



# **Attachment 2 to Item 11**

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Submissions received

Date of meeting: 20 October 2022  
Location: By audio-visual link  
Time: 10:00 a.m.



**From:** Vania Adomian  
**Sent:** Mon, 17 Jan 2022 12:51:46 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection: Hindu Temple - DA0342/21

Dear Council

I wish to express my objection to the Hindu Temple DA0342/21.

My valid reasons to be taken into consideration:

1. Increased traffic on roads that are poorly maintained.
2. The property is located on the Flood Evacuation Route.
3. Noise for adjacent properties with 365 days access - hours of proposed operation will interfere with neighbouring properties. Hours of operation indicate 8 am to 9 pm, 365 days of the year.
4. The hours of operation in a quiet neighbourhood - the noise concerns from residents and the impact of headlights entering and leaving the property on neighbouring properties.
5. Since the property isn't adequately connected to the sewage system, overflowing sewage into neighbouring properties could be severe.
6. Higher patronage numbers than indicated to seek initial approval - the applicant has previously submitted DA for a larger Place of Worship with increased patronage.
7. Usage of the facility for weddings and events is outside of the RU4 zoning.
8. The site and its use are not in keeping with the rural environment
9. No access to public transport.
10. Increased traffic on local roads.
11. Our residents heavily rely on Old Pitt Town Road, particularly during times of flood, as their only access into and out of Pitt Town.
12. Patronage numbers will exceed estimates indicated by the applicant.
13. Potential use of the facility isn't permitted in the RU4 zoning.

As a resident of Pitt Town, I have a right to raise these concerns to be considered by the council. For the sake of Pitt Town residents, I hope the council decision will be for the greater good of our community.

Kind regards,

Vania Adomian



**From:** Rachael Aldacour  
**Sent:** Fri, 14 Jan 2022 19:02:59 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Good afternoon

I would like to put in an objection to the above submission for a Hindu Temple at 95 Old Pitt Town Rd, Pitt Town.

I note that the new DA has been reduced dramatically but I have my doubts that they will really reduce the numbers, hours etc.

Old Pitt Town Rd is not the best of roads and I don't think an increase of traffic is a good idea for that road.

To have the site used 365 days a year is a lot for the poor neighbours and the hours of operation will create a lot of noise.

The property is zoned RU4 and weddings and events is not included in this.

The property is located on the Flood Evacuation Route.

And lastly Pitt Town has a very rural environment and I believe this type of application is not in keeping with the surrounding area.

Thanks

Rachael Aldacour



**From:** Kel A  
**Sent:** Mon, 20 Dec 2021 07:12:40 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Good Morning,

I'd like to object the plans for DA0342/21.

Proceeding with this place of worship will bring unwanted traffic into the area. The people that will be visiting are not local.

It will also bring in noise pollution which will disturb the local livestock as this is acerage/farming land.

This type of place does not fit in with the aesthetics of the area.

Regards,

Kelly Algie

Submitted by: Resident of Pitt Town (Name and Address withheld)

**Submission re DA DA0342/21 95 Old Pitt Town Rd, PITT TOWN**

I oppose the proposed development as presented for the following reasons:

**1. Usage not consistent with surrounding properties**

The seven-day a week usage by varying numbers of people (often large numbers), their cars and noise will greatly reduce the visual and acoustic amenity of surrounding residential homes. People have chosen to live in the area for the quiet rural and residential characteristics and the proposed development poses a very material threat to this.

**2. Hours of operation will interfere with amenity of local properties**

The operating hours of this venue are more akin to a commercial premises and as such wholly unsuitable for a residential area.

The proposed hours of operation of seven days per week, including evenings, will result in a constant usage at times when surrounding residences would normally be able to enjoy some peace and quiet. Evening times up to Ten PM as stated in Acoustic Report and Management report are times at which most households are doing daily activities that require some quiet, such as having dinner, relaxing with family, studying, putting children to bed, or going to bed oneself if up early (as many in our area are working people).

Additionally, should the usage occur outside the stated times, this impact will worsen and leave residents needing to take further action.

**3. Acoustic concerns understated in Acoustic Report**

Amplified music has not been mentioned in the acoustic report at all – and this is my main concern. Lower-frequency sounds from amplified music travel great distances in rural areas, which would impact many more residences than just the three referred to in the Acoustic Report. This would be greatly exacerbated should the music be played on sound equipment outdoors.

The existing shed (proposed temple) is not currently acoustically treated to contain amplified music or public address systems. There is no mention in the plans of sound-proofing the structure against amplified music (including the large metal roof), particularly low-frequency sounds typically coming from commercial PA and speakers.

The acoustic report purposely omitted “night-time” acoustic impacts. That does not help if the occupants continue to produce noise beyond the stated hours.

**4. Special events impacts understated in Management Report**

There are nine special events listed – it is unclear for how many days each event will be taking place, with the high potential for events to be run over multiple days and nights, with larger than expected

crowds, noisy activities, and high potential for patronage to extend beyond proposed hours with little ability for neighbours to stop it.

Although the management report provides time and usage estimates, again, what recourse do surrounding residences have should this carry over outside these hours?

#### **5. Actual patronage at high risk of exceeding Management Plan estimates**

As a nearby resident, I am very concerned that the actual patronage numbers and hours of usage will greatly exceed the estimates in the Management Plan, making the basis of the various impact assessments contained in the Development Application of little relevance to the DA.

The venue space itself (approx. 370 Sq m of indoor space) and number of toilets (18, plus several more in the existing house) suggests that the patronage estimates in the Management Report are much lower than may eventuate should the development proceed. 18 toilets for 76 people suggests a much larger patronage is actually expected.

Can the council advise what steps would be taken to ensure that:

- the estimated maximum crowds of 76 people will be adhered to (particularly during special events), how this will be monitored and what recourse residents have should these be exceeded.
- the estimated operating hours will be adhered to, how this will be monitored and what recourse residents have should these be exceeded.
- Outdoor events will not take place at some future point (with or without permission)
- local residents have powers to have any non-complying usage halted promptly

I have serious concerns that should the development proceed, and usage were to deviate from the “optimistic” estimates in the Management Report, that nearby residents would be grossly inconvenienced seeking recourse through Council or other avenues to seek enforcement of noise complaints and other impacts.

#### **Negative impact to Rural-residential area visual character**

Signage and architectural features are inconsistent with the surrounding properties, and inconsistent with natural, indigenous and colonial history of the area.

#### **Demographic Report, transport, sustainability**

- From a sustainability perspective, the use of a 45 - minute driving time radius to establish “community need” in the demographic report is sufficiently flawed in its methodology as to require its exclusion from the development application.
- The demographic report does not reflect the local community. Hawkesbury LGA has a negligible Hindu population, whereas other LGA’s do have a much higher percentage. In the interests of sustainability, impact and carbon footprint, surely a temple located within the LGA’s where the proportion of Hindu is higher would be more favourable to reduce the amount of vehicle usage.
- The rights of the existing community to have a peaceful enjoyment of their homes is not invalidated by the separate community need for people from a different LGA to have a venue to conduct their religious activities and other celebrations

- There is very little in the way of public transport in the area of the proposed temple, meaning most will attend by car, adding traffic and emissions concerns. The Temple cannot be safely accessed via pedestrians, and the road will not safely support inevitable spill-over parking during special events.

**From:** Maree Atkins  
**Sent:** Thu, 9 Dec 2021 07:39:48 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

I refer to the allocation for place of worship and strongly object for the following reasons  
It is not in keeping with the surrounding rural nature of the area.

A single lane, heavily pot holed road will not manage the additional traffic created by this construction.

We have very few local residents who will use the facilities and so will naturally draw additional traffic along both pitt town and old pitt town roads, neither of which are currently managing the additional flow from residents.

The intersection of Windsor road and pitt town rd as well as the intersection of Saunders rd and pitt town rd are already under strain from additional traffic.

I live near the intersection of Saunders and pitt town bottoms but will be moving to pitt town in the new year.

I believe approval will create the same problems as the approval of Lynwood did some years ago.

We strongly objected to the construction of Lynwood on similar grounds and were told that council would ensure compliance and ensure that it would not negatively impact our property.

The council discussed roundabouts, tree planting and traffic control at the time however it has taken some 10 years or so for any road work to come into effect and is not sufficient for the increased traffic.

The signage at Lynwood is outside the DA sizing and council simply washed their hands directing us to a private certifier. The sign light was originally on from dusk until dawn but has been reduced, switching off at 11.00pm, well after closing and on at 5.00am. This only happened after numerous complaints.

The number of near accidents at that intersection is ridiculous, simply because non locals don't consider the volume of traffic in the area and drive out of pitt town bottoms oblivious to the surrounding speed limits and stop sign.

I believe that should council permit this new development the same issues will arise.

Maree Atkins  


**From:** Baronoff5  
**Sent:** Fri, 14 Jan 2022 15:29:07 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 Objection

To Whom it May Concern,

We are currently building our family home in Eden Circuit Pitt Town and have been alerted to the Development Application DA0342.

Our objections to this DA are as follows :

- That the applicant may be able to amend the DA once approved to build a much larger project as per their original DA that was dismissed
- That the DA has been made to look smaller to get passed as original one was dismissed.
- Concern over the patronage numbers being significantly more than indicated by the DA
- Increased Traffic on already poorly maintained roads. This will lead to further erosion and increased likelihood of car accidents & damage for which the Council will be responsible for.
- With current Covid situations it is likely that participants at the Temple will all arrive in their own cars & not car pool due to virus fears/restrictions so that is a significant traffic load on that rural road
- Property is located on the Flood Evacuation Route. How will this impact evacuations with large amounts of people entering/leaving from this premises
- Noise for adjacent properties with 365 day a year access.
- Hours of operation are very long in a quiet neighbourhood.
- Headlights into nearby properties with the carpark at the rear.
- Sewerage overflowing into neighbouring properties. The property is not connected to Town sewerage.
- Usage of the facility for weddings and events is outside of the RU4 Zoning.
- The site and its use are not in keeping with the rural environment in which it is situated.
- We will be using this road to visit our friend who live in the Kellyville area as tis the most direct route from our new home. We are concerned at the level of traffic this will produce. We also often support the local Pitt Town sports club also located on this road.

We are moving to Pitt Town to get away from the overcrowding, noise and density issues in our current suburb.

This development is totally out of character for the Pitt Town area especially this particular rural side of Pitt Town which is not far from our intended home.

Regards,

Deanne & George Baronoff





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**From:** [REDACTED]  
**Sent:** Fri, 14 Jan 2022 20:09:03 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To: Hawkesbury Council  
Re: DA00342/21 Place of Worship at 95 Old Pitt Town Road, Pitt Town

We strongly object to the proposed development at the above site, We are residents of Pitt Town, near to this location, and are against this site being used for anything other than a residential purpose.

We believe that the increased traffic that this development would bring to the area would be extremely detrimental to the residents of Pitt Town and surrounding areas. As seen during our most recent floods, this road is the only way in and out of the area for most residents. This development is located on our Flood Evacuation Route. Not only do we have to deal with the poorly maintained rural roads during this time, but an extreme increase in traffic flow, which is exacerbated by people coming to "rubber-neck" at the flooded Hawkesbury. This development would only compound an already precarious situation.

The large size of the development is not in keeping with the existing surrounds and will dominate the landscape. Pitt Town is a semi rural/rural area, with many of its residents relocating out here for the quiet, peaceful lifestyle. The impact to the neighbouring residents in terms of traffic noise and head lights would be extremely intruding and detrimental to residents mental health. There is no public transport to the site of the development. Hence all visitors would have to drive.

The applicant has previously submitted a DA for a larger place, with large patronage numbers. The publicised hours of operation indicate 8am to 9pm, 365 days of the year. This is most definitely not keeping with the characteristics of a predominately rural residential area. It would be hugely detrimental.

We are against this site being used as stated in the proposed development DA 0342/21, please reconsider this proposal at this site as we feel it is not in the interests or safety of the wider community of Pitt Town.

Kind regards

Name: Kellie and Chris Barton

Address: [REDACTED]

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Email sent using Optus Webmail

**From:** [REDACTED]  
**Sent:** Thu, 6 Jan 2022 14:48:12 +1100  
**To:** Hawkesbury City Council  
**Subject:** OBJECTION TO Development Application Enquiry: DA0342/21

Dear Sir/Madam,

I would like to submit the following objection to DA 0342/21, Hindu Temple proposed for 95 Old Pitt Town Road, Pitt Town.

My objection is based on the following points:

1. Impact on Flood and Fire Evacuation Routes – Old Pitt Town Road is poorly maintained and yet remains the sole Flood Evacuation Route for the community of Pitt Town. This road is simply not designed to be a main thoroughfare and the proposed location for the Hindu Temple will add unacceptable traffic burden to an already under resourced and overburdened piece of road infrastructure.
2. Increase in road traffic on unsuitable road that lacks the width and road surface quality to accommodate the ensuing increase in traffic – Old Pitt Town Road is simply not designed to be a main thoroughfare and the proposed location for the Hindu Temple will add unacceptable traffic burden to an already under resourced and unsuitable piece of local road infrastructure.
3. Impact of additional traffic on native animals living within the Scheyville National Park – resident populations of native animals, reptiles and amphibians will be significantly impacted by the increase in road traffic that must be associated with the location of a Hindu Temple at 95 Old Pitt Town Road at Pitt Town, with the proposed feeder population travelling from 45 minutes east of this location.
4. Proposed location is isolated and not serviced by any public transport.
5. Impact of effluent and waste – farmland on Old Pitt Town Road is not serviced by a regional sewerage system, requiring waste to be stored and managed on site. The proposed use of this site for a Hindu Temple to service more than 75 people at any one time poses and unacceptable environmental risk for the surrounding farms, community and nearby National Park.

6. Proposal caps attendance to a maximum of 76 – how can this possibly be monitored, regulated or enforced..?? What breach penalties will be placed..??
7. Proposed use (Hindu Temple) is not in keeping with this rural environment or reflective of the Pitt Town and surrounding demographic.

With reference to my “point 7” above, I would particularly like to question the submitted demographic report and make the following points:

The Report author refers to the catchment area being a 45min drive time from proposed location at Pitt Town. Using this same logic, a 1 hour drive time from proposed location (Pitt Town) would reach the current temple location in Auburn, indicating that the potential catchment can drive to the existing Auburn Temple in 15mins. Also worth noting that Auburn is serviced by many public transport options whereas the proposed Old Pitt Town Road location is not serviced by any public transport options and would require access via a single access road that is unsuitable for the associated increase in levels of traffic.

Further, the Report author claims that 60% of people who live within greater Sydney have an affiliation with Hindu religion, which is a fictional and a totally unsubstantiated claim. Further, any Report that uses “broader Sydney data” and claims this to be reflective of the local or catchment area facts is clearly designed to mislead the local population and those assessing the application. Claiming several other populous religions to be “affiliated” with Hinduism (such as Islam) in order to over exaggerate the represented population is also fictitious and misleading..!!

I have researched the most recent available data on religious affiliation for the Pitt Town Area from the Bureau of Statistics, which shows that quite literally nobody within the affected Pitt Town Region is affiliated with or practices the Hindu religion. Following below is an extract from ABS Report on Religious Affiliation for Pitt Town, as recorded by the 2016 Census, which confirms that less than 5% of the Pitt Town population is available to have some remote affiliation to Hindu (as below 5% is considered to be insignificant to make this report):

Religious affiliation, top responses	Pitt Town	%	New South Wales	%	Australia	%
Anglican	988	32.6	1,161,810	15.5	3,101,185	13.3
Catholic	909	30.0	1,846,443	24.7	5,291,834	22.6
No Religion, so described	546	18.0	1,879,562	25.1	6,933,708	29.6
Not stated	170	5.6	684,969	9.2	2,238,735	9.6
Uniting Church	124	4.1	217,258	2.9	870,183	3.7

The most common responses for religion in Pitt Town (State Suburbs) were Anglican 32.6%, Catholic 30.0%, No Religion, so described 18.0%, Not stated 5.6% and Uniting Church 4.1%. In Pitt Town (State Suburbs), Christianity was the largest religious group reported overall (80.2%) (this figure excludes not stated responses).

[View the data quality statement for Religious affiliation \(RELP\)](#)

In summary, the proposed site of 95 Old Pitt Town Road, Pitt Town for a Hindu Temple is totally unsuitable because it is poorly serviced by road or public transport infrastructure, will be damaging to the surrounding rural and National Park environment and is non reflective of the population demographic of the Pitt Town region. I am hopeful that Council will give due consideration to the points and comments that I have raised in this submission and agree with me that the proposed location of a Hindu Temple within a rural zone that surrounds 95 Old Pitt Town Road is unsuitable.

Regards,

Chris Bell



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**From:** Nicola Brincat [REDACTED]  
**Sent:** Monday, 29 November 2021 8:04 PM  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it may concern,

Thank you for allowing us to object to this application.

We totally oppose this application. The proposed site is a Rural setting, a place where people have small hobby farms and the like. They have homes they bought many years ago as an investment into many of their children's futures. The development does not fit in the quite sleepy rural setting that Pitt Town is. There is no room for the parking nor the capacity to accept the extra traffic.

The proposed development will deflate the towns investments and totally ruin the ambiance of this beautiful area of lazy acres. The home of a Country Practice and Home and Away. The road (Old Pitt Town Road) is not suitable for larger amounts of traffic and is subject to flooding. There is no kerb and guttering, and the road is reasonably narrow and dangerous. We do not oppose the temple as such or the culture and the people, we however believe this proposal would be better located in an area that is more accommodating and closer to the people of this culture.

Thank you

Sent from my iPhone

**From:** Blue Pacific Marine  
**Sent:** Thu, 6 Jan 2022 13:12:09 +1100  
**To:** Hawkesbury City Council  
**Subject:** Letter of Objection - DA0342/21  
**Attachments:** Objection 6.1.22.doc  
**Importance:** Normal

Dear General Manager,  
Please find **attached** my Letter of Objection in relation to DA0342/21.  
If you have an difficulty downloading my attachment, could you please advise.  
Regards,  
Treena Broster



Ms Treena Broster

The General Manager  
Hawkesbury City Council  
366 George Street  
WINDSOR NSW 2756

6 January 2022

Dear General Manager

**RE: DA 0342/21 – 95 OLD PITT TOWN RD, PITT TOWN  
PLACE OF WORSHIP  
OBJECTION**

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I refer to the above Development Application and the recent correspondence received from Council. I am the owner of 75 Old Pitt Town Rd, Pitt Town and my premises is located a block from the proposed Place of Worship.

There are number of reasons I object to the Development Application.

### **VISUAL APPEARANCE**

The visual impact of the installation of the architectural elements to the roof of the temple will be offensive to neighbouring properties and are not keeping with the rural landscape. I will have a clear view of the shikhara from my property.

### **ACOUSTIC IMPACT**

Noise from crowds of people, music, vehicles and PA systems will be heard from all neighbouring properties.

### **HOURS OF OPERATION**

The use of the temple 7 days per week from 7am to 9pm will impact our present lifestyle. We do not reside in a commercial area and should not be subjected to continual noise.

### **ENVIRONMENT IMPACT**

I am concerned regarding the sewage waste and treatment at the proposed Place of Worship. My property has a natural rainwater runoff from 95 Old Pitt Town Rd which fills my dam. What measures will be in place to ensure no EnviroCycle waste contamination will overflow and enter my dam?



## PREVIOUS DEVELOPMENT APPLICATION 0513/19

I finally raise concerns with respect to the previous DA lodged by the Applicant for this property. The Applicant previously advertised much different uses for the property as to those lodged in DA 0513/19. The Applicant was promoting excessively larger capacity numbers than they outlined within their DA and I am concerned the maximum number of attendees of 76, as outlined in their present DA, will be exceeded continually.

Opening Soon.... **SRI MANDIR**  
The First Hindu Temple

@95 Old Pitt Town Road, Pitt Town NSW



**Expansion project plans are to have**

- A Big Temple.
- Community hall (80-350 Capacity).
- Function Centre (800-1200 Capacity).
- Beautiful wedding venue.
- Provision for education facilities.
- Provision and space for childrens activities.
- Provision and space to accommodate Senior Citizen activities.
- Health and Well being facilities.
- Parking Facilities (Upto 200 cars).



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In conclusion I hope my submissions are considered with respect to this Development Application.

Regards,

Treena Broster

**From:** Melissa and Brad Brown  
**Sent:** Mon, 17 Jan 2022 12:14:50 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

To The General Manager  
concerns regarding this development  
DA 0342/21

Traffic

Our roads in and the area will not cope with the traffic some rounds right near the development are so narrow if they park their cars on the side of road there only be enough room for one car to go through

The concern is more accidents on unsafe roads not meant for this amount of traffic with over 400 or more visiting in day

This not affects Pittown but surrounding suburbs Oakville for one

Noise

The noise generated from any place of worship is not conducive to the rural area

Quiet part of Pittown

Sewage .

There is No sewage only septic concerns if overflow straight into National Park or neighbours

When power is off like the schools in the area have to close as no pumping system will work

What provisions have they made so this does not become a environmental disaster

Thank you

ratepayer

Melissa Brown



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**From:** Danielle Carmody  
**Sent:** Thu, 6 Jan 2022 16:02:28 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Attention: The General Manager

Good afternoon,

We are writing to you regarding the proposed Hindu Temple at location 95 Old Pitt Town Road, Pitt Town. This is our second letter of objection for this proposal.

We are concerned for a number of reasons that will affect our broader community, and directly and immediately change the wellbeing and lives of the property owners and tenants of surrounding properties around the proposed site even more so.

Given that Pitt Town does not have the roads and infrastructure that would be required to sustain such an influx of new traffic, road safety and assuming more pedestrians as the car park may not be enough to accommodate all the temple guests, is of major concern. Heavy traffic in a semi rural setting is at best, unfair to the neighbouring properties. There is at present no footpaths, no guttering, no room for off to the side parking or excess off street parking. There is no argument to be had that traffic will not increase, as there is no public transport to this location, the only way to arrive is by car. The hours of operation, if I am correct, 8am till 9pm each day of the year, and the types of celebrations will bring excess noise, and potentially go late into the evenings. Along with the noise, there will be lighting. Lights from traffic coming and going in the evenings and lights from the building, which will be of a height, shining into surrounding properties.

Surrounding industrial areas in suburbs such as Vineyard, McGraths Hill, Box Hill, Riverstone and the like, surely would be a more ideal location for a temple with modern roads, public transport and more parking options available. This type of construction is simply wrong for the proposed location as it distracts from the rural setting in aesthetics, along with the above mentioned valid points.

We hope this proposal is rejected.

Kind Regards,

Danielle & Paul Carmody



E: [daniellesmessages@gmail.com](mailto:daniellesmessages@gmail.com)

**From:** Josie M  
**Sent:** Mon, 17 Jan 2022 16:57:14 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 - Objection

To The General Manager,

I am writing to express my strong concerns and objection regarding the proposed change to rural land at 95 Old Pitt Town Road, Pitt Town (DA0342/21).

My concerns include;

- The area is zoned and considered to be a semi- rural and rural area. The commercial nature of this proposal does not adhere to the requirements.

- Increased impacts to neighbours and residents of a property that is available for use 365 days per year, with long hours of operation. Noise concerns and proper disposal of effluent must be considered.

- The increase of traffic in and out of an area that is on the flood route. Given that Pitt Town and the surrounding suburbs have endured two floods in the last 2 years and utilised this road as the only entry/exit to the area (2021), this could lead to unnecessary danger and loss of life. This is a major concern for all residents during a natural disaster.

Additionally, would this commercial property be open during times when the community is subjected to floods? This will only increase the number of people on the flood route during times that it should only be accessed by residents and emergency services.

- Increased traffic on dangerous roads and poorly maintained roads. There is cause for concern for serious accidents or loss of life. The roads are narrow in sections, not appropriately lit and does not have adequate kerbs. There will need to be significant upgrades to infrastructure should this be permitted.

- Limited/ no public transport available in this area to cater for the increased patronage.

It is my understanding that this proposal has been re-lodged. How can the Council ensure that the applicant will abide by the lower capacity requirements?

This rural area unfortunately does not have the infrastructure required to support the nature of this application.

Please let me know if you wish to discuss this further.

Josie Christoffersen

**From:** William Clark  
**Sent:** Sun, 16 Jan 2022 09:37:39 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21.

To whom it may concern,

I am a resident in Pitt Town and am sending an email to object the proposed DA0342/21.  
Reasons for objections are based upon the adverse impact within the community such as:

- Increased Traffic on already poorly maintained roads.
- Property is located on the Flood Evacuation Route.
- Noise for adjacent properties with 365 day a year access.
- Hours of operation in a quiet neighbourhood.
- Headlights into nearby properties with the carpark at the rear.
- Sewerage overflowing into neighbouring properties.
- Larger patronage numbers than indicated to seek initial approval.
- Usage of the facility for weddings and events is outside of the RU4 Zoning.
- The site and its use are not in keeping with the rural environment in which it is situated.

William Clark  
Pitt Town Resident.  
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**From:** leslieclinch  
**Sent:** Mon, 17 Jan 2022 13:18:13 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA00342/21  
**Importance:** Normal

Hindu Place of Worship is incongruous with the historic nature of this rural Hawkesbury.... approval will precipitate the gradual decline of the Hawkesbury as a uniquely rural enclave. Do we have a significant Hindi population at Pitt Town.?? If not.... then from where are the worshippers being sourced?

Sent on the go with Vodafone

**From:** Kelly Cook  
**Sent:** Mon, 6 Dec 2021 22:45:38 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection: DA0342/21 95 Old Pitt Town Road, Pitt Town

To whom it may concern,

I strongly object to the DA that has been submitted for 95 Old Pitt Town Road, Pitt Town. DA0342/21.

There are several grounds on which I object to the DA and they are as follows:

- Firstly, 95 Old Pitt Town Road is located in peaceful rural setting on a fairly flat plain.

Residents have selected to live in this area to enjoy their acreage properties because of the quiet surroundings. Anyone who has lived in a rural area will understand the detrimental impact that the noise pollution from this temple (or any other large facility) will have on the community.

Sound will travel long distances and be heard for kilometres, especially on weekends. This will be damaging to the rural quality of life.

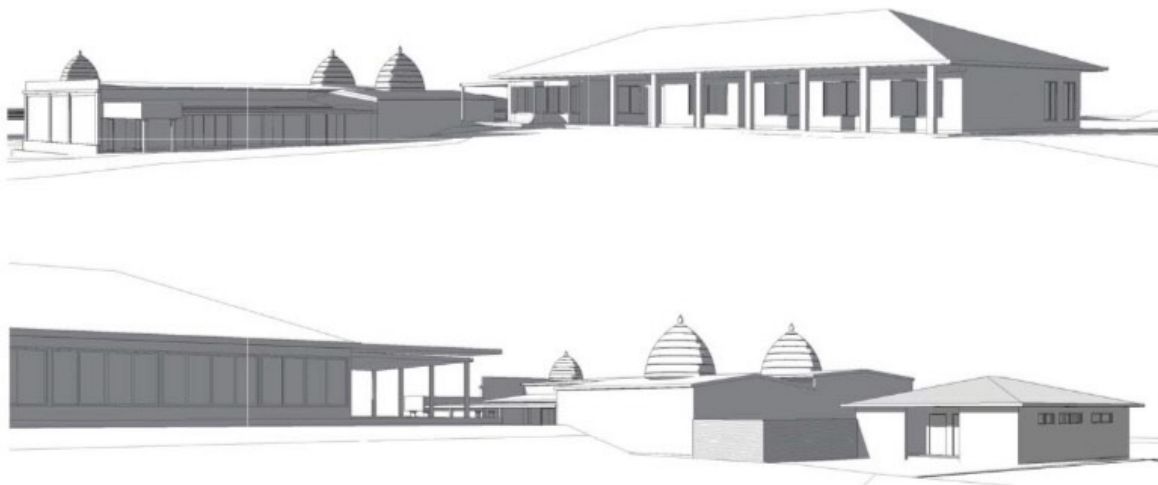
Research also suggests that road noise can cause severe noise disturbance in some towns, which does not align with general perceptions and expectations of rural life.

- Secondly, Old Pitt Town Road is a narrow single lane road that is in a state of disrepair. I have submitted requests to Hawkesbury City Council on numerous occasions requesting road upgrades. Response as follows:

“Council has no current plans to reseal Old Pitt Town Road, Oakville. However arrangements have been made for an inspection of Old Pitt Town Road to be carried out and maintenance scheduled to repair potholes and/or edge bites which may be identified.”

As you can see, with no immediate plans for upgrade, additional traffic to an already congested route would not practical, safe or sustainable. Old Pitt Town Road is a main flood evacuation route and main access from Pitt Town to Oakville. During peak hour, vehicles often verge on to the wrong side of the road on a tight bend or to avoid pot holes. More traffic would mean more accidents. How many have there been in the past 12 months? The answer is numerous.

- Pitt Town is a historic town of Sydney and retains many heritage listed sites. Still to today, it retains its agricultural landscape and a traditional style of architecture. I feel that the proposed style of architecture is out of character for the area and will be damaging the the rural aesthetic of Pitt Town. I believe this site will also demonstrate a damaging environmental footprint on the ecology of Scheyville National Park that it borders on.



Draft DA for Place of Public Worship & Caretakers Residence  
95 Old Pitt Town Road, Pitt Town



- According to data collected from the previous census, out of approx 67,000 Hawkesbury residents, less than 0.2% of people across the entire LGA (approx 130 people) selected Hinduism as their religion.



Therefore, across such a vast geographical area that is the Hawkesbury (Berambing to Putty, Yarramundi to Bucketty), there are very few Hawkesbury residents that might possibly use this venue.

This proposed venue is NOT being built for use by residents of The Hawkesbury, but will in fact be a facility being built to the detriment of our rural community of Pitt Town, for residents travelling in from other LGA's to use this facility.

## Religion - Summary

Hawkesbury City - Total persons (Usual residence)	2016		
Religion totals	Number	%	Greater Sydney %
Christian total	42,581	65.9	51.7
Non Christian total	994	1.5	14.4
Non-classifiable religious belief	319	0.5	0.5
No religion	15,582	24.1	24.9
Not stated	5,111	7.9	8.5
Total Population	64,587	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 decisions).

Please refer to specific data notes for more information

## Religion - Ranked by size

Hawkesbury City - Total persons (Usual residence)	2016		
Religion	Number	%	Greater Sydney %
Western (Roman) Catholic	17,677	27.4	24.2
Anglican	15,877	24.6	12.0
Uniting Church	2,155	3.3	2.0
Presbyterian and Reformed	1,478	2.3	2.0
Christian,nfd	1,291	2.0	2.2
Baptist	1,165	1.8	1.2
Pentecostal	839	1.3	1.1
Buddhism	405	0.6	3.9
Greek Orthodox	385	0.6	2.4
Jehova's Witnesses	276	0.4	0.2
Show all (35 entries)			

See snapshot of 2016 census results from ABS.

- In rural areas of The Hawkesbury, it is not allowable to have more than one dwelling on an acreage property in an attempt to keep rural areas rural. Why should this facility be an exemption?

I hope these above mentioned reasons will be taken into account for this particular DA application, and for any future applications at this site.

Kind regards,

Kelly Cook.

**From:** Debbie Campton  
**Sent:** Sun, 16 Jan 2022 10:03:41 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it may concern,

I am writing to object to the proposed Hindu Temple that is currently being sort in Pitt Town. I have been a member of the Pitt Town community for over 20 years and know the place well. My objections I feel are for the health, safety and welfare of our local community. During the recent flooding I saw how much the roads were being overused (the housing developments have already put a strain on our flood evacuation routes), I fear that the roads are already in poor condition and given the higher traffic this place of worship would bring to the area, I think this will compound the problem and has the potential to create severe accidents.

Residents could potentially get trapped in Pitt Town in the event of local flooding, surely this is a serious concern for our local government, the safety of our residents should come first.

The proposal doesn't fit with the rural setting at all and I feel there are several problems that will arise including; noise complaints, sewerage issues, accidents from narrow roads and I think there will be larger patronage then they have proposed.

Please take all the above into consideration. I feel the safety aspect itself means that the proposal shouldn't be granted. The flood evacuation routes need to be maintained.

Thanks

Debbie Campton

If I need to be coming contacted in relation to this please email me at:

[REDACTED]

**From:** Jenny and Darrin Powe  
**Sent:** Wed, 5 Jan 2022 11:27:06 +1100  
**To:** Hawkesbury City Council  
**Subject:** OBJECTION TO HINDU PROPOSED DEVELOPMENT - OLD PITT TOWN ROAD, PITT TOWN.  
**Importance:** Normal

Good morning Council,

I wish to express my objection to the proposed Hindu Temple on Old Pitt Town Road, Pitt Town.

My valid reasons being:-

Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.

- Noise concerns for local residents.
- Usage not keeping with rural residential characteristics of area.
- No access of public transport.
- Increased traffic on local roads.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.
- Effluent disposal, as the property is not connected to sewage.
- Impact to neighbouring properties of head lights entering and leaving property.
- Patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility not authorized in RU4 zoning.
- Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

Kindest regards,

***Darrin Powe***

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Mon, 17 Jan 2022 14:51:19 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21  
**Attachments:** Temple DA Submission 2022.docx

Dear General Manager,  
Please see attached submission to DA 0342/21.  
Sincerely,  
Phil and Elizabeth D

15/01/2022

To: General Manager Hawkesbury City Council

Re: Submission to DA0342/21

Dear Sir,

With reference to the above Development Application we wish to lodge our objections as follows.

1. Insufficient community consultation has been undertaken for a development of this magnitude. Only a relatively small number of close by residents have been notified of this proposal when it has a community wide affect. This matter was also exhibited over the Christmas/New Year break, a process which has been employed by Council previously. In order to gain a true representation of the communities feelings this matter should be taken to a Council meeting and well advertised in advance.  
We maintain that the exhibition process should be re started with the above considerations in place.
2. Pitt Town is still a semi rural low density area which contains considerable colonial heritage features. On numerous occasions when developments have been proposed in the Pitt Town area Council has imposed strict guidelines regarding the aesthetics and materials to be used in order to maintain the heritage values of this area. Refer to Councils "Development In Pitt Town, Special Areas". This proposal seeks to insert a large Hindu design temple structure into this existing landscape which we find to be totally unacceptable. In the eyes of most of the local residents this structure will look completely out of place and be a visual eye sore.
3. The proposal is inconsistent with the land use zoning RU4. It is not for primary production and is not compatible with adjoining land uses. There will be little or no local employment generated by this proposal, and the development will be in conflict with adjoining land holders wishing to peacefully enjoy their rural residential properties.
4. The DA contains references to a Plan of Management which states attendance numbers only until 9.00pm on weekends, 8.00pm on weekdays. How will Council enforce this? The facilities proposed appear capable of accommodating far more than the indicated 76 attendees.  
In fact the previous DA for a similar proposal indicated up to 300 guests. How then is it possible that numbers have decreased by this large amount in a 12 month period, when the authors of the demographic report make much of the increase in Greater Sydney of Hindu faith. It does not take much imagination to see these numbers growing with no control by Council. The building and grounds have the capacity to accommodate potentially thousands. Additionally, how much reliance can be placed on a document marked as a "Working Document"?
5. Traffic and parking will be a nightmare in this area which is poorly served by narrow rural roads which already carry considerable traffic. Accidents are common. There are no sealed foot paths. During the proposed "major events" guests will be required to park on the narrow poorly lit roads. It's a recipe for disaster.
6. The noise assessment undertaken naively assumes "no activity past 9.00pm on weekends". This is a major mistake. We find it hard to believe that a venue of this size, with the facilities that are proposed, will not be used later at night. And once it is, the noise assessment in the proposal will be null and void.
7. There is no local demand for a temple catering to this faith. In fact in order to justify demand the consultants have employed a 45 minute travel time as the bench mark for catchment of

potential attendees. This catchment is a huge area, with at least 12 Hindu temples already operating. Further, there are few Hindus in the entire Hawkesbury LGA. Why is it even considered fair and equitable to impose this proposal on Pitt Town? Shouldn't this be put where there is a local demand for it?

8. Town water and sewerage are not available on or near the site, making the proposal dependant on water cartage and on site sewerage disposal. This will add many extra heavy truck movements to the 4 tonne load limited basic road network and the size of the on site sewerage treatment has a very high risk of contaminating adjoining properties and watercourses given the estimated 1650 litres per day discharge rate referred to in the application report (not accounting for "special" or "Major" events).The wastewater report even recommends up sizing the system to allow for 2500 l/day to allow for "future growth" This type of proposal should be located within reach of water and sewer mains, or the development should be made to provide these services at their own cost.
9. Given the previous DA (withdrawn) for a much larger temple on this site, the dramatic reduction in currently stated attendee numbers, and the reference to "future growth" we have a very strong suspicion that this is just the start of a process seeking a much larger development on this site in future.

In closing, we wish Council to consider it's own Vision and Mission Statement, which includes the creating of "A community in which the areas character is preserved".

For the above reasons we object to this proposal, we feel it will have significant negative effects on the surrounding residents and community and we urge Council to reject the application and suggest the proponent looks elsewhere for a more appropriate site.

Yours Sincerely,

Phillip and Elizabeth Dunesky

[REDACTED]

[REDACTED]



**From:** Ty-Rone Dunning  
**Sent:** Mon, 17 Jan 2022 21:28:02 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection for DA0342/21 Application

To Whom It May Concern,

We correspond with council to express our concerns and objection with proposed development application DA0342/21.

We live at 146 Avondale Road Pitt Town, which is 2 minutes drive and within walking distance of the proposed development at address 95 Old Pitt Town Road.

Our major concern is that our road 'Avondale Road' will be unable to cope with the additional traffic and is currently not roadworthy. This development will potentially bring hundreds of additional cars to drive along it any given week and month.

To explain further, Avondale Road is commonly used as a thorough fare to gain access to Old Stock Route Road and Old Pitt Town Road.

The section of the road which needs to be considered and in our opinion is very unsafe, is the dirt road section with national park on either side providing access to Old Stock Route Road and Old Pitt Town Road.

Our property is the last house before the dirt road starts on Avondale Road. As such we know first hand the impact that further use of this road will bring. Currently my young family already suffer from health issues from all the dust and dirt that the road generates from the current traffic utilisation. Additional use of the dirt road will most certainly bring more pollution, dust and dirt presenting a greater health risk for my family. The noise will also be displeasing and we have a very higher risk of damage to our property frontage when unsure motorists make a U turn on our property in lieu of driving on the dirt road to avoid damaging their car.

Further to this, the additional traffic on this dirt road, poses a bigger threat to the wildlife. With national park on either side of the dirt road, we see many deer, wallaby, kangaroo and the odd wombat. We have seen many hit over the years from motorists using this section of the road not to mention many car accidents with trees over the road or from less experienced drivers. It is particularly hazardous when it rains as the road floods.

It is very probable that visitors in which will frequent this development will utilise Avondale's dirt road which is not roadworthy. Resurfacing the dirt road is not a solution either. The dirt road needs to be tarred or closed off for use.

Other concerns for this development is that the design of the structure proposed. It does not fit in with the rural landscape and will look very odd. Ascetically, it will not be complimenting the rural feel of the neighbouring properties within our community.

Noise is another issue we have concerns with and will impact the quiet rural and tranquil streets nearby including ours.

The infrastructure is just not adequate for this development and not a good fit for our quiet rural location.

Thank you for taking the time to review and consider our concerns.

Regards

Ty—Rone & Shane Dunning

Concerned Owners and residence of

[REDACTED]



**From:** Emil Isaac  
**Sent:** Thu, 6 Jan 2022 22:17:40 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21

Dear Hawkesbury Council,

As a resident within a few hundred meters of the proposed DA 0342/21 application for Place of Worship in Old Pitt Town Road, Pitt Town,

I hereby lodge a formal objection to the said application for the following reasons:

1. the Hours the proposed operation of the proposed Place of Worship will interfere with my and other neighbouring properties and create motor vehicle traffic and crowded gathering noise for us as local residents.
2. The convergence of attendees to the Place of Worship will increase road vehicle traffic on the local roads due to no available access to public transport.
3. The same impacted Old Pitt Town Road, is utilised by local residents during emergencies such as periodic floods as our only access into and out of Pitt Town.
4. The applicant has previously submitted an earlier DA for a larger Place of Worship with increased patronage numbers, thus the intent for larger numbers are likely to be imposed on the area if the the current smaller patronage DA is approved.
5. Potential use of the such a facility is not authorised in RU4 zoning.
6. Effluent disposal is a WHS Health issue, as there is no connection to sewerage that would service a sudden surge in usage during peak periods of patronage.
7. Not suitable location for a public Place of Worship given it is a small local road for residents.
8. A Place of Worship should be in an Industrial area where the impact on a small local residential area will be minimal.
9. The Place of Worship will dominate the aesthetic profile of the street it is located on as well as the neighbouring streets in a conflicting manner to the rest of the houses.

Best Regards,  
Emil Isaac

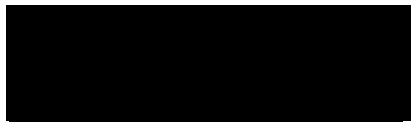


**From:** Denise Edgar  
**Sent:** Sat, 15 Jan 2022 04:45:11 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 Objection  
**Attachments:** CBS Letter - HCC 14.01.2022.pdf

Good afternoon.

Please see attached Objection with respect to the above Development Application.

Kind regards  
Denise Edgar



ABN 39 147 245 472



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14 January 2022

The General Manager  
Hawkesbury City Council  
PO Box 146  
Windsor NSW 2756

By email: council@hawkesbury.nsw.gov.au

**RE: OBJECTION  
DA 0342/21  
95 Old Pitt Town Road, Pitt Town NSW 2756  
Place of Worship (Hindu Temple)**

Dear Sir/Madam.

This is a letter of Objection to the proposed development at the above address, and my second objection within two years to the development of a "Place of Worship" proposed at that site.

I reside at 68 Cattai Road Pitt Town and have vehicular access into my property from both Cattai and Airstrip Roads.

I question why, yet again, I was not notified of this significant proposed development given my proximity to the development location.

As with the timing of **DA 0513/19** two years ago, the timing of this DA and the period of objection has again extended over the Christmas and New Year periods, and the significance of the timing has not been lost on either me or the other residents of Pitt Town.

I note that I emphatically object to the acceptance by Hawkesbury City Council of this "new" DA at the time submitted, given the numerous objections to the previous **DA 0513/19** and calls by many Pitt Town residents, including myself, for consultation and discussion with Council re a development of this type in an RU4 zone, and more specifically, the immense impacts to the amenity of adjoining properties as well as those in the immediate vicinity, of which my property is one.

I **AGAIN** call on Council to meet with the residents of Pitt Town as soon as possible and prior to determination of this current development application, something that Council and/or Councillors should have arranged well before now.

**MY OBJECTIONS:**

1. **Amenity** – once again, the current development will have a massive impact on the amenity of adjoining and neighbouring properties and their residents. The current development proposed is neither rural nor residential nor in keeping with the RU4 rural amenity of this area. The development proposal is not in keeping with the rural characteristics of this area and not, in my opinion, aligning with the intentions of Council when previously determining the rural/residential zoning of this area. Indeed, the property directly opposite the site is the

one that will be MOST impacted by this development. The owners of the aforementioned property are not long-term owners and I seriously doubt they would have purchased their property if they had knowledge that a development of this scale could possibly be submitted and approved in the short term by Council.

