



# Presbyterian Church of Australia

in the State of New South Wales

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31 October 2020

Keiran Thomas

Director Regional Assessment

NSW Department Planning, Industry and Environment

Via online submission: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=10609](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10609)

Dear Keiran,

**SUBMISSION ON DA10609 Proposed Mixed Development by Japrico Development Pty Ltd  
10 Young Street West Gosford**

On behalf of The Presbyterian Church New South Wales Property Trust (PCNSW), which is the owner of Gosford Presbyterian Church (GPC) at 14-16 Young Street West Gosford, I am requesting the NSW Department Planning Industry and Environment (DPIE) consider the following points when assessing the proposed mixed development submitted by Japrico Development Pty Ltd for 10 Young Street West Gosford (DA10609) and the impact on adjoining neighbours and the surrounding area.

- GPC is a thriving and active church in the Gosford community and has in the last few years expanded its facilities to accommodate the increasing needs of its congregations and programmes it operates across all areas of its ministry from infants, youth through to seniors. DA10609 is a welcome improvement in this area, but given our dealings with adjoining developments throughout NSW, when residents move into areas with existing places of worship, there is a high probability of complaints and objections from residents and guests of the proposed development seeking to restrict the activities that churches have been operating for many years. The activities that GPC operate include evening youth programmes, weekend church services, Easter services, Christmas services, occasional services (i.e. funerals and weddings) and other church activities that are allowed under its zoning and consistent with what parishioners and the community have been able to enjoy and experience for some time. What protections will the DPIE provide GPC under its existing rights for these uses and enjoyment into the future?
- PCNSW believes that there will be increased traffic movements as a result of the proposed development, which needs to be considered, beyond the assessment made by Varga Traffic Planning Pty Ltd - Traffic and Parking Assessment Report (Appendix 8) which claims that the traffic generated would be a 'negligible increase' on current volumes. GPC requests that DPIE ensure adequate parking provisions are included in the consent so as to not impact adjoining owners, namely GPC who may be forced to install security cameras and boom gates to protect their onsite parking for use by parishioners and visitors during church services and events.
- There are concerns from GPC that the proposed development will add additional pressure on parking along Young street which will negatively impact parishioners and visitors to large church events. We request DPIE to include provisions within the consent for the management of off-street parking.

- PCNSW acknowledges the improvements identified to address the ongoing stormwater and drainage issues through the Flood Assessment Report by Northrop. Despite these suggested improvements, there are concerns that they will not be adequate to disperse the additional water run-off and build up behind the church facility on 14 Young Street which sits on the edge of the drainage easement. The comments made in the Northrop report that the development will not provide any 'significant adverse impacts' to flood behaviour is not reassuring to neighbours.
- DA10609 does not adequately resolve the existing stormwater issues experienced by existing landowners, by closing off completely both the stormwater pipes and overland flow run-off to the south at the developments northern boundary and directing the stormwater flow west to Racecourse Road (which in turn has flooding issues). This may become a flooding issue over time and could impact the owners of 1A Racecourse Road that is adjacent to the PCNSW site. Addressing this ongoing drainage issue should be a condition of consent.
- To further mitigate any future stormwater issues, PCNSW request that consideration be given to the creation of a drainage easement over the existing stormwater pipe that runs from the north western corner of the development to Racecourse Road.
- Finally, PCNSW request that due to the scale of the proposed development, the proponent be required as a condition of consent to carry out Dilapidation Reports prior to construction on neighbouring properties.

PCNSW welcomes the opportunity to discuss further the comments and concerns raised in the hope that these will improve development for the benefit of all residents and the community.

Please contact the undersigned for further information regarding this submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Ishak', with a stylized, cursive script.

John Ishak  
Executive Manager Development

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