Draft
Development
Control
Plan No. 56

Places of Worship

Adopted by Council:
Effective from:

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GENERAL MANAGER

City Planning Division
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1. GENERAL

1.1 PURPOSE, AIMS & OBJECTIVES OF THIS PLAN

The purpose of this plan is to provide guidelines for places of worship.

The aims and objectives of this Development Control Plan (DCP) are to:

- Outline the development approval process to assist applicants.
- Manage the potential impacts of places of worship on the amenity of adjoining and adjacent residential areas.
- Ensure that sites selected as places of worship are suitable to accommodate all the requirements of this plan in terms of car parking, landscaping etc.
- Ensure places of worship are constructed and operated in a manner which will minimise adverse affects on the amenity of adjoining/nearby properties.
- Ensure that places of worship have a scale and intensity that is suitable to the site and the prevailing and likely neighbourhood character in which the development is proposed.
- Accommodate the religious needs of the community within the Development Control framework.

1.2 LAND TO WHICH THIS DCP APPLIES

This DCP applies to all land in the City of Canterbury where places of worship are permissible under the relevant planning instrument.

1.3 TYPES OF DEVELOPMENT COVERED BY THIS PLAN

Council’s principle planning instruments contain the permissibility and consent requirements for places of worship. Generally, the following types of development will require consent:

- New places of worship.
- Alterations and additions to an existing place of worship.
- Change of use/conversion of an existing building to a place of worship.
- Increasing the number of worshippers.
- Any proposed changes which will increase the capacity of an existing place of worship, either by increasing the number of worshippers attending, increasing the frequency of services or introducing new or additional activities.

Note: SEPP 4 - Development without consent and Miscellaneous Exempt and Complying Development is a policy designed to permit relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. Places of worship can be carried out under this policy, subject to complying with set criteria. Please refer to the document for details.

1.4 DATE THE PLAN CAME INTO EFFECT

This plan was adopted by Council on……… and came into effect on……….
1.5 HOW TO APPLY

STEP 1 – Compliance with DCP requirements

This Plan sets the objectives and controls for places of worship. It is recommended you familiarise yourself with the requirements in this plan to ensure the proposed development complies with our requirements.

STEP 2 – Discussions with Council

Council’s Planning Officers should be consulted prior to lodging a Development Application (DA) to ensure that design and constraint issues are identified at an early stage. This allows Council officers to clarify the requirements of this DCP and other relevant DCPs, policies and codes that may apply to the development.

STEP 3 – Lodgement of Development Application

When you are satisfied that the application complies with the requirements of this DCP and all issues identified at the pre-lodgement meeting with Council planning staff have been addressed, the application can then be lodged.

We have a Development Application Guide, which provides details of the things you need to do before submitting an application for your development. This Guide should be used in conjunction with the Development Application Checklist. The Checklist will ensure that all the necessary information and plans are provided with your application. If your application includes all the required details we will be able to deal with it more quickly.

Both the Guide and Checklist are available at our Customer Services Centre or can be downloaded from our website:


Step 4 – Determination of the Application

Your application will be assessed and determined under the relevant planning controls, including this DCP, which apply to the land.

The application will be determined by either the granting of consent (with or without conditions) or refusal (with reasons).
2. CONTROLS FOR PLACES OF PUBLIC WORSHIP

2.1 SITE AND LOCATION REQUIREMENTS

Objectives
a. To ensure the size of the place of worship is consistent with the built form of established places of worship in residential zones.

b. In residential areas allotments should be of a suitable size so as to accommodate all the requirements of this plan in terms of car parking, landscaping, setbacks etc.

Controls
i. The minimum site frontage width of 20m is required for new places of worship in a residential zone or which adjoins a residential zone.

ii. A maximum floor area of the assembly area of a new place of worship or alterations and additions to an existing place of worship, in a residential zone or which adjoins a residential zone is 400m².

iii. Location/site meets parking requirements as per section 2.3 Traffic and Parking.

iv. The siting and design of places of worship, on land that adjoins a busy road or road corridor must be designed in accordance with “Development near rail corridors and busy roads – Interim Guidelines.” published by the NSW Department of Planning.

2.2 BUILDING FORM AND CHARACTER

Objectives
a. To ensure that the scale of place of worship is compatible with the scale of existing or likely future development in the area.

b. To maintain the residential character of established residential areas.

Controls
i. Applications for places of worship will be subject to the same height, floor space ratio and envelope controls that are identified in the planning instrument and/or any other DCP which applies to the land.

Note: The following controls apply to the land in the relevant zones. Precinct LEP means LEP 138, 148 & 178.