2. **Hours of Operation** – the hours of operation for the “new DA” will now be 8:00am to 9:00pm, 365 days per year. Operation hours of 13 hours per day is preposterous and gives little relief with respect to noise and traffic for neighbouring properties and those in the general vicinity. I advise that my property will be impacted. There will be no respite from traffic and noise from the proposed activities.
3. **Public transport** – there is currently no public transport route that services the location of the proposed development. Therefore, the only access to the temple will have to be by private vehicles.
4. **Traffic on local roads** – further to point 3 above, there will be a massive increase to traffic movements by patrons to the proposed development on each of Old Pitt Town Road, Old Stock Route Road, Airstrip Road, and (most probably) Pitt Town Road and Eldon Street. At present, none of these roads have been upgraded to the extent that would be required in accordance with the increase in traffic generated by the patrons attending the proposed development. Indeed, Old Pitt Town and Airstrip Roads are immensely important to the Pitt Town community as flood access routes, as was demonstrated during the damaging floods of March 2021. How does the development applicant address the issues of flooding and access by residents to their properties in Pitt town?
5. **Parking** – as with the previous DA, the issue regarding parking on adjoining roads remains a safety issue for adjoining and surrounding properties, and road users of that area in general. Old Pitt Town, Airstrip and Old Stock Route roads are not able to accommodate street-side parking at any time, let alone for special events attended by patrons at the development site. The aforementioned roads are standard 2-car width rural roads without curb and guttering. The shoulders of the roads are culvert-type, incapable of vehicles parking there whilst affording safety to passing traffic. This is most unacceptable, and again, will impact immediate neighbours and all users of those roads.
6. **Waste Management** – at the proposed development location, there is no access to a “town water” provision from Sydney Water **NOR** sewerage disposal. Moreover, there are no advertised proposed alterations to that situation by Sydney Water. For the estimated numbers of visitors to the proposed development site, and especially at those times when there are huge increases in numbers during special occasions, how are the water and sewerage issues being adequately addressed in the new development proposal? The adjoining property owners will be **hugely** adversely affected by waste management issues.
7. **Patronage numbers** – how will the patronage numbers proposed by the Applicant be controlled by Council? There were massive inconsistencies in **DA 0513/19** from two years ago regarding same. I again question the integrity of the Applicant regarding patronage numbers.
8. **Amended Development Application** – I have HUGE concerns that if this current **DA 0342/21** is approved by Council, the Applicant will amend that approved DA to align more with the previously submitted **DA 0513/19** of two years ago. How many times must the residents of this rural area object to the development proposals of this particular Applicant? This is a situation that is most concerning to the majority of Pitt Town residents.

In conclusion, I respectfully request that my Objections and those of the Pitt Town community to this current development application are noted, and that moreover, the development is not in keeping with the existing rural amenity.

Yours faithfully,

A black rectangular box redacting the signature of Denise Edgar.

Denise Edgar

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**From:** Jacqueline Faehringer (Hawkesbury) [REDACTED]  
**Sent:** Tuesday, 30 November 2021 2:47 PM  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 objection

To Whom it may Concern,

Please note this is my **objection letter** to the proposed plan for a temple on Pitt Town Dural Rd, Pitt Town.

**DA0342/21**

Pitt Town has a significant Historical appeal. It is a sleepy, rural area with a strongly bonded community. Much of the area is bushland and or horse properties.  
The roads are narrow with limited traffic.

Pitt Town is no place for a Hindu temple. The appearance of a temple in this area is not suitable nor is the impact on our community with increased traffic congestion at all times of the day and noise pollution. It would be interesting what a the worship congregation would do if they came across reptiles in their buildings??

This is a rural area for animals and a peaceful lifestyle. Temples have no place in the bush and rural areas and it should be councils duty to stop this proposal for the benefit of Pitt Town residents.

It is very disappointing that council does not inform all residents of Pitt Town only those of adjoining properties!!! It also seems very inappropriate the timing of this DA –given Xmas approaching. Thankfully Pitt Town has a strong progress group that keeps residents informed.

**Pitt Town must remain an Historical and peaceful area for those that want to live in a rural area.**

Regards,  
Jacqueline Faehringer  
[REDACTED]

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**From:** DCO Plumbing - Admin  
**Sent:** Mon, 17 Jan 2022 13:15:16 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it concerns,

I am writing to you on the plans for a Hindu Temple you have in your council DA0342/21. I am a Pitt Town resident for the last 15 years and we have seen a lot of construction that has come in to Pitt Town. I want to put forward my objection for the temple for reasons why are below;

- 1/ Infrastructure, the roads cannot cope with the high amount of traffic it will bring. The Hawkesbury council cant fix Redfern place properly how will they fix the others roads, Redfern place was the only road in and out of Pitt Town during the floods.
- 2/ This is a very quiet town lets try to keep it that way.
- 3/ We have already two churches in the town and it becomes very busy on the days they are open.
- 4/ I am going to be brutally honest here and say its not the area for a temple maybe try Blacktown council or somewhere over there.

Kind regards  
Alicia Di Francesco



**From:** Jayde  
**Sent:** Fri, 17 Dec 2021 22:07:16 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21

Hi,

To whom it may concern.

I am a resident of Pitt Town and object to the following DA 0342/21.

Our semi rural town is becoming built up enough with increasing traffic that the roads are just not built to handle.

The regular potholes that need to be repaired weekly plus the long awaited bypass not happening.

Along with the traffic we also don't have the demographic in the town for the Hindu place of worship which would mean residents of other suburbs would be traveling here causing more chaos on the roads.

Please consider the location of Pitt Town as not a viable source to build.

Thank you.

Kind Regards,

Jayde Gately

**From:** Steve Gatt  
**Sent:** Sat, 15 Jan 2022 16:44:10 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 for Place of Worship (Hindu Temple) in Old Pitt Town Road

To Whom It May Concern,


I am writing to express my concern in relation to DA 0342/21 - Place of Worship (Hindu Temple) in Old Pitt Town Road.

My main point of concern is the intersection of Eldon/Cattai and Old Pitt Town Rd, Pitt Town is precarious at the best of times whilst locals are familiar with this intersection I am sure a high influx of non-locals will definitely add to further risks. Not to mention, part of Old Pitt Town Rd is in risk of flooding and is part of the flood evacuation route so why would we allow for a high influx of non-locals to hinder our escape route whilst also restricting access for SES. Please see below additional issues that will arise from this proposed development proceeding.

- Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.
- Noise concerns for local residents.
- Usage not keeping with rural residential characteristics of area.
- No access of public transport.
- Increased traffic on local roads.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.
- Effluent disposal, as the property is not connected to sewage.
- Impact to neighbouring properties of head lights entering and leaving property.
- Patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility not authorized in RU4 zoning.
- Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

Kind Regards,

Steve Gatt



---

**From:** Chris Gill <chris@flotech.com.au>  
**Sent:** Thursday, 2 December 2021 11:05 AM  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21

To whom it may concern,

I am very concerned about this development. I moved to Pitt Town for a quiet life in my old age and did not expect a building of this size to be built in a rural area. Along with the building comes extra traffic, extra noise and the roads in the area you are talking about are shocking, narrow with lots of pot holes – typical country lanes. They were not built for high volume traffic so would have to be upgraded. I might add, I would disapprove of any facility this large in the area irrespective of their nationality or what they wish to use the building for. It simply is the wrong area to put any building of that size. So I would like to place my objection to this DA.

Regards  
Christine Gill

  
NSW

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**From:** Scott Griffin  
**Sent:** Sat, 15 Jan 2022 15:55:40 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 Objections  
**Attachments:** Objections to the DA 0342-Hindu Temple.pdf, ATT00001.txt

Good afternoon,

Please see my attached letter that is submitted as an objection to the proposed Hindu Temple on Old Pitt Town Road, Pitt Town.

## **Objections to the DA 0342/21 submitted by Scott Griffin.**

### **Demographic Study:**

The study conducted has utilized a 45-minute drive time as the catchment area for this development. How was this catchment area determined? Who drives 45 minutes to a religious facility? Why was the Hawkesbury LGA not used as the demographic study? Because, there are very very few people who reside in the Hawkesbury, who are of the Hindu faith. The area selected for the study has been selected for the sole purpose of favoring the application. Surely the temple would be better located in the centre of the stated catchment area to avoid travel for their followers. The Hawkesbury is located on the fringe of this study area; therefore from a planning point of view it appears the location of this Temple is not suitable for the Hindu followers. The Demographic study points out that the majority of the Hindu followers DO NOT reside in the Hawkesbury area. Therefore this application does not address the needs of the Hawkesbury Community.

### **Congregation and Expected numbers and Hours of operation:**

According to the application there is a limit of 76 worshippers allowed on the site. How will this be monitored, and will there be any ramifications if this is exceeded? The Demographic study states that there are 10200 Hindu followers in the study area, yet only 76 people will attend this site. This seems extremely suspicious, and I am not able to believe the expected attendance numbers in the application.

The hours of operation stated in the application dictates that there will be followers coming and going from the site for the majority of the day. This does not meet the zoning of the area being a RU4 zone. The RU4 zone is as follows: RU4 Primary Production Small Lots zone, which read as follows:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

These hours of operation are not in the interests of the surrounding residents wellbeing. There are also commercial waste management vehicle that will be servicing the site, which will mean additional heavy vehicles coming and going from the site. This will create more wear and tear on the already sub-standard roads and excess noise. The Statement

of Environmental Effects report states that there is access to public transport for the site. This is not the case. The closest Bus stop is some 200m away and is the only bus route available. This service runs to a minimum on a Sunday. The report further states that the local intersections and roads will not be negatively impacted. Old Pitt Town Road is a road that generally sees very little traffic, however the road is in a poor state of repair currently. Increased traffic will not doubt exacerbate the situation. Old Pitt Town Road is also one on the egress roads in case of a flood. This road was utilized extensively in the recent flood in 2021. Additional traffic is not needed on a flood evacuation route. The road is already in a poor state of repair, and additional traffic will hinder traffic leaving during a flood, which creates a safety issue for local residents.

Also these reports are continually referring to the expected growth of the Hindu population within the 45-minute drive catchment area, so how is it that the application estimates that they will only have 76 people attending? Given that there is no Public Transport to the site, the worshippers will be driving into the area. If they require any retail outlets, they will travel to the Pitt Town Shopping Centre. This village Shopping Centre is very small and currently cannot cope with the local community numbers as far as Parking and pedestrian safety.

This application and the attached reports are based on the suspicious estimated numbers that will be attending the site. However, the Demographic Report and the Statement of Environmental effects both clearly state that there are 10200 Hindu followers in the chosen Catchment area. Yet they estimate only 76 of those Hindu followers will attend this Temple. The Hawkesbury LGA has very few people of Hindu religion as seen on the population maps used by these reports. Therefore why is the Hawkesbury a chosen venue for the Temple? The Temple is not in context with the surrounding area, there is no footpath on Old Pitt Town Road, there is no on street parking permitted on Old Pitt Town Road, so there is no solution to overflow parking, and the Flood Evacuation Route could be compromised in the case of another flood.

This application for a proposed Hindu Temple should be denied based on the above points of concern, and the Hawkesbury Council Local Environment Plan. The Council should listen to their existing residents and address their needs before addressing the needs of people outside the Hawkesbury.

Your Sincerely

Scott Griffin





Regards  
Scott Griffin



**From:** Darlene Harber  
**Sent:** Tue, 11 Jan 2022 15:33:22 +1100  
**To:** Hawkesbury City Council  
**Subject:** OBJECTION letter for DA 0342/21  
**Attachments:** Disclosure statement DA 0342.21.pdf, Objection letter DA0342.21.pdf  
**Importance:** High

Please find attached

- Political donations and gifts disclosure statement
- Objection letter

Relating to DA 0342/21

Thank you

**Darlene Harber**



# Hawkesbury City Council

366 George Street (PO Box 146) Windsor NSW 2756 DX 8601 WINDSOR

Phone: (02) 4560 4444 Facsimile: (02) 4587 7740 Email: council@hawkesbury.nsw.gov.au



## political donations and gifts disclosure statement

Office use only:

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Development Application no. DA0342/21

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below).

Once completed, please attach the completed declaration to your planning application or submission.

### Explanatory information

#### Making a planning application to a council

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

#### Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

#### How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

#### What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts. A Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council is available from Council.

#### If you do not have a disclosure

Should you have no reportable political donations and gifts to disclose simply complete and sign the declaration below.

**Warning:** A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

I, DARLENE HARBER declare that I have not made any political donation or gift as outlined in  
Name

the Local Government and Planning Legislation Amendment (Political Donations) Act 2008.

\_\_\_\_\_  
Signature

10-1-2022  
Date

## Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

**gift** means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

**gift** means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

**local councillor** means a councillor (including the mayor) of the council of a local government area.

**relevant planning application** means:

- (a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- (b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
- (c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
- (d) an application for development consent under Part 4 (or for the modification of a development consent), or
- (e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,

but does not include:

- (f) an application for (or for the modification of) a complying development certificate, or
- (g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or any other application or request that is excluded from this definition by the regulations.

**relevant period** is the period commencing 2 years before the application or submission is made and ending when the application is determined.

**relevant public submission** means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

**reportable political donation** means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

### 86 Meaning of "reportable political donation"

(1) For the purposes of this Act, a reportable political donation is:

- (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
- (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
  - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
  - (ii) made to the major political donor.

- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

**a person has a financial interest** in a relevant planning application if:

- (a) the person is the applicant or the person on whose behalf the application is made, or
- (b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- (c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- (d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

**persons are associated with each other** if:

- (a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- (b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- (c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- (d) they have any other relationship prescribed by the regulations.

### Privacy Notice

Council is bound by the provisions of the Privacy and Personal Information Protection Act 1998, in the collection, storage and utilisation of personal information provided in this form. Accordingly, the personal information will only be utilised for the purposes for which it has been obtained and may be available for public access and/or disclosure under various NSW Government legislation.

OBJECTION TO **DA. 0342/21** 95 Old Pitt Town Road, Pitt Town

I am writing to express my concerns and complete objection to the DA proposal.

My family and I have lived in the area for 40 years now and find that even with the progress in the area we have experienced over time, the rural nature of the area has not been substantially affected. It will be if this application is approved

Having read through several of the submitted reports for the proposal. I find they are lacking in relevant details and each report has contradictory detail.

Below are just a few of the relevant points as to why the development should not go ahead;

- Traffic reports carried out on **one** Sunday show traffic movements out of the northern end of Old Stock Route Road to be the most. If you lived in the area, you would know this is the least used street in this area.!!!!!!
- If this proposed premises is to operate 365 days a year why would they do a road study on a Sunday which is the quietest day of the week????
- The traffic report mentions public transport which is located 170 metres away –this site mentioned is on the side of the road, which is in a dangerous location, the school bus that used to stop there had to stop on the road to let kids off, the site isn't even sign posted as a stop. Is a foot path going to be installed from the proposed site to the unsigned bus stop??? Where and how?
- The adjoining roads (as pictured in the report) are extremely narrow and although the report mentions they have shoulders for emergency stopping – if you travelled these roads, I'm sure you would find there are not many places to stop – emergency or not!
- The exit and entry to Old Pitt Town Dural Road from Eldon street is severely dangerous due to its position right on the corner. Have you ever noticed the truck and dog sand and sandstone trucks that travel this road constantly and **at speed**? This is an accident in the making with additional people coming to the area on a very regular basis!!
- Currently Pitt Town Dural Road is a flood evacuation route for the residents of Pitt Town.
- Infrastructure upgrades to roads of this nature will not happen (look at Pitt Town bypass going on now for at least 40 years) and therefore will cause potential accidents.
- Sewerage facilities don't exist and soil types in the area only cope with residential effluent being dispersed through the ground. This is a serious health issue for surrounding residents. The wastewater report submitted –  
Page 5 of that report "Wastewater Design" indicates "76 people and 1 monk in a 5-bedroom house"!!!!  
Table 1. Design Load refers to 5 bedrooms = 900 litres day  
Then add 75 people x 10 litres a day each – that's equal to 1 ½ toilet flushes each  
As stated in the application there are 2 sessions a day. Potentially 75 people times 2 per day  
Toilets use up to 6 litres per flush, then wash basins, showers, kitchen sink, currently not noted on plans  
I don't believe the numbers and potential use add up as they are grossly understated and again this causes health issues.
- Hours of operation are from 8.00am to 9.30pm 365 days of the year. (This is not part of rural zoning) and these hours will extend further than nominated as history on other sites in other areas would indicate from this type of development.

- The visual impact especially from street view shows no resemblance to the rural aspect and features of the Hawkesbury area. This is also reflective in the height of the structure on the proposed roof. Note that Council are opposed to rural sheds being higher than 5000mm at the eaves and this looks to be at least 8000mm overall on plan.
- There is currently no activity in these rural zoned areas of the Hawkesbury that have their proposed requirements. These activities are and should be placed in commercial industrial zoned areas where residential neighbours are not affected by the activity.
- Why was the previous DA withdrawn from the site? This is only a smaller version with the same impact. Only to allow future proposals back to the original plan!!!!!!!.
- Constant noise is not rural living or keeping with the characteristics of what Hawkesbury Council has been preserving for so long.

I cannot see how Council can even consider this application when Hawkesbury residents have problems with basic residential DA's being scrutinised and knocked back for the most simply of applications.

In conclusion, I see this proposal only benefiting those who travel from other council areas to use the establishment. There is no actual benefit or financial gain for the Hawkesbury to have this in the area. This application needs to be rejected in its entirety on the grounds of supporting the local Hawkesbury residents, community values and most of all maintaining the rural aspect of the overall greater Hawkesbury region.

Yours faithfully

Darlene Harber

[REDACTED]  
[REDACTED]

(Local resident affected by this proposed development)

**From:** Kerri Harding  
**Sent:** Fri, 17 Dec 2021 09:05:28 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

We wish to voice our disapproval to this application being put in a rural setting in Pitt Town. It would be interesting to know how many Hindu worshipers live in the immediate area where the Temple is to be built. We feel It is defiantly out of keeping with our area.

Kindest regards

Ron and Kerri Harding

[REDACTED]

Sent from my iPad

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**From:** Tara Harvey [REDACTED]  
**Sent:** Monday, 29 November 2021 10:03 PM  
**To:** Hawkesbury City Council  
**Subject:** Re: DA0342/21 - Objection

## To whom it may concern,

I am writing in regards to DA0342/21 at 95 Old Pitt Town Road Pitt Town.

I strongly object to this being approved. As the plans have changed from the previous application to “try” and get it through council I 100% can guarantee they will continue applying for approval until they can have close to their original plans. On this current plan, it states maximum of 76 people. How will this be policed please? What type of fine and how many chances do they get before something is done about it? As I am sure this number of people will never be adhered too.

Our small community is not equipped for such a structure and what would bring substantially increased traffic throughout the town. Old Pitt Town Road is already struggling as it is with the current residents daily commutes. The road is narrow and under stress with pot holes, no side guttering and blind spots. With the considerable extra traffic this temple would create with coming and going from the driveway with numerous cars would cause chaos and without a doubt a number of accidents that could have been avoidable. It states the “temple” would be operating 7 days a week. This is a quiet town and is why the residents of Pitt Town chose to live here for the peace and quiet. With this temple functioning 7 days a week the amount of noise and increase traffic would be ridiculous. Not to mention Pitt Town being affected twice in the last 2 years with floods, this is the evacuation route for all residents that was heavily used by us day in day out for weeks to get in and out of town. Looking at previous data, there is hardly any Hindu people in our town. This is not the site for a Hindu temple or any temple for that fact. It would decrease the value of many homes in our town and loose the country, quiet, sleepy town feeling that we all love and want, that’s why we moved here. Of course with an election coming up, this application has reared its ugly head again and of course so close to Christmas, they’re hoping we’re too busy to object BUT we’ve seen it and we’re objecting again and will continue to do so. This is not the place. Please leave Pitt Town alone and find somewhere else where the Hindu population requires one.

Thank you

Tara Harvey  
[REDACTED]

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Kind Regards,  
Tara Harvey



**From:** Loren Hay  
**Sent:** Fri, 26 Nov 2021 12:46:07 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Please accept my second letter with my address included thanks

Dear Council,

I wish to put forward my objection to the above application.

Once again we are having to objected to a place of worship being built on this property.

When I read through the plans there are numerous reason for my objections.

1. The current situation with Old Pitt Town road is dangerous enough, adding a place of worship on an already  
Dangerous strip of this road would be very irresponsible of those proposing this building and that of council. Council struggles to up keep the road to a satisfactory condition currently, with more added traffic the road will crumble more.
2. A 10m high building in this rural setting does not fit the neighbourhood, it is completely out of character for that rural area and  
For the properties that adjoin this property it is very unfair for this to be considered.
3. Public transport to this area is already limited and if the bus is going to be dropping people off to come and use this place of worship it becomes dangerous  
For pedestrians and motorists alike. 170m walk down a narrow rural road at 70km is waiting for a death to occur.
4. Finally and a major point to be considered with the information in the demographic study provided to council.
  - It states **'Sixty per cent of people affiliated with Hinduism in Greater Sydney live in the study area'.**  
I would firstly like to question how this can be so, when you look at the map provided and the LGA included in the  
Study it covers one third of all LGA's in great Sydney. How can this be allowed when this is being built in the Hawkesbury, the statistics should be of the Hawkesbury.  
If I were to survey the whole of Pitt Town I can assure you that we do not form much of that 60%.
  - **The data shows that people affiliated with Hinduism are moving closer to Hawkesbury LGA. Overall population is increasing in western Sydney and is projected to grow by several hundred thousand to 2036.**  
This actual states moving closer to the Hawkesbury, but not actually in the Hawkesbury therefore this should be in the areas it states in the document, please see statement below  
**In the past decade there were more people affiliated with Hinduism living to the north-west of Parramatta in suburbs like Constitution Hill, Blacktown and Kings Park.**  
While I have no issue with and religious places of worship, I feel given the above information that council should reject the above application as it will endanger local road users lives, and not fit within our rural setting.

Kind Regards

Loren Hay

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates.

**From:** Renee Hopkins  
**Sent:** Mon, 17 Jan 2022 19:20:38 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To: Hawkesbury Council

Re: DA0342/21 Place of Worship at 95 Old Pitt Town Road, Pitt Town

I strongly object to the proposed development at the above site, I am a resident of Pitt Town, near to this location, and I am against this site being used for anything other than a residential purpose.

The increase in traffic and the large size of the development is not in keeping with the existing surrounds and will dominate the landscape.

I am against this site as a proposed Place of Worship, please reconsider this proposal at this site as I feel it is not in the interests of the wider community of Pitt Town.

The applicant has been quoted in saying that the temple will be “providing much needed community infrastructure”. The last census showed a very small number of people who identified Hindu as their religion. Thus, the building will not service the community and will burden the roads with increased cars. The Pitt Town community have spoken to council at length as to their needs such as the bypass, community hall, sporting facilities, boat ramp, adequate parking at Mulgrave train station to name a few. It has been noted that the facilities that will be provided within the temple will not be available for the wider the community. Thus, the temple will not provide much needed community infrastructure.

Kind regards

Name: John and Renee Hopkins

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**From:** [REDACTED]  
**Sent:** Monday, 29 November 2021 11:33 PM  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

I would like to lodge a objection to this proposal as a long term resident of pitt town this will not only make a poorly maintained single lane road unsafe while the temple is in use but it does not reflect the building style nor does it reflect what the current population of the pitt town area need this temple should be built in the box Hill/ riverstone area as the Hindi population is highest there

Matthew hunt  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Fri, 14 Jan 2022 18:52:32 +1100  
**To:** Hawkesbury City Council  
**Subject:** Quoting DA0342/21

Please don't wreck Pitt town.  
We moved here 6 years old to this beautiful small country town.  
Please leave it that way.  
Honestly we don't need a church/ place or worship of this size out here.  
Why ? You say.  
Well for one the traffic and the road honestly won't handle much more traffic.  
We travel on road barely built for one or two roads let alone thousands of roads.  
If it was (lol it will ) flood the extra cars this place would bring will cause life's to be lost as there is not a proper route to evacuate. And apparently this  
Property is located on the Flood Evacuation Route.

Two. The noise will be a problem.  
Noise for adjacent properties with 365 day a year access.  
Hours of operation in a quiet neighbourhood. Especially when the bird in the hand can't play a bit of music on a Sunday afternoon loudly anymore. How the hell are people going to cope with this going 365 days a year.

Three, not fair on nearby residents with  
Headlights into nearby properties with the carpark at the rear.

Sewerage overflowing into neighbouring properties.

Larger patronage numbers than indicated to seek initial approval.  
Usage of the facility for weddings and events is outside of the RU4 Zoning.

The site and its use are not in keeping with the rural environment in which it is situated.

Please stop this being made. It is not the right spot for it.  
Please just look around and see what it will do to the community ( nothing positive)

Thank you  
Karen Hurley

[REDACTED]  
Quoting DA0342/21.

Sent from my iPhone

**From:** vanessa hyde  
**Sent:** Sun, 16 Jan 2022 12:12:11 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Objection: DA0342/21

Dear Hawkesbury Council,

I am writing to lodge an objection to DA0342/21 at 95 Old Pitt Town Road, Pitt Town.

The proposal will incur several negative implications for Pitt Town & its residents, including increased noise and disruption, increased traffic and traffic jams for locals and Pitt Town lacks the infrastructure to cope; further, most residents of Pitt Town and surrounding suburbs are not Hindi, therefore it is not the appropriate location for this type of dwelling.

This proposed Hindu Temple is not aligned to the religious demographic of the immediate area. The proposal does not suit any purpose for local residents; most rate payers and locals will not be using the site, as most are not Hindi. Pitt Town is a semi-rural, quite suburb. The size, the location and type of dwelling does not fit with the local feel that residents enjoy and choose to live in.

Most of the people who will access the proposed site will need to travel by car as there is not the scope for public transport. There will be increased traffic on this road and other roads leading to Pitt Town. There will be more pot-holes as the roads will be utilized more often and by many more people than it can cope with. There is no curb guttering on the side of the road, no pedestrian footpath and cars that do not fit in the car-park (this will happen at all the major events as they will draw large crowds), will need to park on the side of the road and walk on the road. This is unsafe. Further, the road is a main flood route, so the road needs to be cleared of any road-side parking and free for ease of evacuation. Local traffic to Pitt Town has already dramatically increased with the new estate and local road are choked already. Imagine adding to this with a major temple where all of the users ( and there will be MANY, have to travel by car? Our community needs good roads, clear roads and safe roads.

The noise that the proposed dwelling will be very loud and as Pitt Town is rural and quite, will majorly disrupt locals. Noise carries in Pitt Town due to the flat flood plains so not only will Old Pitt Town Road residents hear the noise, other streets will be disrupted by it too. The noise at the dwelling that is proposed is piercing. I have heard similar temples and the noise at all hours and during special ceremonies. Drumming, in particular. This is not fair on local rate payers, who love Pitt Town for its quietness and quaintness. This temple will not please any locals and the noise will be very damaging to locals. The time of use, is not in alignment to the area. Pitt Town is mostly very quiet and the use of the temple will be late into the evening too.

The land does not have the adequate services like sewer to cope with the demand. This will add to the noise with smell and toxic fumes.

I strongly object to the temple being proposes at this location. I value diversity and welcome all races and religions. I also value maintaining quality of life and this temple will mean that quality of life, noise pollution, unsafe roads, choked flood evacuation routes are blocked and this is not the right place for it.

I look forward to Council to not approving and objecting to this temple.

Thank you.

Vanessa Hyde



**From:** Jenny and Darrin Powe  
**Sent:** Wed, 5 Jan 2022 11:26:13 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to proposed Hindu Temple in Old Pitt Town Road  
**Importance:** Normal

Good morning Council,

I wish to express my objection to the proposed Hindu Temple on Old Pitt Town Road, Pitt Town. My valid reasons being:-

Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.

- Noise concerns for local residents.
- Usage not keeping with rural residential characteristics of area.
- No access of public transport.
- Increased traffic on local roads.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.
- Effluent disposal, as the property is not connected to sewage.
- Impact to neighbouring properties of head lights entering and leaving property.
- Patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility not authorized in RU4 zoning.
- Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

Kindest regards,

***Jennifer Powe***

[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** Amy Jungherr  
**Sent:** Thu, 9 Dec 2021 07:09:32 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

I am emailing to voice my opposition to this application as I feel it is not in keeping with the surroundings. Places of worship like this should be moved further a field so as not to impact the surrounding neighbours and also the increase in traffic on our rural roads.

Sent from [Mail](#) for Windows

**From:** colum kearney  
**Sent:** Mon, 17 Jan 2022 16:40:38 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it may concern . We object to the building of the temple in pitt town . There are many reasons for this . Firstly it will add too many ppl to a flood evacuation route that is already not up to standard . The building of a temple is not in line with the current rural nature of pitt town . Also the surrounding roads and Infrastructure is not suitable to accommodate this extra burned of people in and out of the area .

Given that the majority of the worshipers will live in the gables in boxhill it's a better idea to build it in the gables where they can live and worship .

Danielle kearney

Sent from my iPhone

**From:** Lynne Kearns  
**Sent:** Sun, 16 Jan 2022 21:36:31 +1100  
**To:** Hawkesbury City Council  
**Subject:** re DA0342/21

Attn: The General Manager, Hawkesbury Council,

I wish to again make a submission, in opposition to the renewed DA for the development proposed for 95 Old Pitt Town Road, PITT TOWN.

Firstly, as was the case with the previous application, the community has only been made aware of the new details a few weeks ago, again during a very busy time of people's lives, coming out of Covid lockdown as well. It appears a little coincidental that these things are timed to run over the long Christmas, New Year and school holiday period. It has been exactly 2 years since I sat at my computer, trying to find information, and also be able to discuss things with the community.

With regard to the amended proposal, I understand a modified scale has been suggested, using the existing house and shed. I struggle to understand how this arrangement will ever be considered adequate for the needs of a place of worship, going forward. Especially if I consider what it was deemed that the needs would be, in the earlier application. I am concerned that if approval is gained within the detailed confines of the current application, the applicant has the ability to amend the DA once initially approved. Given the proposed high patronage numbers of 2 other development approvals, for similar places of worship in the Hawkesbury district, I am concerned this number will grow exponentially, along with the building adjustments to accommodate the higher numbers. Given one of these is in the commercial growth area on Windsor Rd, it does not impact the private lives of residents, to the extent the proposal for 95 Old Pitt Town Road will. Given it is a rural, residential area.

**From:** [REDACTED]  
**To:** [Hawkesbury City Council](#)  
**Subject:** re DA0342/21  
**Date:** Monday, 17 January 2022 11:40:19 AM

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Attn: The General Manager, Hawkesbury Council,

This is the continuation of the first part of my submission, which I accidentally sent unfinished last night. My apologies, and I hope you can put the two emails together. Once I have sent this, could you please confirm that both have been received. The reason I did not continue, using the already sent email, is somehow it deleted out of my sent items???

Continuing on with submission:

As one of two who live at 23 Old Pitt town Road, Pitt Town, for all the same reasons as last time, I/we are opposed to this development. I have tried to get through some of the DA Tracker information regarding this specific application, however time has been limited.

**\*\* The proposal does not meet the objectives & requirements for use of RU4 zoned land.**

The existing buildings are rural residential and as such, have limited facilities. I don't feel that the aesthetics, and the possible size of the building, shown to be replacing the green shedding along the western boundary, will be in keeping with the rural and historic nature of Pitt Town and its surrounding rural landscape. There are a lot of natural water runoffs, and water flow into catchment areas of rural dams, which means owner management, and council supervision of rainwater harvesting, and wastewater/septic systems, must be a high priority. Not sure how a community facility will manage septic storage & runoff in a residential rural area. Following the strict guidelines will be a must. Also the management of general waste through waste collection arrangements. Especially if the facility has an increase in size & numbers in the future. Also, the zoning as rural use, means just that. Therefore the neighboring properties are rural use as well. Consideration must be given to animals kept on these properties, literally over the fence. The noise levels must be kept to a satisfactory level, in keeping with the RU4 zoning. I find it difficult to understand how this will be achieved at times, given celebratory services can become quite loud & noisy. This would be fine in an appropriate council zoning.

**\*\* Traffic management is again of great concern.** I live at 23 Old Pitt Town Road, and every day there is potential for accidents involving trucks, cars, motorbikes. Near misses are an expectation when one travels along Old Pitt Town Road. Especially in times of increased rainfall, due to major damage to road surfaces. From the intersection of Old Stock Route Road to Cattai Road, Old Pitt Town Road is zoned as light weight. Given the massive levels of development, along the Hills/Hawkesbury corridor, the movement of heavy vehicles has increased greatly, and driver behaviour leaves one very concerned at times. The added number of vehicles attending this facility at any given time, has the very real potential for many more traffic incidents. I have read the Traffic management report, which deals only with proposed numbers. Not potential increased numbers in the future. It also fails to point out that Old Pitt Town Road, between the proposed development site and Cattai Road has been, and will be in the future, closed in 2 places by flooded creeks, either side of my house. Also it was not mentioned that Old Stock Route Road, to the North of that intersection through to Pitt Town Dural Road, is a closed section of the Evacuation Route for Pitt Town & surrounds, used if the route via Airstrip Road and Old Pitt Town Road is closed due to extended flooding.

**\*\* A Demographic Study released on council's website 2 years ago, proposed that the attendees would be coming from at least 45 mins away.** Therefore the facility will be used by few, if any local ratepayers. The majority, if not all, will only come to the property to specifically use this facility. A Google map check reveals there are up to 10 existing Hindu Temples within 30km of Pitt Town and there are 2 more approved for construction on Windsor Road, within 10 mins of this property. I have not been able to get the most recent

numbers from the last census, but the 2016 Census reveals very low numbers of people of the Hindu Faith, living in Pitt Town and the greater Hawkesbury area.

\*\* The Heritage report deals with the line of sight from 2 heritage cemeteries. One located off Avondale Road is not particularly affected, but the other located 200 mtrs away on Old Pitt Town Road, is very much in the line of sight. This particular cemetery, St James Anglican Cemetery, is used regularly, and has visitors there most days of the week.

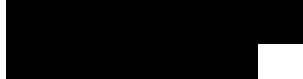
Finally, as I said in a previous submission, I believe that no matter what large community and/or commercial facility was proposed for this site, the reasons for objection would be very much the same. Bearing in mind, for this specific type of development, there are 2 similar use facilities approved and located close by. One of which has already commenced construction and appears to have a very reasonably sized footprint. One needs to ask why yet another facility has been applied for, on inappropriately zoned land, and so close to 2 other facilities in more appropriate locations. Also, as I do not live in the immediate area to be impacted by this facility, I have not commented on the potential for increased noise and disturbance, both to residents, their pets and livestock. However I do acknowledge & agree that this could well be a significant issue for them.

In the hope that this submission is made part of the consideration process.

Yours sincerely

Lynne Kearns

For & on Behalf of  
Lynette & Philip Kearns

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# political donations and gifts disclosure statement



Office use only:

Date received:   1   /   1   /   2022  

Development Application no.                     

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below).

Once completed, please attach the completed declaration to your planning application or submission.

## Explanatory information

### Making a planning application to a council

Under section 147(4) of the *Environmental Planning and Assessment Act 1979* ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations* and *gifts* (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

### Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a *relevant planning application* made to the council is required to disclose the following *reportable political donations* and *gifts* (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

### How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

### What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts.

A Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council is available from Council.

### If you do not have a disclosure

Should you have no reportable political donations and gifts to disclose simply complete and sign the declaration below.

**Warning:** A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

W5/1...Lyons...Philip KEARNS declare that I have not made any political donation or gift as outlined in

Amendment (Political Donations) Act 2008.

12-01-2022

RE Date

**From:** [REDACTED]  
**Sent:** Tue, 23 Nov 2021 14:22:57 +1100  
**To:** Hawkesbury City Council  
**Cc:** Mary Lyons-Buckett;Danielle Wheeler;Patrick Conolly;Paul Rasmussen;Emma-Jane Garrow;Nathan Zamprogno;Peter Reynolds;Sarah Richards  
**Subject:** PLACE OF WORSHIP PITT TOWN

The General Manager.  
Dear Madam,

Reference : DA 0342/21 95 Old Pitt Town Road, Pitt Town Lot 12 DP 608508.

Please note our objections to this proposal, and note our concerns why the people of Pitt Town have not been notified of the current proposal. Community consultation on such a proposal is paramount.

Building such a place in a Rural setting such as Pitt Town is not acceptable, and one must ask why this proposal has once again raised it's ugly head with an election looming.

Pitt Town is one of the 5 Macquarie Towns, it has a rare beauty in a tranquil setting of lazy acres, the home of television shows such as A country Practice and Home Away. Chosen because of the quaint Country atmosphere and small village. Approving this proposal will be a sure way of stopping any future productions of this nature. These shows also work hand in hand with Tourism to the area, which is much needed in this economic climate.

The residents of Pitt Town in Old Pitt Town Road mostly live on small acreages. Properties they bought many years ago as an investment for their children's futures. The approval of this DA will actually deflate the value of their properties, and they on this occasion were not even consulted when this DA raised its ugly head again. You can bet their rates will not be deflated as the valuer general will not lower the value of this now what will be unsellable land. The properties in Old Pitt Town Road and adjoining Streets will be impacted by this development. The roads themselves will be impacted, as they are not built for heavier traffic, there is no kerb and guttering, and the roads can be best described as Country roads with just a couple of layers of bitumen on them. The DA says they will not be permitted to park in the Street, but who on Council is going to be there to inspect this situation, in particular of a weekend and when there are special events.

In one part of the application they state there will be approximately 5 people per vehicle, then in another example they us 2.5 people per vehicle. Regardless of how many people are in the vehicle the parking on site is going to impact the neighbours. There will be cars coming and going 7 days a week, both day and night. Not acceptable for this sleepy hollow best known now as Pitt Town. They talk of 1.488 Million for this proposal, I put it to you that you are then being misled within this application.

The ambience of the area will be destroyed, there are not many people of that particular culture in the area. So WHY NOT build the temple where the people are. Let's NOT bring the people to the temple, let's put the temple where there are significant numbers of this culture within the City. Say NO,NO, NO, to this DA application. It does not fit the sleepy hollow of lazy acres, and country roads of Pitt Town. It will stand out like a sore thumb, totally inappropriate within this setting.

Thank you for addressing this matter. Inform the people of Pitt Town of this proposal and give them the opportunity to decide. Don't destroy History, one of the 5 Macquarie Towns.

Yours faithfully,

Michael and Gae Kelly.

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**From:** Mike & Gae Kelly  
**Sent:** Tue, 23 Nov 2021 12:41:56 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21  
**Importance:** Normal

We totally oppose this application. The proposed site is a Rural setting, a place where people have small hobby farms and the like. They have homes they bought many years ago as an investment into many of their children's futures. The proposed development will deflate their investments and totally ruin the ambience of this beautiful area of lazy acres. The home of a Country Practice and Home and Away. There is absolutely nothing nor the people to attract such a proposal. The road (Old Pitt Town Road) is not suitable for larger amounts of traffic and is subject to flooding. There is no kerb and guttering, and the road is reasonably narrow and dangerous. We do not oppose the temple as such or the culture and the people, we however believe this proposal would be better located towards the city, and DEFINITELY NOT IN THE SLEEPY HOLLOW OF PITT TOWN.

We are not surprised this proposal has popped its head up again with an election looming. STOP this nonsensical proposal. Just say NO, stop it now let the people of Pitt Town continue to enjoy the peace and tranquility of their homes and investments.

Yours faithfully,  
Michael and Gae Kelly.

A large black rectangular redaction box covering the signature area of the email.

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**From:** Gavin Kershaw [REDACTED]  
**Sent:** Wednesday, 1 December 2021 6:58 AM  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Hi,

As a resident living in close proximity to this proposed DA, I'd like to object to the Development of DA0342/21.

This area is in no way designed or has the infrastructure to allow for this type of development.

- The area is a rural area and all roads leading to this area are not designed for the additional traffic in this area. In fact, the roads are in desperate need of repairs after the abuse they received due to this being the only flood evacuation route for Pitt Town residents.
- It does not fit into the areas rural surroundings.
- Most of the people that would attend this development are in Hills council area. Best Hills allow for this type of development for their rate payers.
- Additional Noise to the area
- With this being in close proximity to the national park, the possibility of pollution and dumped rubbish could have a detriment effect on the environment within the national Park

If you would like to discuss further, please call.

Regards,

**Gavin Kershaw**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** vanessa hyde  
**Sent:** Mon, 17 Jan 2022 14:01:03 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21

Dear Hawkesbury Council,

I am writing to lodge an objection to DA0342/21 at 95 Old Pitt Town Road, Pitt Town. I do not support this DA.

The plans for this temple does not suit the quiet town of Pitt Town. There are very small numbers of Hindu people in Pitt Town. It will be an eye-sore on a street with mainly residential dwellings that are similar in look and style to a domestic home. It is not visually appealing and does not fit in at Pitt Town nor serve as a purpose to its residents who are not Hindi.

Anyone who uses the proposed temple will need to travel by car. There is not enough parking on site for the number of users of this proposal. All the excess cars will be parked on the curb and half on the street. The road is far too narrow and dangerous for this temple. Parking on the road will make it more dangerous.

There is not enough street lighting or pedestrian pathways, light or crossings to the site for people to access it safely. It will be very unsafe on an already unsafe road with corners and bends (there was very recently a major car crash near this site on this road. Cars will need to wait to turn into the temple and this will create traffic in a quiet area on an unsafe, unlit road. An increase in traffic in the area will not be good for local residents who live in Pitt Town because it is quiet and leafy.

The local roads are for flood evacuation and if cars are parked on the road it will block this route which will be very dangerous. There will also be lots more pot holes as more cars use the road making it unsafe for people using the roads- which is paid for by local residents! The roads cannot cope with more traffic and cars. There is simply not the infrastructure to support this temple and it will be too dangerous at this location.

The temple will create a lot of noise which will interrupt the life of locals, many of whom either now work from home or home school, which requires peace and quiet. There will be many celebrations with singing and dancing and music. This will create noise pollution to the area, upset local residents who like the peace and quiet. The celebrations will be all held late at night too. It will be too noisy and there will be many complaints to the police and council if this goes ahead and many injuries to people who use the temple as it can't be accessed safely.

Old Pitt Town Road is not the right place for this temple. Pitt Town is not the right suburb for this temple. It needs to go on a busy road which is well supported by the roads and infrastructure, is well-lit and has room for overflow parking, away from quite semi-rural housing.

I strongly object to the temple being built.

I look forward to Council to not approving and objecting to this temple.

Melissa Lee (rate payer to Hawkesbury Council)

[REDACTED]

**From:** Andrew Leeds  
**Sent:** Fri, 17 Dec 2021 20:11:20 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Dear council

I am writing to object to this DA application. I live nearby in Schofield Rd and I am very concerned about the increased traffic this would bring to our street. We purchased here for a quiet lifestyle and to have something like this so close by that does not even benefit the people that live here is completely ridiculous.

How can this building even be considered when if you know your people of the Hawkesbury you will know that there is little to no Hindu people even living in Pitt Town.

I strongly object to this building. There is so many other temples already close by that there is no need for this one to be built.

Please consider the noise and traffic this will bring to the area from people who don't even live here.

