared by St Paul’s Anglican Church and provides a detailed breakdown of the nature of the activities and operations of the Church throughout the week.

- Accessibility – Council requested that an Access Report be submitted with the DA.

- **Comment:** An Access Report has been prepared by Inclusive Places which has assessed the proposed MC development having regard to the relevant Disability Standards. The conclusions of the report confirm that the development is capable of meeting the performance requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2019) Amendment 1, through the deemed-to-satisfy provisions.

3 Site Context

3.1 Location

The site is located 32 Moseley Street, Carlingford, approximately 300m to the west of Pennant Hills Road and the Carlingford Court shopping centre and 600m to the north of Carlingford Station, which will form part of the Parramatta Light Rail due to commence operation in 2023.

Figure 1 is a locality plan, detailing the site's location within its immediate context.

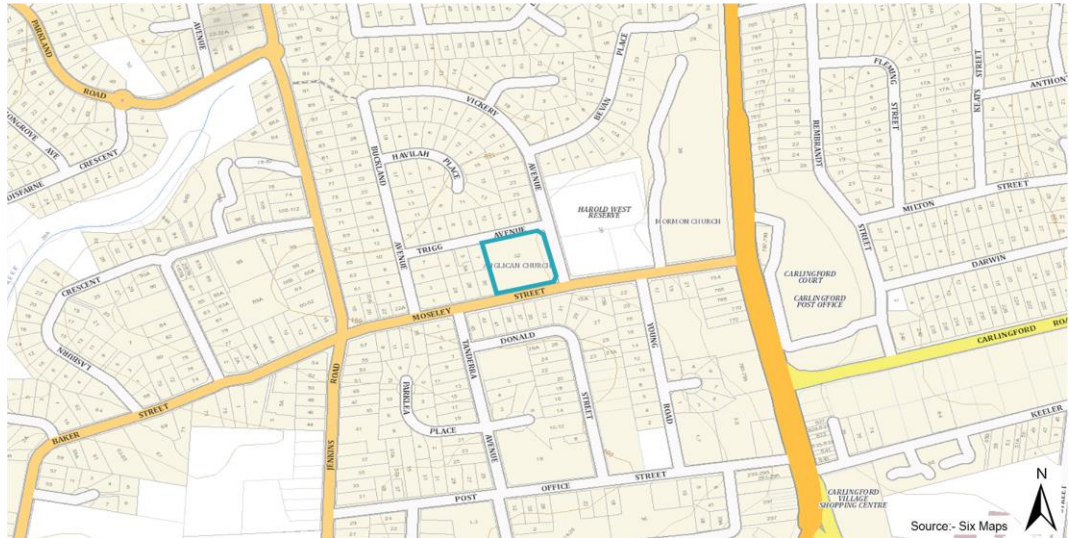


Figure 1 Site Location

3.2 Site Description

The site is legally described as Lot 34 in Deposited Plan (DP) 251044. The site has a square shape with a total area of 6,321m². The site falls approximately 6m from the north eastern corner of the site (corner of Trigg Avenue and Vickers Avenue) to the south western corner of the site (Moseley Street).

The site contains scattered landscaping around the borders of the site, with much of the landscaping yet to reach maturity as the majority of landscaping was only recently planted (as part of the approval of the Church Hall in 2016).

84 car parking spaces are provided on site and the car park is accessed via existing driveway crossings from Moseley Street to the south of the site. Separate ingress and egress driveway crossings are provided to minimise vehicular conflicts when entering and exiting the site.

Two Church Halls are located on site, with the main Church Hall recently being constructed following the approval of DA/338/2016 in June 2016. Sunday Church services are held in the main Church Hall. The other Church Hall (also known as the east-west wing) is connected to the main Church Hall via an internal walkway and lobby.

The existing single storey administrative building is located towards the north western corner of the site. Under the previous Development Application (DA/338/2016), the building footprint of the administration building was approved to be increased from 244.8m² to 401.7m². However, the approved alterations and additions to this building never commenced.

Figure 2 below is an aerial of the subject site. **Figures 3 to 6** are photographs of the existing administration building and its immediate surroundings.

3 Site Context



Figure 2 Site Context



Figure 3 Photograph of the existing administration building adjacent to the Church Hall.

3 Site Context



Figure 4 Photograph of the interface between the existing administration building and the Church Hall



Figure 5 Photograph of the existing administration building as viewed from Trigg Avenue

3 Site Context



Figure 6 Photograph of the existing administration building and dwelling house at 7 Trigg Avenue, as viewed from Trigg Avenue

3.3 Surrounding Development

The surrounding area comprises a combination of low, medium and high-density residential development, as well as recreational land uses.

- North: Low density residential land, predominantly comprising detached dwelling houses.
- East: Harold West Reserve is located directly to the east of the site (across Vickery Avenue), as well as 65 car parking spaces provided along Vickery Avenue. Further to the east is the Sydney Australia Temple which has frontage to Pennant Hills Road and Carlingford Court shopping centre.
- South: A combination of low, medium and high-density residential developments.
- West: Low density residential development, predominantly comprising detached dwelling houses.

4 Proposed Development

4.1 Summary of Proposed Development

The proposed development comprises:

- Demolition of the existing administration building;
- Construction of a two-storey building which will function as a Ministry Centre;
- Reconfiguration of on site car parking;
- Signage; and
- Landscaping works.

The aim of the proposal is to provide for the current and future ministry needs of St Paul's. The MC will provide administration and multi-purpose spaces which will support the operations and community functions of the Church. The MC will operate in conjunction the recently completed main Church Hall.

Figure 7 is an extract of the site plan, showing the location of the proposed development on the site.

