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# Part 10 Places of Public Worship

# 10.1 Application

## 10.1 Application

This part of the Plan sets out controls relating to the development of places of public worship (including extensions to existing development) in the City of Campbelltown.

## 10.2 General Design Requirements

### Objectives:

- Ensure that places of public worship are appropriately located and designed to minimise any adverse effects (high noise levels, traffic impacts, overshadowing, privacy and access) on the amenity of surrounding land uses.
- Ensure that the scale, bulk and height of places of public worship are compatible with the predominant character of surrounding developments.

### 10.2.1 Locality Requirements

- a) Development applications for a newly proposed place of public worship or additions and alterations to an existing place of public worship shall be accompanied by a report addressing the suitability of the site, street, neighbourhood and locality for the scale and intensity of the proposed development.
- b) Places of public worship shall not be located within a 150 metre radius (as measured from the point of the main entry of the proposed place of public worship) of a brothel, or any sex-services premises or restricted premises.
- c) Places of public worship on urban land shall be located a minimum of 250 metres (as measured from the point of the main entry of the proposed place of public worship) of any other approved place of public worship development, in order to minimise potential traffic generation, noise or amenity impacts upon the surrounding locality.
- d) Newly proposed places of public worship located on land within a residential

#### Note:

Under the CLEP, places of public worships are permissible within the following zones:

- RU5 Village;
- R2 Low Density Residential;
- R3 Medium Density Residential;
- R4 High Density Residential;
- B2 Local Centre;
- B3 Commercial Core;
- B4 Mixed Use;
- B5 Business Development;
- IN1 General Industrial;
- IN2 Light Industrial; and
- E3 Environmental Management.

#### Note:

Contact Council's Customer Service Centre (02 4645 4000) to find out if the proposed public worship place is within close proximity to a sex service premise.

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## 10.2

### General Design Requirements

zone shall have a maximum capacity of 100 people at any one time.

#### 10.2.2 Height

- a) Spires and similar structures shall only be permitted if in Council's opinion the proposed structure:
  - i) is of appropriate height, bulk and scale; and
  - ii) does not result in overshadowing of private open space and living rooms of adjacent residential development or the residential component of a mixed use development.

#### 10.2.3 Acoustic and Privacy Amenity

- a) An acoustic report prepared by a suitably qualified person shall be submitted with all place of public worship development applications demonstrating :
  - i) that the noise levels generated from the place of public worship, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA at the property boundary;
  - ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and
  - iii) ways to minimise the impacts of noise on adjoining properties.
- b) Despite Clause 10.3.3.a) above, an acoustic report for proposed places of public worship within industrial zones shall only be required where the proposal is located within 150 metres from land where residential development is a permissible land use.

*Note: Choice of fencing material should be considered and addressed as part of the acoustic report.*

- c) On-site noise generating sources including, but not limited to:

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## 10.2 General Design Requirements

- i) plant rooms and equipment;
- ii) power supply generators;
- iii) air conditioning units;
- iv) pool pumps; and
- v) recreation areas;
  - shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dBa above background levels at the property boundary.
- d) The use of external amplified sound including public address systems, amplified bells and amplified calls for prayers by places of public worship is prohibited.
- e) Direct views to and from neighbouring and surrounding properties shall be minimised by means including:
  - i) appropriate building design and location of gathering areas; and
  - ii) the use of appropriate screening, fencing and landscaping.

### 10.2.4 Streetscape

#### Design Requirements

- a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.
- b) New buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- c) Air conditioning units and water tanks shall be screened and not visible when viewed from a public area.
- d) Off street car parking areas shall be screened by means of landscaping.

### 10.2.5 Fencing

#### Design Requirements

- a) Fencing along the primary and secondary street boundaries shall:
  - i) not be constructed of bonded sheet metal;
  - ii) not be higher than 1.2 metres;
  - iii) be articulated, incorporate landscape treatments and complement the design and finish of the development.
- b) Fencing to the rear and side boundaries shall:
  - i) be located behind the primary and secondary street setbacks; and
  - ii) be a maximum of 2.1 metres in height (excluding retaining walls).
- c) Despite Clause 10.2.5 b) above, fencing, where applicable, shall be designed to ensure that the privacy of adjacent residential developments is maintained.
- d) Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met:
  - i) the fence is located behind a 1.5 metre deep landscaped buffer; and
  - ii) the fence is located behind the building line of all street frontages.

### 10.2.6 Places of public worship on land located within residential zones

- a) Newly proposed places of public worship (whether a newly proposed building is proposed to be built or a change of use of an existing building) located on land within residential zones shall not be located on a site that:
  - i) has an area less than 1,500 sqm;
  - ii) is within a no through road;

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## 10.2 General Design Requirements

- iii) has principal vehicular access to a road where the carriageway is less than 6.5 metres; and
  - iv) has a width less than 20 metres (measured at the front building line).
- b) For newly proposed places of public worship within residential zones, the Indoor assembly area shall have a maximum total floor area of 160sqm. For the purpose of this clause, assembly area means the total floor space area of all buildings on the site excluding the areas of offices, library, kitchens, toilets, changing rooms and residential accommodation.
- c) Any area that is immediately adjacent to the assembly area and not fully separated from the assembly area by walls, shall be included in the calculations of the assembly area including open access corridors and areas between aisles.
- d) Buildings and structures comprising places of public worship shall be setback a minimum of:
- i) 3 metres from any side boundary;
  - ii) 5.5 metres from the primary street boundary; and
  - iii) 10 metres from the rear boundary; and
  - iv) 5 metres from the secondary street boundary.
- e) Places of public worship shall not result in loss of solar access that would exceed the minimum requirements specified in clause 3.6 Solar Access.
- f) Places of public worship shall have appropriate regard to the impact on solar access to useable private open space, windows of living areas, solar collectors and clothes drying areas of adjoining and nearby residential development.
- g) The operation hours of newly proposed places of public worship within

residential zones shall be determined on individual merit.