Kind regards  
Nicole

Sent from my iPhone

**From:** Dani-Elle Levy  
**Sent:** Sun, 16 Jan 2022 09:11:25 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Please see objection to DA0342/21.

concerns that are raised:

Increased Traffic on already poorly maintained roads.

Property is located on the Flood Evacuation Route.

Noise for adjacent properties with 365 day a year access.

Hours of operation in a quiet neighbourhood.

Headlights into nearby properties with the carpark at the rear.

Sewerage overflowing into neighbouring properties/ local national park & creeks/lagoons

Larger patronage numbers than indicated to seek initial approval.

Usage of the facility for weddings and events is outside of the RU4 Zoning.

The site and its use are not in keeping with the rural environment in which it is situated.

Kind Regards,

Dani-Elle Levy

**From:** George L  
**Sent:** Thu, 25 Nov 2021 12:17:11 +1100  
**To:** Hawkesbury City Council  
**Subject:** General Manager Hawkesbury City Council - RE DA 0342/21

To the General Manager of Hawkesbury City Council,  
I'm a resident at [REDACTED], and writing to you in regards to **DA 0342/21**  
**Place of worship** on 95 Old Pitt Town Road, Pitt Town.

It has come to my attention through my neighbours that there's a new DA application on the above address. As with the neighbours in the surrounding area, we have the following concern with this DA:

- Increase of traffic on Old Pitt Town Road
- Worsen road condition (currently condition is already worse for wear)
- Increased noise pollution from the additional traffic and crowd gathering
- Lack of or no community consultation taken

I'm looking forward to hearing how the council is planning to address the above concerns.

Thanks.

George  
[REDACTED]

**From:** Sharyn Low  
**Sent:** Mon, 17 Jan 2022 14:32:53 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21

To Whom it may concern:

I object to the proposed development DA0342/21 for the following reasons :

- the proposed number of people and cars would make this road very dangerous.
- This road is already quite busy as a 'back' route and also alternate access during flooding. Regular additional traffic is not at all desirable.
- Use is not compatible with the rural nature of this part of Pitt Town.
- Noise from proposed activities would be impacting neighbouring properties.
- What guarantee is there that the building wouldn't be changed and extended to the larger temple style which is not suitable to this area?

Thank you for noting my objections.

Sincerely

Sharyn Low

A solid black rectangular box used to redact the signature of Sharyn Low.

**From:** David Newman  
**Sent:** Sun, 9 Jan 2022 14:56:45 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 for Place of Worship (Hindu Temple)  
**Importance:** Normal

I am a concerned resident of Pitt Town and have valid objections to Hindu Temple in Pitt Town.

Potential Use of the facility in RU4 zoning.

Flooding issues of nearby roads a major concern.

Effluent disposal as property not connected to sewage.

The area is rural residential.

Increased traffic on roads around Pitt Town as some are narrow and not suitable for large volumes of traffic.

No Public Transport.

Maree Newman

Pitt Town Resident

Sent from [Mail](#) for Windows



**From:** Annette Maxwell  
**Sent:** Mon, 17 Jan 2022 22:46:57 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it may concern,

I believe it to be negative aspect to the Hawkesbury if a Hindu temple were to be erected at this time. The community is struggling to stay afloat & this would only put extra strain on the area.

Regards

Annette

**From:** Justine McAlpine  
**Sent:** Fri, 17 Dec 2021 16:18:48 +1100  
**To:** Hawkesbury City Council  
**Subject:** objection To DA0342/21

objection To DA0342/21

To whom it may concern

I am Writing as a concern resident of Pitt Town in OBJECTION to the above DA

I live very close to this address and often walk/ride this road. Currently when 2 cars pass it is extremely dangerous and we have to make sure we are well of the road. It would be very unsafe to have cars turning constantly into a drive way there or have cars parked regularly on the side of the road, this road is very narrow and with the increased traffic is already a concern

Another concern is the appearance of the building does not fit with the rural landscape of the area. We have chosen to live on acres and feel that this sort of structure would be more suited to a industrial area or main road .. not next door to someone home

The increase of traffic, as there is no public transport to facilitate this on our already struggling roads would be a concern. (When was the last time someone from council drove up Old Stock Route Road and experienced the deteriorating roads and pot holes). If people were traveling on Old Pitt Town Road this road is also terrible

The noise of people gathering constantly. I leave 3 km from the Sports club and often will here the noise when they have events on there. As we are on Acres the noise travels

The other worry I have is how something like can be serviced in tanks and not in town sewerage/ water if this system is well Maintained the health risk associated with this could flow into the whole community with insects traveling and spreading germs etc

I strongly believe something like should be built where people can travel on public transportation to get to and from, where it is not going to effect direct neighbors who have been there for years and on a location where traffic can safely move about.

I strongly ask the council to really consider the neighbors and community and ask is this really what Pitt Town needs

If you have any questions please do not hesitate to contact me  
Regards

[REDACTED]

**From:** Melanie Meeks  
**Sent:** Thu, 6 Jan 2022 12:08:22 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21

To The General Manager  
Hawkesbury City Council

I am writing this email in objection to the DA0342/21 submitted for 95 Old Pitt Town Rd.

Apart from the fact that this temple does not provide services to our local community, as according to the last Census in 2016, we do not have a large number of residents in Pitt Town that subscribe to be of their faith, being over 80% Christian.

In light of this, it means that the people who will be attending this temple will be out of area, non local rate payers, who won't be contributing to the upkeep of the roads; which are barley able to support our own local traffic, especially in times of flood, when this is our main access road in and out of Pitt Town.

I think it is important to note that the expected numbers of patrons were larger in the original application and that these numbers may have been decreased just to try and gain approval.

Pitt Town has a great reputation for being peaceful and laidback. I fear that the noise and increase in traffic will detract from this especially for the neighbouring properties who will have to deal with not only the noise but also the lights from the cars, 365 days a year and from early in the morning till late at night. (8am - 9pm)

When we built in Pitt Town 7 years ago we had to build a house that was in keeping with the area and had strict guidelines to abide by. This temple is no way in keeping with the rural residential characteristics of the area.

From what I understand, the area for this temple is zoned RU4 which is not appropriate for the potential use of the proposed facility.

Thank you for considering these points when deciding whether this development application is suitable for this area.

Regards,

Melanie Meeks



**From:** [REDACTED]  
**Sent:** Thu, 13 Jan 2022 09:55:52 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21

Good morning,

**Re: DA 0342/21**

I would like to hereby submit my objection to DA 0342/21 for Place of Worship (Hindu Temple) on Old Pitt Town Road.

There are many reasons why this application should be completely rejected. Some of these are listed below:

- It would result in major noise concerns for local residents, I personally live quite close to the proposed site.
- The hours of operation would interfere with all neighbouring properties.
- The proposed usage is most definitely not in keeping with the quiet semi-rural/rural characteristics of the area.
- There is no public transport nearby, which means there would be a major increase in traffic on the local roads, the infrastructure cannot cope with that.
- Old Pitt Town Road is an access road during flooding.
- The property is not connected to sewerage.
- The opposing property will be majorly impacted by car headlights continually coming out of the driveway.
- A Hindu Temple should be limited to industrial areas in order to minimise the impact on local communities.

I sincerely hope local council will seriously consider the objections of our local community, and reject the above application once and for all.

Thank you & kind regards,

Ann Morgan  
[REDACTED]

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Email sent using Optus Webmail

**From:** Jennifer Lucas Moxon  
**Sent:** Mon, 10 Jan 2022 16:04:19 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21  
**Attachments:** Hindu temple 6.1.22.1.pdf


Dear Sir,

Please find attached file pertaining to DA 0342/21. We are objecting to the proposed DA Place of Worship, 95 Old Pitt Town Rd, Pitt Town.

We would prefer to keep our address private. Thank you

Kind Regards.

John and Jennifer Moxon

A large black rectangular redaction box covers the signature and any accompanying text or contact information that might have been present.

To:  
The General Manager Hawkesbury City Council

From:  
John and Jennifer Moxon  


Re : DA0342/21 - Place of worship 95 Old Pitt Town Road, Pitt Town.

Dear Sir

My wife and I are writing to object to the proposed DA application. Whilst we are not town planners we do understand that compliance and merit are key to getting approval and as such would point out where we feel the application falls short, all be it in our own layman's terms. We ask you, as our representatives, to look at the issues as they relate to formal town planning requirements.

As a neighbour living about 200 mts away who will be affected, we would like our objections to be considered and assessed according to the effect it will have immediately and, in the future, on the local amenity of the quiet rural blocks and residential cottages surrounding the proposal.

### **SIZE**

This proposal compared to the previous one [DA0513/19] is much more in keeping re scale, with similar sized buildings located in the vicinity. However, our fear is that the previous application's is still the final ambition of the proponents and can be seen at play in aspects of this DA application. Once some version of the center is approved, future incremental increases will occur in size and usage, as has been seen repeatedly and on numerous occasions across many councils on many controversial projects.

For instance, the amount of toilets proposed which would be a substantial cost to a smaller project seem to be scaled for a much larger usage projection. I would ask the applicants of the DA to explain the need for a 1 to 3.5 ratio of Toilets for a "small place of worship" scenario as proposed.

### **NEED**

In our local area and its usage, it proposes a cultural shift that while it might reflect some adjacent council areas plus other local areas up to 45kms away (stated by their own figures) demographically, it in no way reflects our own Hawkesbury community.

This is referred to in the S.E.E. but has been spun rather clumsily by the "Authors of the report" to including 2/3rds of the entire Sydney basin's total area & its Hindu population as somehow being a local phenomenon?

Whereas the most recent Census data completely contradicts the information as presented in the report- this S.E.E report should be rejected, completely, or rewritten to reflect the true statement of "Environmental EFFECTS" as it is supposed to do.

This building and its primary function would be better sited close to the communities it will be utilized by.

We ask that council assess the developments future potential and its impacts in this way rather than on the submissions which appear, even to a lay person, such as we, as “skewed and spined” towards suggesting a low impact proposal.

This is not a precedent, and it is common and prudent for councils to assess the actual future usage of a proposed development and ignore the stated usage by the developers’ paid consultants.

We also ask that should the council grant approval, that some sort of safeguards in the form of caveat or instrument be put in place to minimize “developer creep”

### **Parking and Traffic**

As above, the parking and movement studies appears to be again based on low numbers provided by the developer.

We ask council to have the report reflect realistic numbers for a development of this size - particularly in the light of no functioning public transport could be utilized by visitors.

Additionally, the traffic report and the following acoustic reports asserts and base their figures on unrealistic fundamentals such as “7 vehicle movements in 15 minutes” – therefore @ a rate of 28 movements per hour and 36 cars - simple math’s shows that its assessing on the carpark emptying in around 1.5 hrs. This is a **FALSE** premise!

This is an example of extreme manipulation of figures that the report writers use to “Average out movements” to bring them in at a statistically acceptable level rather than the realistic impact of noise and traffic.

A reasonable and realistic assessment would concede all cars moving in and out in a total time frame of 10 – 15 mins (5 times the stated rate per event in the report) after a session has ended and again when starting, on a cyclic basis for each and every session of worship, teaching or yoga. Instead, the reports stated daily estimated movements and minimal usage, all allowing for adjusted averages to reduce the reported impact. Even though it’s obvious to anyone that the carpark will empty and fill every session in a short space of time, multiple times per day, if this DA is approved.

No on street parking impacts or pedestrian movements (footpaths) have been considered in the traffic report. This will happen and impact on the surrounding environment. This needs to be addressed.

### **Acoustic Report**

Of all of the reports this one is the most critical to show the negative impacts and it fails to address many issues.

As previously, we believe the report is based on minimal or played down visitor figures, event numbers and facility usage. It also relies heavily on the flawed traffic report and S.E.E.

It sadly gets the spin treatment once again by the Authors of the report. They simply state that noise levels are compliant under the (INDUSTRIAL) Code, rather than reflect a true noise impact to the local residents.

The authors of the report have manipulated and adjusted statistical information to show that over 70 people at a social event coming and going and during the event

in a quiet rural area is somehow less than the current noise levels!?

I tell you and the authors, this is false and misleading report writing.

We live a short distance away and can clearly hear traffic and voice noise on any weekday evening. This includes all of the hours of operation the developer is asking for.

To state that adding up to 70 people coming and going to a social event in one location on a cyclic basis - whether to study, worship or other in cars, on any evening of the week, is below current ambient noise! is in our opinion incredulous. The report is once again using downplayed assumptions and averages along with some statistical mumbo jumbo to justify a "Compliant result" rather than providing an actual true reflection of the sound impact to locals.

The report is inadequate, it does not report on the total potential development usage, amplified sound or building soundproofing requirements during usage. Therefore, the report needs to be resubmitted addressing all of the missing data including a realistic maximum use premise and activity sound impacts. Or preferably dismiss the whole report in our opinion.

The report pretty much dismisses completely anything but traffic noise. Given the size and multiuse purpose of daily teaching, yoga, worship and festival events, the noise generated by over 70 attendees is and will have, a strong impact on the local amenity and this has not been adequately addressed. There is no report as to the actual noise generated during all of the various types of sessions and activities or festivals including amplified music and announcements. Nor any reports on the acoustic rating of walls, roof or other building components. There is a lack of reporting which needs to contain or have nil impact and or minimal impact scenarios researched and advanced in a credible report. All of which will continuously and certainly impact on the immediate local residents such as myself and my wife.

A few times per year our neighbours opposite and surrounds including ourselves (adjacent to the proposal) host social gatherings, play music and have numerous car movements of attendees. These gatherings are very clearly heard, impacting on the existing ambiance. As with all neighbours this is considered to be an acceptable occurrence a few times per year.

Granting this DA allows one group the right to do this **every single day and night of the year**. The Acoustic report says that it will have negligible impact or is compliant in some way. **FALSE - It simply defies reason and reality.**

The applicants have previously indicated that most of the events, larger functions and classes will be held weekends and early evenings. Now they are saying, **but not promising** "mostly mornings??" If this is true, why ask for the over extended hours of operation including later evenings on the weekend if not for future intended usage. **This is clearly misleading.** This should not be in a residential area as noise invasion is near impossible to police and harder to control. That is why we have civic and industrial areas set aside from residential to avoid this problem.



The overly long hours of operation proposed 7 days per week, mean no realistic break from the generated noise for local residence as it is pretty much open for business every practical waking hour all week every week of the year.

Sure its a little earlier on week nights other than Friday but would anyone in the community be happy to have a business running next to their homes, with only "somewhat" guaranteed peace and quiet **after 9pm every single week nights of their life!! and 10pm weekends!**

These are EXTENDED commercial hours of operation and should be allowed only in a civic or industrial environment not imbedded in a rural residential area.

A vast amount of commercial business located in Hawkesbury commercial areas are not allowed to operate for the proposed periods without special caveats on noise and traffic movements etc.

Why is this even being considered or potentially acceptable next door to residential properties??

### **Compliance and Zoning**

We understand that a place of worship is allowable within the zoning - however We are strongly concerned that this proposal will be equally used to conduct a considerable amount of business operating as a commercial business. This is reasonably implied in the description and in the management plans.

Council has actively refused home based Businesses that are non-Agricultural in nature in our current zoning

This proposal should be refused on this basis alone.

### **Regarding sewer facilities**

The DA refers to- a 5000Lt per day Secondary treatment system being proposed. We understand that secondary treatment is grey water and as such needs to be licensed to be disposed of on site.

Living very close by we know there is little to nil absorption in our soil and so would fully expect a considerable portion of treated effluent disposed of via sprinklers to run downhill into neighbours catchments and creeks. This will impact on locals using this for stock watering and or aquatic environments.

Will the grey water from a building of this size be required to be removed from site??

### **Summery**

We do not support this development in its current form in this location.

As stated above we are being asked to accept a DA with skewed reports clearly designed to get something over the line but clearly undersells the future usage.

It is not primarily for the use of local Hindus as stated in the S.E.E

It does not reflect the usual activity in the location, nor the intended outcomes expected of the current Zoning.

The extended operating hours are excessive even for a commercial operation.

Th Acoustic report misleads and does not reflect the true impact on neighboring properties.

The traffic report is based on floored assumptions about the usage and skews the realistic impact.

We would strongly support this building closer to the center of the worshippers' community being by their own report 20 to 30 Klm away from the Hawkesbury, in a civic / township address, or a commercially zoned area.

**Declaration**

I, John Moxon & I Jennifer Lucas Moxon - declare that individually or combined have not made any political donation or gift as outlined in the local Government and Planning Legislation Amendment (Political Donations) Act 2008.

Please withhold our address from publication

Signed  
John Moxon

Jennifer Lucas Moxon

**From:** Josh Newman  
**Sent:** Fri, 26 Nov 2021 12:20:56 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21

Hello,

I would like to object to DA 0342/21.

Our local civil infrastructure is not good enough to cater to the large crowd this would bring into the area. Old Pitt Town road is barely adequate for the current traffic usage, let alone the amount a new religious destination would attract.

The catchment area included in the application is far too broad also. It heavily over-estimates the genuine local Hindu population in an effort to justify the construction of the temple in this location.

The parking situation also seems massively inadequate, meaning there would be spill out onto the road, which as I said above, is not up to handling that, and would provide a significant safety hazard for road users with line of sight becoming an issue with parked cars.

Regards

Josh Newman

**From:** Keith Oliver  
**Sent:** Sat, 15 Jan 2022 17:07:18 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 Hindu Temple

To the General Manager

M/S Elizabeth Richardson

I would like to voice my objection to the proposed temple on a number of reasons that I have listed below.

- \* the proposal is not in keeping with the current RV4 zoning.
- \* the proposal would only service a very small minority of local residents with the majority driving conservancy's distance to the temple.
- \* Old Pitt Town is a very poorly constructed road and dangerous to navigate at night. Having the proposed temple adjacent to the Sport Club which has a lot of traffic due to the nature of its operation.
- \* The proposal would generate considerable background noise far in excess of current noise levels.
- \* The proposal if it was to be constructed in the Hawkesbury area should be located in a similar location to the Vineyard church on the corner of Windsor and Brennans Dam Road, where there would be a lot less noise or traffic concerns.
- \* The Proposed parking is not adequate for the proposal and a very dangerous situation would arise if people attempted to park along Old Pitt Town Road.

I feel that the above points should be given consideration when the DA is debated in Council.

Keith and Gail Oliver



Sent from my iPad)

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**From:** Tim O'Neill [REDACTED]  
**Sent:** Sunday, 28 November 2021 3:27 PM  
**To:** Hawkesbury City Council  
**Subject:** OBJECTION TO Development Application Enquiry: DA0342/21

Subject: Objection to DA 0342/21

Dear Sir/Madam,

I hereby formal submit objection to DA 0342/21 for the following reasons :

- Increase to road traffic in already unsuitable roads that lack kerbing and guttering
- Increase of noise pollution
- Impact on flood evacuation routes
- Impact on fire evacuation routes
- Impacts to local flora and fauna
- Impact on effluent system
- Not with keeping with area
- Impact on pollution emitted by the facts of no public transport servicing area of proposed location

Further I would like to draw your attention to the following items from the submitted documents;

- Appendix A of car park certification is not provided form to ascertain compliance with AS
- Pre-lodgement application/s appear to be in duplication to what pre-lodgement application is the DA 0342/21 in reference to?
- Plan of management tabulation 2.2 refers to max. number of people on site is 76, to how will this be controlled, importantly how will the site be penalised for breach of the plan of management ?
- Section 2.9 of plan of management refers to a complaints committee as part of congregation, please provide escalation process outwit of congregation members
- Noise assessment report refers to noise levels taken during current condition however does not refer how changes to site will have on those noise levels by removal of existing noise barriers and installation of new amenity, please can a model be prepared based on proposed application with actual data used to form the basis of proposed noise source.
- In the event on noise levels exceeding EPA requirements, please provide for escalation process outwit of congregation members

I would further like to draw attention to the submitted demographic report and make the following points :

Report author refers to catchment area being a 45min drive time from proposed location, a 55min drive time from proposed location would reach the current temple location in Auburn, meaning potential catchment can drive to current temple in 10mins, thus reducing impact on traffic/pollution, add to this that Auburn is serviced by many public transport routes and proposed location is service by no public transport, in essence it makes no sense to propose the location.

Report author refers that 60% of people whom live within greater Sydney have an affiliation with Hindu religion, please can the author present that facts of the percentage with same affiliation that live within the study group and not misled the reader group

Please can the author remove the pre-text of affiliation as it is misleading to reading group and rather report the raw data based on the Hindu religion only, affliction has no bearing in this matter i.e. Islam is referred as affiliation religion.

Based on raw data set 95% of the study group do not practise Hindu religion

Importantly the author fails to state the data based on the proposed location demographic , see below from ABS :

<u>Religious affiliation, top responses</u>	Pitt Town	%	New South Wales	%	Australia	%
Anglican	988	32.6	1,161,810	15.5	3,101,185	13.3
Catholic	909	30.0	1,846,443	24.7	5,291,834	22.6
No Religion, so described	546	18.0	1,879,562	25.1	6,933,708	29.6
Not stated	170	5.6	684,969	9.2	2,238,735	9.6
Uniting Church	124	4.1	217,258	2.9	870,183	3.7

The most common responses for religion in Pitt Town (State Suburbs) were Anglican 32.6%, Catholic 30.0%, No Religion, so described 18.0%, Not stated 5.6% and Uniting Church 4.1%. In Pitt Town (State Suburbs), Christianity was the largest religious group reported overall (80.2%) (this figure excludes not stated responses).

As can be seen there is no affiliation of any type to Hindu based on ABS data set, based on this data alone it make no sense to propose the current location.

I look forward to council responding to these matters

Best Regards

**Tim O'Neill**

[REDACTED]

NSW

[REDACTED]

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**From:** Stephen Osburn  
**Sent:** Sun, 16 Jan 2022 23:55:37 +1100  
**To:** Hawkesbury City Council  
**Subject:** Fwd: Temple

Dear Sir

It is with much distress and disbelief that we the local residents are being subjected to yet another application from the same applicant with basically the same proposal in essence as was done previously for the following DA application.

I agree with the following dot points and am adding to a few of them .

- >
- >
- > □ DA 0342/21 for Place of Worship (Hindu Temple) in Old Pitt Town Road
- >
- > The General Manager
- > Hawkesbury City Council
- > PO Box 146
- > WINDSOR NSW 2756
- > Stating DA0342/21 in the subject
- >
- > OR by email to [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)
- >
- > It is essential that objections are based on valid issues that are considered by Council and the Planning Panel.
- >
- > The following concerns have been raised by residents and are accepted as valid objections by council:
- >
- > • Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.

These hours of operation rival the largest business hours in the Hawkesbury including Aldi and Bunnings which are confined to industrially zoned areas.

- > • Noise concerns for local residents.

As above, this is not an industrial area, a business district and not even a residentially zoned area. Within 500 meters of this proposed site there are no more residents currently of more than 4 persons per 2 hectare property who all enjoy the peace and serenity of the wonderful sounds of the natural wildlife. On our properties during the day an abundance of sounds can be enjoyed from the multitude of species of birds all going about their daily life, looking for food on the ground and in the trees.

Why should the impact of such a development be allowed to its own property let alone ours.

- > • Usage not keeping with rural residential characteristics of area.

The properties on all sides are running animals, the one to the north has sheep, both the ones to the south and east have horses in horse yard adjoining the property. The sheep may be ok with an incredible change and the noise of visitors, cars and lights but I can assure you that the horses will not.

- > • No access of public transport.

Apart from direct road route there is not even any access through many of the local council strip and certainly there are no concrete footpaths in the area.

- > • Increased traffic on local roads.



The roads are already currently inadequate to cater for the local traffic, the bitumen surface is 5.5 meters wide throughout the area. The edges are often broken down presenting even less width through worn ruts and pot holes giving even less safe driving width. Of a morning or afternoon when traffic is at it's peak it is a risk for two larger vehicles to pass and stay on the tarred surface.

> • Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.

I am not concerned about the rare occasion of flood access, I am more concerned about the speed with which motorists travel up and down our road which has a 70Km limit but is rarely adhered to.

Numbers of people stopping to enter the proposed development driveway more than the few householders that currently leave their house once or twice daily will put many at risk as there is a blind bend and a cross roads within 200 meters of the property.

There is no room on the road to allow for a joining lane for exiting traffic or a passing lane for those cars needing go around entering traffic while those line up to enter the property and needing to cross the centre line.

> • Effluent disposal, as the property is not connected to sewage.

Effluent disposal means that increased traffic will impact traffic as mentioned above if excess is to be disposed of and the nature of the local clay soil will make any form of on site treatment impossible and a threat to the lower side properties not to mention the smell that will affect all of us once the maximum numbers of visitors is realised.

> • Impact to neighbouring properties of head lights entering and leaving property.

This will not only impact local residents humans but wildlife alike.

> • Patronage numbers will exceed estimates indicated by Applicant.

This is obvious but even if it is not it is unacceptable.

> • Potential use of the facility not authorised in RU4 zoning.

I have been an owner resident at 69 Old Pitt Town Road Pitt Town for over 40 years which is diagonally opposite this site, I have enjoyed the ambience of the rural aspect and have not opposed any of the local development but this proposal is not in keeping with any zoning and why should one owner be considered the right to impact others.

> • Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

Of course this is a starting point application that should not be considered in any form but if approved will be expanded without doubt.

The previous owners of this property, Steve and Maureen tried to run a business from home which is why the shed was built. The business was called Silverwater Bakery, they were a working elderly couple that left the property a few times a day due to business and had a truck enter once or twice per day. Council stopped them from running the business from home saying that it was unacceptable and they had to move their business to an industrial site. How is the current application accept when it threatens far greater impact to the wild life and rural nature of this area.

>

Regards Stephen Osburn

[REDACTED]

[REDACTED]

**From:** HAZEL O'SHANASSY  
**Sent:** Thu, 6 Jan 2022 12:24:20 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

The General Manager  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2756

DA0342/21

Dear Sir,

The following are our legitimate concerns that we have with this application.

. Hours of proposed operation will interfere with neighbouring properties. The hours indicate that they will be from 8am to 9pm, 365 days of the year. This is a major concern given that Pitt town is a peaceful residential area. The noise is a huge concern for local residents.

. Usage is absolutely NOT in keeping with rural residential characteristics of our area.

. There is NO access of public transport so the Increase of traffic to Old Pitt Town Rd will be increased immensely.

. The corroded state of Old Pitt town rd is also of great concern as it is already in a disgrace with pot holes and eroded edges, it simply would not support more daily traffic.

. Old Pitt town Rd is also utilised by local residents during times of flood as the only excess into and out of Pitt Town.

. The Effluent disposal is also concerning due to the property not being connected to sewage.

. Head lights of vehicles entering and leaving the property has a direct impact to the neighbouring properties.

. Potential use of the facility is not authorized in RU4 zoning.

. Given that the Applicant has previously submitted a DA for a larger Place of Worship we have no doubt that the patronage numbers will likely exceed the estimates indicated by the applicant.

. We strongly feel that this type building would be far better suited to an industrial area.

We look forward to hearing back from you

Your Sincerely  
Hazel & Greg O'Shanassy

**From:** Pam Isaac  
**Sent:** Thu, 6 Jan 2022 19:21:19 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

To whom it may concern,

I wish to lodge a formal objection to the DA 0342/21 application for Place of Worship in Old Pitt Town Road, Pitt Town.

. the Hours if proposed operation will interfere with neighbouring properties and raise serious noise concerns for local residents.

. There will be increased traffic on the local roads due to no access of public transport

. Old Pitt Town Road, is utilised by local residents during times of flood as their only access into and out of Pitt Town.

. Applicant has previously submitted DA for a larger Place of Worship with increased patronage numbers.

. Potential use of the facility not authorised in RU4 zoning.

. Effluent disposal is a serious WHS Health issue, as there is no connection to sewerage .

. not suitable location for a place of worship given it is a small local road for residents .

. A Place of Worship should be in an Industrial area where the impact on a small local residential area will be minimal.

. Increased volume of traffic

Thank you,

Pam Isaac

**From:** Peter Sheridan  
**Sent:** Sat, 15 Jan 2022 23:06:37 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 objection.  
**Attachments:** Objection to DA0342-21.docx

Please refer to the attached document

Thankyou

Peter Sheridan

To: Hawkesbury City Council

From: Peter Sheridan – [REDACTED]

Date: 15 January 2022

RE: DA0342/21 - Proposed Hindu Temple to be located at 95 Old Pitt Town Road, Pitt Town

I object to Application DA0342/21 for the following reasons....

- No public transport available for place of worship attendees which will create increased traffic levels on an already stressed road
- Patronage numbers may be significantly understated based on the previous application
- The Property is located on the Flood Evacuation Route. This development will have a major impact on surrounding properties with additional traffic movements entering/leaving from this proposed development in tandem with traffic generated particularly at times of a flood evacuations.
- The impact of noise on adjacent properties with access to the proposed development potentially 365 days a year.
- Proposed hours of operation are extensive for what is a now a very quiet neighbourhood.
- Sewerage issues as the property is not connected to a mains sewerage system.
- This development is out of character in the rural environment where it will be located.

**From:** Penny Pace  
**Sent:** Wed, 22 Dec 2021 14:10:00 +1100  
**To:** Hawkesbury City Council  
**Cc:** James Pace  
**Subject:** DA0342/21 OBJECTION

To Whom it may Concern

I am writing in relation to DA0342/21 at  
95 OLD PITT TOWN ROAD PITT TOWN

I am writing to advise that my husband and I strongly object to this building being approved as the plan has changed for the previous application. We feel that the applicant will continue to apply for approval until they can have close of their original plans. In the current plan it stated 76 people my question to this is how will this be policed? and what are the ramification to confirm this will not happen again and again.

Our community is not prepared for such a large structure. Our infrastructure in the surrounding area is also not equipped to handle increase in traffic throughout the town and old Pitt town road is already struggling as it is with current residents.

The road itself is very narrow, worn with potholes, no guttering and blind spots. This DA will bring considerably more traffic coming and going to an already stressed out road system. Its also states the temple will be operating 7 days a week.

We already have increased traffic due to the lack of school bus service taking kids to the new Santa Sophia School @ box hill, this means parents will be taking this road morning and afternoon to collect there children from school if the temple is also operating how much more traffic, road blockages not taking into consideration accidents this will be an absolute disaster waiting to happen.

Pitt town is a quiet semi rural area and this is why people have come to live here. We have been affected in the last two years with floods in which will only get worse, old Pitt town road is also our flood evacuation route how are we going to get through with an added increase in people more and more traffic Jams will be on our backroads will take longer for kids to go to school and parents to get to work. On the previous data there has never been any Hindu people in Pitt Town. This is not a site for a Hindu temple or any kind Of Temple it's a rural community with farming homes and animals near by how will this impact them will constant noise and traffic celebrations etc. It will decrease the value of many homes in our town we will loose our country, quiet, sleepy beautiful "A country practice peace of Pitt Town" This is why we moved here. The fact they have done this prior to Christmas says it all, trying to get this through when people are busy. WE object and will continue to OBJECT FOR This DA to be approved. This is not the place...

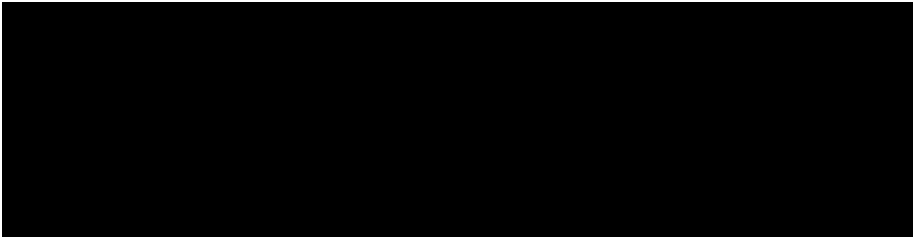
Find somewhere else where there is a HINDU POPULATION TO BUILD YOUR TEMPLE PITT TOWN IS NOT THE PLACE...

Regards

James and Penny Pace



**Penny Pace**





**From:** Dianna Passam  
**Sent:** Fri, 14 Jan 2022 19:01:44 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Good evening,

I and my husband live at 17 Vermont avenue Pitt town and love our area. With the proposed Hindu Temple for 95 Old Pitt Town Rd we would like to submit our opinion on why this is not a good idea for our community and voice our concerns.

Increased traffic in an already poorly maintained road is not ideal or safe for us commuting to work/ taking kids to school as it. Adding this traffic will cause congestion, frustration and I'm sure many accidents.

This property is located on a flood evacuation route, which also will clog up our access to dry land in the time of flooding.

What are the proposed hours of operation? This kind of noise would not be fair to adjacent homes. Along with headlights shining on peoples properties with the car park located at the rear of the property. This will cause a nuisance for our community.

This building and it's use is also not keeping in with the rural environment which it is situated in.

We highly contest this building and do not agree it should be built at all within our community for these reasons.

Thank you for your time. Daniel and Dianna Sherry

**From:** Joanne Perrin  
**Sent:** Mon, 17 Jan 2022 16:04:19 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 objection  
**Attachments:** Doc 17 Jan 2022, 1557.pdf, ATT00001.txt

Please find attach our objection letter for DA 0342/21

Dear Hawkesbury Council,

**RE: Proposed Development for Place of Public Worship**

**95 Old Pitt Town Road Pitt Town**

**DA: DA0342/21**

We live at 96 Old Pitt Town Road, Pitt Town and strongly object to the development of DA0342/21.

**Exhibition period**

Isn't it a part of the exhibition period to have a notice affixed to the front of the property proposing the development? This has not happened! So only a minority number of neighboring properties would have received it in the mail!

**Rural Community**

The architectural features are inconsistent with the surrounding properties and are not consistent with natural and colonial history of the area.

**Noise Concerns**

The occasional noise from a party is to be expected. i.e.: 18<sup>th</sup>, 21<sup>st</sup>, New Year's Eve etc. but noise from the crowds of people, music, vehicles and PA systems will be heard far and wide. This will impact on the neighboring properties. What will happen to our quiet lives? The noise concern study was not done under the proposed number of people, so how can it be right?

**Traffic Plan**

Based on peak traffic volumes on a SUNDAY. This is rubbish! Do Hindu's worship on a Sunday? No. Hindu's is not a monolith and neither is the pantheon and hence each deity may have a preferred day of the week for prayers and those wishing to propitiate that deity may worship it on that day. For example, Monday is a day which is devoted to Lord Shiva. Tuesday is the day to worship Lord Hanuman, Wednesday to Lord Ganesha etc.

## **Increased traffic**

Old Pitt Town Road is not suited to such large number of vehicles. The road is narrow and the only road in or out of Pitt Town in times of floods. The road is in poor shape now; our fear is it will become dangerous. With the lack of footpaths or Public transport where are the cars that do not fit in the carpark going to park? And, what about the impact to the neighboring properties with the head lights entering and leaving the property. Will the road be upgraded and moved into its correct position? At present the road is approximately 1.2m off our boundary on RTA plans it is about 3.5m.

## **Hours of operations**

The use of the temple seven (7) days per week (7am to 9pm) will not only impact our lifestyle but also the neighboring properties. Not everyone works a 9am to 5pm job! Some work a 7pm to 8am job. How are they meant to sleep during the day, with the increase of cars on the road during the day!?

## **Environmental impact**

With the amount of people to potentially attend each day, will the septic system be able to cope? The natural runoff from 95 Old Pitt Town Road runs through the fence to fill neighboring properties dams. What plan will you have in place to ensure no EnviroCycle waste contamination will overflow and enter neighboring properties dams?

## **The DA Acoustic report**

The address relating to the RR numbers are incorrect. 96 Old Pitt Town Road is drawn on the map as RR4 and documented as RR3. Which is it?

Cars starting – Engine Activity 78dB (A) 1 seconds

Cars driving out of the car park 61dB (A) 20 seconds

76people. Ave 3 per car = 25 cars.

25 cars x 20 seconds = 8 mins of 61dB (A) after 8pm every night.

## **In conclusion**

This is not a commercial area and purchases of properties have been made for the acreage lifestyle which most certainly does not include a large structure that does not fit in with the surrounding properties, not to mention the massive front entry arch, HIDIUS!! That is the only thing we will see when leaving our property. The impact of decreasing neighboring property values is real and likely.

It also struck us that this is an awful lot of money to be invested for 76 worshipers. Especially that the Hindu culture is to worship at home and only attend a temple for certain celebrations. Our belief that it is the property owner's strategy to secure council authority to convert a shed, and then push variations to increase the size or wait three (3) years to achieve the same goal. Have council check what the five (5) – ten (10) year strategy is for the property??

Thank you

Kind regards

Perrin Family



**From:** [REDACTED]  
**Sent:** Tue, 11 Jan 2022 16:14:17 +1100  
**To:** Hawkesbury City Council  
**Subject:** RE: Objection to: DA0342/21  
**Attachments:** 20220104 20-672-Windsor-to-Wisemans-Ferry-Loop-Service-20211220.pdf, 20220104 PKA Acoustic Consulting 00766056.002.pdf, 202201 AWT 00766051.002.pdf

The General Manager  
Hawkesbury City Council  
WINDSOR NSW 2756

Dear Sir/Madam,

**I strongly object to DA 0342/21 Place of Worship (Hindu Temple) 95 Old Pitt Town Road, Pitt Town.**

- 1: The hours of operation 7am to 10am then 5pm to 8pm Monday to Friday **and** 7am to 12 noon then 5pm to 9pm Saturday and Sunday **365 days of the year.**
- 2: Lack of public Transport to proposed site.
- 3: Impact on noise pollution-increased traffic on local roads.
- 4: Impact on light pollution-increased light activity, patrons entering and leaving the property.
- 5: Not keeping in with the area-Rural Lifestyle.
- 6: Patronage numbers will exceed estimates indicated by applicant.
- 7: Impact on local roads-increased traffic, flood evacuation route.
- 8: Effluent Disposal- the property is not connected to sewage.

**Ref #1:** The increase to traffic at these times of the day 7 days a week will greatly impact our rural community not only during school operational hours but also for residents returning to and from work. The proposed increase of weekend traffic will have a major impact on all local residents especially during what would be considered the quieter times of the weekend in our rural country town.

**Ref #2:** Lack of Public Transport to the proposed site. **Please see attached PDF 20-672-Windsor to Wisemans Ferry Loop Service.**

This bus route **does not stop on Old Stock Route Road** as advised. **See Traffic impact statement, 2.4. Public Transport. The information supplied by the author is misleading.** The patrons will have to alight from the bus at Eldon Street before Chatham Street and walk along the roads edge (**no footpaths**) potentially causing traffic impairment and possibly harm not only to themselves but also hindering motorists driving along Eldon Street and Old Pitt Town Roads.

**Ref #3:** The Increased traffic on our local roads could have a significant increase of noise pollution in our area.

**Ref #4:** With this increased amount of traffic in the area 365 days of the year the increased light activity from patrons cars will impact all of the residents, in the evenings and especially in the winter months.

**Ref #5:** Rural Lifestyle-In regards to Acoustic consultation by PKA, noise barriers will be installed. **Please see attached PKA Acoustic Consulting-Ref 7.0.** How is this keeping in with "Rural Lifestyle" when a **2.1m**

**high acoustic fence** will be installed along the property's side fence line as well as a **1.8m high fence along the back of the property! NOT KEEPING WITH THE RURAL LIFESTYLE AT ALL!**

**Ref #6:** A DA was previously submitted for a larger structure and consequently denied so how do we know the number of patrons will not exceed the 76 patrons they have advised will attend. Also if they do exceed the proposed number of patrons there will also be an increase in the amount of vehicles so where will they all park and who will police this infringement if/when it does happen?

**Ref #7: Old Pitt Town Road is the main and only Flood Evacuation Route used by all of the local residents during times of flooding.** This road is a single lane road in both directions and has no curb and guttering. The proposed extra traffic will greatly impact all of the Local residents during these times of distress when having to leave their homes during times of flooding. The increased traffic may also hinder emergency services such as SES, Ambulance, Fire Brigade, etc during times of natural disasters.

**Ref #8.** This property is not connected sewage. The proposed AWTS location is at the rear of the property, however the proposed absorption bed is at the front of the property serviced by a 25mm poly pipe. **See picture 21-Wastewater Report. Please see attached PDF.** If this AWTS tank were to overflow it could contaminate the dam on the property that also connects to the neighbours property.

All in all, Pitt Town is a quiet rural country town known for its beauty and serenity that comes with a small country town.

**I strongly object to the proposed development.**

Kind Regards,

Jane Perrott





## How to use this timetable

This timetable provides a snapshot of service information in 24-hour time (e.g. 5am = 05:00, 5pm = 17:00). Information contained in this timetable is subject to change without notice. Please note that timetables do not include minor stops, additional trips for special events, short term changes, holiday timetable changes, real-time information or any disruption alerts.

For the most up-to-date times, use the Trip Planner or Departures at [transportnsw.info](https://transportnsw.info)

## Real-time planning


You can plan your trip with real-time information using the Trip Planner or Departures at [transportnsw.info](https://transportnsw.info) or by downloading travel apps on your smartphone or tablet.

The Trip Planner, Departures and travel apps offer various features:

- favourite your regular trips
- see where your service is on the route
- get estimated pick-up and arrival times
- receive service updates
- find nearby stations, stops, wharves and routes
- check accessibility information.

Find the latest apps at [transportnsw.info/apps](https://transportnsw.info/apps)

## Accessible services

All new buses are wheelchair-accessible with low-level floors and space for wheelchairs, prams or strollers. Look for the  symbol in this timetable. Some older buses may not have all the features you need. There will be more accessible services as older buses are replaced.

## Who is providing my bus services?

The bus services shown in this timetable are run by Busways Western Sydney.

## Fares

In Sydney and surrounding regions, fares are based on:

- the distance you travel from tap on to tap off
- the mode of transport you choose
- whether you're eligible for a concession fare or free travel
- any Opal benefits such as discounts and capped fares that apply.

You can use an Opal card or a contactless payment to pay for your travel.

## Opal cards

An Opal card is a smartcard you keep and reuse. Add value before you travel, and tap on and tap off to pay your fares throughout Sydney, the Blue Mountains, the Central Coast, the Hunter and the Illawarra.

## Which Opal card is right for you?

**Adult** – Customers 16 years or older who are not entitled to any concessions and normally pay full fare.

**Child/Youth** – For customers aged 4-15 (inclusive), or customers 16 years or older who hold a NSW/ACT Senior Secondary Student Concession Card.

**Gold Senior/Pensioner** – For eligible NSW and interstate seniors, pensioners, war widows/ers and asylum seekers.

**Concession** – For eligible tertiary students, job seekers, apprentices and trainees.

## How to get an Opal card

You can get an Adult or Child/Youth Opal card over the counter at Opal retailers that display the Opal sign . To find your nearest retailer visit [transportnsw.info/opal](https://transportnsw.info/opal).

If you are eligible to travel with concession fares, you can apply for a Gold Senior/Pensioner or Concession Opal card online. Visit [transportnsw.info/opal](https://transportnsw.info/opal) for more information.

## Contactless payments


If you have an American Express, Mastercard, Visa card or linked device, you can use it to pay for all public transport on the Opal network. Just make sure to tap on and tap off at Opal readers at the beginning and end of your trip.

Always separate your cards when you tap on and tap off so your preferred card is charged.