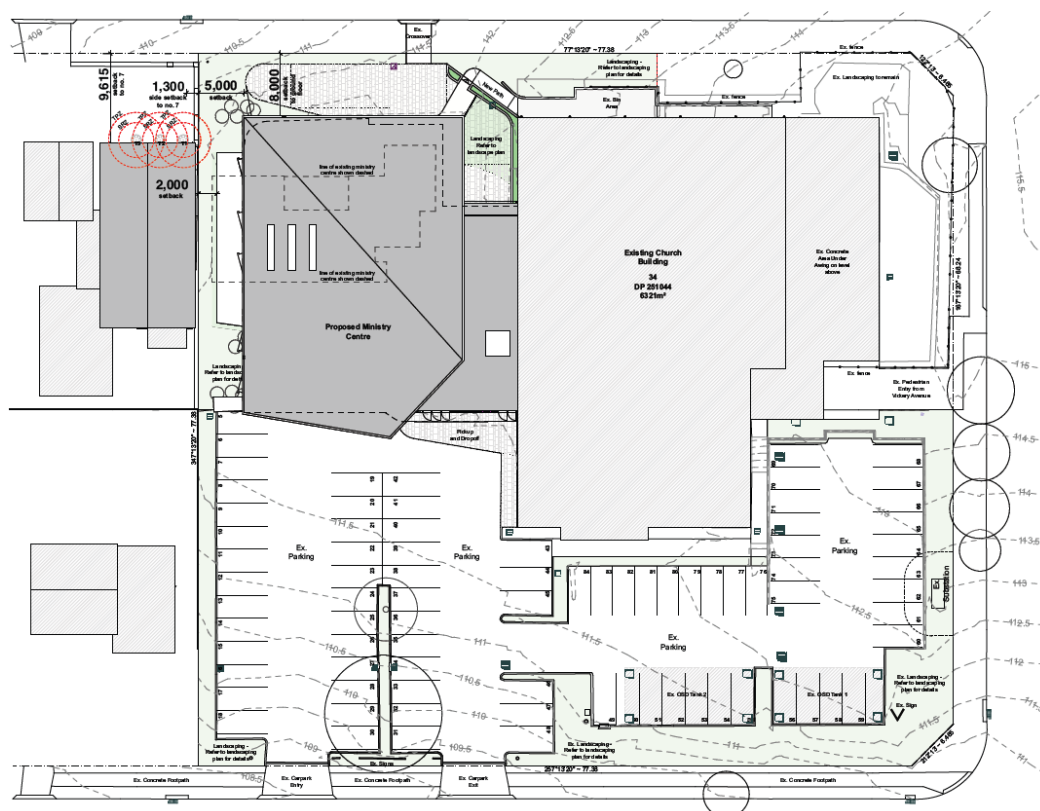


Figure 7 Extract of the proposed site plan

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition and Site Preparation

The existing administration building is proposed to be demolished and replaced by the MC building. The outline of the existing building to be demolished is shown with a dotted line in **Figure 7**.

As detailed on the Section Plans some minor excavation is proposed to provide a level area for the building.

Minor changes to the configuration of the car park are proposed, including the removal of kerbs and location of car parking spaces

4 Proposed Development

No tree removal is proposed. However, one tree located at 7 Trigg Avenue requires minor protection as a precautionary measure.

4.3 Ministry Centre

4.3.1 Breakdown of Floor Layout

A Ministry Centre (MC) comprising two storeys is proposed to be constructed generally in the location of the existing administration building. Plans of the proposed development have been prepared by Stanton Dahl Architects and are submitted with the DA.

A breakdown of the floor layout of the MC is provided below:

Ground Floor Level:

- 13 enclosed offices;
- An open plan office space;
- A separate meeting room, boardroom, two (3) seminar rooms and a utilities room;
- Three (3) bathrooms, inclusive of one (1) accessible bathroom; and
- A staff kitchenette.

It is anticipated that up to 25 administrative and support staff would be accommodated on the ground floor level.

An extract of the ground floor layout from the Architectural Drawings is provided in **Figure 8** below.



Figure 8 Proposed ground floor layout of the Ministry Centre

4 Proposed Development

First Floor Level:

- Four (4) seminar rooms, including a storage space;
- Three (3) multipurpose rooms;
- Three (3) bathrooms, inclusive of one (1) accessible bathroom; and
- A breakout space

An extract of the first-floor layout from the Architectural Drawings is provided in **Figure 9** below.

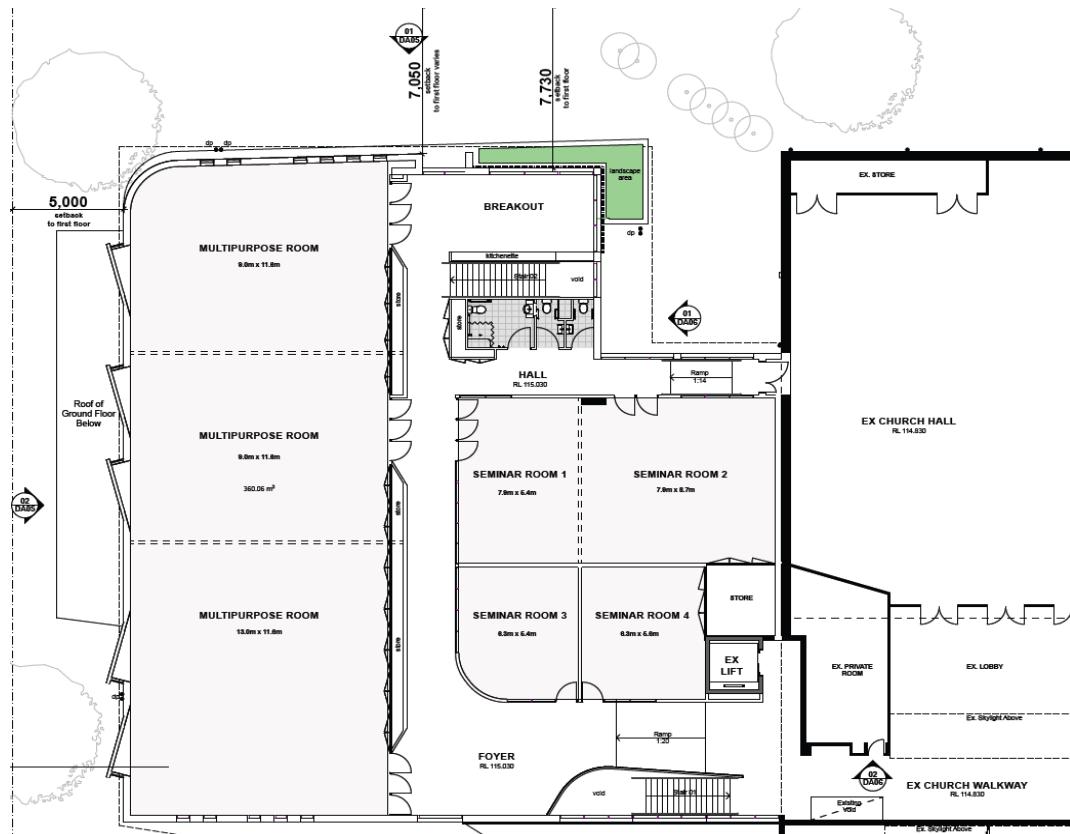


Figure 9 Proposed first-floor layout of the Ministry Centre

4.3.2 Design of the Ministry Centre

The materials incorporated into the design of the MC include dark face brick and metal deck roofing. Rendering will be a dark grey tone, with timber panels located along the western elevation which also provide screening from the adjacent property to the west.