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Business</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>FSR</td>
<td>Precinct LEP: Cl 14</td>
<td>CPSO: Cl 14</td>
<td>CPSO: Cl 44</td>
</tr>
<tr>
<td>Height</td>
<td>DCP 9</td>
<td>DCP 15, DCP 54, DCP 55</td>
<td>N/A</td>
</tr>
<tr>
<td>Envelope, setback</td>
<td>DCP 9</td>
<td>DCP 15, DCP 54, DCP 55</td>
<td>DCP 17/DCP 21</td>
</tr>
<tr>
<td>Site coverage</td>
<td>N/A</td>
<td>N/A</td>
<td>Cl 48 for zones 3(d) &amp; 4(b) DCP 17</td>
</tr>
</tbody>
</table>

ii. Places of worship within or near a residential zone must be well designed and incorporate high quality external materials and finishes as well as suitable landscape treatment around the perimeter of the site.
2.3 TRAFFIC AND PARKING

Objectives

a. To minimise the impact of on street parking on local roads.
b. To ensure surrounding road and intersections are able to operate effectively, safely and within their capacity.
c. To ensure adequate parking is available for the place of worship so that it does not cause inconvenience to residents and congestion in nearby streets.
d. To maintain the amenity of residential areas.

Controls

i. A traffic impact statement prepared by a qualified traffic consultant is required for:
   - New places of worship.
   - Alterations and additions to an existing place of worship.
   - Change of use/conversion of an existing building to a place of worship.
   - Increasing the number of worshippers.
   - Any proposed changes which will increase the capacity of an existing place of worship, either by increasing the number of worshippers attending, increasing the frequency of services or introducing new or additional activities.

Note: Please refer to DCP 20 for further details on the submission requirements for the traffic impact statement.

A traffic impact statement may not be required for development involving minor modifications to an existing place of worship where the proposed changes will not increase the floor area and will not increase the capacity of an existing place of worship.

ii. To ensure adequate traffic flow, any scheduled services are not to commence until at least thirty minutes have elapsed following the completion of any preceding service. This requirement will be imposed as a condition of consent.

iii. The minimum requirements for the provision, location and design of off street car parking and bicycle parking for places of worship are contained in DCP 20 – Parking.

iv. All parking for new places of worship must be provided on site as basement or at grade parking.
2.4 NOISE

Objective
a. To minimise noise levels from a place of worship that may impact upon neighbouring and nearby properties.

Standards
i. The design of the proposed place of worship should minimise noise from the various activities anticipated to occur within the site.

ii. A noise impact statement prepared by a suitably qualified acoustic engineer is to be submitted for a place of worship on land within a residential zone or that adjoins a residential zone. The statement should address, but is not limited to the potential impact associated with the operation of the development and noise mitigation measures for the operation of the place of worship.

Note: A noise impact statement may not be required for development involving minor modifications to an existing place of worship where the proposed changes will not increase the floor area and will not increase the capacity of an existing place of worship.

2.5 OPERATIONAL MANAGEMENT PLAN

Objectives
a. To ensure the operation of the place of worship does not have any adverse impact on surrounding properties.

b. To ensure that a place of worship operates at times where it will have the least impact on the amenity of adjoining residences.

Standards
i. An Operational Management Plan must be submitted with all development applications for new proposal and intensification of existing places of worship in residential zones or which adjoin residential zones. Places of worship in Business and Industrial zones will be considered on merit.

The plan must include, but is not limited to the following information:

- Proposed hours of operation and days of operation
- Special events – a detailed calendar of any festivals and special events must be supplied with the application, together with details of the arrangements for parking during these times such as car park marshalling.
- The estimated number of people to be in attendance at regular services, main events and those other times where it is described that the place of worship will be used.

ii. The proposed hours of regular services and activities be considered on their merit, having regard to the general amenity of the local neighbourhood and surrounding residents.
3.0 DEFINITIONS

For the purpose of this Development Control Plan the following words and terms have the meanings as specified:

**Place of worship** means a building or place used for the purpose of religious worships, whether or not the building or place is also used for counselling, social events or religious training by a congregation or religious group. (LEP 138, 148, 178).

**Place of public worship** means a church, chapel or other place of public worship or religious instruction or place used for the purpose of religious training (CPSO).

**Assembly Area** means the sum of that portion of the gross floor area of a building that is to be used for public assembly, for the purpose of worship or other purposes. It includes any secondary areas of assembly, such as choir or musician’s areas, alter areas, confessional areas, podiums, or rooms capable of being used for overspill accommodation of the congregation during a worship service. Ancillary areas such as kitchens, toilets, offices, washrooms and residential accommodation, which are not normally used for worship, are not considered to be part of the assembly area.