You will receive the same travel benefits of an Adult Opal card when you tap on and tap off consistently with the same credit card, debit card or linked device. This includes daily, weekly and weekend travel caps, and a \$2 transfer discount when you change between metro/train, ferry, bus and light rail services within 60 minutes. Adult Opal fare pricing applies.

Find out more at [transportnsw.info/contactless](https://transportnsw.info/contactless)

## Explanation of definitions and symbols

	Wheelchair Accessible
<b>H</b>	Bus operates public school holidays only
<b>M</b>	Bus operates from Wolseley Rd via Pitt Town Rd to Old Hawkesbury Rd, omitting Plimsoll St
<b>Th</b>	Thursday only
<b>B</b>	Bus operates from Pitt Town Rd via Old Hawkesbury Rd to Meares Rd, omitting Plimsoll St & Wolseley Rd
<b>A</b>	Catch Route 671 at times shown & change buses at corner Pitt Town Rd & Wolseley Rd to continue journey

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# Windsor to Wisemans Ferry (Loop Service)

B

Valid from: 20 Dec 2021

Creation date: 30 Dec 2021

NOTE: Information is correct on date of download.

Monday to Friday									
Day Restrictions			Th		Th				
Service Information		H	H	H	H	H			
Windsor Station	-	-	07:22	-	-	08:32	08:56	09:51	10:56
Kable St opp Union Lane, Windsor	-	-	07:26	-	-	08:38	09:02	09:57	11:02
Meares Rd at Crossley Ave, McGraths Hill	-	-	-	-	-	B08:43	09:08	10:03	11:08
Pitt Town Rd opp Wolseley Rd, McGraths Hill	-	-	07:32	-	-	B08:45	09:10	10:05	11:10
Pitt Town Village Shops, Eldon St, Pitt Town	-	-	-	07:44	-	08:49	09:15	10:10	11:15
Bathurst St near Bootles La, Pitt Town	06:16	06:46	-	07:46	-	08:51	09:17	10:12	11:17
Eldon St before Chatham St, Pitt Town	06:23	06:53	07:36	07:53	-	08:58	09:24	10:19	11:24
Wiseman Ferry East Bank, Old Northern Rd, Wisemans Ferry	-	-	-	-	08:21	-	-	-	-
Old Nothern Rd before Singleton Rd, Wisemans Ferry	-	-	-	-	08:23	-	-	-	-
Wisemans Ferry Rd after Old Northern Rd, Maroota	-	-	-	-	08:36	-	-	-	-
Cattai Public School Cattai Rd	-	-	-	-	08:54	-	-	-	-
Pitt Town Rd before Wolseley Rd, McGraths Hill	06:27	06:57	-	07:57	-	-	09:28	-	11:28
Old Stock Route Rd before Saunders Rd, Oakville	-	-	-	-	-	09:05	-	10:26	-
Wolseley Rd at Pitt Town Rd, McGraths Hill	-	-	-	-	-	09:09	-	10:30	-
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	06:27	06:57	-	07:57	09:05	-	09:28	10:30	11:28
Meares Rd opp Crossley Ave, McGraths Hill	06:29	06:59	-	07:59	-	-	09:30	-	11:30
Kable St opp Union Lane, Windsor	06:37	07:07	-	08:07	-	-	09:39	10:39	11:39
Windsor Station	06:43	07:13	-	08:13	-	-	09:45	10:45	11:45
Cattai Rd opp Pitt Town Dural Rd, Pitt Town	-	-	07:37	-	-	-	-	-	-
Cattai Public School Cattai Rd	-	-	07:41	-	-	-	-	-	-
Wisemans Ferry Rd before Old Northern Rd, Maroota	-	-	07:59	-	-	-	-	-	-
Old Nothern Rd after Singleton Rd, Wisemans Ferry	-	-	08:10	-	-	-	-	-	-
Wiseman Ferry East Bank, Old Northern Rd, Wisemans Ferry	-	-	08:12	-	-	-	-	-	-

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# Windsor to Wisemans Ferry (Loop Service)

B

Monday to Friday									
Day Restrictions									
Service Information				H	Th		Th		
Windsor Station	11:51	12:56	13:51	14:51	-	16:19	-	16:49	17:19
Kable St opp Union Lane, Windsor	11:57	13:02	13:57	14:57	-	16:25	-	16:55	17:25
Meares Rd at Crossley Ave, McGraths Hill	12:03	13:08	14:03	B15:03	-	16:31	-	17:01	17:31
Pitt Town Rd opp Wolseley Rd, McGraths Hill	12:05	13:10	14:05	B15:05	A15:35	16:33	-	17:03	17:33
Pitt Town Village Shops, Eldon St, Pitt Town	12:10	13:15	14:10	15:10	-	16:38	-	17:08	17:38
Bathurst St near Bootles La, Pitt Town	12:12	13:17	14:12	15:12	-	16:40	-	17:10	17:40
Eldon St before Chatham St, Pitt Town	12:19	13:24	14:19	15:19	-	16:47	-	17:17	17:47
Wiseman Ferry East Bank, Old Northern Rd, Wisemans Ferry	-	-	-	-	-	-	16:21	-	-
Old Nothern Rd before Singleton Rd, Wisemans Ferry	-	-	-	-	-	-	16:22	-	-
Wisemans Ferry Rd after Old Northern Rd, Maroota	-	-	-	-	-	-	16:33	-	-
Cattai Public School Cattai Rd	-	-	-	-	-	-	16:49	-	-
Pitt Town Rd before Wolseley Rd, McGraths Hill	-	13:28	-	-	-	16:51	-	-	17:51
Old Stock Route Rd before Saunders Rd, Oakville	12:26	-	14:26	15:25	-	-	-	17:23	-
Wolseley Rd at Pitt Town Rd, McGraths Hill	12:30	-	14:30	M15:28	-	-	-	17:26	-
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	12:30	13:28	14:30	15:28	-	16:51	16:58	17:26	17:51
Meares Rd opp Crossley Ave, McGraths Hill	-	13:30	-	M15:30	-	16:53	-	17:28	17:53
Kable St opp Union Lane, Windsor	12:39	13:39	14:39	15:41	-	17:04	17:04	17:39	18:04
Windsor Station	12:45	13:45	14:45	15:47	-	17:10	17:09	17:45	18:10
Cattai Rd opp Pitt Town Dural Rd, Pitt Town	-	-	-	-	15:40	-	-	-	-
Cattai Public School Cattai Rd	-	-	-	-	15:43	-	-	-	-
Wisemans Ferry Rd before Old Northern Rd, Maroota	-	-	-	-	16:01	-	-	-	-
Old Nothern Rd after Singleton Rd, Wisemans Ferry	-	-	-	-	16:13	-	-	-	-
Wiseman Ferry East Bank, Old Northern Rd, Wisemans Ferry	-	-	-	-	16:14	-	-	-	-
Monday to Friday									
Windsor Station	17:49	18:19	18:49	19:49	20:49				
Kable St opp Union Lane, Windsor	17:55	18:24	18:54	19:54	20:54				
Meares Rd at Crossley Ave, McGraths Hill	18:01	18:30	19:00	20:00	21:00				
Pitt Town Rd opp Wolseley Rd, McGraths Hill	18:03	18:32	19:02	20:02	21:02				
Pitt Town Village Shops, Eldon St, Pitt Town	18:07	18:36	19:06	20:06	21:06				
Bathurst St near Bootles La, Pitt Town	18:09	18:38	19:08	20:08	21:08				
Eldon St before Chatham St, Pitt Town	18:15	18:44	19:14	20:14	21:14				
Pitt Town Rd before Wolseley Rd, McGraths Hill	-	18:48	19:18	20:18	21:18				
Old Stock Route Rd before Saunders Rd, Oakville	18:21	-	-	-	-				
Wolseley Rd at Pitt Town Rd, McGraths Hill	18:24	-	-	-	-				
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	-	18:48	19:18	20:18	21:18				
Meares Rd opp Crossley Ave, McGraths Hill	-	18:50	19:20	20:20	21:20				
Kable St opp Union Lane, Windsor	-	18:58	19:28	20:28	21:28				
Windsor Station	-	19:04	19:34	20:34	21:34				

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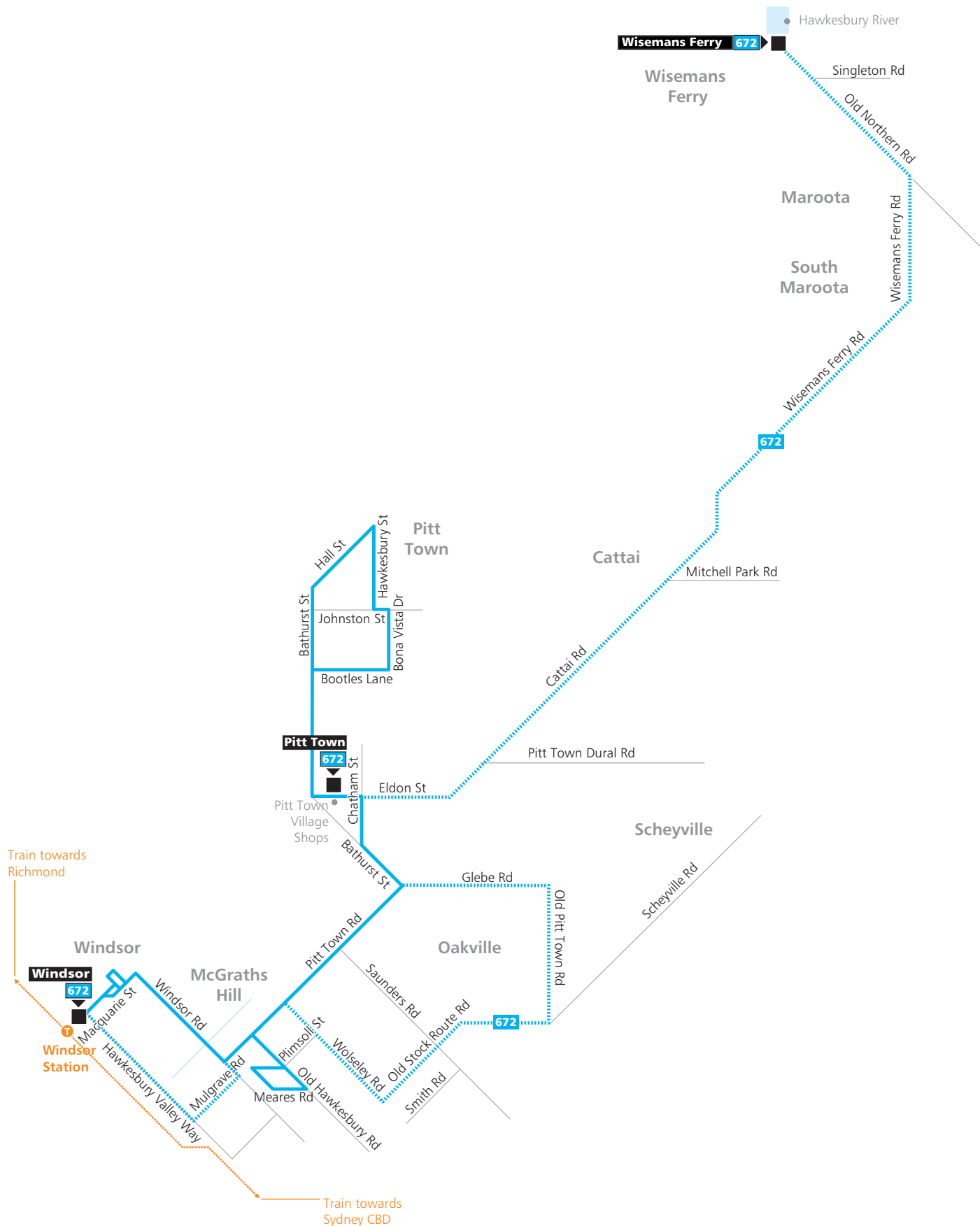
# Windsor to Wisemans Ferry (Loop Service)

B

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Windsor Station	07:24	08:13	09:14	10:14	11:09	12:06	13:01	13:56	14:56
Kable St opp Union Lane, Windsor	07:28	08:19	09:20	10:20	11:15	12:12	13:07	14:02	15:02
Meares Rd at Crossley Ave, McGraths Hill	—	—	09:26	10:26	11:21	12:18	13:13	14:08	15:08
Pitt Town Rd opp Wolseley Rd, McGraths Hill	07:32	08:21	09:28	10:28	11:23	12:20	13:15	14:10	15:10
Pitt Town Village Shops, Eldon St, Pitt Town	07:36	08:28	09:33	10:33	11:28	12:25	13:20	14:15	15:15
Bathurst St near Bootles La, Pitt Town	07:38	08:30	09:35	10:35	11:30	12:27	13:22	14:17	15:17
Eldon St before Chatham St, Pitt Town	07:44	08:37	09:42	10:42	11:37	12:34	13:29	14:24	15:24
Pitt Town Rd before Wolseley Rd, McGraths Hill	07:48	—	09:46	10:46	—	12:38	13:33	—	15:28
Old Stock Route Rd before Saunders Rd, Oakville	—	08:43	—	—	11:43	—	—	14:30	—
Wolseley Rd at Pitt Town Rd, McGraths Hill	—	08:46	—	—	11:46	—	—	14:33	—
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	07:48	08:46	09:46	10:46	11:46	12:38	13:33	14:33	15:28
Meares Rd opp Crossley Ave, McGraths Hill	07:50	08:48	09:48	10:48	11:48	12:40	13:35	14:35	15:30
Kable St opp Union Lane, Windsor	07:57	08:57	09:57	10:57	11:57	12:49	13:44	14:44	15:39
Windsor Station	08:03	09:03	10:03	11:03	12:03	12:55	13:50	14:50	15:45

Saturday	♿	♿	♿	♿	♿	♿
Windsor Station	15:56	16:56	17:56	18:56	19:56	20:56
Kable St opp Union Lane, Windsor	16:02	17:02	18:01	19:01	20:01	21:01
Meares Rd at Crossley Ave, McGraths Hill	16:08	17:08	18:07	19:07	20:07	21:07
Pitt Town Rd opp Wolseley Rd, McGraths Hill	16:10	17:10	18:09	19:09	20:09	21:09
Pitt Town Village Shops, Eldon St, Pitt Town	16:15	17:15	18:13	19:13	20:13	21:13
Bathurst St near Bootles La, Pitt Town	16:17	17:17	18:15	19:15	20:15	21:15
Eldon St before Chatham St, Pitt Town	16:24	17:24	18:21	19:21	20:21	21:21
Pitt Town Rd before Wolseley Rd, McGraths Hill	16:28	17:28	18:25	19:25	20:25	21:25
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	16:28	17:28	18:25	19:25	20:25	21:25
Meares Rd opp Crossley Ave, McGraths Hill	16:30	17:30	18:27	19:27	20:27	21:27
Kable St opp Union Lane, Windsor	16:39	17:39	18:35	19:35	20:35	21:35
Windsor Station	16:45	17:45	18:41	19:41	20:41	21:41

Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿
Windsor Station	07:24	09:14	11:14	13:01	14:56	16:56	18:56
Kable St opp Union Lane, Windsor	07:28	09:20	11:20	13:07	15:02	17:02	19:01
Meares Rd at Crossley Ave, McGraths Hill	—	09:26	11:26	13:13	15:08	17:08	19:07
Pitt Town Rd opp Wolseley Rd, McGraths Hill	07:32	09:28	11:28	13:15	15:10	17:10	19:09
Pitt Town Village Shops, Eldon St, Pitt Town	07:36	09:33	11:33	13:20	15:15	17:15	19:13
Bathurst St near Bootles La, Pitt Town	07:38	09:35	11:35	13:22	15:17	17:17	19:15
Eldon St before Chatham St, Pitt Town	07:44	09:42	11:42	13:29	15:24	17:24	19:21
Pitt Town Rd before Wolseley Rd, McGraths Hill	07:48	09:46	11:46	13:33	15:28	17:28	19:25
Pitt Town Rd before Old Hawkesbury Rd, McGraths Hill	07:48	09:46	11:46	13:33	15:28	17:28	19:25
Meares Rd opp Crossley Ave, McGraths Hill	07:50	09:48	11:48	13:35	15:30	17:30	19:27
Kable St opp Union Lane, Windsor	07:57	09:57	11:57	13:44	15:39	17:39	19:35
Windsor Station	08:03	10:03	12:03	13:50	15:45	17:45	19:41



## Legend

- Bus route
- Bus route number
- Train line/station
- Bus route start/finish

Diagrammatic Map  
Not to Scale



# DA ACOUSTIC REPORT - PLACE OF WORSHIP & YOGA CENTRE

95 Old Pitt Town Road, Pitt Town

**ID: 11614    R02v1**

**13 July 2021**

**Prepared For:**

Sri Mandir

NP (Aust) Projects Pty Ltd



## DOCUMENT INFORMATION

**Author:** Sri Harsha Eati



**Issue:** R02

**Version:** 1

Date	Version	To	Email
19/05/2021	A DRAFT	Nimish Patel	patelnimish@hotmail.com
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**Prepared By:**

PJ Knowland Pty. Ltd.

*t/a PKA Acoustic Consulting*



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*This firm is a member of the Association of Australian Acoustical Consultants.*

*The work reported herein has been carried out in accordance with the terms of membership. We stress that the advice given herein is for acoustic purposes only, and that the relevant authorities should be consulted with regard to compliance with regulations governing areas other than acoustics.*



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## 1.0 INTRODUCTION

PKA Acoustic Consulting has been commissioned by Sri Mandir to provide an acoustic report to assess the noise impact of the proposed place of worship at 95 Old Pitt Town Road, Pitt Town upon the surrounding environment. This report has been prepared as part of DA documentation to Hawkesbury City Council to assess the environmental noise impact and to provide recommendations if required to comply with their criteria.

## 2.0 SUMMARY

An acoustic assessment has been conducted in accordance with the acoustic requirements of Hawkesbury City Council and the NSW Noise Policy for Industry to assess acoustic compliance of the proposed place of worship and yoga centre.

Unattended noise monitoring was conducted to measure the ambient noise levels on site. Based on these levels, the acoustic criteria were established based on the NSW EPA Noise Policy for Industry (2017). Calculations were made based on the provided site development plan and information provided to PKA.

Based on the survey conducted and calculations performed by PKA, the proposed place of worship will comply with the NSW EPA *Noise Policy for Industry* (2017) and Hawkesbury City Council acoustic requirements if the recommendations made in Section 7.0 of this report are implemented.

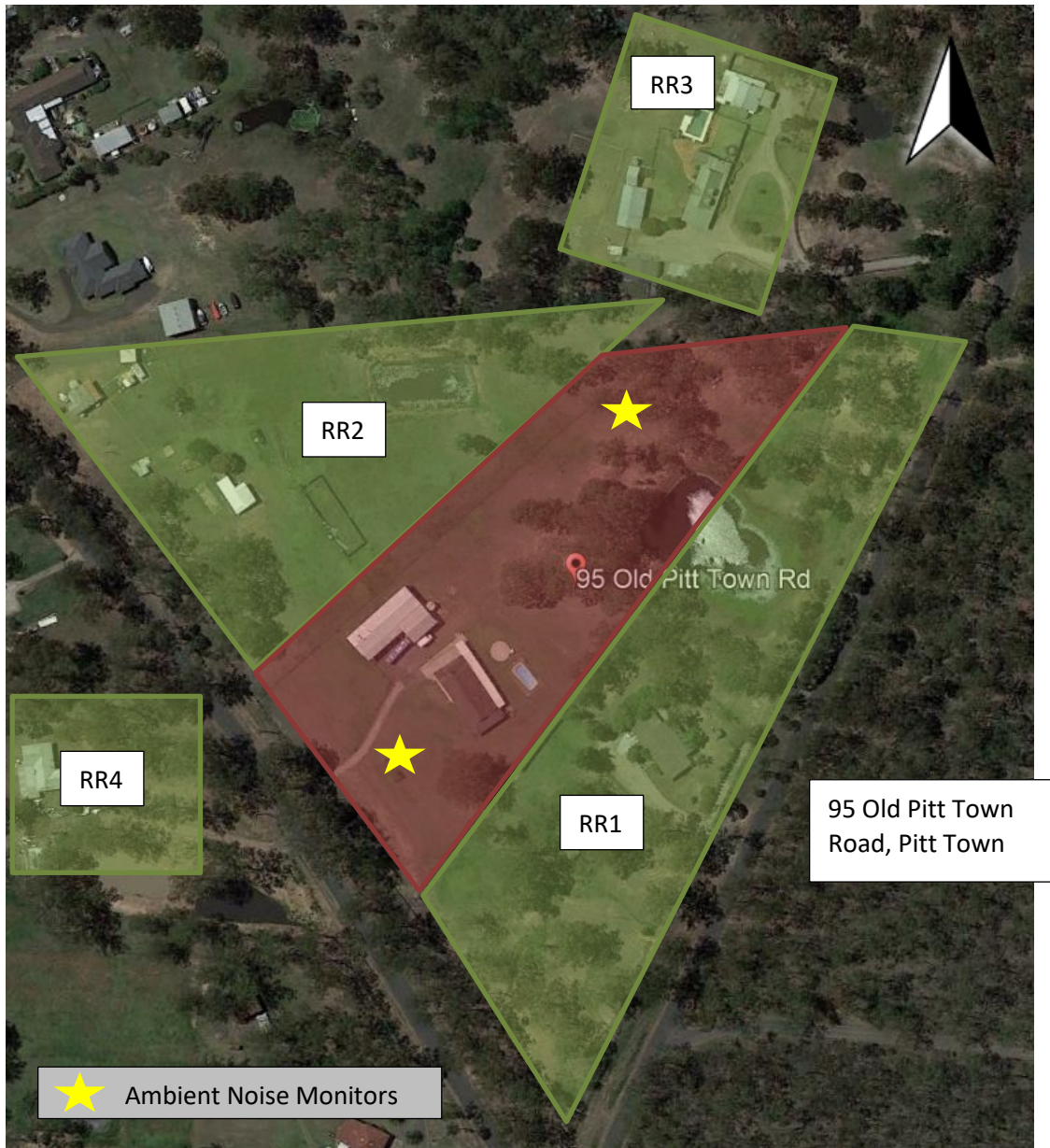
### 3.0 SITE DESCRIPTION

#### 3.1 Overview

The proposed place of worship is located at 95 Old Pitt Town Rd, Pitt Town. The site is bound by large acreage land with the nearest sensitive receivers located as detailed in Section 3.2.

The site location is shown in Figure 3-1.

**Figure 3-1 Site Location**



### 3.2 Sensitive Receivers

The Noise Policy for Industry 2017 (NPfI) in Section 2.6 states that an acoustic assessment is to be performed:

*“at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level. This should not be read to infer that the project noise trigger level (or a limit in a statutory document) applies only at the reasonably most-affected location.”*

Based on the above, the following is the summary of the sensitive residential receivers of the noise impact from the activity at the proposed Place of Worship and Yoga Centre.

**Residential Receiver 1 (RR1)** – 107 Old Pitt Town Road, Pitt Town is located to the south-east of the proposed development. The residential building is approximately 40 metres from the proposed Place of Worship area and 60 metres from the car park area.

**Residential Receiver 2 (RR2)** – 79 Old Pitt Town Road, Pitt Town is located to the north-west of the proposed development. The residential building is approximately 80 metres from the site and car park area.

**Residential Receiver 3 (RR3)** – 96 Old Pitt Town Road, Pitt Town located to the west of the proposed development across the road. The residential building is approximately 120 metres from the area and 90 metres from the car park area.

**Residential Receiver 4 (RR4)** – 549 Old Stock Road, Pitt Town located to the north-east of the proposed development. The residential building is approximately 120 metres from the proposed Place of Worship and 100 metres from the car park area. Additionally, the site is shielded by the existing buildings.

The noise activity indoors is expected to be minimal due to the nature of the use of the premises and therefore will not adversely impact any of the receivers.

### 3.3 Operational Details

- The proposed hours of operation are as follows:
  - Monday to Friday: 7am to 10am and 5pm to 8pm.
  - Saturday and Sunday: 7am to 12am and 5pm to 9pm.
- The maximum capacity for the premises is 76 people and this maximum capacity is expected to potentially be reached only on Saturday and Sunday with only a maximum expected patronage of 10 people during the weekdays.
- PKA referred to the traffic report titled “Carpark Certification of a Proposed Place of Worship”, report ref. A201726N Version 1a, dated May 2021, prepared by ML Traffic Engineers. Car park details and vehicular counts were taken from this report to assist in the calculations.

## 4.0 NOISE CRITERIA

### NSW EPA Noise Policy for Industry 2017 (NPfI)

Noise generated from mechanical noise is generally assessed against the requirements of the *NSW EPA Noise Policy for Industry 2017 (NPfI)*. The policy sets out two separate criteria to ensure environmental noise objectives are met. The first criterion considers intrusive noise to residential properties and the second is set to ensure the amenity of the land use is protected. The lower value of both criteria is considered to be the Project noise trigger level, which is the limit of the  $L_{Aeq, 15min}$  noise level that must not be exceeded for the corresponding period of the day.

### Amenity Criterion

To limit continuing increases in noise levels, the maximum ambient noise level within an area from commercial noise sources should not normally exceed the levels as specified in Table 2.2 of the policy for the specified time of the day. The NPfI recommends the following Amenity Noise Levels for various receiver premises.

**Table 4-1 Noise Criteria - Amenity for receiver buildings**

*All values in dB(A)*

Type of receiver	Time of day	Recommended Amenity Noise Level $L_{Aeq, (period)}$
Residential (Rural)	Day	50
	Evening	45
	Night	40

To ensure that industrial noise levels (existing plus new) remain within the recommended amenity noise levels for an area, a project amenity noise level applies for each new source of industrial noise as follows:

Project amenity noise level for development = recommended amenity noise level <b>minus 5 dB(A)</b> .
--

To standardise the time periods for the intrusiveness and amenity noise levels, this policy assumes that the Amenity  $L_{Aeq, 15min}$  will be taken to be equal to the  $L_{Aeq, period} + 3$  decibels (dB).

### Intrusiveness Criterion

The intrusiveness of a stationary noise source may be considered acceptable if the average of the maximum A-weighted levels of noise,  $L_{Aeq, 15 minute}$  from the source do not exceed by more than 5dB the Rating Background Level (RBL) measured in the absence of the source. This applies during all times of the day and night. There also exists an adjustment factor to be applied as per the character of the noise source. This includes factors such as tonal, fluctuating, low frequency, impulsive, intermittent etc. qualities of noise. The RBL is determined in accordance with Section 2.3 of the NSW EPA NPfI. The intrusiveness criterion is  $L_{Aeq, 15 minute} < RBL + 5$ .

The proposed activity of the place of worship, yoga and meditation centre is during the daytime and evening hours only. Since no activity is proposed during the nighttime hours, this report will exclude the maximum noise level assessment.

## 5.0 NOISE SURVEY

Unattended noise monitoring was conducted on site between 20<sup>th</sup> and 27<sup>th</sup> September 2019 to record the existing ambient noise levels. The noise monitors were programmed to store the  $L_n$  percentile noise levels for each 15-minute sampling period. Measurements were made of  $L_{min}$ ,  $L_{max}$ ,  $L_{90}$ , and  $L_{eq}$  and were later retrieved for analysis. The positions of the noise monitors are shown in Figure 3-1. The results and summary of the noise monitoring are listed in graphical form in Appendix B of this report.

### 5.1 Instrumentation

Noise measurements were conducted using the following equipment:

- Sound Analyser NTI XL2 Type Approved, Serial number A2A-16434-E0.
- Sound Analyser NTI XL2 Type Approved, Serial number A2A-15295-E0.
- Larson Davis Calibrator CAL200, Serial number 11419.

The instruments were calibrated before and after the noise measurements and there were no adverse deviations between the two. The analysers are type 1 and comply with AS IEC 61672-2-2004. The instruments carry traceable calibration certificates.

### 5.2 Project Noise Goals

The noise criteria defined in the *Noise Policy for Industry* (NPfI) is listed below. The assessment periods are defined by the NSW NPfI as Daytime: 7 am to 6 pm, Evening: 6 pm to 10 pm and Night: 10 pm to 7 am.

**Table 5-1 NPfI Project Noise Trigger Levels for RR1, RR2 and RR4**

Receiver Type	Period	Measured RBL $L_{A90}$	Acceptable Noise Levels $L_{Aeq(Period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential	Day	36	50	48	41	41
	Evening	33	45	43	38	38
	Night	28*	40	38	33	33*

\*The RBL has been considered to be 30dB(A) based on the "A1.2 Definitions to support mythologies" section of the *Noise Policy for Industry 2017*, which states that "where this level (measured background noise) is found to be less than 30dB(A) for the evening and night periods, the rating background noise level is set to 30dB(A); and where it is found to be less than 35dB(A) for daytime period, it is set to 35dB(A)."



**Table 5-2 NPfl Project Noise Trigger Levels for RR3**

Receiver Type	Period	Measured RBL $L_{A90}$	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels $L_{Aeq15min}$
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$	
Residential	Day	35	50	48	40	<b>40</b>
	Evening	36	45	43	41	<b>41</b>
	Night	35	40	38	40	<b>38</b>

## 6.0 ASSESSMENT

The calculations have been performed in accordance with the ISO 9613-2 “Acoustic – Attenuation of sound propagation outdoors Part 2 General method of calculation”.

### 6.1 Noise from Traffic Activity and Parking

PKA referred to the “Traffic and Parking Impact Assessment” prepared for the premises by ML Traffic Engineers, ref. A201726N Version A dated May 2021.

The report provides the following project trips during the Sunday midday peak and Sunday PM peak hours.

**Table 6-1 Peak Vehicular Movements as Per Traffic Report**

Period	Number of Trips
Sunday Midday Peak Hour 11:30am to 12:30pm	27 origin trips and 3 destination trips
Sunday PM Peak Hour 4:30pm to 5:30pm	3 origin trips and 27 destination trips

Based on the above information, the  $L_{Aeq}$  15-minute value was calculated including activity of entry/exit of vehicles in and out of the car park, cars idling and then accelerating away. Typical time frames for events and their corresponding sound pressure levels were considered. The assumptions made for the event are listed below in Table 6-2. The values are based on extensive measurements conducted by PKA and considering an activity of 7 movements per 15 minutes (entering during midday peak and leaving during PM peak).

**Table 6-2 Time Frames and Typical Sound Pressure Levels**

Event Description	Sound Pressure Levels (10m)	Duration of each Event
Car Entering and driving into the car park	61 dB(A)	15 seconds
Cars stopping and parking	55 dB(A)	5 seconds
Door slams (assuming 2 per car)	56 dB(A)	1 second
Cars starting – Engine Activity	78 dB(A)	1 seconds
Cars driving out of the car park	61 dB(A)	20 seconds



The results of the traffic noise impact from the proposed peak car park activity during is shown in the tables below. The calculations consider effects of the recommended barrier in Section 7.0.

**Table 6-3 Worst-Case Traffic Noise Impact from Car Park Operation at RR1**

Description	Calculated noise at sensitive receivers (during peak activity)	Period of Day	NPfI Project Trigger Levels – Noise Criteria (L <sub>eq</sub> 15min)	Complies?
Vehicles Arriving into Car Park	L <sub>eq</sub> 15min: 34 dB(A)	Day & Evening Periods	41 dB(A)	Yes
Vehicles Leaving Car Park	L <sub>eq</sub> 15min: 40 dB(A)			Yes

## 6.2 Noise from Patron Activity

Based on the maximum capacity of 76, PKA is assuming a general scenario with 34 patrons indoors and 34 patrons in the outdoor common areas engaging in very loud conversation. This is very unlikely to occur considering the nature of the premises but is however being taking into account a potential worst-case scenario.

Furthermore, the sources of the patrons are being considered to be a male raised voice (SPL of 74dB(A) at 1m) has been considered to assist in the assessment of the worst-case scenario discussed above.

It is assumed that the patrons are evenly spread across the premises (both in internal and external locations).

The following table presents the results of the calculated noise impact from patron activities and comparison to the established acoustic criteria. The results consider the effects of the recommendations made in Section 7.0.

**Table 6-4 Patron Noise Impact from Patron Activity**

Calculated Sound Pressure Level of all Patrons assuming the worst-case scenario described above	Period of Day	Complies?
<b>Residential Receiver RR2</b>		
L <sub>eq</sub> 15min: 35 dB(A)	Day	Yes
	Evening	Yes
<b>Residential Receiver RR1, RR3 &amp; RR4</b>		
L <sub>eq</sub> 15min: <30dB(A)	Day	Yes
	Evening	Yes



## 7.0 RECOMMENDATIONS

The following recommendations need to be employed to ensure that acoustic compliance is achieved and maintained during operation. The recommendations have been based on data provided to PKA for the preparation of this report and assumptions made in calculations.

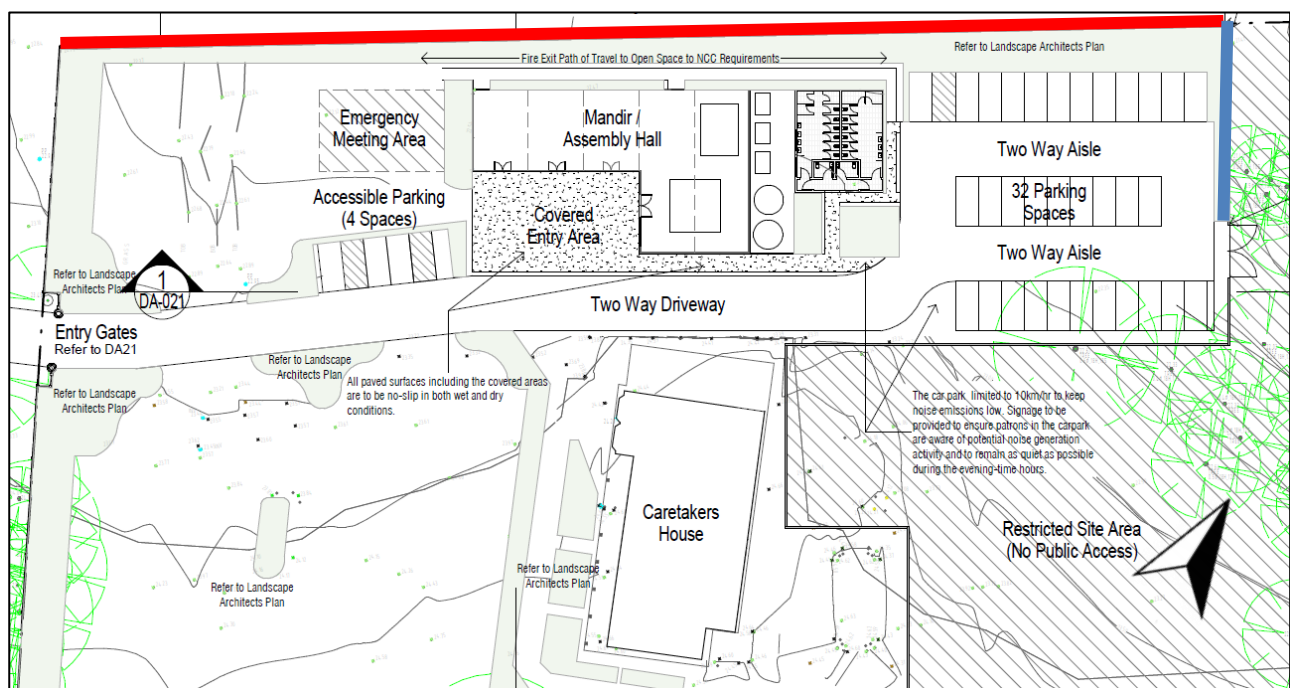
### Boundary Treatment (page to be viewed in colour)

To mitigate noise breakout as required, acoustic fences are required to be installed at the boundary as shown in the figure below. The fences must have a minimum acoustic performance of  $R_w$  of 25 and the barriers must be a minimum height as shown in the markup below. The acoustic barrier must be of solid construction (with no air gaps) with materials such as:

- Timber fence with double lapped boards of standard 15 mm thickness, allowing a continuous thickness of 30 mm
- Autoclaved Aerated Concrete (AAC) panels such as Hebel
- Masonry or Precast concrete panels
- Any combination of the above

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

**Figure 7-1 Recommended Acoustic Barrier (shown in red)**



**External Façade Treatment**

- All the external windows and entry doors facing the north must have a minimum acoustic performance of  $R_w$  26. This rating must be achieved with selecting the right glass/door with the appropriate implementation of frame and acoustic seals to achieve this rating. It is recommended that a manufacturer's certificate showing the acoustic performance be sourced prior to installation to ensure that this rating has been achieved.
- Between the hours of 7pm and 9pm, the windows and entry doors elements facing the northern receivers remain closed during operation. To allow for patron entry and exit, an automatic close system may be implemented without compromising the acoustic performance.

**Outdoor Plant and equipment**

The selection of any future outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the criteria listed in Table 5-1 and Table 5-2.

**Car Park Activity**

- The car park should be limited to 10km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the evening-time hours.

## APPENDIX A ARCHITECTURAL PLANS

This report was prepared using drawings provided by Jakaan Architects.