High quality façade treatment has been incorporated into the design of the MC, including the use of varying materials, location and dimension of windows and a landscaping feature located on the outside of the first-floor level.

The setback of the MC from Trigg Avenue has created a transition between the setback of the Church Hall to the east and the dwelling house to the west. The MC will be setback 8m at the ground floor level and 7.05m at the first-floor level. The western side setback is 2m at the ground floor level and extended to 5m at the first-floor level. This generous setback will enable trees to be planted within the side setback (refer to the Landscape Plan) as well as creating clear separation between the MC and the adjacent dwelling house.

The roof pitch of the MC also slopes from the east down towards the west. This roof feature has enabled the height of the building towards the western side setback to be lower and less visually intrusive towards the residential land to the west.

4 Proposed Development

Further details on the design of the MC has been provided in Section 5 of this report.

4.3.3 Proposed Use of Ministry Centre

The MC will accommodate a range operations and activities associated with the functions of St Paul's church and ministry from Monday to Sunday, as detailed in the Operational Plan of Management prepared by St Paul's and submitted with the DA.

From Monday to Friday, the ministry centre will predominantly be used by administration and support staff of the Church, for the purposes of church management and ministry work. Community activities such as English as a second language (ESL) classes, bible study groups and courses, community playgroups, music practices, women's bible study groups, kids clubs and youth groups will also take place in the MC at various times between Monday to Friday.

Between Monday to Friday, the peak usage of the MC will be between 7:00pm – 9:30pm on Friday evenings. At this time, youth group activities will be split between the main church hall and the MC. The maximum capacity of the site at this time is 280 people.

The MC will not typically be occupied on Saturdays. Various occasional activities, such as weddings, funerals, Parish Council meetings occur on Saturday's, however these events will predominantly use the main Church Hall.

On Sundays, Sunday School activities for the children of families attending the morning services will be held in the MC. At present, there is not sufficient space for all of Sunday School to be held on the site. Some Sunday School for children of families attending St Paul's is currently located off site within the North Rocks Scout Hall and Girl Guides Hall, located on Barclay Road. The multipurpose rooms within the MC will facilitate transition of this important function to the site and provide functional spaces within which Sunday School activities can be provided whilst the Sunday services are taking place in the main Church Hall.

As detailed in the Plan of Management prepared by St Paul's, the peak usage of the MC on a Sunday will be during the Sunday morning services from 9:15am – 10:30am and from 11:15am – 12:00pm. At the time of commencement, the MC will have a maximum capacity of 120 children, youth and leaders, with this peak usage period only for a short period on Sunday mornings. A detailed breakdown of the operational details of the MC and how it will operate in conjunction with the main Church Hall is provided in the Plan of Management.

On Sundays, the MC will also be used in conjunction with the main Church Hall for afternoon bible study groups and other group meetings.

4.4 Signage

Signage is proposed on the southern elevation of the MC. The signage will be a natural, anodised aluminium sign (non-illuminated), with a dimension of 7.8m wide and 0.65m high. A signage plan has been included as part of this application.

The location of the proposed signage is above the foyer of the MC, as shown in the Moseley Street Perspective (**Figure 10**).

4 Proposed Development



Figure 10 Moseley Street Perspective

4.5 Landscaping

A Landscape Plan has been prepared by A Total Concept Landscape Architects. A copy of this plan is submitted with the DA.

The proposed landscaping incorporates a range of species of varying maturity to complement the existing landscape character of the site and surrounding area.

Landscaping along the western boundary incorporates a number of trees which have a mature height of 8m and will screen the proposed MC building from the adjacent property to the west. The setback to Trigg Avenue incorporates garden beds to provide visual appeal and complement the landscape features of typical front setbacks along Trigg Avenue.

The car parking spaces incorporate landscaping strips to break up the hardstand surfaces. Dense garden beds are proposed along the southern and eastern boundaries to Moseley Street and Vickery Avenue respectively, to provide for a landscaped buffer between the street and on-site car parking spaces. Shade trees have been proposed between the car parking spaces to combat heat island effect of large, paved areas.

4.6 Vehicular Access and Car Parking

Vehicular access to the site will be maintained via Moseley Street, to the south of the site. A total of 84 car parking spaces are provided on site and these will be retained as part of this application. Two (2) accessible car parking spaces are provided and these are located to provide direct access to both the MC and the existing Church Hall.

Pedestrian access is made available via a footpath towards the east of the main Church Hall (adjacent to Vickery Avenue). Alternative pedestrian access to the Church will be possible via the proposed ground floor foyer of the MC, which is easily accessible from the existing car park.

4.7 Stormwater Management

Stormwater will be managed in accordance with the Stormwater Management Plan (SWMP) prepared by C&M Consulting Engineers. The SWMP confirms that no upgrade to the existing stormwater system that has been completed under DA/338/2016 is required for the purpose of the proposed MC development.

5 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

5.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with section 4.15(1)(a) of the EP&A Act.

5.1.1 State Environmental Planning Policy No. 64 – Advertising and Signage

The proposed development includes signage as provided in **Figure 11** below. The signage is proposed to be 7.8m in width and have a height of 0.65m. As provided on the signage plan, the signage is proposed above the foyer of the MC.