## 10.2 General Design Requirements

### 10.2.7 Places of public worship located on land within business zones

- a) Places of public worship located on land within business zones shall comply with the setbacks and building envelope requirements specified in Part 6 Commercial Development of this Plan.
- b) Places of public worship shall not result in loss of solar access that exceeds the minimum requirements specified in *Part 5 Residential Apartment Buildings and Mixed-Use Development* under *Clause 5.4.5 Solar Access* of the Plan.

### 10.2.8 Places of public worship located on land within Industrial zones

- a) Places of public worship located on land within industrial zones shall comply with the setbacks and building envelope requirements specified in Part 7 Industrial Development of this Plan.

### 10.2.9 Places of public worship on land zoned for rural or environmental protection purposes.

- a) Despite any other provisions of this Part, building and structures comprising places of public worship located on land zoned for rural or environmental protection purposes shall be set back a minimum of:
  - i) 20 metres from the primary street boundary;
  - ii) 10 metres from the rear boundary;
  - iii) 10 metres from a side boundary; and
  - iv) 20 metres from any secondary street boundary.
- b) Places of public worship shall only be permitted where it is serviced by a sealed road.

**Note:**

Refer to Clause 4.1D *Minimum lot sizes for certain land uses in certain environment protection zones* of the CLEP.

## 10.3

### Car Parking & Access

#### 10.3 Car Parking and Access

##### Objectives:

- Ensure efficient and safe vehicular and pedestrian movements to and from the place of public worship.
- Ensure that the location and design of driveways and parking areas, waste access and collection areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Ensure that the surrounding street network and intersections continue to operate safely and effectively.
- Ensure that sufficient car parking spaces are provided on site.
- Minimise parking arising from places of public worship on local streets.

##### 10.3.1 Car Parking

###### Design Requirements

- a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.
- b) A minimum of one (1) car parking space shall be provided for every 3.5 site users.
- c) Off street parking and loading shall be designed in accordance with *Australian Standards 2890 (as amended)*, except as otherwise provided by this Plan.
- d) No required car parking space shall be designed in a stacked configuration.
- e) No required car parking space or emergency/overflow space shall be located within Effluent Disposal Area.
- f) Pedestrian access shall be separated from vehicular access and car parking areas with clearly defined paths to and from the building.
- g) Each place of public worship shall have a maximum of one ingress and one egress driveway.
- h) The minimum width of a driveway serving a place of public worship shall be:
  - i) 3 metres for one way traffic



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## 10.3

### Car Parking & Access

movement; and

- ii) 6 metres for two way traffic movement.
- i) Driveways shall :
  - i) be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection; and
  - ii) be sealed.

*Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location of the driveway may vary.*

- j) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.
- k) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.
- l) Development applications for places of public worship shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:
  - i) the existing traffic environment;
  - ii) anticipated traffic generation from the proposed development;
  - iii) identification of the celebrations, festivals, and the main day of the week for gathering/praying which are likely to attract larger than normal attendance at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts upon the traffic movements within the locality;
  - iv) the potential cumulative impact on the locality;
  - v) the need for local traffic improvements in the locality;

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## 10.3 Car Parking & Access

- vi) traffic egress/ingress; and
- vii) sight distance and other relevant safety issues including vehicular/ pedestrian movements.

### 10.3.2 Access for People with Disabilities

#### Design Requirements

- a) Places of public worship shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

## 10.4 Landscaping

## Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.
- To increase the amenity of car parking areas.

## Design Requirements

- a) Landscaping shall be provided to a minimum of a:
  - i) 3 metre deep strip along the primary and secondary street frontage (other than vehicle driveways); and
  - ii) 1.5 metre deep strip along the full width of side and rear setbacks.
- b) Where possible, existing on-site mature vegetation shall be retained and incorporated into the development.
- c) Development applications for places of public worship shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:
  - i) species, location, pot size and mature height of proposed planting;
  - ii) separation from car parking spaces and driveway areas;
  - iii) fencing height and material; and
  - iv) enhance the visual amenity of car parking areas.
- d) All new landscaping associated with development for places of public worship shall maximise the incorporation of endemic species.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

# 10.5

## Landscaping

### 10.5 Waste Management

#### Objectives:

- Ensure that appropriate facilities are provided for the storage and collection of waste generated by places of public worship.

#### Design Requirements

- a) A waste minimisation management plan shall be submitted with all development applications for places of public worship.
- b) The waste minimisation management plan shall include proposals for waste management on special events dates.
- c) Waste storage, collection areas and service/delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.
- d) The waste collection area shall be located and designed to minimise amenity impacts and safety hazards for any person within the site or within adjacent private/public areas.