No.	Rev.	Title	Date
JA5720-DA-000	B	Contents	12/07/2021
JA5720-DA-001	B	Survey Plans	12/07/2021
JA5720-DA-002	B	Site Plan – House Site	12/07/2021
JA5720-DA-003	B	Site Plan – Rear of Site	12/07/2021
JA5720-DA-004	B	Site Analysis Plan	12/07/2021
JA5720-DA-006	B	Sediment & Erosion Control Plan	12/07/2021
JA5720-DA-007	B	Existing Site Plan – Full Site	12/07/2021
JA5720-DA-008	B	Existing Site Plan – House Site	12/07/2021
JA5720-DA-009	B	Existing House – Floor Plan	12/07/2021
JA5720-DA-010	B	Existing Shed – Floor Plan	12/07/2021
JA5720-DA-011	B	Existing House – Roof Plan	12/07/2021
JA5720-DA-012	B	Existing Shed – Roof Plan	12/07/2021
JA5720-DA-013	B	Existing Elevations – House	12/07/2021
JA5720-DA-014	B	Existing Shed Elevations	12/07/2021
JA5720-DA-015	B	Proposed Site Plan	12/07/2021
JA5720-DA-016	B	Proposed Caretakers House	12/07/2021
JA5720-DA-017	B	Proposed Mandir – Floor Plan	12/07/2021
JA5720-DA-018	B	Proposed Mandir – Roof Plan	12/07/2021
JA5720-DA-019	B	Proposed Caretakers – Elevations	12/07/2021
JA5720-DA-020	B	Proposed Mandir – Elevations	12/07/2021
JA5720-DA-021	B	Site Sections & Gate Elevations	12/07/2021
JA5720-DA-034	B	Colours and Materials Schedule	12/07/2021
JA5720-DA-035	B	Notification Plan	12/07/2021
JA5720-DA-036	B	Street View	12/07/2021

## APPENDIX B NOISE MEASUREMENTS (GRAPHICAL)

11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the northern boundary of the proposed setback measuring ambient noise



		Background Noise Levels L <sub>A90</sub> dB					
		Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
		Measured	Corrected	Measured	Corrected	Measured	Corrected
Friday	20/09/2019			43.2		37.5	37.4
Saturday	21/09/2019	37.5	37.4	44.6		35.4	35.4
Sunday	22/09/2019	35.5	35.5	42.4		36.6	36.6
Monday	23/09/2019	39.5	38.9	36.6	36.6	35.0	35.0
Tuesday	24/09/2019	34.6	34.6	36.2	36.2	32.8	32.8
Wednesday	25/09/2019	33.3	33.3	35.4	35.4	33.3	33.3
Thursday	26/09/2019	34.5	34.5	40.8		32.7	32.5
Friday	27/09/2019						
Rating Background Level (RBL)		35	35	41	36	35	35

		Existing Noise Levels L <sub>Aeq</sub> dB					
		Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
		Measured	Corrected	Measured	Corrected	Measured	Corrected
Friday	20/09/2019			46.1		43.3	42.9
Saturday	21/09/2019	45.8	45.8	47.3		42.7	42.0
Sunday	22/09/2019	44.3	44.2	46.4		45.1	44.8
Monday	23/09/2019	50.3	48.3	41.8	41.8	43.2	43.2
Tuesday	24/09/2019	43.5	43.5	41.2	41.2	42.6	42.6
Wednesday	25/09/2019	44.4	44.4	39.7	39.7	41.9	41.9
Thursday	26/09/2019	44.4	44.4	44.7		42.7	37.5
Friday	27/09/2019						
Average Noise Level (L <sub>Aeq</sub> )		46	45	45	41	43	43

## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

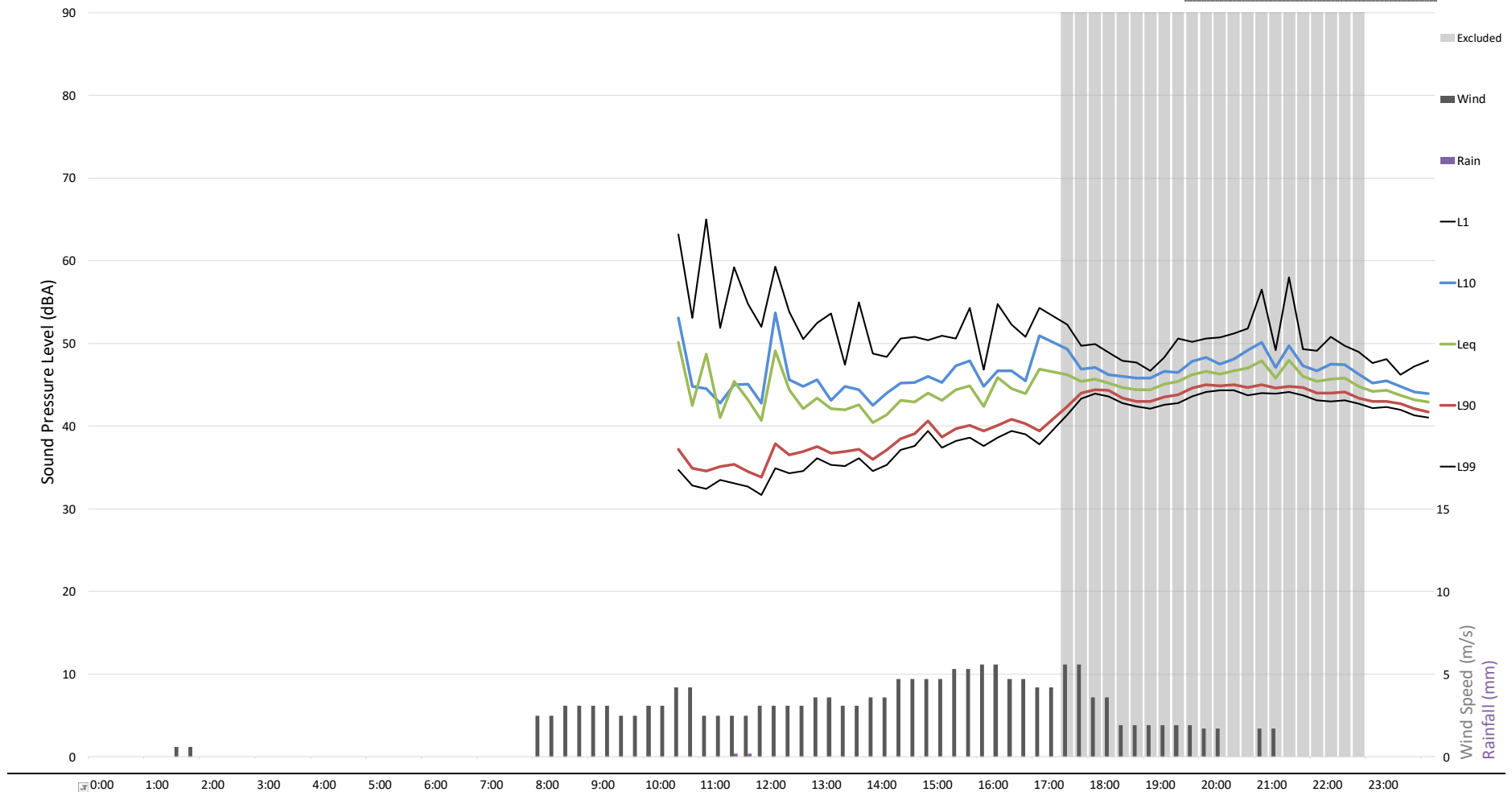
Logger Location: At the northern boundary of the proposed setback measuring ambient noise

BOM weather data: Richmond IDN60901

## PKA Acoustic Consulting

20/09/2019 Friday  
Existing Ambient Noise Levels (dBA)

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected
L <sub>Aeq</sub> dB	46.1	43.3 42.9
L <sub>A90</sub> dB	43.2	37.5 37.4



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the northern boundary of the proposed setback measuring ambient noise

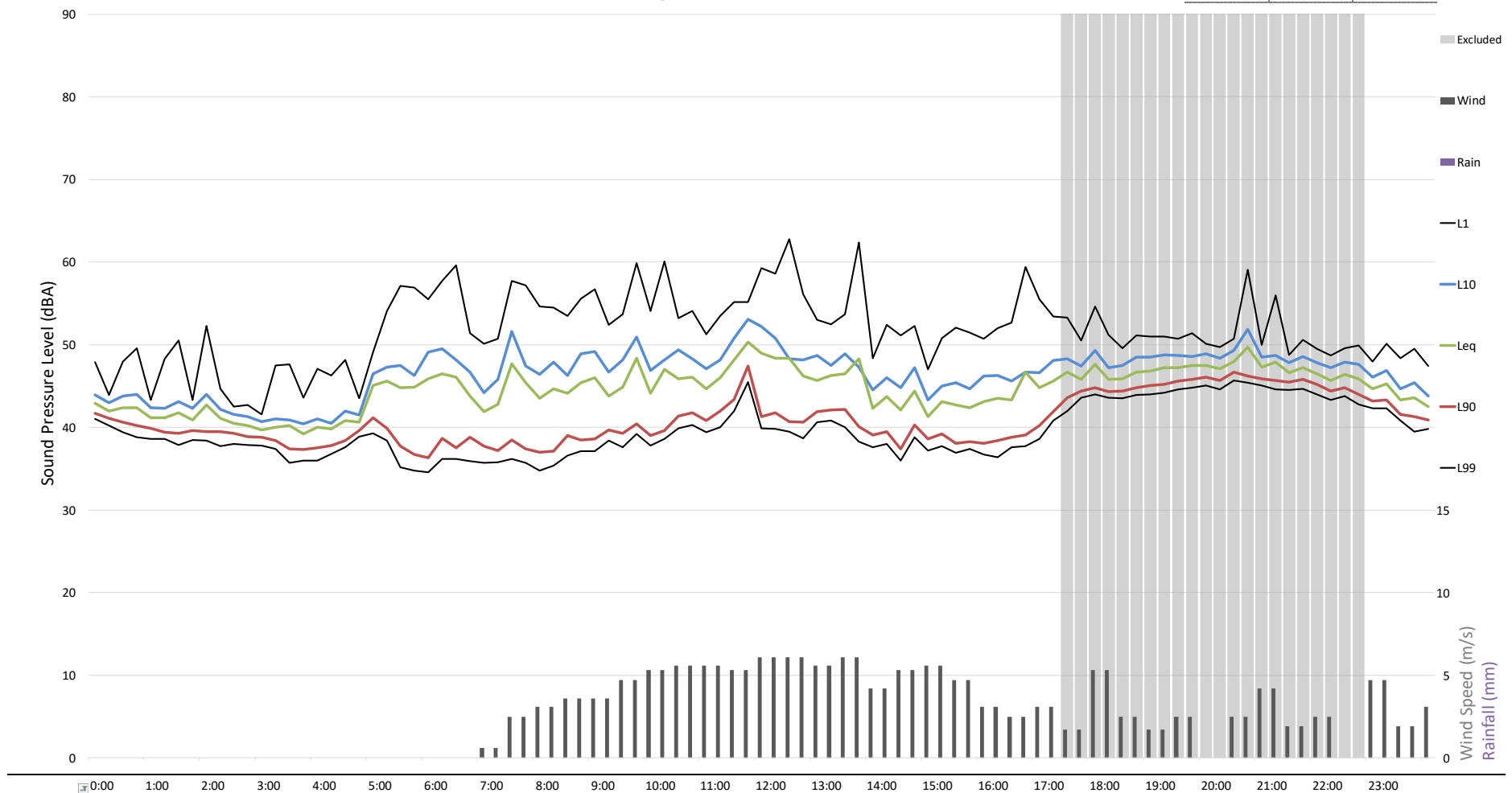
BOM weather data: Richmond IDN60901

21/09/2019 Saturday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB	45.8	45.8	47.3	42.7	42.0
L <sub>A90</sub> dB	37.5	37.4	44.6	35.4	35.4



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the northern boundary of the proposed setback measuring ambient noise

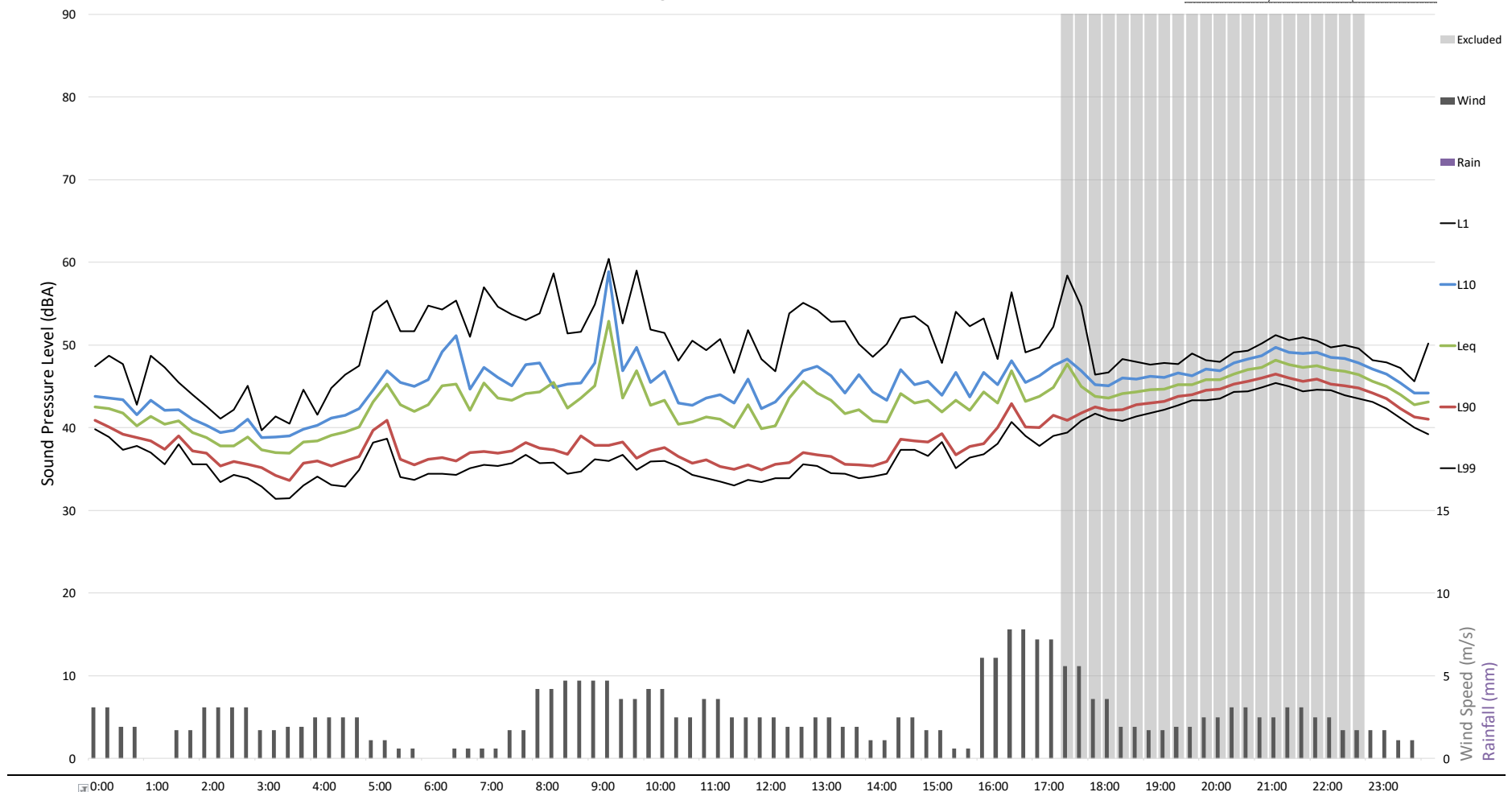
BOM weather data: Richmond IDN60901

22/09/2019 Sunday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

Daytime	Evening	Nighttime
08:00 - 18:00	18:00 - 22:00	22:00 - 08:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB	44.3 44.2	46.4	45.1 44.8
L <sub>A90</sub> dB	35.5 35.5	42.4	36.6 36.6





# 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

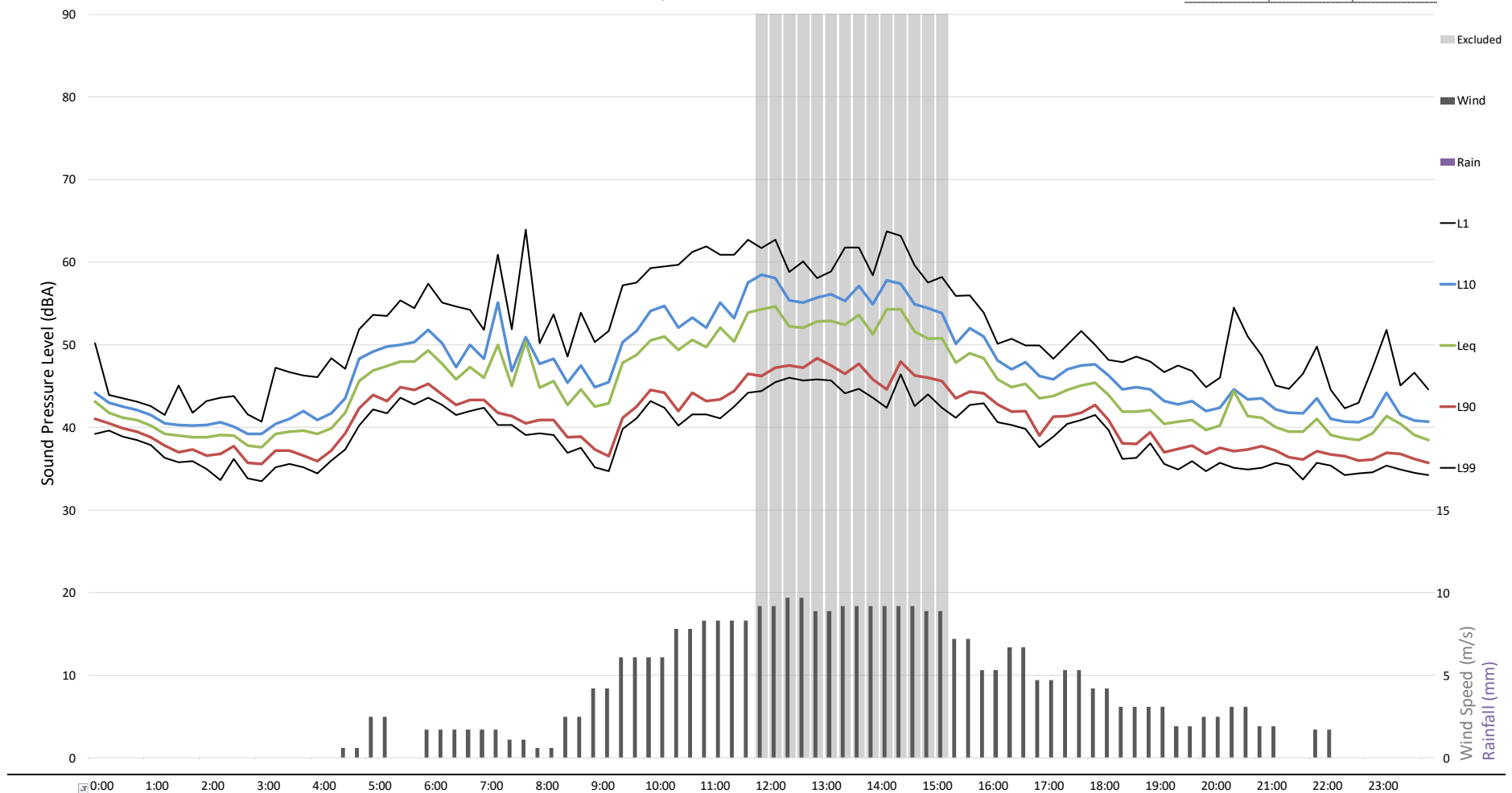
Logger Location: At the northern boundary of the proposed setback measuring ambient noise

BOM weather data: Richmond IDN60901

## PKA Acoustic Consulting

23/09/2019 Monday  
Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00	Evening 18:00 - 22:00	Nighttime 22:00 - 07:00
	Measured Corrected	Measured Corrected	Measured Corrected
L <sub>Aeq</sub> dB	50.3 48.3	41.8 41.8	43.2 43.2
L <sub>A90</sub> dB	39.5 38.9	36.6 36.6	35.0 35.0



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

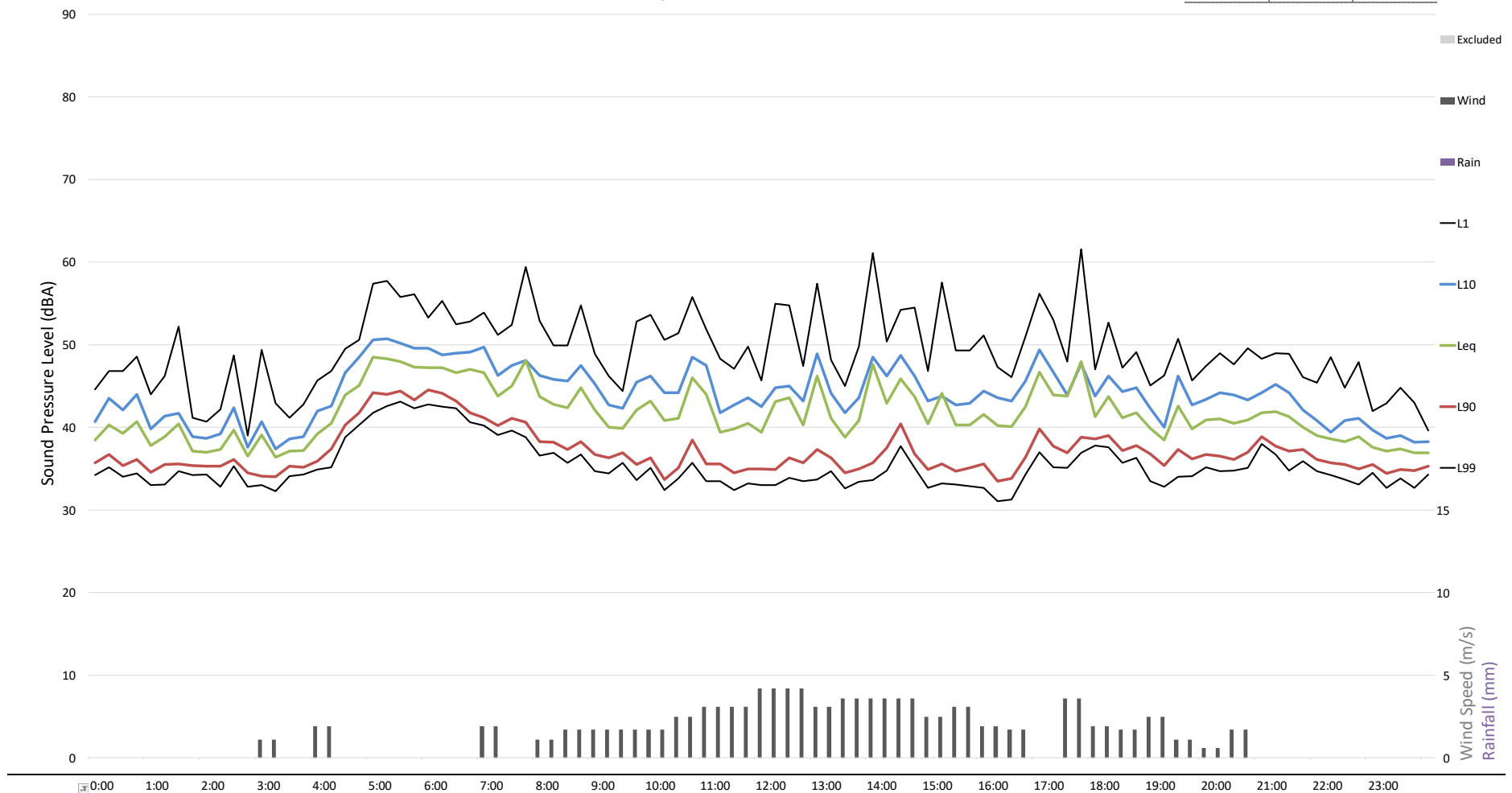
Logger Location: At the northern boundary of the proposed setback measuring ambient noise

BOM weather data: Richmond IDN60901

24/09/2019 Tuesday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	43.5	43.5	41.2	41.2	42.6	42.6
L <sub>A90</sub> dB	34.6	34.6	36.2	36.2	32.8	32.8



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

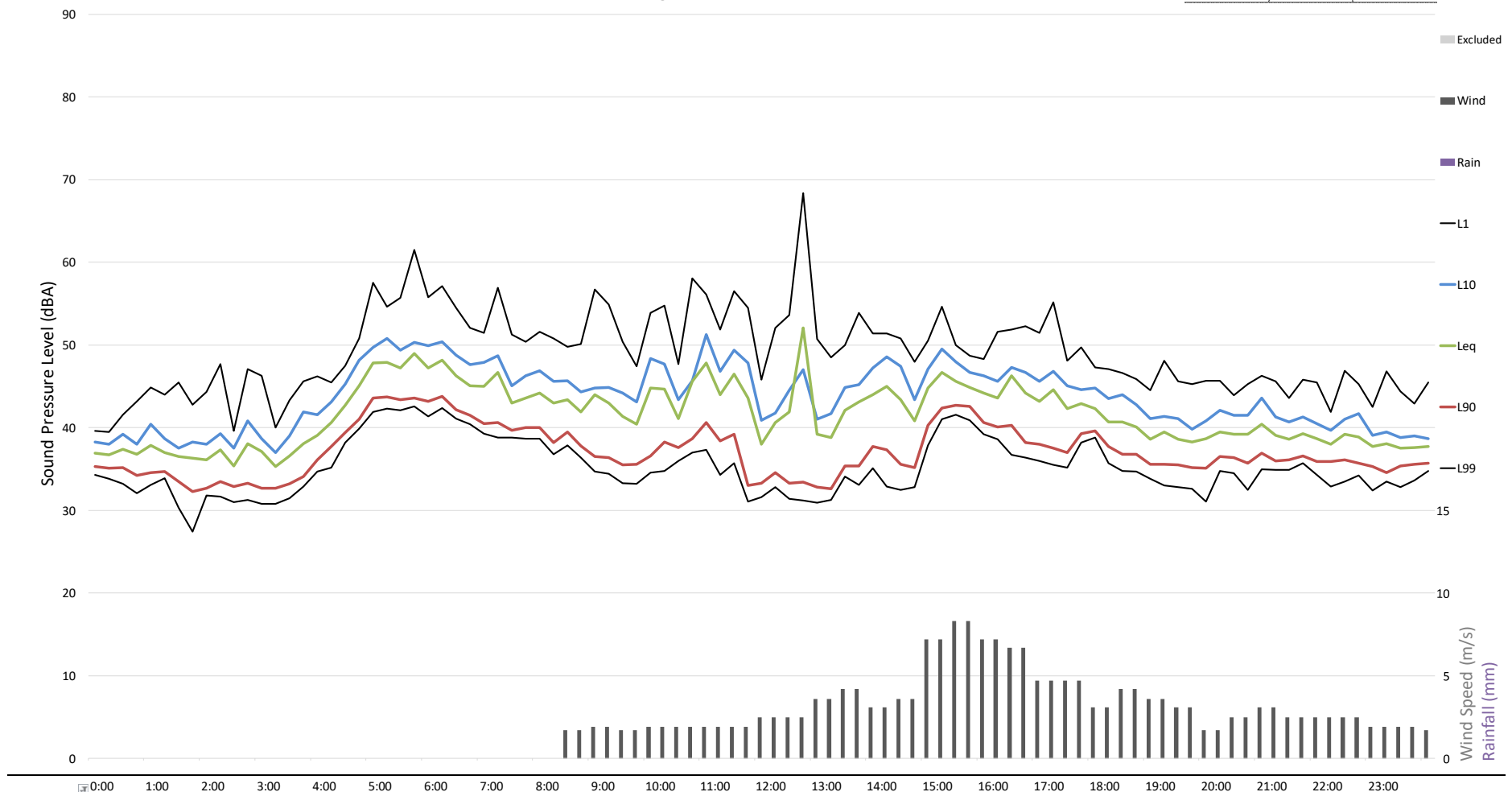
Logger Location: At the northern boundary of the proposed setback measuring ambient noise

BOM weather data: Richmond IDN60901

25/09/2019 Wednesday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	44.4	44.4	39.7	39.7	41.9	41.9
L <sub>A90</sub> dB	33.3	33.3	35.4	35.4	33.3	33.3



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

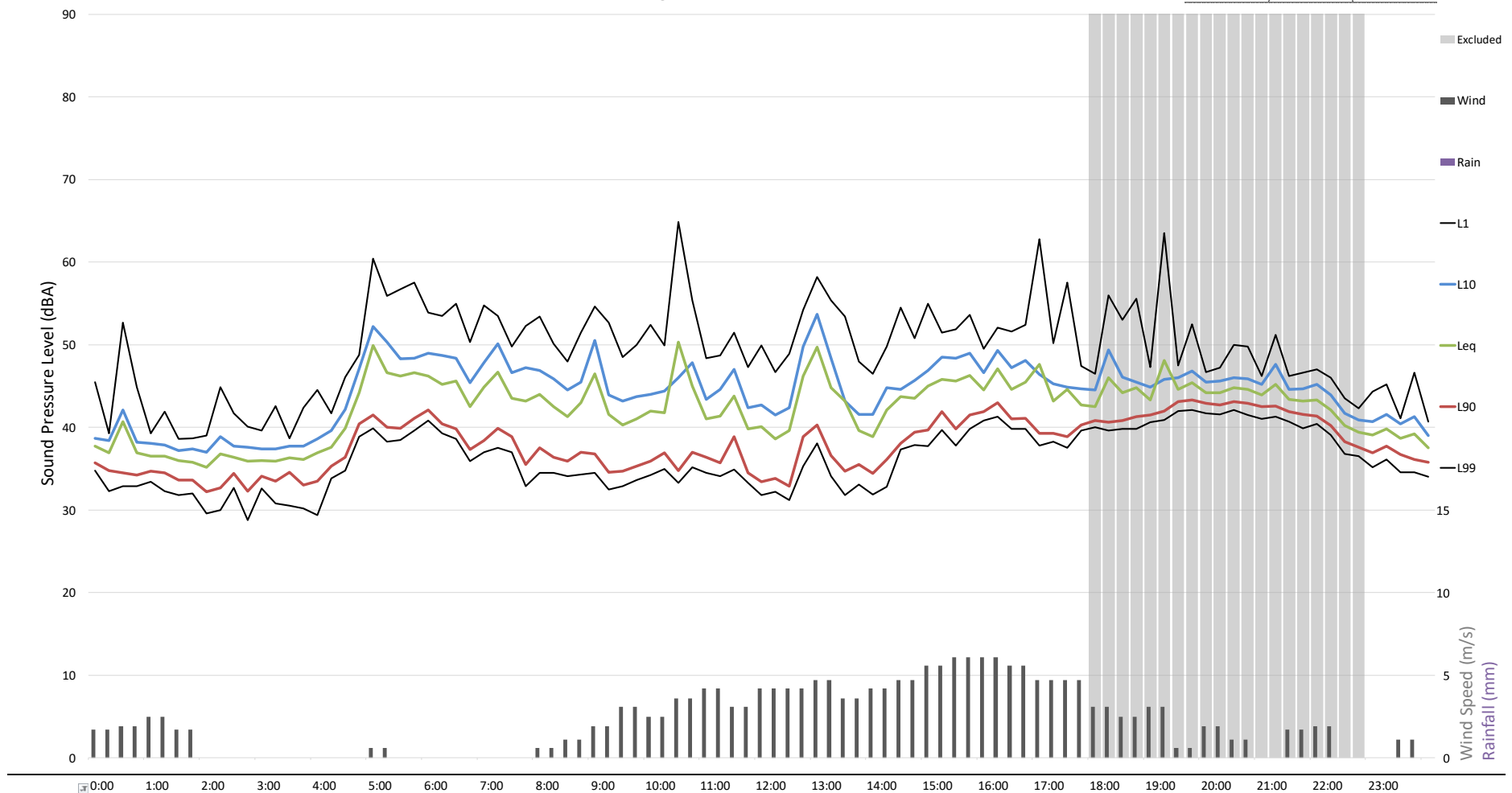
Logger Location: At the northern boundary of the proposed setback measuring ambient noise

BOM weather data: Richmond IDN60901

## PKA Acoustic Consulting

26/09/2019 Thursday  
Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	44.4	44.4	44.7		42.7	37.5
L <sub>A90</sub> dB	34.5	34.5	40.8		32.7	32.5



## 11614 Old Pitt Town Rd (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the northern boundary of the proposed setback measuring ambient noise

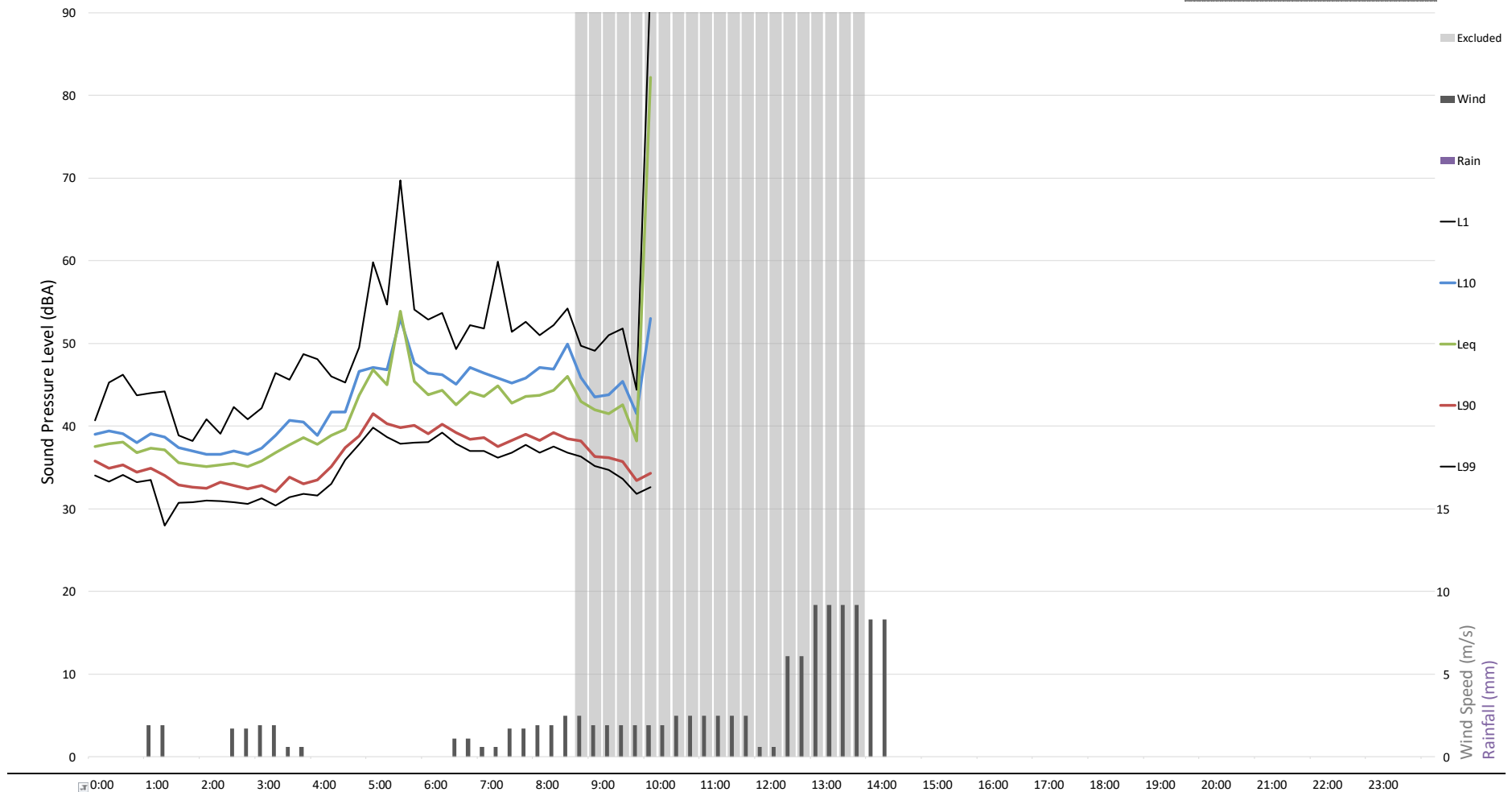
BOM weather data: Richmond IDN60901

## PKA Acoustic Consulting

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB		
L <sub>A90</sub> dB		

27/09/2019 Friday  
Existing Ambient Noise Levels (dBA)



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## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise



		Background Noise Levels L <sub>A90</sub> dB					
		Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
		Measured	Corrected	Measured	Corrected	Measured	Corrected
Friday	20/09/2019			42.5		30.6	30.4
Saturday	21/09/2019	39.4	39.3	41.8		29.0	28.9
Sunday	22/09/2019	36.8	36.8	39.5		28.3	28.3
Monday	23/09/2019	39.8	39.4	33.5	33.5	28.9	28.9
Tuesday	24/09/2019	35.4	35.4	33.4	33.4	27.7	27.7
Wednesday	25/09/2019	33.5	33.5	32.4	32.4	27.0	27.0
Thursday	26/09/2019	35.9	35.8	37.4		27.1	27.0
Friday	27/09/2019						
Rating Background Level (RBL)		36	36	37	33	28	28

		Existing Noise Levels L <sub>Aeq</sub> dB					
		Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
		Measured	Corrected	Measured	Corrected	Measured	Corrected
Friday	20/09/2019			57.2		44.7	44.4
Saturday	21/09/2019	55.4	52.8	59.1		44.5	44.4
Sunday	22/09/2019	51.7	51.5	46.9		51.1	51.5
Monday	23/09/2019	52.7	51.8	46.3	46.3	50.3	50.3
Tuesday	24/09/2019	51.0	51.0	46.7	46.7	47.9	47.9
Wednesday	25/09/2019	52.0	52.0	46.3	46.3	46.3	46.3
Thursday	26/09/2019	50.1	49.7	47.7		46.0	46.3
Friday	27/09/2019						
Average Noise Level (L <sub>Aeq</sub> )		53	52	54	46	48	48

## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

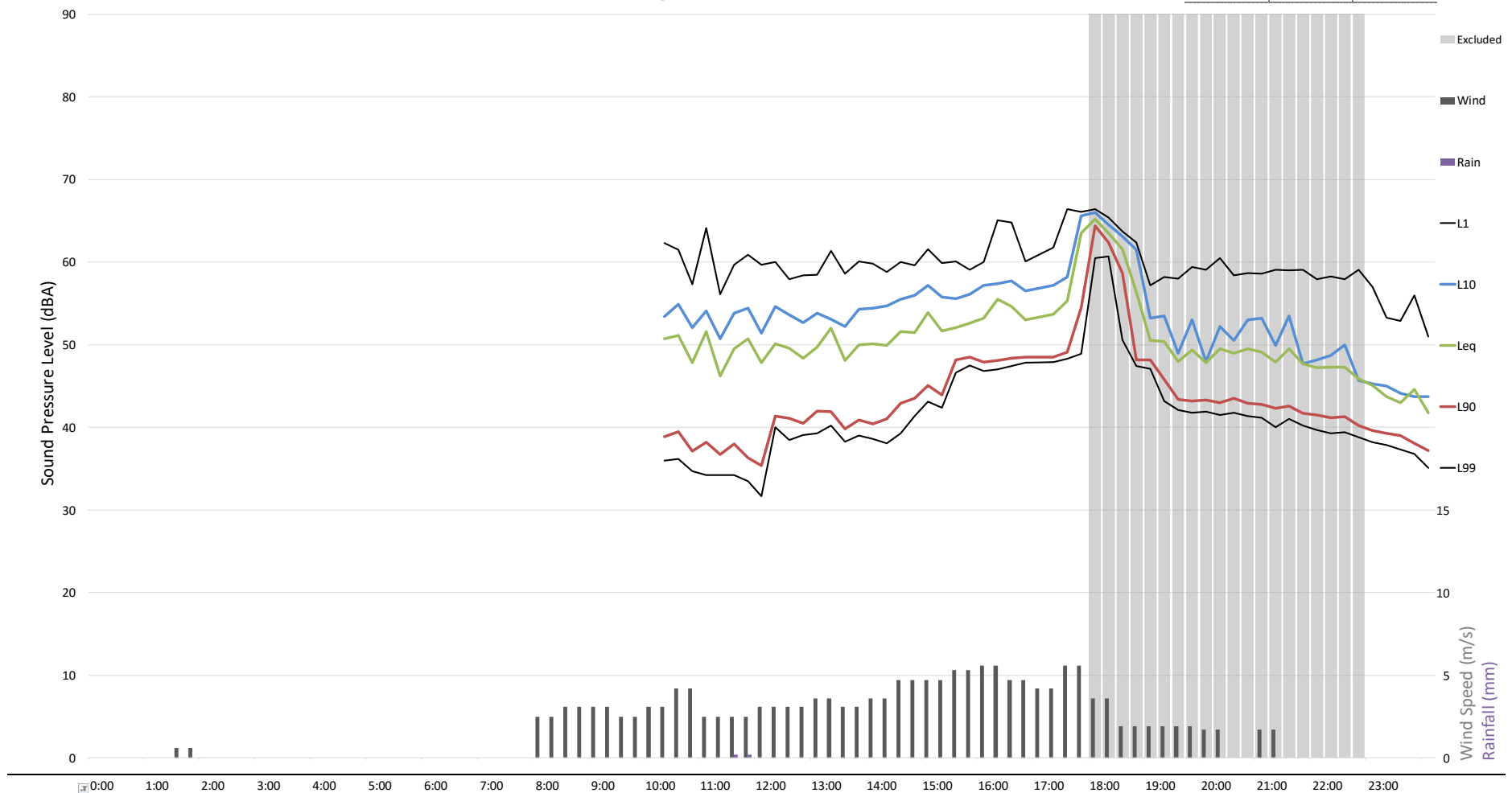
BOM weather data: Richmond IDN60901

## PKA Acoustic Consulting

20/09/2019 Friday  
Existing Ambient Noise Levels (dBA)

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB	57.2	44.7 44.4
L <sub>A90</sub> dB	42.5	30.6 30.4



## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

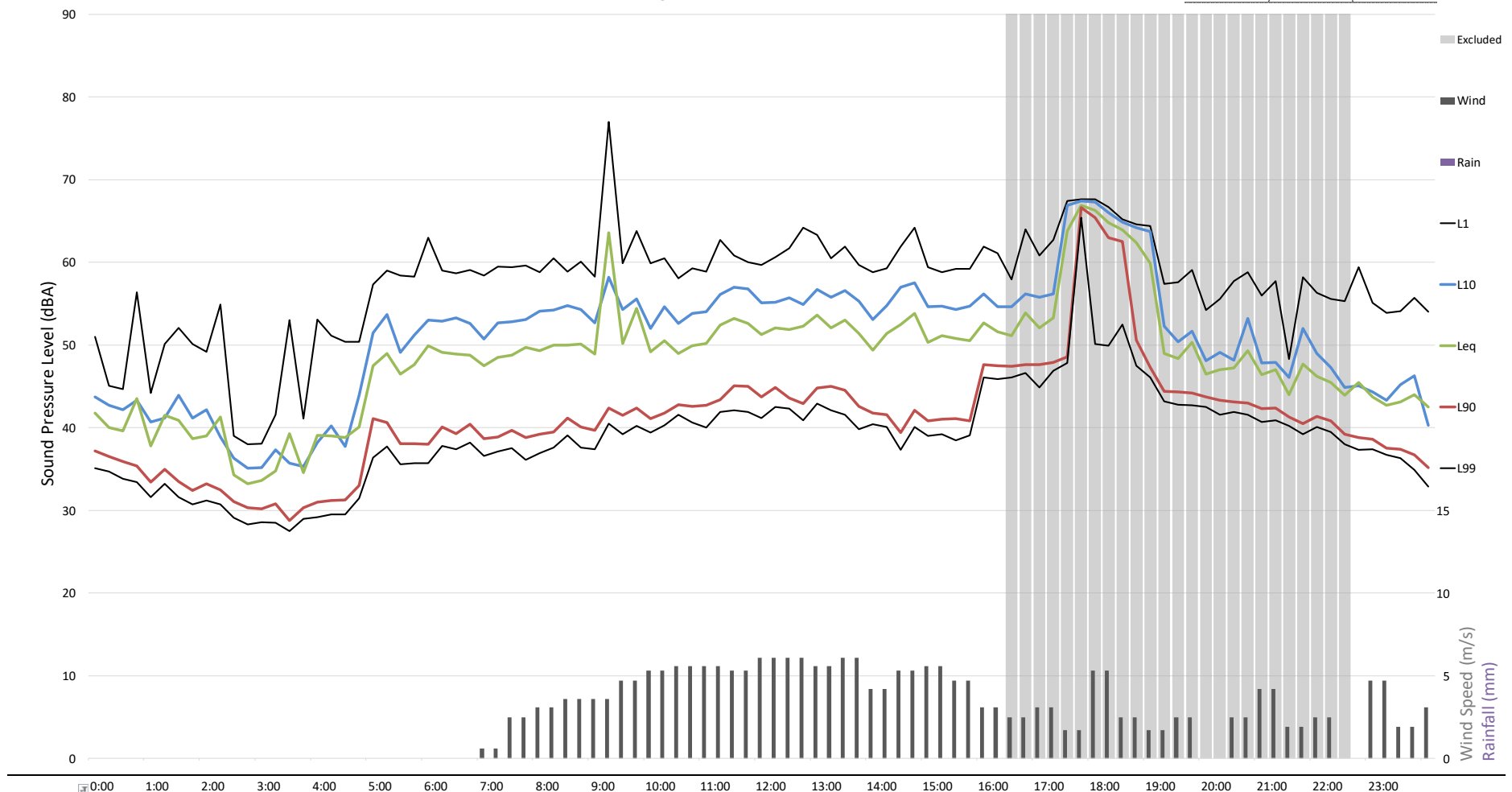
Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

BOM weather data: Richmond IDN60901

**PKA Acoustic Consulting**

21/09/2019 Saturday  
Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00	Evening 18:00 - 22:00	Nighttime 22:00 - 07:00
	Measured Corrected	Measured Corrected	Measured Corrected
L <sub>Aeq</sub> dB	55.4 52.8	59.1	44.5 44.4
L <sub>A90</sub> dB	39.4 39.3	41.8	29.0 28.9





## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

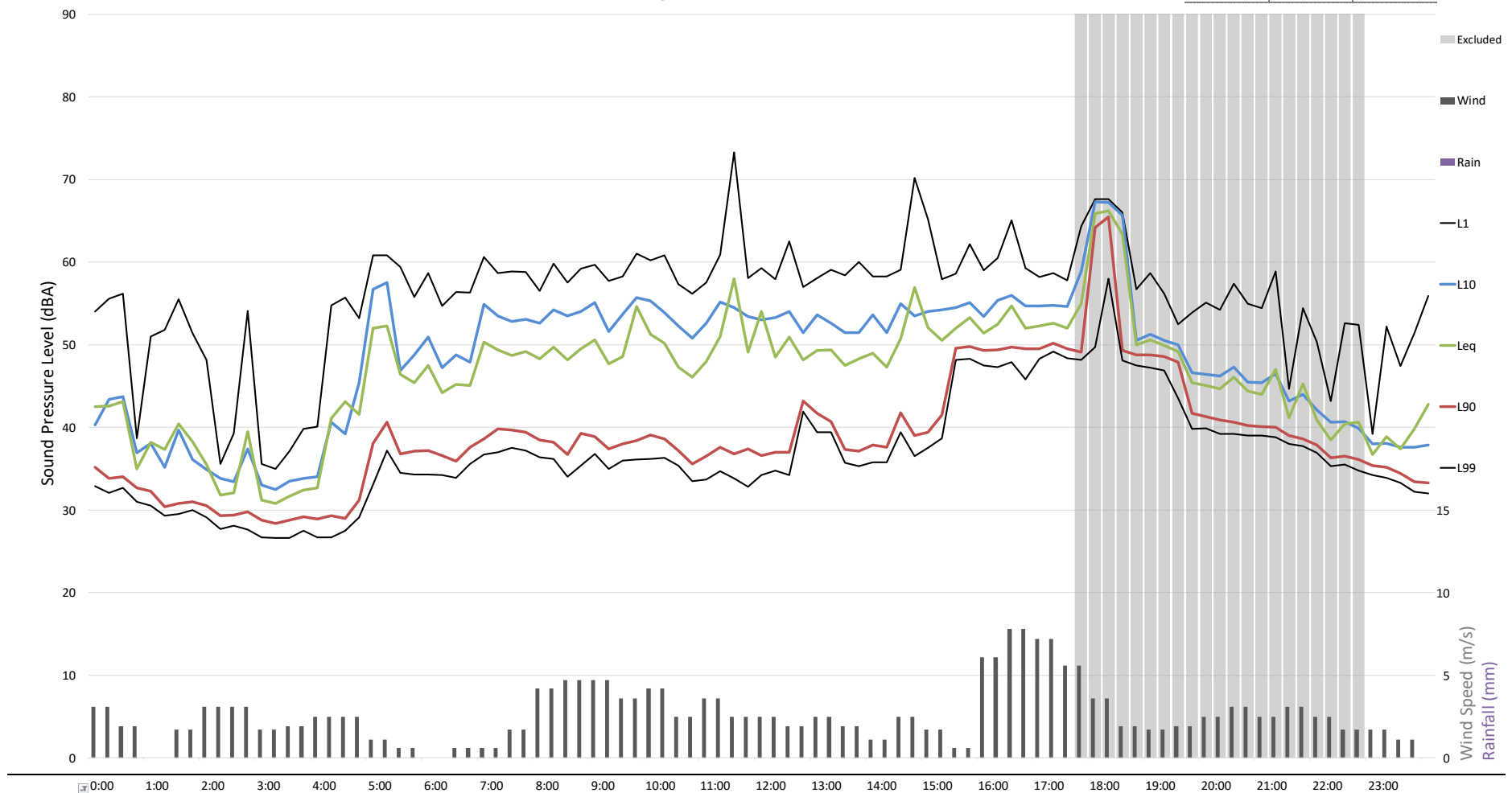
Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