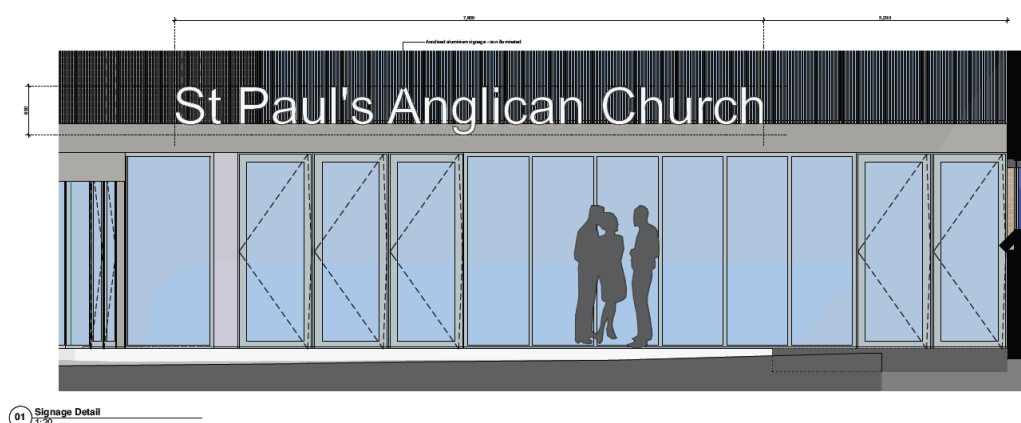


Figure 11 Details of signage

The signage is “business identification signage” which is required to comply with the aims of clause 3(1) of State Environmental Planning Policy No. 64 (SEPP 64) and the assessment criteria within Schedule 1 of SEPP 64.

An assessment of the proposed signage against these objectives and assessment criteria is provided in **Table 1**.

Table 1 Assessment under SEPP No. 64 – Advertising and Signage		
Provision	Assessment	Consistent
Clause 3 – Aims, Objectives		
(a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of any area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and	The character of the locality within the vicinity of the site includes a public park and residential properties. The proposed signage is located on the south elevation of the MC and is set well back from the Moseley Street frontage and is of a scale which is considered suitable for the length and height of building.	Yes
(b) to regulate signage (but not content) under Part 4 of the Act	An assessment of the proposed signage in respect to Part 4 of the EP&A Act, in particular the relevant matters for consideration under Section 4.15 is provided within this SEE.	Yes

5 Environmental Planning Assessment

Table 1 Assessment under SEPP No. 64 – Advertising and Signage

Provision	Assessment	Consistent
(c) to provide time-limited consents for the display of advertisements in transport corridors, and	The signage is not an advertisement and is not within a transport corridor	N/A
(d) to regulate the display of advertisements in transport corridors, and	The signage is not an advertisement and is not within a transport corridor	N/A
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	The signage is not an advertisement and is not within a transport corridor	N/A
Schedule 1 Criteria		
Character of the Area	The character of the locality within the vicinity of the site includes a public park and residential properties. The proposed signage is set back from the street frontage and is of a scale which is considered suitable for the length and height of building.	Yes
Special Areas	The site is not a special area	N/A
Views and Vistas	No views or vistas will be adversely affected by the proposed signage.	Yes
Streetscape, Setting or Landscape	The proposed signage is of a scale which is considered suitable for the width and height of the building and will not dominate the streetscape.	Yes
Site and Building	The extent of the signage is reasonable having regard to the scale of the building and the site. The sign is primarily for identification purposes.	Yes
Associated devices and logos with advertisements and advertising structures	No associated devices and logos with advertisements are proposed.	Yes
Illumination	There is no illumination of the signage proposed.	Yes
Safety	Signage will be affixed to the façade and there will be no adverse public safety concerns for pedestrians, cyclists or motorists. The proposed sign will not obscure or interfere with road traffic signs and signals.	Yes

5.1.2 Parramatta (former The Hills) Local Environmental Plan 2012

The site is zoned R2 Low Density Residential (the R2 zone), under the Parramatta (former The Hills) Local Environmental Plan 2012. **Figure 12** is an extract from the land use zoning map accompanying Parramatta (former The Hills) LEP 2012.

The proposed development is for the construction of a Ministry Centre which will operate in conjunction with the main Church Hall and facilitate/support the operations of St Paul's Anglican Church, Carlingford. The Ministry Centre is therefore defined as a Place of Public Worship, in that the building will support the religious worship of the St Paul's Anglican Church community who attend the subject site at 32 Moseley Street.

5 Environmental Planning Assessment

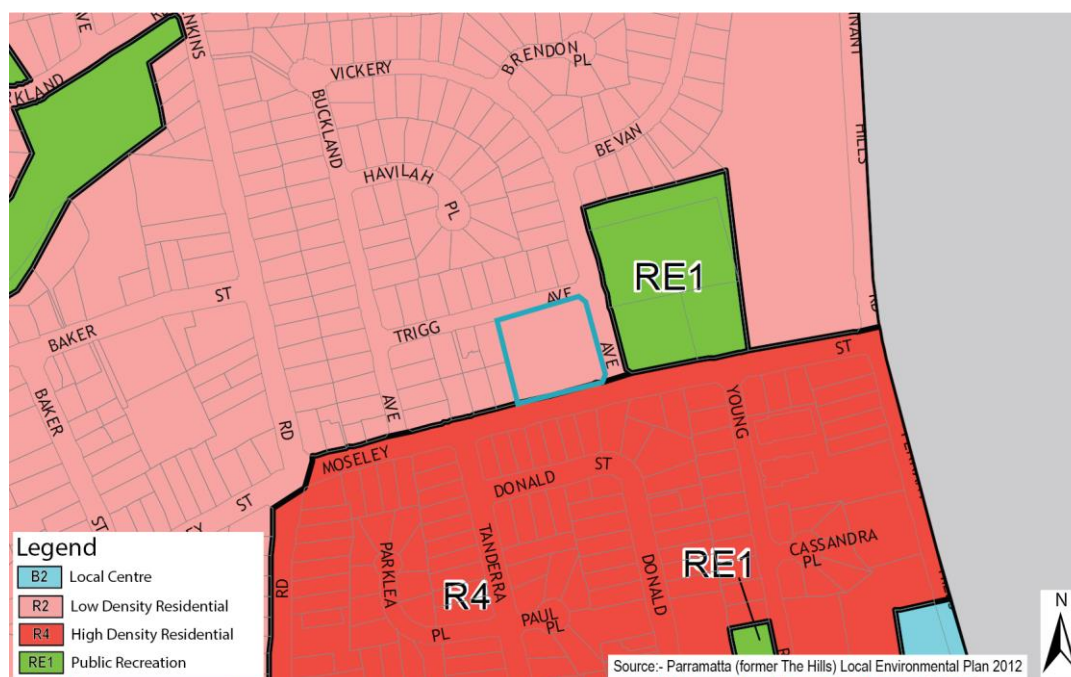


Figure 12 Extract from LEP Land Use Zoning map

The proposal is also consistent with the relevant objectives of the R2 zone, as provided below.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Comment: The MC will support the operations of an existing Place of Public Worship, which provides for the religious needs of the community. Furthermore, the MC has been designed and sited to mitigate impacts on neighbouring properties.

The proposed development does not impact on other facilities or services that meet the day to day needs of residents.

- *To maintain the existing low density residential character of the area.*

Comment: The MC has been designed having regard to its location within a predominantly low-density residential area. The MC has been setback from Trigg Avenue to provide a transition between the adjacent Church Hall to the east and dwelling house to the west (7 Trigg Avenue). The roof has been designed to slope down towards the west, to minimise the built form impacts of the proposed building (see **Figure 13**). The first-floor level of the building is also setback further than the ground floor, to minimise the scale of the building which viewed from Trigg Avenue.

The materials and finishes incorporated in the design of the building are predominantly natural and neutral tones, including dry pressed face brick, timber panels and colorbond metal roof deck roofing.

5 Environmental Planning Assessment



Figure 13 Extract from the proposed elevation plans

Table 2 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 2 Assessment against Relevant Provisions of Parramatta (former The Hills) LEP 2012		
Provision	Assessment	Consistent
Clause 2.2 – Zoning - R2 Low Density Residential	<p>The proposed development relates a proposed Ministry Centre that will support and augment the operations of the existing Place of Public Worship (Church).</p> <p>A Place of Public Worship is permissible with consent in the R2 zone.</p> <p>The proposed development is consistent with and achieves the relevant objectives of the R2 zone.</p>	Yes
Clause 2.7 – Demolition requires development consent	The proposed works involve demolition of the existing administration building. This DA seeks consent for these demolition works and the construction of a Ministry Centre	Yes
Clause 4.3 – Height of Buildings - 9m	<p>The LEP stipulates that the maximum building height for buildings on the site is 9m.</p> <p>As detailed in the Elevation and Section plans accompanying this DA, the maximum building height for the proposed MC is 9m at its highest point.</p>	Yes
Clause 7.2 – Earthworks	The extent of earthworks is minor and consistent with the provisions of clause 7.2	Yes

5.1.3 Draft Parramatta Local Environmental Plan 2020

A new Parramatta Local Environmental Plan (LEP) has been exhibited and is expected to be finalised in early 2022. The aim of the new 'harmonisation' LEP is to replace the existing LEPs that now apply to the Parramatta Local Government Area, including the Parramatta (former The Hills) LEP 2012.

At present, Places of Public Worship are permissible with development consent under the Parramatta (former The Hills) LEP 2012 in the R2 zone. However, under the Draft Harmonisation LEP, places of public worship are proposed to be prohibited within the R2 zone.

Nevertheless, in accordance with Part 5 of the Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation), as the proposed works relate to an existing place of public worship, existing use rights would apply, following the coming into force of the Harmonisation LEP.

5 Environmental Planning Assessment

5.1.4 The Hills Development Control Plan 2012

Notwithstanding that the site is now located within the City of Parramatta local government area, it is still subject to the controls as set out in The Hills DCP 2012. Therefore, the proposed development has been assessed against the relevant controls in The Hills DCP 2012.

Table 3 provides a summary assessment of the proposed development against the controls of the DCP as they relate to dwelling houses. Notwithstanding that the development is not residential development, the site is located within a predominantly low-density environment and therefore there are certain controls relating to dwelling houses in a low density environment which are of relevance to this assessment.

Table 3 Assessment against Relevant Provisions of The Hills DCP 2012		
Provision	Assessment	Consistent
Part B Section 2 – Dwelling Houses		
2.4 Site Analysis Soil Management	The proposed development has been designed and located on a part of the site that has minimal slope and topographical constraints. The MC will replace an existing administration building located on the north west corner of the site.	Yes
2.5 Streetscape and character Built Form and Massing	<p>The built form of the MC has considered the residential character of the surrounding area, through the incorporation of materials and finishes that are responsive to the surrounding properties. The first-floor component of the MC has been setback considerably further from the western side boundary than the ground floor component. This will assist in minimising the overall bulk and scale of the development, whilst creating greater separation from the first-floor of the MC to the adjacent dwelling house at 7 Trigg Avenue.</p> <p>The MC also creates an appropriate transition between the existing Church building to the east and the two-storey dwelling house to the west. The sloping design of the roof from east to west reduces the height of the building towards the western boundary.</p> <p>Built form and massing is discussed further in Section 5.2.1 of this report.</p>	Yes
2.5 Streetscape and character Building façade and articulation	<p>The western façade of the building which adjoins 7 Trigg Avenue has been articulated and incorporates a variety of materials such as timber panels and face brick walls. The western façade has also been setback further than the minimum setback requirements from the western boundary to provide more space for landscaping between the MC and the adjacent dwelling house.</p> <p>The northern façade of the MC building incorporates a range of materials and finishes to break up to presentation of the wall to Trigg Avenue. Windows on the first-floor level assist in reducing the apparent scale of the building. Landscaping has also been provided to overhang from the first floor to articulate the MC and respond to the landscape character of Trigg Avenue.</p>	Yes
2.5 Streetscape and character Roof Design	The roof of the MC has been carefully designed to minimise impacts on properties to the west of the site. As detailed in the Elevation plans accompanying the DA, the roof slopes from the east (Church Hall) to the west (7 Trigg Avenue). This design presents as a transition in built form, as the pitch of the roof along the western side of the building is lower and more responsive to the properties located to the west of the MC.	Yes