BOM weather data: Richmond IDN60901

**PKA Acoustic Consulting**

22/09/2019 Sunday  
Existing Ambient Noise Levels (dBA)

	Daytime	Evening	Nighttime
	08:00 - 18:00	18:00 - 22:00	22:00 - 08:00
	Measured Corrected	Measured Corrected	Measured Corrected
L <sub>Aeq</sub> dB	51.7 51.5	46.9	51.1 51.5
L <sub>A90</sub> dB	36.8 36.8	39.5	28.3 28.3



## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

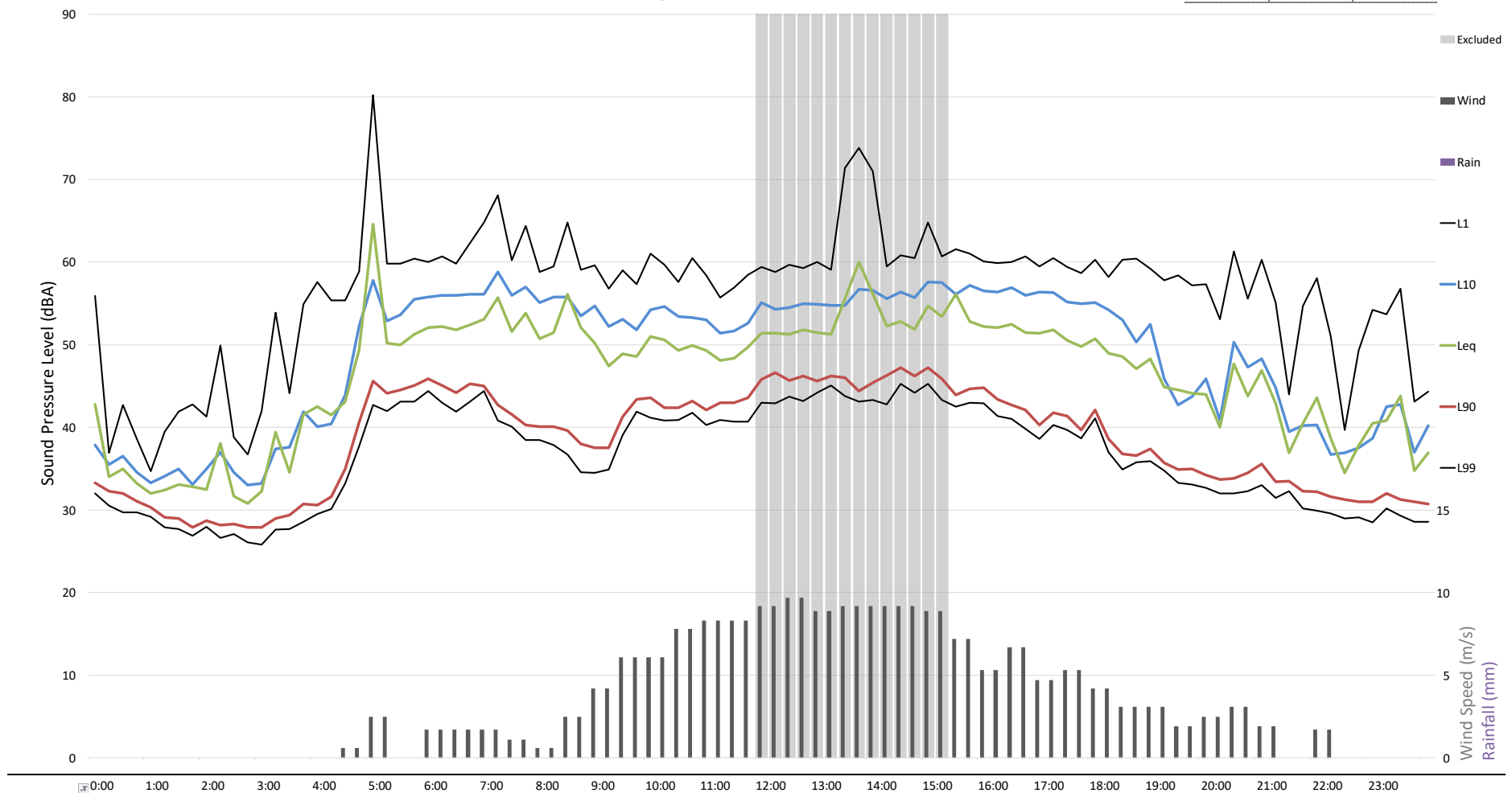
Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

BOM weather data: Richmond IDN60901

**PKA Acoustic Consulting**

23/09/2019 Monday  
Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	52.7	51.8	46.3	46.3	50.3	50.3
L <sub>A90</sub> dB	39.8	39.4	33.5	33.5	28.9	28.9



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## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

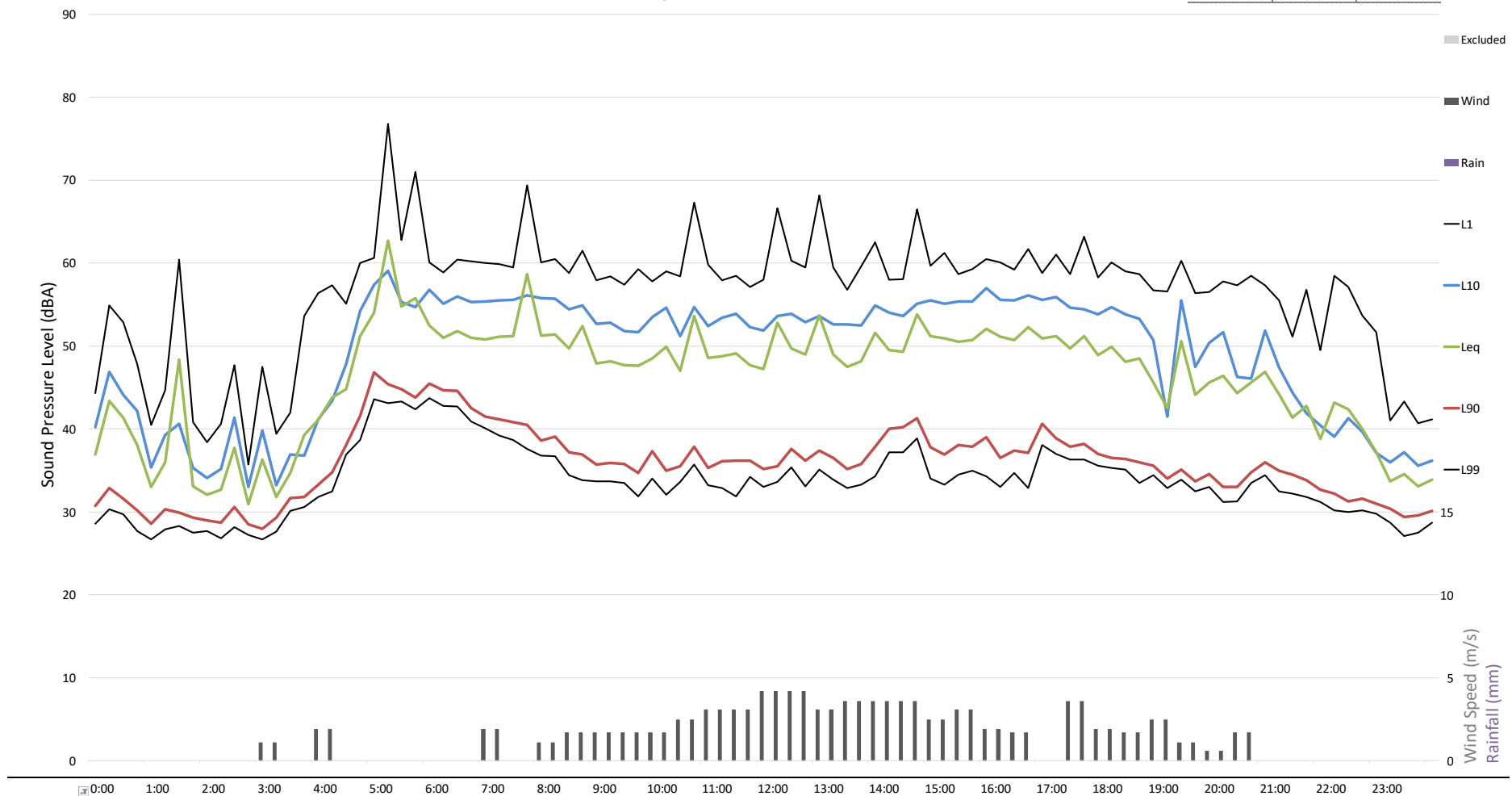
Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

BOM weather data: Richmond IDN60901

24/09/2019 Tuesday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	51.0	51.0	46.7	46.7	47.9	47.9
L <sub>A90</sub> dB	35.4	35.4	33.4	33.4	27.7	27.7



## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

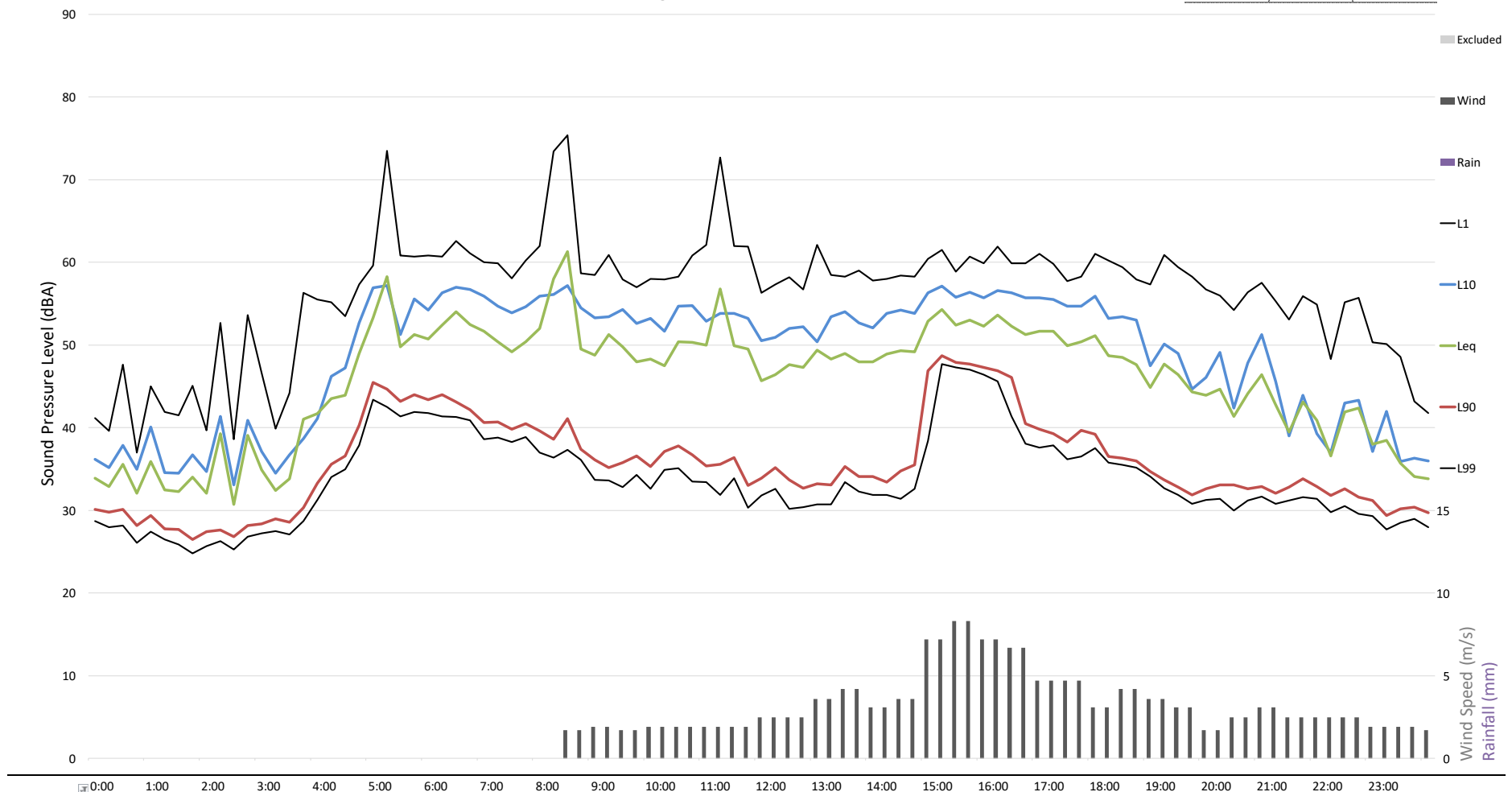
Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

BOM weather data: Richmond IDN60901

25/09/2019 Wednesday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L <sub>Aeq</sub> dB	52.0	52.0	46.3	46.3	46.3	46.3
L <sub>A90</sub> dB	33.5	33.5	32.4	32.4	27.0	27.0



## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

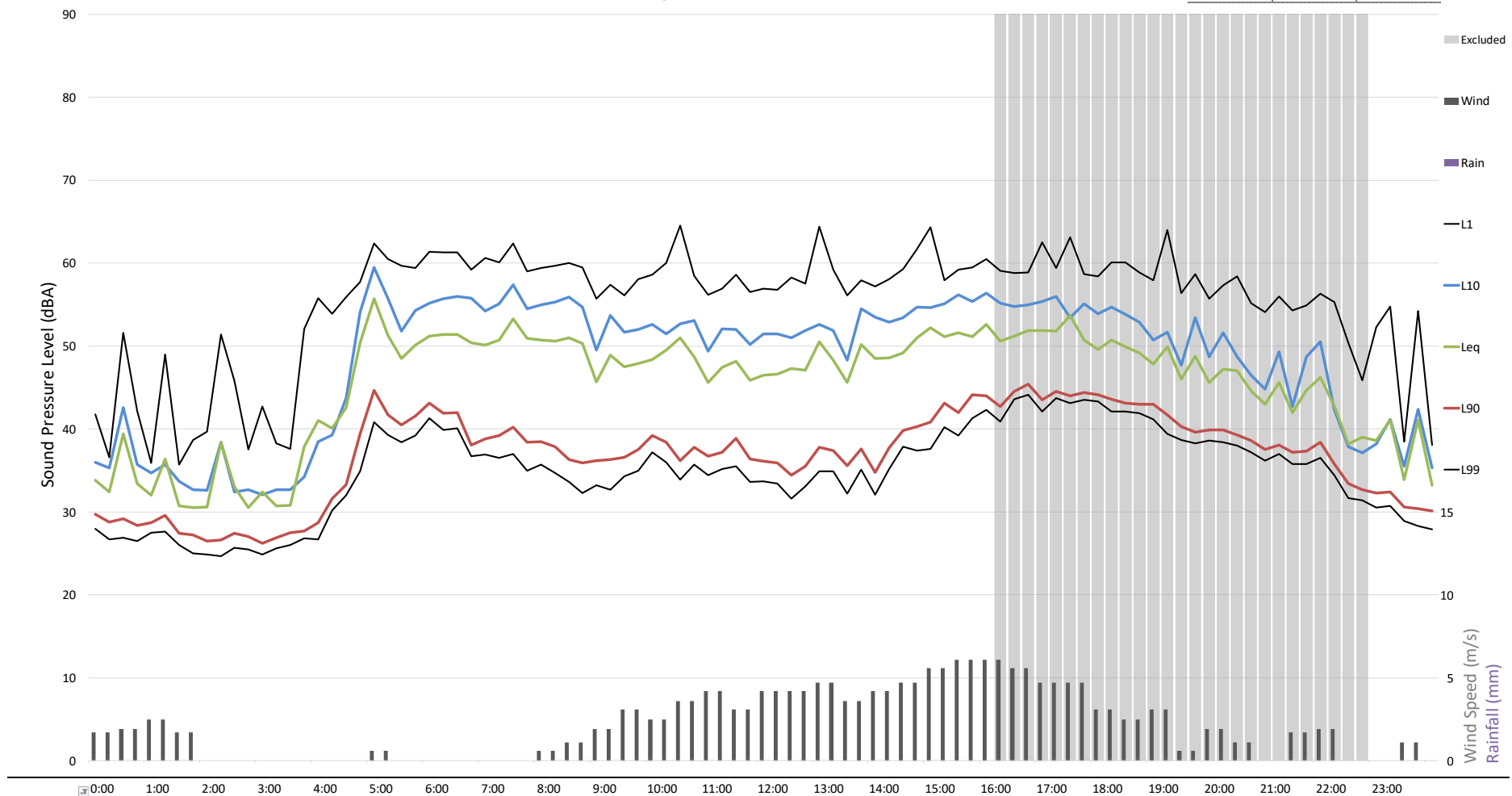
BOM weather data: Richmond IDN60901

26/09/2019 Thursday  
Existing Ambient Noise Levels (dBA)

## PKA Acoustic Consulting

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB	50.1 49.7	47.7	46.0 46.3
L <sub>A90</sub> dB	35.9 35.8	37.4	27.1 27.0



## 11614 Old Pitt Town Road (95), Pitt Town

Project Address: 95 Old Pitt Town Road, Pitt Town

Logger Location: At the boundary facing Old Pitt Town Road measuring ambient noise

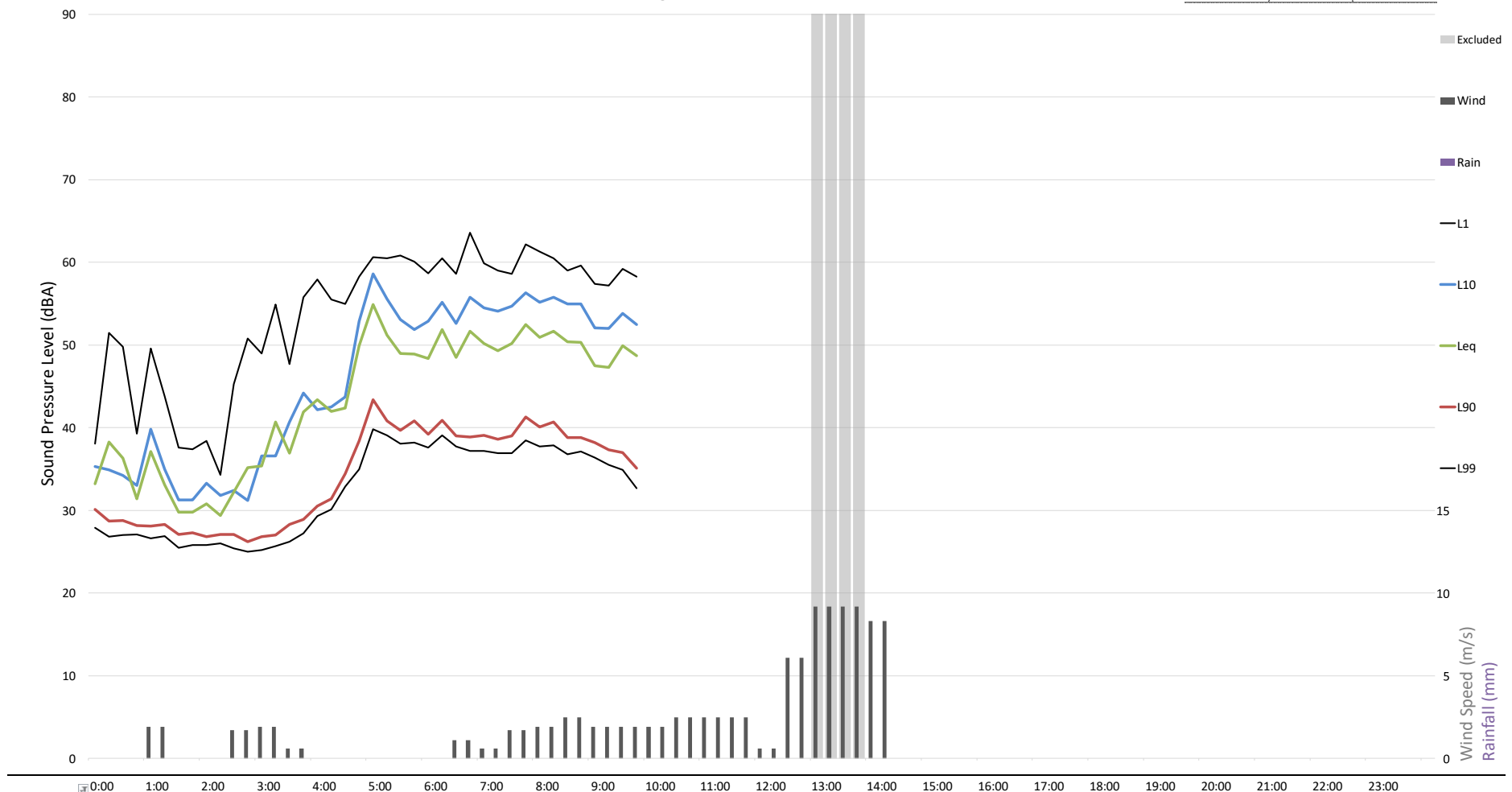
BOM weather data: Richmond IDN60901

**PKA Acoustic Consulting**

Daytime	Evening	Nighttime
07:00 - 18:00	18:00 - 22:00	22:00 - 07:00
Measured Corrected	Measured Corrected	Measured Corrected

L <sub>Aeq</sub> dB		
L <sub>A90</sub> dB		

27/09/2019 Friday  
Existing Ambient Noise Levels (dBA)



Sri Mandir

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REF: 4812WW  
VERSION [1.0]  
OCTOBER 8, 2021



## SOIL AND SITE ASSESSMENT FOR ONSITE WASTEWATER DISPOSAL

95 OLD PITT TOWN ROAD, PITT TOWN, NSW

LGA: Hawkesbury

Lot 12 DP 608508

CLIENT: Sri Mandir

HARRIS ENVIRONMENTAL CONSULTING





## VERSION CONTROL

Title	Soil and Site Assessment for Onsite Wastewater Disposal			
Site address	95 Old Pitt Town Road, Pitt Town, NSW			
Description	Proposed place of worship & caretakers residence			
Created By	Pichamon Sarakan B.Env Engineering (UOW)			
Date Created	8/10/2021			
Version Number	Modified By	Modifications Made	Date Modified	Status
[1.0]	P.S.	Issue for client review	8/10/2021	Complete

### Limitations

The findings and recommendations in this report are based on the objectives and scope of work outlined above. Harris Environmental Consulting performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. The report and conclusions are based on the information obtained at the time of the assessment. Changes to the site conditions may occur subsequent to the investigation described herein, through natural processes or through the intentional or accidental addition of contaminants, and these conditions may change with space and time. The results of this assessment are based upon site assessment conducted by HEC personnel and information provided by the client and site management. All conclusions regarding the property are the professional opinions of the HEC personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, HEC assumes no responsibility or liability for errors in any data obtained from regulatory agencies, information from sources outside of HEC, or developments resulting from situations outside the scope of this project.

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## 1. ASSESSMENT CRITERIA

This Site and Soil Assessment for On-site Wastewater Management was prepared by Harris Environmental Consulting at the request of Sri Mandir. It relates to the conversion of the existing shed to be used as a Place of Worship, use of the existing dwelling as a caretakers residence and construction of a new driveway, parking area and amenities block on Lot 12 DP 608508 at 95 Old Pitt Town Road, Pitt Town, NSW. This report was prepared for an on-site wastewater management system to service the Place of Worship and the existing 5-bedroom residence.

Fieldwork was undertaken by Harris Environmental Consulting (HEC) on the 7<sup>th</sup> of October 2021. This plan is based on the primary investigation of the soils, topography and hydrology of the site observed on the day of inspection. Soil samples and photos of the site were taken for further analysis. This assessment was undertaken for a proposal to install an Aerated Wastewater Treatment System (AWTS) for wastewater treatment and soil absorption bed for treated wastewater disposal for the proposed Place of Worship and the existing 5-bedroom residence.

Harris Environmental Consulting prepared this Soil and Site Assessment for On-Site Wastewater Management in accordance with:


- Hawkesbury City Council Development Control Plan;
- Environment and Health Protection Guidelines (1998) On-site Sewage Management for Single Households (Department of Local Government);
- Local Government Act 1993;
- AS/NZ 1547:2012 On-site wastewater management (Standards Australia, 2012); and
- AS/NZS 3500 Plumbing and Drainage 2018 (Standards Australia, 2012).

**FIGURE 1 LOCATION OF THE SITE**



Source: SixMaps

## 2. SITE INFORMATION

Client:	Sri Mandir
Size of property:	2 ha
Site address:	95 Old Pitt Town Road, Pitt Town, NSW
Legal title:	Lot 12 DP 608508
Local Government:	Hawkesbury Council
Water supply:	Tank
Proposed wastewater treatment:	AWTS
Proposed wastewater disposal:	Soil absorption bed
Date site assessed:	October 7, 2021
Date report prepared:	October 8, 2021
Report prepared by	Pichamon Sarakan B.Env Engineering (UOW)
Site assessor:	 Msc Env Science (UOW), Grad dip Nat Res (UNE), BscAppSc, Agriculture (HAC) <b>Sean Harris</b>

## 3. WASTEWATER DESIGN

The place of worship will be limited to a total of 76 worshippers including one monk that will reside at the site. There will not be banqueting or a kitchen available. Wastewater will be generated from the use of toilets and sinks. Wastewater use is estimated to be 10L/d in accordance with AS/NZ1547 2012, see Appendix II.

The maximum number of people is expected on Sunday only. There will be 2 sessions of hours of operation per day:

- Monday to Friday – 7:00-10:00am and 17:00-20:00
- Saturday and Sunday – 7:00-12:00 and 17:00 – 21:00

**TABLE 1 DESIGN WASTEWATER LOAD**

Wastewater design load and daily wastewater:	Domestic wastewater	
	No. of bedrooms in the existing residence as per SCA (2019)	5 bedrooms 900L/d
	Commercial wastewater	
	Number of worshippers	75 people
	Wastewater load	75pp x 10L/day = 750L/day
	<b>Total design load in one treatment system</b>	<b>1650L/day</b>

#### 4. SITE ASSESSMENT

Climate - rainfall	Box Hill (Mccall Gardens) Rainfall Station (median annual 722mm)
Climate - evaporation	Badgerys Creek (median 1557mm)
Flood potential	Proposed wastewater treatment system is above 1 in 100 year flood level; minor limitation. Proposed wastewater disposal area above 1 in 20 year flood level; minor limitation.
Frost potential	The site is not known to be subject to severe frosts, minor limitation
Exposure	Northern aspect; minor limitation
Slope	3-4% slope; minor limitation for soil absorption beds
Landform	Lower slope, minor limitation
Run-on	Minor upslope catchment and stormwater run-on
Erosion potential	Minor erosion potential
Site drainage	Well drained, permeable soil profile; minor limitation
Evidence of fill	No evidence of fill; minor limitation
Domestic groundwater use	No known groundwater bores within 100m of the proposed irrigation area
Surface rock	No surface rock; minor limitation
Area available for effluent disposal	Area available for effluent disposal within designated Effluent Management Area (EMA), minor limitation

## 5. SOIL ASSESSMENT

Method:	Hand augur/crowbar/shovel		
Depth to bedrock (m):	1000mm to restrictive layer; minor limitation		
Depth to high soil watertable:	No groundwater or subsoil mottling encountered at a depth of 1000mm; minor limitation		
Coarse (%):	No coarse fragments in subsoil, minor limitation		
pH (soil/water):	pH 5.5-6; minor limitation		
Electrical conductivity:	<4dSm, minor limitation		
Salinity hazard:	Moderate salinity; moderate limitation		
Domestic groundwater use:	The Department of Primary Industries Office of Water search of groundwater bores found there are <b>no known groundwater bores</b> within 100m of the proposed effluent management area		
Geological unit:	Sedimentary rocks (undifferentiated consolidated Cenozoic sedimentary rocks; sandstone, limestone, conglomerate, siltstone, duricrust; commonly ferruginised or silicified; may be poorly consolidated, highly weathered, and dissected by present day drainage).		
Soil landscape:	Lucas Heights soil landscape CSIRO classification - Yellow duplex		
Surface rock:	No surface rock in proposed effluent management area		
Bulk density:	Well drained soil profile; minor limitation		
Soil profile, from two similar soil profiles in EMA:	Layer 1		DIR
	Texture	Sandy loam	NA
	Colour	Light grey	NA
	Depth	0-100mm	
	Structure	Weakly structured (hard settling)	
	Coarse frag.	NA	
	Layer 2		DIR
	Texture	Fine sandy loam	NA
	Colour	Grey	*40mm/day
	Depth	100-1000mm	
	Structure	Weakly structured	
	Coarse frag.	NA	

\*The DLR of sandy loam, weakly structured receiving secondary treated effluent is 50mm/day. However, a DLR of 40mm/day is used as a conservative rate.



## 6. SUMMARY OF SOIL AND SITE CONSTRAINTS

There are no major soil or site constraints that would prevent the installation of an Aerated Wastewater Treatment System (AWTS) for wastewater treatment and soil absorption bed for treated wastewater disposal for the proposed Place of Worship and the existing 5-bedroom residence.

The proposed soil absorption bed will be installed to the south of the existing dwelling. It is in a location that is compliant with the buffers and setback distances required by Hawkesbury Council, this includes locating the proposed effluent disposal area more than 40m from drainage depressions, 12m upslope of property boundaries and 6m downslope of property boundaries, 6m upslope of buildings/driveways/walkways and 3m downslope of buildings/driveways/walkways.

As per AS/NZS 1547:2012 for onsite effluent disposal, a 100% reserve effluent disposal area is required and has been designated as land to be set aside for future effluent disposal onsite.

The sandy loam soil profile has ideal permeability and nutrient absorption properties for this method of wastewater treatment and disposal on site. This assessment assumes the proposed irrigation area will be fully grassed and the lawns managed, with clippings removed after mowing.

Photo 1 On-site soil assessment





Photo 1 Looking north towards the proposed soil absorption bed and existing dwelling



Photo 3 Looking north towards the proposed soil absorption bed and existing dwelling



## 7. PROPOSED METHOD OF WASTEWATER TREATMENT

### 7.1 LOCATION OF AWTS

The AWTS should have minimum capacity to treat **1650L/d. However, a larger system with capacity to treat 2500L/d is recommended to provide capacity for future growth.**

Council will require the domestic AWTS manufacturer's specifications of the Sewage Management Facility. (Information on proposed AWTS can be obtained from the manufacturer or NSW Health Register of Accredited Sewage Management Systems at [http://www.health.nsw.gov.au/publichealth/environment/water/waste\\_water.asp](http://www.health.nsw.gov.au/publichealth/environment/water/waste_water.asp)).

The AWTS manufacturer will provide the necessary plans and specifications including NSW Health Accreditation, tank dimensions and capacity, operation and maintenance details, plus Licensed Plumber's name, address, phone number and license number.

The AWTS will be installed and maintained in accordance with Section 5 of the guidelines 'On-site Sewage Management for Single Households' (Department of Local Government, 1998) and AS/NZS 1547-2012 'On-site Domestic Wastewater Management' (Standards Australia, 2012);

Upon approval from **Hawkesbury City Council**, the owner is to enter into a servicing contract with an approved servicing agent for the life of the system. Copies of the written service reports should be lodged with **Hawkesbury City Council** following each quarterly service

The location of the AWTS is shown on the Site Plan. **The location of the AWTS should be decided by the licensed plumber in consultation with the property owner.** The AWTS must be positioned on a stable, level base and be downslope of the building so there is sufficient fall from drainage outlets in the dwelling. The location of AWTS shown on the Site Plan was selected because:

- it is downslope of the buildings from where wastewater is generated;
- at least 2.5m away from the building
- at least 6m downslope from any in ground water storage tanks.

AWTS installation must comply with the manufacturer's recommendations, AS/NZS 3500.2:2015 Plumbing and Drainage Part 2 Sanitary Plumbing and Drainage' and Council requirements.

### 7.2 PIPES

The sewer pipes between the plumbing amenities, treatment system and effluent disposal area must conform with 'AS/NZS 3500(Set):2018 Plumbing and Drainage Set' specifying the nominal pipe sizes and respective minimum grades. Table 2 contains these specifications.

In addition, where a sewer carrying untreated wastewater to a treatment system is longer than 60 metres, the minimum grade should be doubled, and inspection ports should be installed at least every 30 metres or at an angle or change of grade.

The sewer pipes between the plumbing amenities, AWTS and effluent disposal area must be buried at a depth that provides protection against mechanical damage or deformation, in accordance with 'AS/NZS 3500(Set):2018 Plumbing and Drainage Set'. Table 3 shows the minimum pipe depth for trafficable areas.

**TABLE 2 MINIMUM PIPE DIAMETER AND GRADE CALCULATIONS**

Nominal pipe size (DN)	Minimum grade %	Minimum grade ratio
65	2.5	1:40
80	1.65	1:60
100	1.65*	1:60
125	1.25	1:80
150	1.00	1:100

\* Except for drains from septic tanks, sewage treatment plants and unvented discharge pipes from tundishes, which may have a minimum grade of 1%, Source: 'AS/NZS 3500.2:2018 Plumbing and drainage Part 2 Sanitary plumbing and drainage' Table 3.4.1. NB: pipe grades are expressed as a percentage of vertical to horizontal distances.

**TABLE 3 MINIMUM PIPE DEPTH FOR TRAFFICABLE AREAS**

Location	Minimum depth of cover (mm) for all materials other than cast iron
Where subject to vehicular traffic	500
Elsewhere	300

Source: 'AS/NZS 3500 (Parts 0-4):2018 Plumbing and drainage Set'. Table 3.7.2 Minimum Cover for Buried Pipes'

### 7.3 DECOMMISSIONING EXISTING TREATMENT TANK

The existing treatment system will need to be decommissioned in accordance with Council requirements. This is likely to require the contents of the tank to be removed by a pump out tanker. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents. The tank is to be disinfected by spreading hydrated lime over all exposed surfaces. Several holes should be punched into the bottom of the tank. The lid and those parts of the walls above the ground should be demolished and collapsed into the tank and the tank filled with clean soil.



## 8. SIZING EFFLUENT DISPOSAL AREA

Soil absorption bed will be used for wastewater disposal. The wastewater disposal area needs to be sized to receive a wastewater flow of **1650L/d**. The soil absorption bed can be constructed within the range of widths and depths shown in Table 4 (ASNZ1547, 2012). The bed can be no deeper than 600mm and no wider than 4m. For this site, the proposed base of the bed is 450mm below the ground surface (300mm aggregate and 150mm topsoil).

**TABLE 4 DIMENSIONS FOR CONSTRUCTING SOIL ABSORPTION BED**

	Typical dimensions (mm)	Maximum (mm)	Minimum (mm)
Width	1000-4000	4000	1000
Depth of aggregate	300-600	600	300
Depth of topsoil	100-150	150	100
Spacing between adjacent beds	-	NA	1000
Source: AS/NZS 1547:2012 <i>On-site domestic wastewater management</i>			

The size of the soil absorption bed is calculated using the formulae in AS/NZ 1547(2012). It is based on design flow rate, design width and Design Loading Rate (DLR), which is the amount of effluent that, over the long-term, be applied each day per area of an infiltrative surface without failure of the infiltrative surface. ASNZ1547(2012) recommends a DLR of 50mm/day for weakly structured, sandy loam subsoils, receiving secondary treated effluent. However, a DLR of 40mm/day is used as a conservative rate.

The AS/NZ1547(2012) method for calculating bed size is as follows:

$$L = \frac{Q}{DLR \times W}$$

Where

L	=	Length in m
Q	=	Design daily flow in L/day ( <b>1650L/day</b> )
W	=	Width in m
DLR	=	Design Loading Rate in mm/d ( <b>40mm/d</b> )

Based on the above formulae and assumptions described in this report, the soil absorption bed must be **41.25m<sup>2</sup>**. The site is suitable for one x 20m long x 2.1m wide bed.

A **100% reserve soil absorption bed** is required in accordance with ASNZ1547(2012). The reserve soil absorption bed is to be 41.25m<sup>2</sup>. It is recommended that the reserve beds are installed so the wastewater can be alternated between the beds to allow the beds to be rested.

## 9. COMPLETION OF WORKS

The last stage of this process involves submitting an Installation Certificate provided by the installer. This is to certify that the systems have been installed according to the System Design. A copy of the installation certificate must be provided to the council and the system designer. A council certifier will make a final inspection before the system is approved for use.

The treatment and application systems must be installed by a contractor(s) licensed by NSW Fair Trading. That could be a licensed plumper or a licensed irrigation contractor (or both), each with at least three years' experience in effluent disposal.

## 10. SUMMARY

The purpose of this assessment is to assess whether on-site wastewater management can be undertaken on the subject lot to achieve the relevant assessment criteria. This assessment finds that on-site wastewater management can be undertaken for the development to meet and exceed the relevant assessment criteria.

Following the soil and site assessment, this assessment recommends the following:

- Decommission the existing treatment system for the existing dwelling;
- Installation of an Aerated Wastewater Treatment System (AWTS) with a suitable capacity to treat at least 1650L of wastewater per day. An AWTS with capacity to treat 2500L/d is recommended to provide capacity for future growth.
- Installation of a 41.25m<sup>2</sup> soil absorption bed, installed as one x 2.1m x 20m bed as described in the Appendix and shown on the Site Plan; and
- Reservation of a 41.25m<sup>2</sup> of land as reserve soil absorption bed as shown on the Site Plan. This report recommends that the reserve beds are installed to allow the beds to be rested.

## 11. REFERENCES

Department of Local Government (1998) *On-site Sewage Management for Single Households*. NSW Government.

Standards Australia (2012) Australian/New Zealand Standard 1547:2012 *On-site domestic wastewater management*. Standards Australia.

NSW Health Septic Tank Accreditation Guidelines (2001).

Hazelton, P.A and Murphy, B.W ed. (1992) *What Do All the Numbers Mean? A Guide for the Interpretation of Soil Test Results*. Department of Conservation and Land Management (incorporating the Soil Conservation Service of NSW), Sydney.

## **APPENDIX I CONSTRUCTION OF SOIL ABSORPTION BEDS**

### **Step 1 Site Preparation**

Obtain a copy of the council approved plans and conditions of consent. Accurately locate beds as shown on the site plans and according to the specified and approved design and/or any covenant. Check the location of all constructed beds against the approved site plans. If there is any change in their position from the site plans, a Section 96 application (from the *Environmental Planning and Assessment Act 1979*) must be made to the council to alter their position.

### **Step 2 Positioning**

Build the bed along the contours and use laser levelling to ensure that the base is exactly level. If this does not happen, distribution will not be even and one part of the bed will be more heavily loaded. This could cause the most heavily loaded part of the bed to fail prematurely, with further creeping failure as the effluent is forced to more distant parts of the bed.

### **Step 3 Timing**

Build beds during fine weather. If it rains before beds are completed, they should be covered to protect them from rain damage. Once dug, complete the bed promptly to avoid foreign material being washed into the open bed.

### **Step 4 Excavation**

Carefully excavate the base of any bed and level it with a dumpy or laser level. The bed must be level along and across the line of the bed. If there is a slope across the base of the bed, the effluent will drain to and preferentially load the downslope side of the bed, which may then fail or overflow.

Where beds are dug along the contour on sloping ground by an excavator that does not have a pivoting bucket, the base of the bed will probably be cut parallel to the ground surface. In this case, the base of the bed will have a fall towards the downslope side. The bed should be further hand dug to level the base and stop excessive effluent accumulating against the downslope wall of the bed.

### **Step 5 Construction**

The pipe work that distributes effluent into each bed shall include a tap/valve to enable flows to be managed between beds so individual beds can be rested off-line. A brief resting phase is needed to break down the microbial biomass that develops around the bed that can eventually lead to its failure.

The effluent will be distributed in the bed using a 100mm PVC pipe laid level onto a 200mm depth of 20-40mm aggregate.

The pipe will be drilled out with 10mm deburred holes every 30cm, and 20 degrees off the bottom of the pipe. Seep holes of 5mm should be sited at 2m intervals along the bottom of the pipe.

Once laid, the pipe has a 50mm cover of aggregate. Total aggregate depth is 300mm. The end of each length of pipe will have a capped riser to allow flushing of the distribution pipe.

A capped inspection port to be inserted on downhill side of the trench, using 50mm PVC pipe, slotted entire depth of gravel bed.

Cover gravel with geotextile to prevent topsoil mixing with gravel bed.

Ensure that the sides of beds are not damaged or caused to collapse when the beds are filled with gravel or sand.

Bed can be filled with gravel (typically 20-40 millimetres), but it should not be compacted. Appropriate consideration should be given to bed storage capacity where beds are filled with material other than gravel.

Test the beds with clean water before filling with gravel to ensure effective and even distribution of effluent.

Apply 150 to 200 millimetres of topsoil to the top of the bed and leave it slightly mounded above ground level to allow it to settle and to encourage incident rainfall to be shed away from the top of the bed.

The top of the absorption bed area should be turfed or grass planted to establish vegetation cover promptly after construction. This ensures the best uptake of effluent by evapotranspiration. Ensure that larger deep-rooting plants are not planted close to bed to reduce the chance of root intrusion and clogging of the beds.

A stormwater diversion berm/ drain should be built on sloping sites upslope of the absorption beds.

## **Step 6 Dosing**

Bed is to be pressure-dosed from the AWTS.

Run-on stormwater is to be diverted around bed means of a berm or diversion drain.



## APPENDIX II WASTEWATER FLOW DESIGN ALLOWANCES (AS/NZ1547 2012)

**TABLE H4**  
**TYPICAL DOMESTIC WASTEWATER DESIGN FLOW ALLOWANCES**  
**– DOMESTIC WASTEWATER FROM COMMERCIAL PREMISES – NEW ZEALAND**

Source	Typical wastewater design flows (L/person/day)	
	On-site roof water tank supply	Reticulated community or a bore-water supply
Motels/hotels		
– guests, resident staff		220
– non-resident staff		30
– reception rooms		20 – 30
– bar trade (per customer)		20
– restaurant (per diner)		25 – 30
Tearooms/lunch bars (per customer)		
– without restroom facilities	10	15
– with restroom facilities	15	25
Community halls		
– banqueting	20	30
– meetings	10	15
School (pupils plus staff)		15 – 30
Rural factories, shopping centres	30	50
Camping grounds		
– fully serviced	100	130
– recreation areas	50	65
NOTE: These flows should be used for design purposes unless past experience demonstrates lower actual flows. Design flows should be based on the maximum figure in the range unless justification for lower values can be provided by way of actual water use data. Although guidance is provided for flow allowances for non-household activities, this Standard does not provide specific requirements for commercial loads, for example in commercial kitchens and laundries (see 1.9 definition of domestic wastewater).		