5 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of The Hills DCP 2012

Provision	Assessment	Consistent
2.5 Streetscape and character Streetscape	<p>To enhance the streetscape along Trigg Avenue, additional landscaping is proposed. A combination of trees and shrubs are proposed to respond to the prevailing character of the area.</p> <p>Similarly, additional landscaping is proposed along the Vickery Avenue frontage to the east and Moseley Street to the south, to soften the appearance of the car parking area.</p>	Yes
2.9 Erosion and Sediment Control	An Erosion and Sediment Control Plan has been prepared and is included as part of the Civil Drawings set submitted with the DA. Erosion and sediment controls will be installed before work commences and be retained until the development is finalised and the site is stabilised.	Yes
2.14 Dwellings 2.4.1 Building Setbacks Primary Frontage – 6m Secondary Frontage – 4m	<p>The front setback to Trigg Avenue is a secondary frontage for the site, with the primary frontage to Moseley Street. Therefore, the requirement is to provide a front setback of at least 4m.</p> <p>To maintain the established setbacks along Trigg Avenue, the ground floor level of the building has been setback 8m from Trigg Avenue. This provides a transition between the main Church Hall and the adjoining dwelling house located at 7 Trigg Avenue.</p> <p>The Church Hall is setback 6.07m from Trigg Avenue, with the dwelling house at Trigg Avenue setback 9.62m from Trigg Avenue.</p> <p>The first-floor setback of the MC is staggered between 7.05m and 7.73m which also exceeds the required secondary frontage setback. The setback also enables suitable landscaping to be provided in the front setback to enhance the streetscape.</p>	Yes
2.14 Dwellings 2.4.1 Building Setbacks Side setbacks – 900mm	<p>The ground floor side setback to the western side boundary is 2m and the first-floor side setback 5m. The development has intentionally been sited to provide a greater distance than the minimum requirement, in order to provide additional landscaping along the western side boundary. This will assist in screening the proposed development from 7 Trigg Avenue and minimise overlooking and privacy impacts.</p> <p>The 5m first floor setback will also minimise the building bulk along the western side boundary.</p>	Yes
2.14 Dwellings 2.14.2 Site Coverage	<p>The proposed development is consistent with the objectives of Section 2.14.2 of the DCP. Open space has been provided between the MC and the Church Hall. In addition, existing open space areas to the east of the Church Hall will be retained as part of this application.</p> <p>Drainage and stormwater runoff is to be managed in accordance with the accompanying Stormwater Management Plan, which confirms that the existing arrangements are capable of meeting the relevant requirements.</p> <p>Bulk and scale of the MC has been minimised through the siting of the development. The MC has been setback further than the minimum required setback distances to the western side boundary and northern boundary, to minimise impacts on adjoining properties and the streetscape. These increased setback distances have enabled additional landscaping to be</p>	Merit Assessment

5 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of The Hills DCP 2012

Provision	Assessment	Consistent
	provided along the boundaries to improve the landscaped character of the site and to soften the built form of the development.	
2.14 Dwellings 2.14.3 Height – Maximum 9m.	As detailed in the Elevation and Section plans accompanying the DA, the maximum building height of the MC is 9m. The height of the building drops towards the west, with the sloping pitch of the roof, towards the western boundary.	Yes
2.14 Dwellings 2.14.9 Visual Privacy	To ensure privacy for surrounding properties is maintained, first floor windows have been designed to be narrow and screened where the potential for overlooking impacts arise. The first floor has also been stepped back 5m from the western property boundary to provide adequate space for landscaping, which will assist in providing visual privacy.	Yes
2.14 Dwellings 2.14.9 Acoustic Privacy	An Acoustic Assessment has been prepared which assessed the noise generating sources from the MC, including Church activities, noise from the proposed outdoor courtyard, mechanical services and construction and considered the potential acoustic impacts on adjoining residential receivers. The Acoustic Assessment concludes that provided the recommendations contained within the report are implemented, the use of the MC for the various activities as detailed in the Operational Management Plan is predicted to <i>'comply with acoustic requirements of the Parramatta City Council, EPA noise policies and Australian Standards'</i>	Yes
2.14 Dwellings 2.14.10 Solar Access	As detailed in the shadow diagrams prepared by Stanton Dahl Architects, at least 50% of the private open space on the adjoining properties will receive sunlight between the hours of 11am – 3pm in mid-winter.	Yes
2.14 Dwellings 2.14.14 Carparking and Vehicular Access	The existing 84 car parking spaces and vehicular access via Moseley Street are to be retained (albeit reconfigured) as part of this application. Existing car parking on site has been assessed based on a maximum capacity of the Church of 455 people. The Hills DCP specifies a car parking rate of 1 space per 5 seats for places of public worship. Whilst the car parking provided on site in accordance with the approval issued in relation to DA/338/2016 was less than that required under the DCP, 84 car parking spaces was assessed as being acceptable based on the availability of on street car parking to meet demand in excess of that provided on site. The proposed MC does not provide any additional 'seats'. During peak periods of the Church the MC will be predominantly occupied by the children of families attending worship and therefore, there will be no increased demand for car parking. A Traffic Impact Assessment has been conducted by Fernway Engineering states that the <i>proposal "will not generate any additional traffic beyond what will be realised due to the already approved church component"</i> . As such, the proposal is unlikely to have any additional traffic impacts.	Merit Assessment. See also discussion in Section 5.2.8 of this SEE.

5 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of The Hills DCP 2012

Provision	Assessment	Consistent
	<p>The Assessment also conducted surveys on the surrounding on-street car parking, notably the angled parking adjacent to the site at Harold West Reserve. The surveys revealed that there were 110 unrestricted kerbside parking opportunities on Vickery Avenue and Moseley Street, within the immediate locality of the site.</p> <p>Based on the above and more detailed assessment within the Traffic Impact Assessment, the proposed development is unlikely to generate any additional traffic impacts on the locality.</p>	
2.14 Dwellings 2.14.15 Access and Surveillance	<p>An Access Report prepared by Inclusive Places has been prepared to assess the proposal against the relevant BCA and Disability Standards provisions.</p> <p>The Access Report has concluded that the proposed MC has the <i>capacity to meet the performance requirements of the Disability (Access to Premises-Buildings) Standards 2010 and the relevant deemed-to-satisfy provisions of the BCA.</i></p>	Yes
2.16 Waste Management	A Waste Management Plan (WMP) has been prepared by Dickens Solutions. The WMP has considered the demolition, construction and operational waste management procedures for the proposed MC development.	Yes Refer Section 5.2.7 of this SEE

5.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

5.2.1 Built Environment and Streetscape

The design of the MC has considered the surrounding built environment and will result in development which respects the character of the locality. The built form of the MC will provide a transition in building bulk between the Church Hall to the east and the two-storey dwelling house to the west (7 Trigg Avenue). This transition has been achieved through the design of the roof pitch, which slopes down, towards the west of the site and the setback of the building to Trigg Avenue.

The floor levels of the MC have also been designed to consider the levels of the adjacent dwelling house. The first floor of the MC has been setback further than the adjoining dwelling to minimise overlooking impacts towards the private open space and living areas of 7 Trigg Avenue. Angled timber panels have been proposed along the western elevation to provide visual appeal and reduce overlooking opportunities from the multipurpose rooms on the first-floor level of the MC.

The setback to Trigg Avenue provides a transition between the Church Hall and the dwelling house at 7 Trigg Avenue. The Church Hall has a setback of 6m to Trigg Avenue and 7 Trigg Avenue has a 9.6m front setback. The proposed ground floor component of the MC building is setback 8m, with a portion of the ground floor setback 10.7m from Trigg Avenue. On the first floor, the setback to Trigg Avenue is staggered between 7.05m and 7.73m.

Figure 14 is a perspective of the MC as viewed from the northern side of Trigg Avenue.

5 Environmental Planning Assessment



Figure 14 Trigg Avenue Perspective

5.2.2 Tree Protection

An Arboricultural Impact Assessment (AIA) has been undertaken by Urban Tree Management to assess the impact of the proposed development on trees within the proximity of the works. The AIA has identified three (3) trees that are located on the neighbouring property (7 Trigg Avenue) which required consideration in terms of potential impacts. It is noted that no trees on the subject site (32 Moseley Street) will be impacted by the proposal.

The AIA found that all three (3) trees on 7 Trigg Avenue were isolated from the proposed development in their crown and roots and the trees will not be impacted by the proposed MC development. As a precautionary measure, the AIA recommends that tree protection measures be established within the subject site prior to the commencement of works. .

5.2.3 Acoustic Amenity

An Acoustic Assessment has been undertaken by Acouras Consultancy to assess the potential noise impacts associated with the use of the MC for the various activities as set out in the Operational Management Plan. The Assessment has been undertaken in accordance with the requirements of the EPA noise policies, Australian Standards and Council's requirements. As part of the assessment, an environmental noise survey of the site was undertaken to determine the noise limiting criteria from the Church activities and mechanical plant/equipment.

The Acoustic Assessment provides some recommendations for minimising noise impacts to surrounding receivers, including façade and external building treatments, Church operations, design and selection of mechanical equipment and the management of construction noise.

Subject to the implementation of the recommendations contained within the Acoustic Assessment, the noise from the proposed MC is *"predicted to comply with acoustic requirements of the Parramatta City Council, EPA noise policies and Australian standards"*.

5.2.4 Visual Privacy and Overshadowing

The MC has been designed to minimise overlooking of the adjoining property at 7 Trigg Avenue to the west and the properties located on the northern side of Trigg Avenue. The MC has been setback further than the required minimum setbacks, along the western side boundary and from the Trigg Avenue frontage to provide good separation between the MC and adjoining and nearby properties. This increased setback has enabled landscaping to be provided within the setbacks to ensure that visual privacy is provided for people occupying the MC and neighbouring land owners.

5 Environmental Planning Assessment

Windows on the first floor of the MC facing the western boundary have been fitted with angled timber panelled privacy screens to minimise overlooking opportunities onto the neighbouring property. Windows on the first floor facing Trigg Avenue have been carefully fenestrated and are narrow which will minimise the potential for overlooking towards properties north of the MC.

The shadow diagrams in the Architectural Plan set demonstrate that the MC will not significantly overshadow any adjoining property or the St Paul's site. The Hills DCP stipulates that *'Dwellings should be sited to allow adequate provision for access of direct sunlight to private open space within the subject land and on adjacent properties. At least 50% of the required private open space within the subject property and that on adjoining properties is to receive direct sunlight for a minimum of 4 hours between 9am and 3pm on 21 June'*.

Whilst the MC is not a 'dwelling', the building has been carefully designed to minimise overshadowing impacts. At least 50% of the private open space on the adjoining properties will receive sunlight between the hours of 11am – 3pm in mid-winter.

5.2.5 Social Impact

The construction of a Ministry Centre to operate in conjunction with the existing Church at St Paul's Anglican Church, will supplement the services provided to the local Carlingford community and of the broader Parramatta LGA, as well as adjoining LGAs.

According to the 2016 Australian Bureau of Statistics (ABS) Census, 44.4% of the total population of the City of Parramatta (the LGA) identified as being Christian, equating to 100,379 individuals. Of that 44.4%, 8.3% or 18,713 individuals identified as being Anglican.

As provided in the Plan of Management, the proposed MC will also support Chinese bible study groups, ESL classes and Iranian group meetings. As of 2016, 20% of the population of the Parramatta LGA was of Chinese ancestry, equating to 45,185 individuals. 1.3% of the population of the Parramatta LGA was of Iranian ancestry, equating to 3,023 individuals.

The MC is not only an essential component of the overall functions of St Paul's, by providing accommodation for the church's administrative and ministry operations and much needed accommodation for Sunday School classes, it will also provide for the needs of the wider community.

Key stakeholders who will be invested in the proposed MC development include City of Parramatta Council, existing members of St Paul's Anglican Church, future members of the St Paul's Anglican Church local community members who participate in non-worship activities offered by the Church and residents within the vicinity of the Church.

Table 4 below summarises the anticipated social impacts of the proposed MC development.