### APPENDIX III GENERAL RECOMMENDATIONS FOR WATER USE

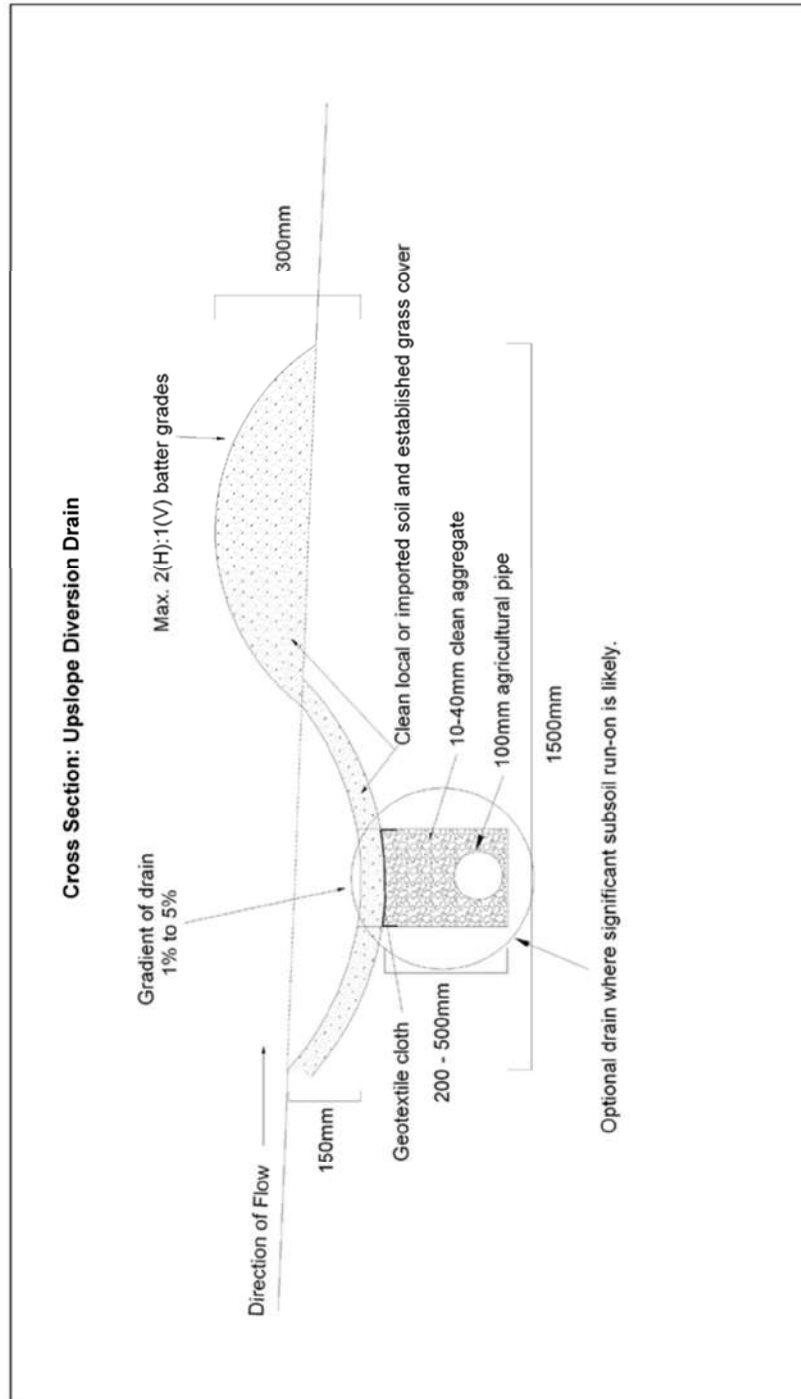
Chemical cleaning compounds and other chemicals that enter the treatment system should be low in phosphate non-antibacterial. Detergents low in phosphorus and sodium should be used to reduce salt and nutrient loadings.

Water conservation can reduce the volume of wastewater that needs to be treated and discharged on site. Water reduction fixtures will also be required to conform to BASIX, which requires a 40% reduction below average rates of water consumption. The following AAA-rated would help achieve this:

- Dual flush toilets (6/3L)
- Aerator taps
- Shower heads that limit flow to no more than 6L/minute
- Dishwashers that use no more than 18 litres per wash cycle
- Washing machines that use no more than 22 litres per dry kg of clothes

APPENDIX IV STANDARD DRAWING 9A - UPSLOPE DIVERSION DRAIN

Design and Installation of On-site Wastewater Systems



**Standard Drawing 9A - Upslope Diversion Drain**  
(not to scale)

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**APPENDIX V REQUIRED BUFFERS**

<b>SYSTEM</b>	<b>BUFFER DISTANCES</b>
All Onsite Sewage Management Systems	<ul style="list-style-type: none"> <li>• 100 metres to domestic groundwater well</li> <li>• 100 metres to permanent surface waters (e.g. rivers, creeks, streams, lakes etc.)</li> <li>• 150m to SCA named rivers</li> <li>• 40 metres to other waters (e.g. dams, intermittent water courses, overland flow paths and swales etc.)</li> <li>• 15metres from in-ground water tank</li> <li>• 1 metre from the drip line of native trees and shrubs</li> </ul>
Surface spray irrigation	<ul style="list-style-type: none"> <li>• 6 metres if area up-slope and 3 metres if area down-slope of buildings, driveways and property boundaries</li> <li>• 15m to dwellings</li> <li>• 3m to paths and walkways</li> <li>• 6m to swimming pools</li> </ul>
Subsurface irrigation	<ul style="list-style-type: none"> <li>• 6 metres if area up-slope and 3 metres if area down-slope of buildings, driveways and property boundaries</li> </ul>
<b>Absorption system</b>	<ul style="list-style-type: none"> <li>• 12m if area up-slope and 6m if area down-slope of property boundary</li> <li>• 6 metres if area up-slope and 3 metres if area down-slope of buildings, driveways and property boundaries</li> </ul>



SITE PLAN: KEY

- PROPERTY BOUNDARY
- 25MM (ID) POLY PIPE
- 100MM PVC PIPE
- PROPOSED PLACE OF WORSHIP
- PROPOSED SOIL ABSORPTION BED
- PROPOSED AMENITIES BLOCK
- PROPOSED EMERGENCY MEETING AREA
- PROPOSED RESERVE SOIL ABSORPTION BED
- EXISTING DWELLING
- PROPOSED ACCESS AND PARKING AREA
- CONCEPTUAL PROPOSED AWTs LOCATION



Issue:					North 	Client  <b>SRI MANDIR</b>	 Harris Environmental Consulting Stormwater	Project <b>PROPOSED PLACE OF WORSHIP</b>  LOT 12 DP 608508 95 OLD PITT TOWN ROAD, PITT TOWN, NSW LGA: HAWKESBURY	Drawing Title: <b>ON-SITE WASTEWATER MANAGEMENT SHEET 1</b>			
A	HEC Standard Drawing	8/10/21	PS	SH					Drawn: PS	Date: 8/10/21	Scale: 1:800	Q.A. Check: Date: 8/10/21
									Designed: PS	Our reference: 4812ww	Dwg. No. #1	Issue: A
Document Set ID: 7857												





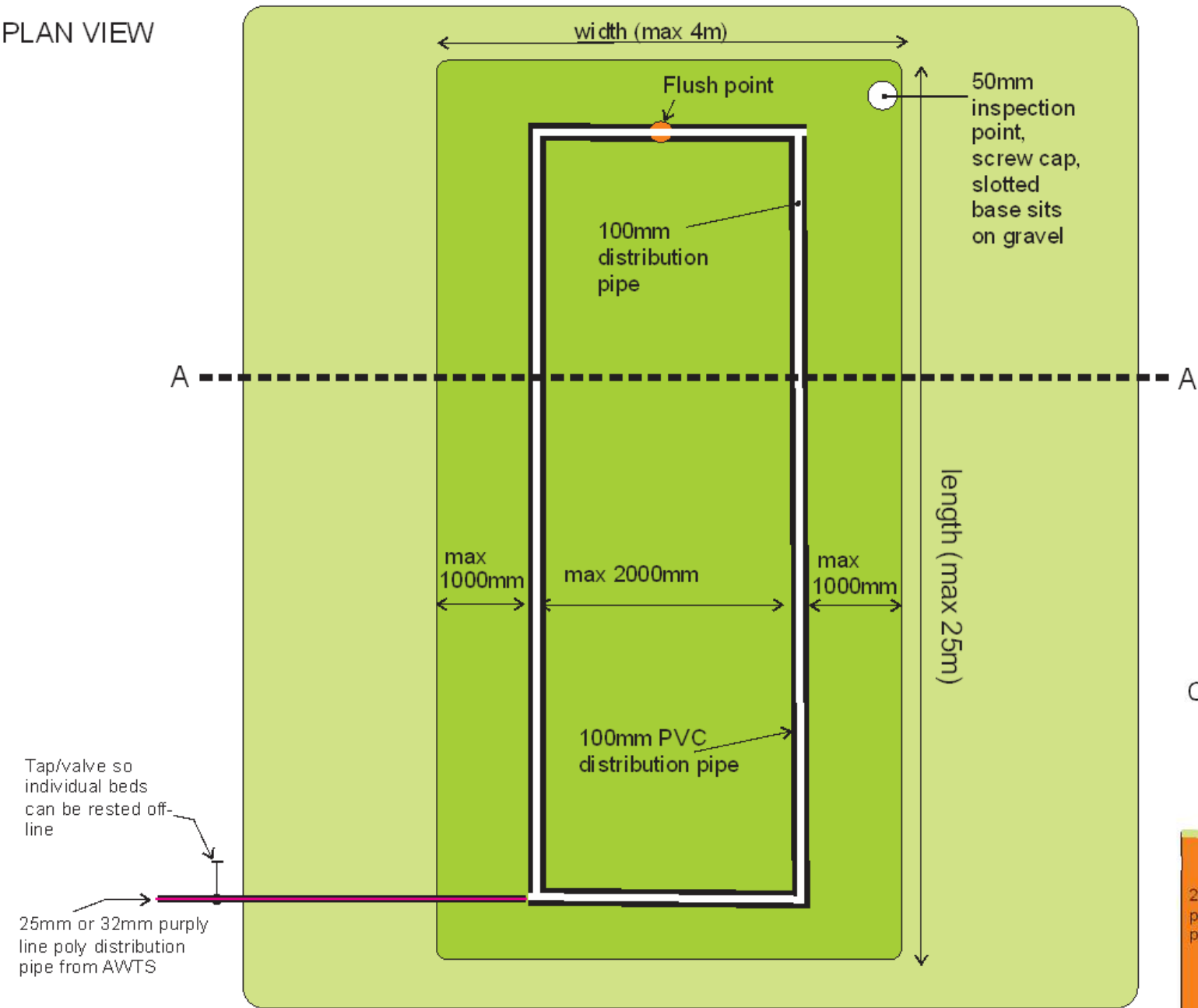
SITE PLAN: KEY

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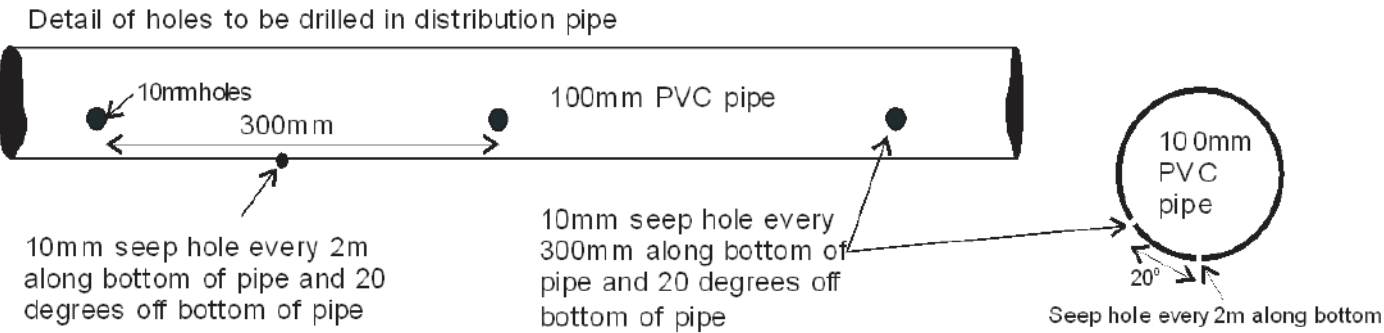


DESIGN AND CONSTRUCTION

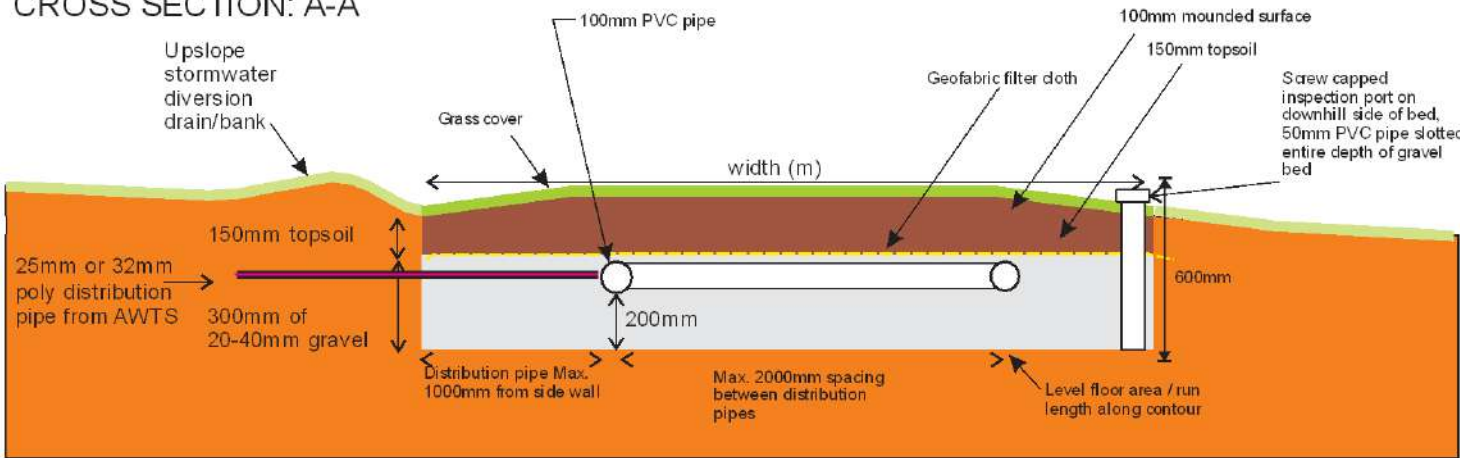
PLAN VIEW



DISTRIBUTION PIPE



CROSS SECTION: A-A



**From:** Vince Rayfield  
**Sent:** Wed, 19 Jan 2022 06:39:20 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21  
**Attachments:** Letter of Objection to HCC re DA 034221 .pdf

Kind regards

*Vince Rayfield*

Secretary






# Pitt Town Progress Association Inc.

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President: Peter Ryan  
Vice President: Steve Brown  
Secretary: Vince Rayfield  
Treasurer: Pamela Isaac



16<sup>th</sup> January 2022

Ms Elizabeth Richardson, General Manager  
Hawkesbury City Council  
PO Box 146 WINDSOR NSW 2756

**Re: DA 0342/21 for Place of Worship at 95 Old Pitt Town Road, Pitt Town**

Dear Ms Richardson,

The above DA and its predecessor have been the subject of discussion at several meetings of the Pitt Town Progress Association. There is significant concern within the community about the proposed development and a formal motion was proposed that the Association write to you on behalf of the membership. The motion was duly seconded and put to a vote of members where it received over 98% support.

The Motion is as follows:

That the Progress Association lodge a formal objection on behalf of the Pitt Town community to the proposed development on the following bases:

- Members consider that the proposed development is not in keeping with the existing semi-rural residential environment.
- Hawkesbury Council's own Vision and Mission Statement, includes the creating of "A community in which the area's character is preserved".
- Old Pitt Town Road is the flood evacuation route for Pitt Town and is the only access in and out of the town even during moderate river flood events, and during local stormwater flood events. Old Pitt Town Road is currently the subject of a community claim for an urgent and significant upgrade. The increased traffic associated with the proposed development will exacerbate the already poor condition of Old Pitt Town Road
- The hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.
- Members have concerns about the noise associated with proposed activities and do not believe that these activities will be limited to those stated in the DA.
- There is no access of public transport to service the proposed development.
- Residents adjacent to the proposed facility are concerned about effluent disposal, as the property will not be connected to sewage.
- Neighbouring properties may be affected by head lights of vehicles entering and leaving property at night.

# Pitt Town Progress Association Inc.

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- A shortage of parking on site would force overflow vehicles onto roadway for parking causing significant public safety issues.
- Old Pitt Town Road is a load limited road to 4 tonnes, the DA site is reliant on rain water as it is not connected to town water; an insufficient water catchment on site may require multiple deliveries for water trucks leaving the already damaged road in more disrepair.
- Members are concerned that patronage numbers will exceed estimates indicated by applicant.
- There is potential for use of the facility not authorized in RU4 zoning.
- The applicant previously submitted DA for larger Place of Worship with increased patronage numbers. Is this “the thin edge of the wedge”?

Please accept this letter as a formal notice of objection to the above DA on behalf of the Pitt Town Progress Association.

Yours sincerely,

*Peter Ryan*

President

Striving for better infrastructure and facilities for the Pitt Town community

**From:** [REDACTED]  
**Sent:** Mon, 17 Jan 2022 11:56:18 +1100  
**To:** Hawkesbury City Council  
**Cc:** pobi5@bigpond.com  
**Subject:** OBJECTION to DA 0342/21  
**Attachments:** OBJECTION to DA 0342.21.docx

Dear Sir/Madam,  
Please find attached my objection to DA 0342/21.  
Thanking you,  
Julie Pobihuszka

[REDACTED]  
[REDACTED]  
16 January 2022

The General Manager  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2756

**REFERENCE: DA 0342/21 for Place of Worship at 95 Old Pitt Town Road, Pitt Town**

Dear Sir/Madam,

I hereby lodge an objection to the above referenced Development Application (DA) based on the following:

- Pitt Town is a semi-rural community with a rich history dating back to the early settlement of Sydney and therefore this development is not in keeping with this environment;
- The proposed site of the development is located on the flood evacuation route of the area and the increased traffic would cause further damage to the already poorly maintained roads which are narrow, without guttering and regularly pot holed;
- The property is not connected to town sewerage, therefore there are realistic concerns of effluent disposal and the possibility of overflow into neighbouring properties;
- Impact on the neighbouring properties in many forms, such as noise, headlights entering and leaving the property, hours of operation, as well as patronage numbers;
- There is no access to public transport at this location and therefore the additional parked cars on this stretch of Old Pitt Town Road highlight safety issues for road users;
- If the DA is approved, the applicant has the ability to amend the DA and create a larger facility to accommodate higher numbers of patronage, as detailed in their previous DA submission;

- The proposed use of the facility is not in keeping with the RU4 zoning;
- The latest Census will support that the majority of the Pitt Town population is **not** of the faith proposed for this Place of Worship.

Yours sincerely,

(Mrs) Julie Pobihuszka

**From:** Office  
**Sent:** Thu, 6 Jan 2022 13:07:26 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 support

Dear General manager,

Please support the Proposed Hindu Temple @ 95 Old Pitt town Rd, Pitt Town.  
The majority of the public who remain silent are neither in support nor against.  
It's the **minority** that shouts the loudest yet they don't represent the majority.

I lived in Westmead for 20 years before coming here to Oakville. They also had a Hindu Temple built on the Great Western Hwy, Westmead.

They have a lovely culture and religion, they are respectful, quiet, and very accommodating.

As per the Facebook post in order:

Hours of operation 8 am to 9 pm is very much the same as any Church ( I am a Catholic) as we like the doors open all day.

Noise is minimal.

Usage is and will be for all residents, we are after all a multicultural country.

Public transport isn't needed

It's a flood route, so it's well suited if floods are a problem.

Effluent isn't a concern, people only stay for a minimum of time.

The Impact of lights for other properties is only at night when everyone else has them on.

**Westmead did have problems with parking** for residents, **however, this property is on 5 acres**, plenty of room to park

RU4 zoning isn't a problem a Place of Worship should be allowed everywhere.

I support all cultures, I do not support narrow-minded people with selfish views.

Warm Regards

**Peter Rawlings**



Virus-free. [www.avg.com](http://www.avg.com)

**From:** Jessica Raymont  
**Sent:** Wed, 15 Dec 2021 18:53:04 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Hi,

I'm a resident of Oakville and I wish to register my opposition to this DA.

My concerns are the extreme increase in traffic in a semi rural (quiet) neighbourhood. The roads in this area are not built or maintained to accept any increase in my opinion let alone the extreme amount of cars that will be parking on the roadside as they won't fit in the proposed car park.

Large gatherings of this nature do not fit in with aesthetic of this neighbourhood as it still maintains its charm due to not having been over developed (for now).

It would be really nice if Hawkesbury Council didn't go the way of Blacktown/Parramatta/Baulkham Hills councils and kept the Hawkesbury as a rural community.

Regards

Jessica Raymont

Get [Outlook for Android](#)

**From:** Angela Rogers  
**Sent:** Fri, 14 Jan 2022 15:54:04 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection DA0342/21

Good Afternoon,

We are writing today regarding concerns for DA0342/21 and would like our objections noted in your consideration of the application. They are as follows:

- The Pitt Town area is a semi-rural to rural area, not appropriately zoned for commercial activities.
- Residents purchased property in the area and future residents continue to purchase properties in the area because of the semi-rural to rural nature of the suburb. The addition of this facility will have significant negative impacts on traffic and noise which will in turn decrease property value and life style of residents
- When purchasing our property in Pitt Town 5 years ago we were required to ensure our property met guidelines to ensure the property was in keeping with the historic and rural nature of the area. At times this was of significant additional cost. The proposed facility is not in keeping with the historic and rural nature of the area. The same rules should apply to all facilities in the area.
- The facility will attract commercial style activities which are not in keeping with the zoning of the area, nor does the area have the infrastructure to support them
- The roads are very narrow and in poor condition with no guttering, worn edges, and multiple potholes. The landscape of the area creates multiple blindspots for drivers and there would be significant concerns for safety if people are parking on the road or increased pedestrians outside the facility.
- Given the operating hours of the facility will be 7 days per week there will be consistent increases in traffic in the area every day. This will add to the increased traffic experienced in the area due to the poor infrastructure and minimised public transport offering.
- With traffic frequenting the property 7 days a week at different times this will create significant noise pollution and impact neighbouring residents with lights from cars coming in and out and lights of the facility.
- The facility will be located on Pitt Town's flood evacuation route. With the additional traffic and operations at the facility this will damage the already damaged roads and could create additional issues in terms of delays to safely evacuate residents in the event of future floods
- The most recent census data shows no Hindu population in Pitt Town that would utilise or require the services of a Hindu temple, thus it would not service the local community.
- Historical crime statistics demonstrate crime rates increase significantly with increased visitors and non-residents
- The noise generated by the operations of the facility will have a significant impact on residents and monitoring of noise levels will be the responsibility of residents to make complaints to police. This will increase the workload of already overworked Police force in having to address complaints.
- The submission of a development application during the Christmas holiday break appears an underhanded attempt to have plans submitted and approved due to multiple residents in the area being busy with a time that is traditionally for family and rest.



- While the applicant has specified a lower number of patrons using their facility in this DA, they have previously submitted a DA for a larger patronage and have previously advertised to patrons of their existing facilities that their new facility will cater for large groups.

Thank you for your consideration of our concerns

Angela & Gary Rogers



**From:** Dave Rorison  
**Sent:** Sat, 8 Jan 2022 18:51:31 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 - Objection to proposed development

Dear Sir / Madam,

Regarding the proposed development application DA0342/21, I wish to lodge my objection, based on the reasons below:

- Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8 am to 9 pm, 365 days of the year.
- Noise concerns for local residents.
- Usage not keeping with rural residential characteristics of the area.
- No access to public transport.
- Increased traffic on local roads.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only access into and out of Pitt Town.
- Effluent disposal, as the property is not connected to sewage.
- Impact on neighbouring properties of headlights entering and leaving the property.
- Patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility not authorized in RU4 zoning.
- Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

David Rorison





**From:** Ian Rowe  
**Sent:** Wed, 12 Jan 2022 16:09:28 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA for House of worship in Pitt Town

As a resident of Pitt Town I would like to submit to Hawkesbury Council my objection to the proposal to the DA to permit a house of worship in Pitt Town on the following grounds.

- . This proposal is not in keeping with the nature of Pitt Town which is predominately a rural setting. This place proposal is very much against the nature of the entire Pitt Town community.
- . According to the latest census the Pitt Town community is overwhelmingly Christian. I believe in excess of 95%.
- . There is no sewer connected to the proposed site.
- . There is no water connected the site and water cannot be carted to the site as Old Pitt Town Road has a 4 ton limit.
- . There is no public transportation to the proposed site.
- . This would mean that all parties attending this site would have to drive.
- . Thus I believe that there is insufficient parking and that the parking overflow would spill over to the narrow Old Pitt Town Road.
- . The site would be open 365 days per and open from 8.00am to 9.00pm. Considering the number of worshippers that would be attending Would suggest there would be a considerable noise problem.
- . At a previous meeting regarding the DA the estimated number of people attending was stated and the feedback from this meeting was that the figures submitted by the applicant simply d not stack up. Whilst I cannot verily these figures I would strongly suggest that Council careful check all figures proposed by DA applicant..

Sent from my iPad

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

[REDACTED]

[REDACTED]





**From:** Deanna Brown [REDACTED]  
**Sent:** Monday, 17 January 2022 11:00 AM  
**To:** Elizabeth Richardson [REDACTED]  
**Subject:** Re. DA 0342/21 for Place of Worship at 95 Old Pitt Town Road, Pitt Town.

Stephen & Deanna

Brown

Ms Elizabeth Richardson  
General Manager  
Hawkesbury City Council

Dear Elizabeth,

We object to the above DA at Pitt Town as we feel this location is highly unsuitable for reasons being.

Old Pitt Town Road is our only access road in times of flood, it is also in urgent need of repairs & would not cope with all the extra traffic.

This is a quiet rural location that does not have any access to Sydney Water, Sewerage facilities or Street lighting.

We are concerned that the hours of operation will have a huge impact on the neighbouring properties.

There is no access to public transport, this will also create a further problem with parking.

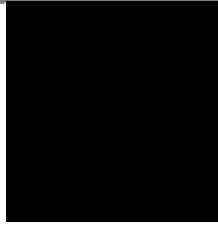
We are also concerned with patronage numbers (that are actually H.C.C rate payers) and do not feel this would benefit our community or district on a whole.

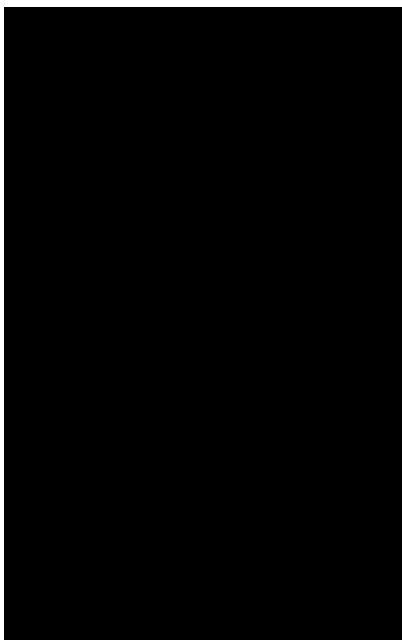
We think that this type of development is not in keeping with Pitt Town being one of The Five Macquarie Towns.

Yours sincerely,

Stephen & Deanna Brown

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**From:** Sophia Gatt  
**Sent:** Sun, 16 Jan 2022 19:35:37 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 for Place of Worship (Hindu Temple) in Old Pitt Town Road

To Whom It May Concern,

I wish to express my concern in relation to DA 0342/21 - Place of Worship (Hindu Temple) in Old Pitt Town Road. Please see below issues that I feel will arise from this proposed development proceeding.

- Hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.
- Noise concerns for local residents.
- Usage not keeping with rural residential characteristics of area.
- No access of public transport.
- Increased traffic on local roads.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.
- Effluent disposal, as the property is not connected to sewage.
- Impact to neighbouring properties of head lights entering and leaving property.
- Patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility not authorized in RU4 zoning.
- Applicant previously submitted DA for larger Place of Worship with increased patronage numbers.

Kind Regards,

**Sophia Gatt**

A black rectangular redaction box covering the signature of Sophia Gatt.

**From:** Scott  
**Sent:** Fri, 26 Nov 2021 12:10:50 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21

Good Morning,

Thanks for allowing me to submit my objection to this proposed development.

There are several reasons for this.

More traffic on the local roads that are already overcrowded and in poor state of repair.

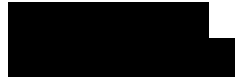
The development does not suit the quiet surrounding character and amenity of the area.

Not enough area for parking along with the increased traffic movements 24/7 day and night which does not suit the quiet area where the proposed development is.

The development will decrease the surrounding value of the properties.

Regards

Scott Sheridan



**From:** daniel sherry  
**Sent:** Fri, 14 Jan 2022 19:02:44 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Good evening,

I and my husband live at 17 Vermont avenue Pitt town and love our area. With the proposed Hindu Temple for 95 Old Pitt Town Rd we would like to submit our opinion on why this is not a good idea for our community and voice our concerns.

Increased traffic in an already poorly maintained road is not ideal or safe for us commuting to work/ taking kids to school as it. Adding this traffic will cause congestion, frustration and I'm sure many accidents.

This property is located on a flood evacuation route, which also will clog up our access to dry land in the time of flooding.

What are the proposed hours of operation? This kind of noise would not be fair to adjacent homes. Along with headlights shining on peoples properties with the car park located at the rear of the property. This will cause a nuisance for our community.

This building and it's use is also not keeping in with the rural environment which it is situated in.

We highly contest this building and do not agree it should be built at all within our community for these reasons.

Thank you for your time. Daniel and Dianna Sherry

--

**Daniel Sherry**

Crown Excavations & Constructions



**From:** Simonetta  
**Sent:** Mon, 13 Dec 2021 15:22:33 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21 - 95 Old Pitt Town Road  
**Attachments:** Objection 95 Old Pitt Town Road.docx  
**Importance:** Normal

Please find attached objection to the above development I respectfully wish to be considered.  
Kind Regards,  
Belinda Simonetta

## **TO WHOM IT MAY CONCERN**

### **OBJECTION TO DA0342/21 – 95 OLD PITT TOWN ROAD**

I wish to express my strong object to the DA that has been submitted for 95 Old Pitt Town Road, Pitt Town. DA0342/21.

There are several grounds on which I object to the DA and they are as follows:

95 Old Pitt Town Road as you are aware is located in a rural setting on a mostly flat plain. All residents have chosen this area to be able to enjoy their acreage in peace. There is a variety of residents from the long term to the recent arrivals pushed out from nearby development areas and wishing to regain the peace that is now lost through massive developments in their old suburbs. The recent will know more than anything the detrimental impact that the noise pollution from this Temple (or any other large facility) will have on the community. Sound will travel a long distance and be heard for kilometres, especially on weekends when, as rural dwellers they seek their quiet time and thus damaging the quiet life they have sought.

Research also suggests that road noise can cause severe noise disturbance in some towns, which does not align with general perceptions and expectations of rural life.

More importantly, Old Pitt Town Road is a narrow single lane and mostly winding road with hair pin bends that is in a state of disrepair. There have been numerous accidents, some fatal. There is insufficient street lighting which is, I believe a contributor to some of these accidents. I am aware of numerous residents that have submitted concerns of the state of Old Pitt Town Road and I am aware the response was that there are no current plans to upgrade the road. Maintenance is minimal and I have also submitted a concern over a dead tree that I believe is of concern of falling onto passing traffic. I submitted this concern in January 2019. I did not receive a response nor has the tree been removed.

As you can see, with no immediate plans for upgrade, additional traffic to an already congested route would not be practical, safe or sustainable.

Old Pitt Town Road is a main flood evacuation route and main access from Pitt Town to Oakville. One only had to experience the bedlam during the recent floods. Not only did we have residents traffic but we had a dangerous influx of tourists wishing to view the flood areas, much to the distress of resident enduring the tragedy. This was an example of the precursor to what a Temple would bring to the current dangerous traffic situation. During peak hour, vehicles often verge on to the wrong side of the road on tight bends or to avoid pot holes. More traffic would mean more accidents. How many have there been in the past 12 months? The answer is numerous. Attendees may also attend via Pitt Town Road and one only needs to see how many accidents there have been this year at McKenzies Creek, my son being a statistic to an accident there and numerous at the intersection at Lynwood.

While most would think quite minor, we also need to look at the wildlife. We have Kangaroos, which pose a danger but also as per the weather conditions now we have the turtles crossing. Just the other day we had to stop twice to save them. Quite a small point but still a concern as they do play a part in the eco system of the local area.

Sadly, Australia is losing its roots, its kindly historic sites. Losing traces of our humble, hardworking ancestors and the beauty they left behind in other suburbs now overrun with development. When are we going to fight to keep a bit of Australia as some other countries have been wise enough to do.

Pitt Town is an historic town of Sydney and retains many heritage listed sites. Still to today, it retains its agricultural landscape and a traditional style of architecture. I feel that the proposed style of architecture is out of character for the area and will be damaging the rural aesthetic of Pitt Town. I believe this site will also demonstrate a damaging environmental footprint on the ecology of Scheyville National Park that it borders on. I was only driving through Windsor the other day admiring the gorgeous old homes near Don't Worry Oval when we passed a fairly newly constructed home that disturbed me and spoilt the moment. I could not understand how a totally out of character construction was approved. I prayed not a sign of things to come.

According to data collected from the previous census, out of approx 67,000 Hawkesbury residents, less than 0.2% of people across the entire LGA (approx 130 people) selected Hinduism as their religion.

Therefore, across such a vast geographical area that is the Hawkesbury (Berambing to Putty, Yarramundi to Bucketty), there are very few Hawkesbury residents that might possibly use this venue.

This proposed venue is NOT being built for use by residents of The Hawkesbury, but will in fact be a facility being built to the detriment of our rural community of Pitt Town, for residents travelling in from outside the LGA. Would it not be advisable for them to build in the appropriate areas that have now been created, from other rural areas now extensively built out. My personal thought is that those areas are so expensive to purchase that they have put aside concerns of proximity of attendees.

In rural areas of The Hawkesbury, it is not allowable to have more than one dwelling on an acreage property in an attempt to keep rural areas rural. Why should this facility be an exemption?

I hope these above mentioned reasons will be taken into account for this particular DA application, and for any future applications at this site. Please retain at least one final area of the outskirts in its original peaceful beauty.

In finishing, I will however, say my utmost distress with the application is the extremely dangerous traffic situation. As much as possible I try not to use the road due to so many close encounters I have experienced, and I know the road!

I hope that all the points I have expressed above are seriously taken into account.

Kind Regards,  
Belinda Simonetta

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**From:** Sharon [REDACTED]  
**Sent:** Monday, 17 January 2022 5:50 PM  
**To:** Hawkesbury City Council  
**Subject:** (ECM:7823691) Objection to DA0342/21

Dear Mayor,

I am writing this email to express my strong objection to DA application DA0342/21 for proposed Hindu Temple at 95 Pitt Town Road, Pitt Town.

Firstly, I would like to advise that I do not consent to my full name and/or address being disclosed to the applicants or their agents or via the council website/DA tracker. Please acknowledge receipt of this objection and confidentiality request by way of reply. If you are unable to meet this requirement, please advise me immediately.

This development application is not acceptable by myself and most, if not all residents of the area for a multitude of reasons for your consideration as follows:

- A development of this size and facade is not in keeping with the surrounding residential countryside environment and does not reflect the strict design guidelines and approvals that were placed on the Vermont Estate with its development guidelines. This construction will dominate the landscape. The obtrusive facility is not well planned for its setting and the natural environment will not be conserved by this construction.

- A development of this size and purpose will attract large number of additional cars at varying times including on weekends and in the evenings. In its current state our roads are unsafe, uncurbed, unmarked, prone to flooding and for the most part unlit, causing traffic problems and impacting our safety, ability to enjoy our lifestyle, properties,

and tranquillity. There are a multitude of potholes, narrow lane and hazardous bends meaning further traffic will impact greatly on the currently unkept/poorly maintained bitumen.

- A 'Place of Worship' is not allowable in accordance with current residential zoning.

- The Hindu religion are known to use loud musical instruments during their activities. Times of worship and celebration are likely to be very loud, impacting the nearby residents, their pets and farm animals. The surrounding area will be affected by increased noise levels and I see cause for disturbance to the immediate area.

- According to recent census results and from personal observation, there are very few if any people of the Hindu religion residing in the local area. As a result, there has been no local request for a Hindu place of worship. As was seen during the previous development application for this address, those that were supporting the development were not residents of the Hawkesbury Council but from entirely different suburbs and Council residency.

- There is no town water servicing the address, the 300+ people expected to visit, the bathroom and kitchen facilities and landscaping.

- It is expected that 300+ people will use the Place of Worship. The current roads are not of a standard to cope with the extra traffic and there is no form of public transport (only private vehicle) available for those attending to alleviate traffic.



•

It is my understanding that the “Place of Worship” and its attendees will not be a contributor of funds to our suburb, Council or Roads therefore there should be no consideration of financial betterment to the area.

I note that there are various points of disapproval that have been mentioned in some way or another in the Objection Submissions received by Council thus far. As a community we stand together in urging you to consider all as a whole indication of our opposition to this DA. As residents of Pitt Town, we come together as couples, families, retirees, friends and neighbours, young and old with one common goal; to maintain the history, space, nature and tranquillity of Pitt Town NSW 2756. This DA, its Plans, Waste Management, Traffic, Acoustics, Demographic, Heritage Impact are in no way aligning of the current precinct.

Your consideration attention to this submission is appreciated.

Again, I advise that I do not consent to my full name and/or address being disclosed to the applicants or their agents or via the council website/DA tracker. Please acknowledge receipt of this objection and confidentiality request by way of reply. If you are unable to meet this

requirement, please advise me immediately.

Kind regards,

Sharon

**From:** Sharon Stone  
**Sent:** Tue, 21 Dec 2021 13:34:37 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 Objection

Hello. I wish to lodge an objection to DA 0342/21 being the development of a place of workshop at 95 Old Pitt Town Rd Pitt Town on the following grounds: this development is not in keeping with the local area which is a semi rural space. It will bring substantial traffic to the area which has poor road conditions and unguttered roads. The road does not have adequate lighting for this type of development and the traffic it will bring in the evenings. The noise that the traffic and the worshipping will create is also not in keeping with the local area. The homes nearby will be significantly impacted by the noise of the development at times whej quiet is expected. I am also concerned that this development is proposed on a property that does not have town water or sewerage so therefore there will be issues with both of these. I am also worried about a place of worship being contained in what is essentially a large shed.

I acknowledge that the development had been made smaller from the original proposal DA0513/19 however with the lies that we're told as part of that proposal I am concurred that the applicants will not honor the numbers they plan to have at the venue. In the previous proposal there was advertising to their community in Auburn of a much larger establishment than the DA application showed. It is my concern that this will occur again.

Please reject this application. The people of the local area object on many grounds.

Sharon stone  
Resident of Pitt town

**From:** [REDACTED]  
**Sent:** Mon, 17 Jan 2022 11:48:55 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection letter DA0342/21  
**Attachments:** Jackie Taylor Objection Letter DA0342 21.pdf

Please find attached my objection letter (this time reduced in size), I also have some attachments to this letter which I will email separately.

Thanks  
Jackie Taylor

14<sup>th</sup> January 2022

To: The General Manager - Hawkesbury Council

Re: DA 0432/21 – 95 Old Pitt Town Road, Pitt Town NSW 2756

I wish to **strongly object** to the above proposal. This is an inappropriate development on a site not fit for purpose. It does not meet the objectives of the RU4 Primary Production Small Lots in which the site is located.

I would also like it to be noted that this is the second DA the Applicant has submitted for a Place of Worship on this property. The earlier submission DA0513/19 is referred to in my letter below and I believe, is the true intention and end goal of the applicant long term and I urge Council to keep this in mind when reviewing the DA put before them now.

Warwick Stimson from Stimson Urban and Regional Planning who has prepared this DA for the applicant appears to have experience with preparing applications for Places of Public Worship, specifically Hindu Temples. In particular, the "biggest Hindu temple in Sydney"<sup>2</sup> that was approved by the Sydney Western City Planning Panel at Aldington Road, Kemps Creek<sup>1</sup>. Attachments:

1. 2017SWT020 – Sydney Western City Planning Panel Decision
2. <https://www.theaustraliatoday.com.au/australian-architects-design-41-million-hindu-temple/>
3. Pic of Warwick Stimson and Geoff Ferris-Smith  
<https://www.baps.org/Vicharan/2018/04-March-2018-12925.aspx>

I fear that Hawkesbury Council has already been courted by Mr Stimson and his success at securing the Aldington Road temple at Kemps Creek puts him at an unfair advantage against residents objecting to this DA. Hence why the Sri Mandir applicant has sought after him, and sadly, as a result the pushback from local Pitt Town residents will fall on deaf ears.



Previous Vicharan | Vicharan Archive | Next Vicharan

*Mr Warwick Stimson and Mr Geoff Ferris-Smith with Swamishri*

I will further object to this DA with the following points:

## Visual

Neighbouring dwellings are all single storey residential, set back from the road with natural bush landscaping. A structure with at least 10 metres in height is certainly not something that is going to blend into the existing landscape, nor will the landscaping suggested be able to diminish its impact for all passers-by.

The visual impact of the temple, albeit a converted shed, will be a white temple with ornate domes (which are not in keeping with the local surrounds, nor the character of the area) and not consistent with other local build sites in terms of compliance with colour and height. Apart from the architectural plans, there has been no 3D modelling of how this would look for neighbours on a real scale, the size differential between neighbouring properties and this proposed structure.

The large, imposing soundproofing fences will not blend with native bushland landscape and is of great concern. I also note there was no lighting plan for the exterior of the building or the carpark, this would be of great concern to adjoining neighbours, as the lights from this facility could be negatively affecting their enjoyment of their own dwelling. Hours of operation into the evening would mean there would be a great need for lighting in and around the building and carpark and this has been overlooked by the Applicant.

The local neighbours view and enjoyment of surrounding bushland/rural landscape will be severely impeded by the construction of this Place of Worship, which is totally out of context with its surroundings and will not be sympathetic to neighbouring buildings or the Village of Pitt Town.

In this regard the DA does not meet its objective of minimising conflict between land uses within this zone and land uses within adjoining zones.

## Lifestyle and future real estate impact

This proposal would significantly change the existing peaceful, quiet, rural lifestyle of local neighbours and the wider community of Pitt Town.

Most local residents have chosen to live in this neighbourhood because of the rural element, enabling larger parcels of land, with other dwellings not in close proximity and local traffic only at certain times of the day and week.

The proposed development's use is contrary to these existing dwellings and will significantly change the scenery, outlook and character of the neighbourhood. Property values for neighbouring land could be negatively affected as potential interest in the neighbouring area will be limited.

Of particular note is the fact that both neighbouring properties are owned by Proprietary Ltd companies, and not individual landowners. What is stopping the Applicant approaching the neighbouring properties and purchasing further land to increase the size of the development, and what guarantees will neighbours have that this will not occur. 15 acres of land becomes a whole different development.