Table 4: Summary of anticipated social impacts from the MC development	
Column 1	Column 2
Key changes as a result of the proposed development	<p>The proposed MC will replace an existing administration building. The existing administration facilities are ageing and are not able to meet the current and anticipated future needs of the Church. Specifically, the existing building does not provide sufficient space to undertake the various administration functions of St Paul's. Further, existing facilities are inadequate and/or inappropriate for the purposes of small group meetings and youth activities.</p> <p>A range of different and flexible use spaces are proposed in the MC. These spaces include offices and multi-purpose rooms. As detailed in the Plan of Management, the MC will be utilised for a range of activities throughout the week and will operate in conjunction with the main Church Hall.</p>
Key benefits	The key benefits of the MC include:

5 Environmental Planning Assessment

Table 4: Summary of anticipated social impacts from the MC development

	<ul style="list-style-type: none"> - Improvements in the Church facilities to meet the needs of the existing Church congregation and more broadly the needs of the wider community. - Enable greater coordination and separation of Church activities and groups on site. - Dedicated spaces for children and youth activities. - The MC has been designed to incorporate high quality architectural features. The MC will greatly enhance the visual appeal of the site. - The MC will be accessible for all users, including the elderly and disabled persons. - Environmentally sustainable design principles, including the provision of improved landscaping have been incorporated; - Passive surveillance from the MC towards the rear car park.
Potential negative impacts	<p>Potential negative impacts of the MC are listed below:</p> <ul style="list-style-type: none"> - Construction impacts, including construction noise, traffic and parking. - Temporary relocation of activities currently housed within the administration building during the construction process.
Mitigation strategies / plan to manage the potential negative impacts	<p>It is anticipated that during the construction works, the Church will temporarily rent offices within the LGA for its staff to work at during this time.</p>

5.2.6 Accessibility

An Accessibility Report has been prepared by Inclusive Spaces to assess how the MC complies with the relevant BCA provisions and Disability Standards.

This assessment concludes that the proposed MC has the “*capacity to meet the performance requirements of the Disability (Access to Premises-Buildings) Standards 2010 and the relevant deemed-to-satisfy provisions of the BCA*”.

Based on the above, it is considered that the MC has been designed and is capable of being built to provide accessibility for persons of all abilities.

5.2.7 Waste Management

Waste will be managed in accordance with the Waste Management Plan (WMP) prepared by Dickens Solutions. The WMP details the waste management procedures associated with the demolition, construction and operational phase of the proposed development.

There will be no change to the existing operational waste management in relation to the storage of bins. Bins are stored to the north of the Church Hall.

5.2.8 Transport, Traffic and Parking

Access

Access to the site is available via Moseley Street to the south, as per the existing vehicular access arrangements.

There is an existing driveway crossing on Trigg Avenue in front of the existing administration building. This driveway will be removed as part of these works and the kerb and gutter restored.

Traffic

As detailed in the Traffic Impact Statement prepared by Fernway Engineering, the proposal will not generate any additional traffic beyond that already assessed for the approved Church component. Therefore, the proposal is unlikely to have any additional traffic impacts on the local road network.

It is noted that at peak periods for the site (on Sunday morning), the capacity increases from what was previously approved under DA/338/2016 from 455 to 550 people.

5 Environmental Planning Assessment

Parking

The existing on-site car parking provisions will be retained. Currently there are 84 car parking spaces provided, including two (2) disabled car parking spaces which enable ease of access for the elderly and people with a disability to access the MC and main Church Hall.

The Hills DCP specifies a car parking rate of 1 space per 5 seats for places of public worship. Whilst the car parking provided on site in accordance with the approval issued in relation to DA/338/2016 was less than that required under the DCP, 84 car parking spaces was assessed as being acceptable based on the availability of on street car parking to meet demand in excess of that provided on site.

The proposed MC does not provide any additional 'seats'. During peak periods of usage of the Church the MC will be predominantly occupied by the children of families attending worship and therefore, there will be no increased demand for car parking.

The parking surveys that were undertaken as part of the Traffic Impact Assessment found that there were at least 55 vacant kerbside car parking spaces available along Vickery Avenue and Moseley Street. The shortfall of 7 car parking spaces can therefore be conveniently accommodated within the existing parking inventory within the site locality.

5.3 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

5.3.1 Location

The location of the proposed MC development is suitable as it relates to an existing place of public worship. The MC will operate in conjunction with the main Church Hall at St Paul's Anglican Church to facilitate and supplement the operations of the Church and meet the needs of the congregation and the local community generally.

5.3.2 Essential Services and Infrastructure

The MC will be serviced by all essential services and infrastructure.

5.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest as it will facilitate the operations of St Paul's Anglican Church, being an existing place of public worship that provides for the religious and social needs of the community.

The proposal provides for a new MC development which will support the operations of the Church and has been designed to meet the provisions of relevant environmental planning instruments and the Hills DCP.

In accordance with Section 4.15(1)(e) of the EP&A Act, the proposed development is therefore considered to be in the public interest.

6 Conclusion

The proposed development for demolition of an existing administration building, and the construction of a two-storey Ministry Centre at St Paul's Anglican Church, Carlingford has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed works will result in the construction of a new Ministry Centre building which will provide for the needs of the staff and congregation of St Paul's. The Ministry Centre will provide for multi-purpose spaces and offices to meet the operational needs of the Church that are currently not being fulfilled by the existing administration building and Church Hall.

The MC will be used during the week for a range of activities, including church management and ministry work. Community activities such as English as a second language (ESL) classes, bible study groups and courses, community playgroups, music practices, women's bible study groups, kids clubs and youth groups will be held in the MC on Mondays to Fridays. On weekends, the MC will predominantly support the needs of children of parents who are attending Church services. The MC will provide for suitable spaces for children to attend Sunday School services, that is separated from the main Church Hall.

The design of the MC has carefully considered the immediate surroundings and context of the site, particularly along Trigg Avenue. The development has been adequately setback from the northern and western boundaries and incorporates design features that are considerate of the low-density residential character to the north and west of the site. Whilst it is anticipated that at peak periods on a Sunday morning the site will generate a capacity of 550 people, the increase in population will be generated by those who are currently located off site. Therefore, the increase in capacity for this short period of time on a Sunday will not result in any additional traffic generation or car parking impacts from that previously assessed as acceptable under DA/338/2016. The acoustic amenity of surrounding residents has also been assessed as acceptable.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.