The number of attendees to the site and what hours they would attend is of great concern to immediate neighbours. The DA has detailed it would be operational 7 days a week from 7am to 8pm weekdays and 7am to 9pm on weekends and given some of the special celebration events currently held at the Auburn Temple occur at midnight this would be totally inappropriate at this location. The stillness and tranquillity of the area will be lost forever if this development is allowed.

This DA is inappropriate for this site, it will forever change the rural character of the area.

### Acoustic

The noise of attendees coming and going, and the noise of celebrations is at odds with this quiet residential location. What is stopping this facility from increasing attendee numbers once this proposal is approved? Have the Acoustic reports taken into consideration the effect if capacities increase or if the usage of the development changes in the future? The number of amenities being added to the temple building certainly suggests that they will be able to handle larger volumes than those states on the DA reports. Who is going to police this breach of numbers once the development application is approved? What implications are there if the Place of Worship decides to erect temporary marquees and tents on the land, to cater for more attendees but does not have to seek council approval for these temporary structures.

Daily garbage pick-up at the site, will also mean more noise and truck use along Old Pitt Town Road. There were no details in the DA about what time this refuse collection would occur. The Waste Management report was a pathetic effort at best, with no concrete details about how waste was to be handled in detail.

This area already has a number of residents who keep horses and livestock on their properties, the impact of this development in terms of noise (not only construction but ongoing use of the site) should not be overlooked. Distressed horses and neighbours are valid concerns at this location. Not forgetting the impact on the local wildlife visiting the area, potentially driven away due to construction and demolition of trees and vegetation.

Again, this objection highlights the failure to meet the zone's objective "to minimise conflict between land uses within this zone and land uses within adjoining zones". It also fails "to enable sustainable primary industry and other compatible land uses."

### Infrastructure and traffic

Using the DA's attendee number of 76 patrons maximum, with the majority of these attendees arriving in vehicles, this would definitely increase traffic to the area and particularly Old Pitt Town Road and local feeder streets. The traffic report taken on a Sunday at midday is widely inadequate for realistic road usage statistics.

Has this DA been considered in terms of infrastructure with the introduction of the Pitt Town bypass? This development will attract more traffic and therefore change the quantities of traffic using the future roundabout at the end of Old Pitt Town Road and Cattai Road.

Not forgetting that this road is also used as a Flood Evacuation Route, the only access road into and out of Pitt Town when it is flooding (as has been the case twice in the past 2 years). The number of vehicles accessing Old Pitt Town Road, Airstrip Rd and Cattai Rd when it is flooding is ridiculously high. Not even a second between each car, going both directions. The narrow width of the road, the lack of curb and guttering, the crumbled edge and in places steep drop off make this road dangerous in good conditions. Further adding more traffic to this road by the introduction of a Place of Worship would be foolish.

Hawkesbury Council should be well aware of the risk of flood affecting Pitt Town. Whilst the site itself may not flood, the road it will be situated on does. Old Pitt Town Road was flooded in March 2021 for a number of days, with at least two rescues occurring with people driving into floodwater crossing the road. Attendees to the Place of Worship have been represented in the Traffic Report to be arriving and leaving the site using the western end of Old Pitt Town Road (exactly where the flooding occurred). Further traffic brought by this proposed development using this road does not appear to have been addressed thoroughly enough.

The 36 car parking spaces included in DA are not sufficient to cater for large celebrations, where are these surplus cars expected to park? The existing temple at Auburn uses a shuttle bus from a local Golf Course to shuttle the many patrons to the temple and back. They do not have sufficient car parking facilities to cater for the hundreds of people who attend certain special events, again more evidence of the number of patrons they attract on these occasions.

Old Pitt Town Rd is single lane each direction carriageway with no side of the road parking as also stated in the traffic report. The road edges are often in a state of decay and would be further damaged by people trying to drive along the edge to pass on oncoming vehicles. Pedestrian access along this road is also not safe as there is no footpath.

Exiting from the site back on to Old Pitt Town Road, close to the intersection of Old Stock Route Rd and Old Pitt Town Road is hazardous. With an increase in traffic slowing down to turn into and out of this proposed development, this will have an impact on the flow of traffic already using Old Pitt Town Road. I note their intention is to have traffic management to ensure the flow of traffic in and out on special occasions, is it that they expect more patrons and hence the need for traffic management personnel?

Increased traffic on local roads will incur more damage to already poor bitumen surface.

Did the traffic report also take into consideration the many groups of cyclists that use Old Pitt Town Road? Groups of up to 20 cyclists can be encountered in the mornings travelling this road, and other local roads on their rides particularly on a Sunday morning (exactly the same time as the highest level of attendance at the temple). They travel in packs and often it is too dangerous to try and pass them on the narrow road with countless blind spots, so the traffic can accumulate sitting behind them whilst travelling the length of road.

As locals know there are no streetlights along Old Pitt Town Road, it is quite dark travelling along the road at night and use of high beam headlights is most often needed. I know of several local houses where the headlights already beam straight into their windows at night (mine included), let alone the many more headlights they would have to endure if the attendees were to be utilising the road within their specified operating hours.

The location of the car park at the rear of the property will now severely impact the neighbouring property at the rear, with the cars having to drive in and around to park and then again to exit. This will shine a wide arc of headlights into that property along with the property across the street from the front driveway.

These points alone make this DA entirely improper for consideration.

#### Water

As mentioned earlier, this site does not have access to town water or sewage, this could be a major issue. It is noted there are at least 15 toilets proposed in the plans. The impact on supplying water to this site in times of drought and what this would do to the already high demand for water cartage in this area was not thought of nor addressed.

Similarly, septic output onto the site has been severely overlooked, a large-scale commercial output of septic overflow would be pushed out into the site causing potential run off into neighbouring waterways and ecosystems. It is noted that the rear of the property has a dam, and this site sits naturally upstream from the lower neighbour's water catchment to their dams, any overflow of septic water across the ground may have a toxic effect on dams downstream. I also note from our own property (just down the road) that the soil has almost nil absorption at times and our own trenches struggle with overuse from a standard residential dwelling, let alone from 76 patrons or more.



I believe not having town water or sewage for such a facility is contrary to the objective, in particular "to ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways."

### Fire risk

Where will these people be evacuated to in times of fire crisis, how will Old Pitt Town Road cope traffic wise if there is a situation when people decide to drive away from a fire, heading south-east along Old Pitt Town Road the road ventures into more National Park as the road hugs the edge of the park.

Furthermore, the lighting of candles for blessings and ceremonies (particularly outside the venue) should have to be taken into consideration given this site's proximity to the National Park.

### National Park impact

Scheyville National Park is situated only one building lot away from the proposed development, this 9km<sup>2</sup> area of land is becoming more and more important to our community and wildlife as the creep of housing development works its way further west. There has been no report submitted about how this development would affect the National Park, particularly given some of these animals don't always exist within the confines of the National Park but visit neighbouring properties regularly.

### Ancillary Use

As the RU4 zoning allows for a Place of Public Worship, I see that there has been minimal mention of the change of use for the residential house to a caretaker's cottage. I understand many of the celebrations in the Hindu faith revolve around food and the temple supplying meals for their patrons. I noted in the reports that there was to be no commercial kitchen on the site, but I am hesitant to trust this information based on the scenes we have witnessed in person at the existing temple in Auburn and the photos and videos from the Sri Mandir Facebook page.

### DA reports

According to the DA tracker site, a site sign is required. As of 14<sup>th</sup> January 2022, there is and has been no sign on the property.

This is not simply a proposal to "make a small extension to a dwelling" or "put a pool in", this is a major and complex proposal which should not be handled lightly in terms of the impact this will have on adjoining and nearby properties, let alone the community of Pitt Town and its existing cultural and historical setting.

The volume and technical language used within the DA reports requires a degree of expertise to understand. I would assume to the "layman" trying to read and understand these (which would be the majority of local neighbours trying to understand this proposal, myself included) is very difficult and has already put us at a disadvantage.

Council and the Planning Panel should not rely on reports from various professional companies that have been paid to visit the site for a couple of hours, who are not involved with the locals and moreover have not lived in the neighbouring properties and therefore do not have a true feel for or character of the area.

Inconsistencies between reports, I read in the Plan of Management - Pt 3.11 'Tree Removal' that "There will be no trees removed", however in the Arboricultural Impact Assessment: Page



13, Pt 12 'Recommendations', notes that at least three major trees are recommended to be removed.

On the subject of recourse with council and other public departments in the event the applicant is not adhering to capacity quotas and operating hours I was amused by the Plan of Management Page 3, Pt 2.9 - 'Contact Details and Complaints Register'. Someone has forgotten to add any contact details and has misspelled Complaints as Compliants! Is this attention to detail an indication of how stringently the Applicant will comply with restrictions of use and how residents will be treated when they do have a complaint? Or is this a hasty attempt to address some of the previously submitted concerns from local residents about who they should contact when they do have a complaint. Similarly, it appears that the Plan of Management has not uploaded to the DA tracker in its entirety.

I note also that many of the reports conclude with the words, "the proposal will have minimal to no impact on the site" or "there are no adverse effects". Perhaps this is just a coincidence, or perhaps that is what large development companies instruct their expert reports to conclude with.

### Community

Again, as per my objection last time the DA was submitted some two years ago now, there has been entirely NO community consultation for this development by the developer. Again, the DA notification period occurred in mid-December and due back in January, when many residents may have been preoccupied with COVID lockdowns, isolations, Xmas holidays and even away from their homes.

Many residents are now extremely worried that their land (some of which have lived on for close to 50 years) and lifestyle could be forever changed - not by their own choice.

The radius of the mail send outs was very small, particularly as this proposal will have widespread impacts across the community not just to the handful of local neighbours.

A further point of objection to this development is that it is "not in the community interest". The 2016 census details the current demographics for Pitt Town and shows that the current population is 86.1% Australian born with 80.2% Christian religious beliefs. While not suggesting any prejudice for any other ethnic-racial ancestry or religious affiliation, the proposed development has no connection with the population demographics of this area.

In addition to the statistics of people within Pitt Town the Australian Bureau of Statistics 2016 Census of Population and Housing <sup>1</sup> lists Religious Affiliation of Hinduism for Pitt Town as zero (0). It is clear that all the attendees to this proposed Place of Worship are going to travel from a catchment area 45 mins drive away, to utilise this facility and are not currently part of the Pitt Town community. So why have they chosen Pitt Town for this development? I note also that the catchment area includes the existing temple at Auburn and therefore would skew the results of the potential patronage in the 'catchment area'.

A recent google search of Hindu Temples finds there are at least 9 Hindu Temples already established within a 40 min radius of this site, this is not detailed in the demographic report but should certainly be assessed in context with the demand for a Place of Worship at the proposed site.

Wouldn't a more suitable **commercial** site, which is designed to handle larger traffic volumes and noise and not situated amongst residential properties be a better solution for all involved?

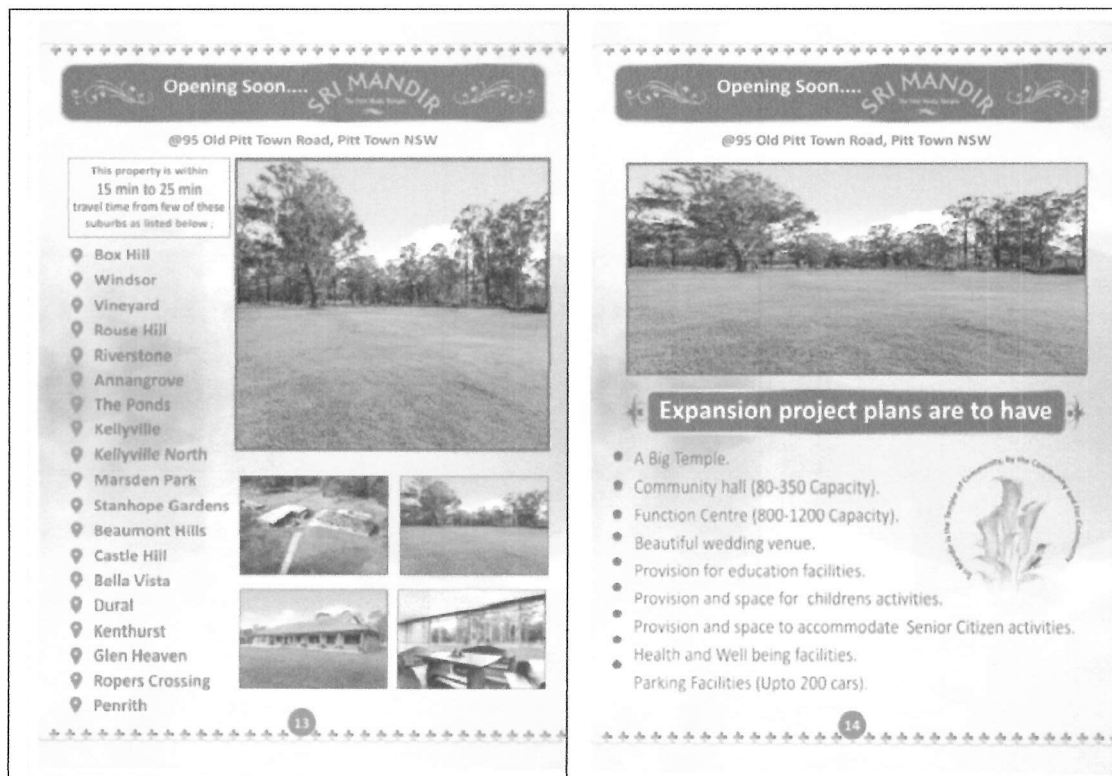
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<sup>1</sup> 2016 Australia Bureau of Statistics 2016 Census of Population and Housing -General Community Profile of Pitt Town (SSC13226) Catalogue number 2001.0. Table G14 Religious Affiliation by Sex.

How many rural properties must be developed into Places of Worship for the ever-growing Hindu population? Can we not preserve some of the precious rural land that we already have? The residential expansion into the Hawkesbury LGA is right on our doorstep and it is only a matter of time before that will be gobbled up.

### Intended Use and Long-Term Goals

As mentioned in my opening paragraphs, this is the second DA the applicant has submitted, and noted by Warwick Stimson, this modified DA is on a much smaller scale in keeping with the rural residential neighbourhood. However, what guarantees do we, as local residents, have from the Applicant that they will not seek approval from Council in this smaller form, and then grow their plans as they previously advertised "Expansion Project at Pitt Town"\* they have been spruiking to their many patrons?



\*Pamphlet page taken from Sri Mandir Newsletter from Sept-Dec 2018



Pic from Sri Mandir Facebook Page showing advertising banner with expanded capacity for Pitt Town temple.

Sri Mandir clearly outlined their intention for the property at Pitt Town, to use it for functions, weddings and celebrations for up to 1200 people. Sometime near the submission of the last DA, the temple hastily covered over the intended capacity from their advertising banners on display at the Auburn Temple, hiding what they truly desired of the site in fear that the Council would reject their application as this use would not be in line with the RU4 zoning requirements.

I am also curious as to why the patron numbers have drastically reduced from what was stated in the last DA - somewhere between 200-300 attendees were expected and now only 76 people? I don't doubt there is a growing market for the temple from neighbouring suburbs and expect patronage will only rise with time.

I strongly believe the applicant is seeking approval on this small scale with the intention of growing the plans into what they had originally submitted back in 2019.

To conclude, this Development Application is inconsistent with the existing rural setting and character of the area, as well as diminishes the amenity for the adjoining properties. It is not a suitable use of the site and fails to meet the objectives of the RU4 zoning. Furthermore, whilst this DA will attempt to tick all the necessary boxes to obtain approval and probably will succeed, it is the long-term objective that I and the community of Pitt Town are and should be, most concerned with.

I urge you to seriously consider these factors in reviewing this Development Application.

Kind regards  
Jackie Taylor

[REDACTED] Pitt Town NSW 2756  
[REDACTED]


**DETERMINATION AND STATEMENT OF REASONS  
SYDNEY WESTERN CITY PLANNING PANEL**

<b>DATE OF DETERMINATION</b>	16 September 2019
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Jeni Pollard and Glenn McCarthy
<b>APOLOGIES</b>	Ross Fowler
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Penrith City Council on Monday, 16 September 2019, opened 3.35pm and closed at 5.30pm.

**MATTER DETERMINED**

2017SWT020 - Penrith – DA17/1247, Address – 230-242 Aldington Road, Kemps Creek (as described in Schedule 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

1. The proposed development will provide a place of public worship with associated social and instructive facilities within the Sydney Western City District, reflecting the District's diverse cultural composition.
2. The Panel is satisfied that the use is permissible within the zone given that the definition of "place of public worship" in Penrith LEP 2010 includes:

*"... a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training."*

3. The proposed development subject to the conditions imposed adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Water Management Act 2000, Rural Fires Act 1997, SEPP 55 (Remediation of Land), SEPP (Infrastructure) 2007 and State Regional Environmental Plan No20- Hawkesbury Nepean River and SEPP (Western Sydney Employment Area) 2009.



4. The proposal adequately satisfies the requirements and provisions of Penrith LEP 2010 (Amendment 4) and Penrith Development Control Plan 2013.
5. The proposed development, will have no unacceptable adverse impacts on the natural or built environments including;
  - impact on adjoining lots from the appearance of the site from those lots, noise or and vehicular movement impacts.
  - the character of the existing rural landscape when viewed from public roadways or its surrounding context.
  - the quality of the local riparian system.
  - The operation of the local road system
6. The site is located within the Western Sydney Employment Lands and the Western Sydney Aerotropolis and the consequent development of the area will result in the rural character and qualities of the locality changing profoundly. With the reduction in the scale of the proposed buildings, proposed landscaping and noting the permissibility of the proposed use, the Panel was satisfied that the proposal was sufficiently compatible with the present and anticipated character of the area, having regard to the objectives of the RU2 zone.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest

#### **CONDITIONS**


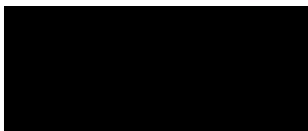
The development application was approved subject to the conditions in the council assessment report.


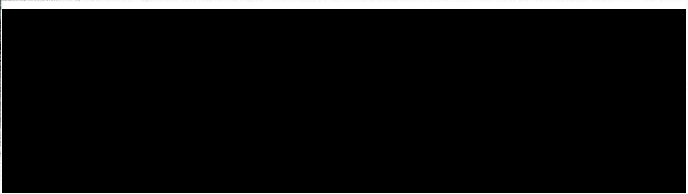
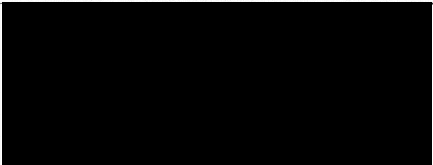
#### **CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel considered the written submissions made during public exhibition. The following issues were raised:

- Not been demonstrated that the development is permissible;
- Development is inconsistent with zone objectives;
- Developments intensity is inappropriate for the rural character of the surrounding locality;
- Impact of the development on the local road network is unsatisfactory;
- Visual and acoustic impact'
- On-site sewer management.

Subject to the comments above, the Panel considers that concerns raised by the objectors have been adequately addressed in the assessment.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran

	
Bruce McDonald	Glenn McCarthy
	
Jeni Pollard	

#### SCHEDULE 1

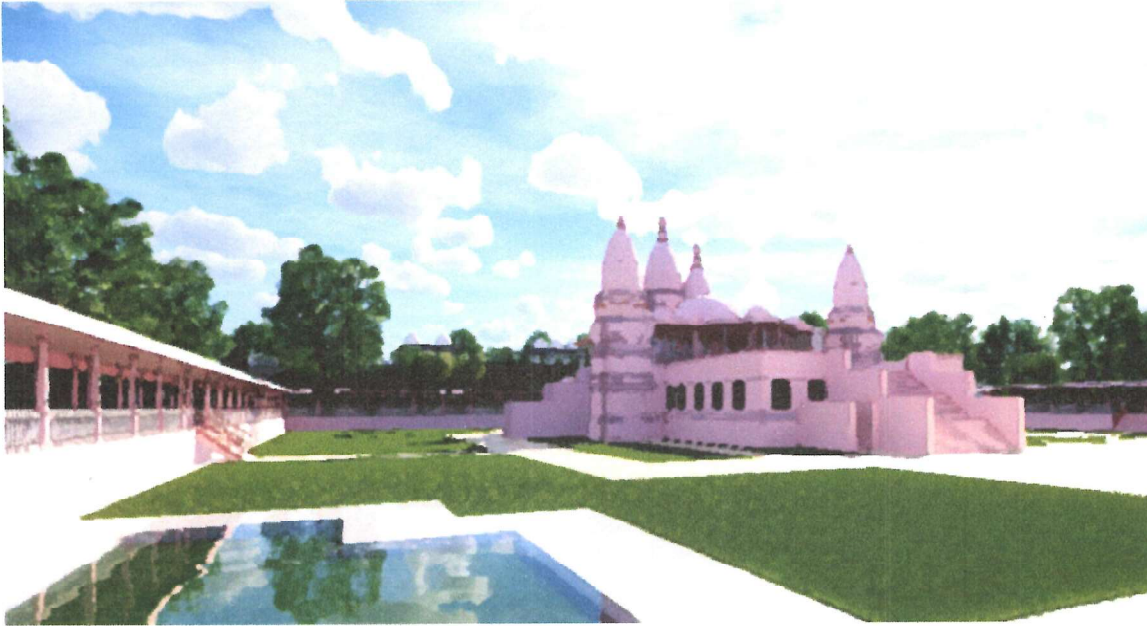
1	<b>PANEL REF – LGA – DA NO.</b>	2017SWT020 - Penrith – DA17/1247
2	<b>PROPOSED DEVELOPMENT</b>	Place of Worship including Hindu Temple (Mandir), Assembly Hall, Community Kitchen and Dining Hall, Monks Residence, Landscaped Areas, internal roads, car parking and associated site works.
3	<b>STREET ADDRESS</b>	230-242 Aldington Road, Kemps Creek
4	<b>APPLICANT/OWNER</b>	Applicant – Stimson and Baker Planning Owner – Baps Swaminarayan Sanstha Australia Limited
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Capital Investment Value over \$30m
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Penrith Local Environmental Plan 2010 (Amendment 4)</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River</li> <li>State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Penrith Local Environmental Plan 2014</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental</li> </ul>



		<p>impacts on the natural and built environment and social and economic impacts in the locality</p> <ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 16 September 2019</li> <li>• Written submissions during public exhibition: 2</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support – Nil</li> <li>○ In objection – Nil</li> <li>○ Council assessment officer – Jane Hetherington</li> <li>○ On behalf of the applicant – Warwick Stimson</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection and briefing: 1 March 2018 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Joh Griffin, Ross Fowler and Glenn McCarthy</li> <li>○ <u>Council assessment staff</u>: Jane Hetherington and Robert Craig</li> </ul> </li> <li>• Final briefing to discuss council's recommendation, 16 September 2019, time 3.00pm</li> <li>• Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurrán, Jeni Pollard and Glenn McCarthy</li> <li>○ <u>Council assessment staff</u>: Jane Hetherington</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report

Attachment 2.

## Australian architects to design biggest Hindu temple in Sydney



Early watercolour renderings of the Hindu Temple to be built in Kemps Creek, prepared by local architect Geoff Ferris Smith.

BY AMIT SARWAL

Emu Plains business, DDC Architecture and Interior Design have been revealed as the Australian architects for a new Hindu Temple.

This \$41 million Hindu Temple will be built by Bochasanwasi Akshar Purushottam Sanstha (BAPS) in Adlington Road, Kemps Creek, New South Wales.



Image Source: Penrith city council - Wikipedia.



According to **Penrith City Council**, this temple was approved last month by the Sydney Western City Planning Panel.

- Advertisement -

The development will include a 25-metre tall temple, two two-storey community buildings, a carpark and extensive gardens.

Director of DDC Architecture + Interior Design Geoff Ferris-Smith said:

***“They wanted to use a local architect to support the community they are coming into. We stood out because our core work has been designing Churches and bible colleges, and we also have experience in building large scale workforce accommodation communities for the resources sector.”***

After initial discussions, BAPS Sydney which is based in Rosehill, also sent Mr Ferris-Smith to India.

***“I travelled to India to get a better understanding of the Hindu faith, which was a huge privilege. I spent two weeks living in a Monastery with the Monks and travelled to five different Temples throughout the state of Gujarat in the west of India.”***

Following his trip, it took three years from first pencil to final approval of the design.

Mr Ferris-Smith worked closely with Penrith Council to ensure that the design was compliant with Australian safety and accessibility standards.



Image Source: BAPS

This new Hindu temple may take up to nine years to construct and the first stage of the development will be complete in 2023.

- Advertisement -

According to Penrith City Council, this stage will involve moving 400,000 cubic metres of earth to accommodate a carpark, gardens and the two community buildings, which will include a 2,000 seat auditorium, kitchens and a 1,000 seat dining room along with teaching spaces.

Mr Ferris-Smith said that the Hindu temple's gardens will be open to the Australian public.

***"The idea is that you come in through the gardens to calm your mind and help stop the 'monkey chatter' of the mind and the everyday world before you enter the Temple."***

Further, the construction of the Hindu temple will create local jobs and create multicultural community in the Penrith area.

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# Hawkesbury City Council

366 George Street (PO Box 146) Windsor NSW 2756 DX 8601 WINDSOR

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## political donations and gifts disclosure statement

Office use only:

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Development Application no. PA 0432/21

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below).

Once completed, please attach the completed declaration to your planning application or submission.

### Explanatory information

#### Making a planning application to a council

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

#### Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

#### How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

#### What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts. A Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council is available from Council.

#### If you do not have a disclosure

Should you have no reportable political donations and gifts to disclose simply complete and sign the declaration below.

**Warning:** A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

I, Jaqueline Taylor declare that I have not made any political donation or gift as outlined in

Name

the Local Government and Planning Legislation Amendment (Political Donations) Act 2008.

15/12/2022  
Date

**From:** Andrea Georgiadis  
**Sent:** Mon, 17 Jan 2022 17:31:47 +1100  
**To:** Hawkesbury City Council  
**Subject:** Opinion on DA0342/21  
**Importance:** High

To Whom it may concern,

This is an email regarding DA0342/21 and my objection to the development.

Not only is this area rural zoned and not at all equipped to deal with the large number of visitors 365 days a year – but the infrastructure and roads around are not kept to a high enough standard for such traffic. On top of this the roads are the only evacuation point for flood zone when we experience this again. Noise is also a high consideration with extra people visiting the area and neighbours with farm animals having to deal with the extra noise and disturbance. We feel a larger number of individuals will be visiting then is stated and it will quickly overflow onto the roads and surrounding neighbours' property. Not to mention headlights at night disturbing neighbouring properties and people who live in the properties nearby with parking at the rear.

Also, a temple of this size does not fit or compliment the rural and country atmosphere that people love about this area or fit into the Rural zoning R4.

I hope you will take these points into consideration and deny the application for a temple in this quiet neighbourhood. An area that is commercial or has light industrial would be far better suited.

Best Regards,

Andrea Trumble

**From:** Rikki Turnbull-Walsh  
**Sent:** Thu, 6 Jan 2022 13:51:52 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21 - Place of Worship at 95 Old Pitt Town Road, Pitt Town

To Whom it may concern,

I would like to raise my concerns about the above proposal.

I am a descent of William Bligh Turnbull son of John Turnbull, 1 of the 22 pioneer families in the area I am saddened to hear of the potential temple to be built in my country home town.

I have lived in the area for over 30 years, I attended Pitt Town Public School as do my children. I remember Country Practice and Home Away filming at the shops. And the recent development of "Vermont".

I am not opposed to any religion, or any place of worship. However, I am opposed to the placing of a structure within a country community, when the area does not seem to be able to provide for the current residents. The particular road, where the suggested temple is to go is disgraceful in regards to the maintenance of the road itself. It can barely fit vehicles passing one another at the same time. Most of the time my passenger wheels are on dirt when a vehicle is coming in the opposite direction, I drive on this road 7 out of 7 days a week. There is no kerb or gutter along that road, no town water to the property, and no public transport access.

The issue of limited public transport to the venue causes great concern, how is placing such an infrastructure that is not near a train line going to assist Australia to bring down our carbon admissions. Venues that bring large crowds should be placed near train lines not only assisting in lower carbon admissions but also being inclusive to those who can't drive or don't have the resources to afford a car.

This road is also meant to be for flood evacuation plans, have these risks been assessed as to the potential stress that this may cause during times of environmental/emergency stress times.

As much as the temple is not deemed commercial, it is in essence a commercial building with potential to large amounts of people on a daily basis.

There are many potential spots within Hawkesbury that would be a better location for the temple such as the commercial part of Mulgrave located near the station.

What benefit/s will the temple bring to the current residents of Pitt Town? My understanding is that such establishments are exempt from council rates, so there will be no money to go towards the wear and tear of the already exhausted road and the surrounding roads to which people will use to access the temple.

We currently do have two small churches located on Bathurst Street however, they are small and their image fits within the bush rural style and they are very much part of the Hawkesbury History. Furthermore, followers are able to walk to the venue thus not requiring the need for public transport, whilst causing less environmental impact to the historical town.

Furthermore, what about the properties next to the potential "temple". This would turn their quiet, bush, rural living into a busy in a congested area. Also, this would affect the resale value to those surrounding properties as it would no longer be quiet rural living.

We just don't have the infrastructure to support such a development.

Please reconsider the location to a more accessible location for those who rely on public transport, whilst minimizing the environmental impact to the beautiful Hawkesbury district.

Thank you for your consideration.

**From:** Ron van Es  
**Sent:** Tue, 23 Nov 2021 18:26:22 +1100  
**To:** Hawkesbury City Council; Mary Lyons-Buckett  
**Subject:** Development Application Enquiry: DA0342/21

Hi there

As a local resident in Pitt Town, I have not been informed of this proposal and am concerned regarding the sewerage, stormwater that a "place of worship" could generate. The other concerns are around the parking and traffic management of a "place of worship". The demographic of non Hawkesbury local residence utilising this facility and the impact on the natural environment.

Old Pitt Town Road, in this area, is very narrow, with rough edging. The Old Stock Route Road entrance onto Old Pitt Town Road and crossing Old Pitt Town Road is on a blind corner. With large number of vehicles waiting to turn into 98 Old Pitt Town Road, could put at risk those local residence travelling in this area. I note no turning lane has been allowed for to allow for the continued flow of traffic. There also is no method of the data collection for "degree of saturation" stated in the report and Data was collected on 2<sup>nd</sup> May (Sunday). 1 day only and does not reflect the true averaging of traffic movement. Also I note the operating hours of the proposed "place of worship" is 7 days a week and not contained to a Sunday.

I strongly oppose this development

Kind regards

Ron van Es

**From:** Prograde Excavations  
**Sent:** Fri, 14 Jan 2022 16:23:25 +1100  
**To:** Hawkesbury City Council  
**Subject:** Development Application Enquiry: DA0342/21  
**Attachments:** DA DA0342\_21\_objection\_Hawkesbury City Council.pdf

Dear Sir,

Please find the attached file pertaining to DA 0342/21.

We are objecting to the proposed DA Place of Worship, 95 Old Pitt Town Rd, Pitt Town.

Kind Regards  
A & E Vaughan

14.01.22

A & E Vaughan  
1 Glebe Road  
Pitt Town  
NSW 2756

## **Hawkesbury City Council**

### **Objection DA0342/21**

The objection is taking the following into consideration but not limited too.

Increased Traffic on already poorly maintained roads.  
Property is located on the Flood Evacuation Route.  
Noise for adjacent properties with 365 day a year access.  
Hours of operation in a quiet neighbourhood.  
Pollution from lighting vehicle and fixed into neighbouring properties.  
Headlights into nearby properties with the carpark at the rear.  
Sewerage overflowing into neighbouring properties.  
Larger patronage numbers than previously indicated to seek initial approval.

Considering the significant reduction in the size of the construction to be undertaken on the site compared to the previous DA submitted (then withdrawn) and also the number of people attending, I would be suspicious as to the intentions of the applicant.

If this DA was to be considered I would be hopeful council would insist on a condition that as an undertaking from the applicant an amendment to the site use and DA to increase patronage / worshiper numbers would not be permissible nor considered.

Thank You

Anthony & Ellen Vaughan



**From:** Indoor Cricket NSW  
**Sent:** Fri, 14 Jan 2022 22:52:56 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to the proposed Place of Worship for 95 Old Pitt Town Road.  
DA0342/21

To the General Manager

Please see below some reasons for objection to the proposed Place of Worship for 95 Old Pitt Town Road. DA0342/21

- The proposed development is not in keeping with the existing semi-rural residential environment.
- Hawkesbury Council's own Vision and Mission Statement, includes the creating of "A community in which the area's character is preserved".
- Old Pitt Town Road is the flood evacuation route for Pitt Town and is the only access in and out of the town even during moderate river flood events; and during local stormwater flood events. Old Pitt Town Road is currently the subject of a community claim for an urgent and significant upgrade. The increased traffic associated with the proposed development will exacerbate the already poor condition of Old Pitt Town Road
- The hours of proposed operation will interfere with neighbouring properties. Hours of operations indicate 8am to 9pm, 365 days of the year.
- The noise associated with proposed activities and that these activities will not be limited to those stated in the DA.
- There is no access of public transport to service the proposed.
- Residents adjacent to the proposed facility are concerned about effluent disposal, as the property is not connected to sewage.
- Neighbouring properties may be affected by head lights of vehicles entering and leaving property at night.
- A shortage of parking on site would force overflow vehicles onto roadway for parking causing significant public safety issues.
- Old Pitt Town Road is a load limited road to 4 tonnes, the DA site is reliant on rain water as it is not connected to town water; an insufficient water catchment on site may require multiple deliveries for water trucks leaving the already damaged road in more disrepair.

- Members are concerned that patronage numbers will exceed estimates indicated by applicant.
- There is potential for use of the facility not authorized in RU4 zoning.
- The applicant previously submitted DA for larger Place of Worship with increased patronage numbers. Is this “the thin edge of the wedge”?

**Regards**

**Michelle Wildman**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Todd Wilkinson  
**Sent:** Thu, 6 Jan 2022 08:26:25 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA 0342/21 for Place of Worship in Old Pitt Town Road

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The General Manager  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2756

I, Todd Wilkinson of [REDACTED], being a local resident, strongly object to the above Development Application based on the following issues:-

- the hours of proposed operation will interfere with neighbouring properties, given the hours of operations indicate 8am to 9pm, 365 days of the year.
- there will be significant elevated noise concerns for local residents.
- Usage and aesthetics is not in keeping with rural residential characteristics of the area.
- there is no/limited access of public transport.
- there will be a significant increase of traffic on an already strained local road system.
- Old Pitt Town Rd is utilised by local residents during times of flood as their only excess into and out of Pitt Town.
- there is significant concerns regarding effluent/waste disposal, as the property appears not to be connected to sewage.
- there will be constant nuisance impacts to neighbouring properties of head lights entering and leaving property.
- it is expected that patronage numbers will exceed estimates indicated by Applicant.
- Potential use of the facility appears not to comply with RU4 zoning.

It is also my understanding and ongoing concern that the applicant previously submitted a DA for a larger Place of Worship with increased patronage numbers, so this and future submissions by the Applicant, can only been seen to contain underestimated and potentially misleading information in an attempt to 'get it over the line'.

Happy to discuss my concerns at any time.

Regards

Todd Wilkinson



**From:** ricky xerri  
**Sent:** Mon, 6 Dec 2021 19:59:16 +1100  
**To:** Hawkesbury City Council  
**Subject:** DA0342/21

Council,

We have read through the DA plans for this place of worship, We also read through the submissions made from local residents.

We have nothing more to add.

We are in total agreance with everybody's comments, This should not be built in the area, the building is out of place, it is not catering for the hawkesbury community and locals.Council would be making a major error in judgement by letting it through.

There is a lot of strong reasoning for the development to be rejected.

Regards

Rick Xerri

**From:** Janine Yeates  
**Sent:** Mon, 17 Jan 2022 15:30:27 +1100  
**To:** Hawkesbury City Council  
**Subject:** Objection to DA0342/21  
**Attachments:** 170122 Objection to Place of worship.pdf

Please find attached my objection to the above DA.

Cheers,

Janine

17 January 2022

Hawkesbury Council

Via email [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

**Re: DA0342/21 – Objection to Place of Worship**

I write today to lodge my objection to the above DA.

As a long-term resident of Pitt Town (over 30 years), I've witnessed considerable change to our rural town, but very little the resources and infrastructure. Therefore, I don't believe the proposed site is a good location for the proposed place of worship.

Old Pitt Town Road is still a very dangerous back road, with many potholes, blind spots, falling trees, low power and phone lines and very little room to pull over the side of the road let alone park on the side of the road. This is the case for several adjoining roads that connect to Old Pitt Town Road.

Not to mention it is also our flood evacuation route, in which it got a very good work out in the 2021 flooding and was torn apart by the numerous vehicles driving over it for the week, in parts it was really dangerous with giant holes that small cars got considerable damage.

The proposed site is in a rural zoning, neighbouring properties have purchased their lifelong homes based on wanting to escape the noise and traffic of built-up areas, the proposed place of worship will bring a lot of traffic, operate 7 days per week and create noise and disruption for a lot of residents, not just the surrounding properties.

I also have concerns about the changes between the original and revised DA's. I don't understand how it is viable to operate a place of worship on such a small scale when the original plans could accommodate ten times more people, does this mean if the current DA is approved that they will continue to revise the DA until it becomes the size of their original submission? If approved, can they slide under the radar of a complying development?

How will the number of attendees be measured? What method will Council take if there are more people or more events on site that the DA specifies? I currently have huge issues at my residence with cars parked across my driveway blocking my access and every call to council about the matter has gone unnoticed or to be told unless we are there to witness it happen, we can't do anything? Will council attend the place of worship to witness out of hours events, more people attending that are supposed to, parking on the side of the road etc?

There have been two other places of worship in Pitt Town over the past 7 years apply for DA's and both of those have been rejected notably due to space, parking, access, sewer and rezoning to name a few.

I ask council to consider the impact to the residents, including the native animals that call that bushland home when determining the outcome for this DA.

Kind regards,

Janine Attard

[Redacted Signature]

**From:** Danielle Oliver-Zammit  
**Sent:** Sun, 9 Jan 2022 20:12:42 +1100  
**To:** Hawkesbury City Council  
**Cc:** Kane Husband  
**Subject:** Objection DA 0342/21  
**Attachments:** Letter to Hawkesbury Council re DA0342-21 Kane Zammit and Danielle Oliver-Zammit.docx, ATT00001.htm



9<sup>th</sup> January, 2022

The General Manager  
Hawkesbury City Council  
PO Box 146  
Windsor NSW 2746  
[council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

**Re: DA0342/21 - 95 Old Pitt Town Road, Pitt Town**

Dear Sir / Madam,

We wish to object to the above referenced Development Application for a property directly adjoining our property for the following reasons.

**1. Usage not in keeping with rural residential characteristics of area**

We have bought our property in the past 12 months to provide a quiet, safe rural environment to live and raise our young children, aged between less than 1 to 10 years old. Such a construction of a facility with very many visitors and car traffic for extended hours 365 days a year is in direct conflict with and a threat to all of the adjoining properties and families living in a peaceful residential rural environment.

**2. Impact of car noise and headlights entering and leaving property**

As the intended use of this development is to be from 8am till 9pm, 365 days a year, we are very concerned of the huge potential impact of incessant car noise and headlights on our children and ourselves. Our children need a quiet environment to go to sleep and not be awoken by noisy cars and headlights long after their bedtime, especially during the week when some of them go to school, and also large amounts of daytime noise will potentially impact on us as one of us works night shift some days of the week and we purchased a rural property to ensure a quiet environment to sleep during the daytime as well. How can the council allow such a development that will destroy the environment and the reason all of the neighbouring property owners have invested very significant amounts of money to live in a quiet, peaceful rural environment?

**3. Noise Concerns**

Further to the points raised in point 2. above, we have very grave concerns regarding the general noise level coming from the proposed development. We have already witnessed on multiple occasions loud music coming from the shed on the existing property which is clearly audible inside our house, and is already of concern to us as it has disturbed our living environment. Our view is that if the development is to proceed it will severely impact on our lifestyle should this loud music be heard inside our house, and as noise is transmitted easily across our rural landscape particularly at night, the level of disturbance to families and animals will be very significant.

#### **4. Potential use of facility not authorised in RU4 zoning**

We are not town planners but our understanding is that a facility such as that proposed in this DA is not authorised under the RU4 zoning. This type of development would be more appropriate in a commercial / industrial zoning, not a rural residential zoning, and will create great disturbance to neighbouring properties.

#### **5. Effluent Disposal and effect on surrounding properties**

There is no sewer service in this area, and we are very concerned that a septic system would not cope with the volume of sewage created by large numbers of people for long hours 365 days a year, and that there would be seepage and pollution to ours and other neighbours land if the septic system did not cope, and it would create a public health threat, particularly to our young children.

#### **6. Potential for larger numbers of attendees than declared in DA**

This applicant had previously lodged a DA which was rejected, proposing a larger complex with a larger number of attendees every day. We are most concerned that the actual number of attendees will exceed that declared on this latest application, with consequential impacts on noise, traffic, parking and effluent handling, and this an even greater negative impact on our peaceful rural residential environment that we recently heavily invested in for the future of our family.

#### **7. Increased traffic on local roads**

Some of our local roads are not suited to carrying larger volumes of traffic as would be generated by such a development, nor is Pitt Town Road suited to coping with any overflow car parking created by more than the estimated number of cars being onsite. This development and the increased traffic generated by it 365 days a year would pose a potential threat to the safety of all the local members of the community who use Pitt Town Road. Surely if the Council was to consider such a development, it would require the developer to pay to widen Pitt Town Road.

#### **8. Entry and egress during flooding**

During local flooding, Pitt Town Road is the only safe route for many residents, which would increase the traffic during those times. The impact of many more daily cars attending the proposed temple would cause an even worse congestion and unsafe traffic condition on that road during flood times, when all but local traffic should be kept away from the area.

#### **9. Lack of footpaths or Public Transport**

There is no access to public transport in the area nor footpaths. Surely a facility such as this would more appropriately be built in a more commercial area, close to public transport and have more appropriate road access with footpaths and overflow street parking available, Pitt Town Road appears to be completely unsuitable, especially during proposed "major events" that will create even more noise and traffic/parking congestion.

#### **10. Rights of residents and enforcement of noise pollution etc**

What permanent solution would the Council put in place to ensure immediate response 365 days a year for extended hours, to deal with noise or traffic / parking issues that extend beyond the authorised use of the property? Given the normal council hours, we as residents would expect a 24 hour a day immediate response of a council officer to enforce the conditions of use, to protect the local residents?

#### **11. Potential loss in value of our property due to this proposed development**

We are very concerned that our significant investment in our fairly recently acquired rural residential property will be devalued by the approval of the proposed development, which is completely out of character with the area, and severely impacts the peaceful surrounds we planned for our children. As this address directly adjoins one of our boundaries, we may well suffer financial loss should we be forced to sell if the proposed development goes ahead. What plans does the council have to compensate local property owners who are forced to relocate to alternative rural properties away from this extremely out of character development which appears to be planned to service people who do not even reside in the Hawkesbury LGA?

Yours Sincerely,

Kane Zammit & Danielle Oliver-Zammit

Regards,

**Danielle Oliver-Zammit**

