



Part C – Specific Landuse Controls

Chapter C13: Places of Public Worship

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1 INTRODUCTION

1. This chapter of the DCP outlines Council's general requirements for the establishment and conduct of a place of public worship.
2. This chapter of the DCP should also be read in conjunction with the provisions of the relevant LEP applying to the site..

2 OBJECTIVES

1. The key objectives of this chapter in the DCP are to:
 - (a) Ensure the size, scale, height, form and external appearance of a place of public worship is compatible with the prevailing character of the locality.
 - (b) Maintain the streetscape character and amenity of the surrounding locality, especially residential neighbourhoods.
 - (c) Encourage the location of larger places of public worship to lands zoned either: RU2 Rural Landscape, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B6 Enterprise Corridor or IN2 Light Industrial.

3 DEFINITIONS

A "place of public worship" means 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.

4 DEVELOPMENT CONTROLS

4.1 Locational Requirements

1. A place of public worship shall be located a minimum 250 metre radius distance away from any another existing or approved place of public worship, in order to minimise potential traffic generation, noise or amenity impacts upon the surrounding locality.
2. A place of public worship shall be located a minimum 400 metre radius distance away from any existing or approved sex industry premises.
3. A place of public worship shall be located a minimum 150 metre radius distance away from any existing or approved firearm or weaponry store or like premises.

4.2 Minimum Lot Size & Lot Width Requirements - Residential Zones

1. The minimum allotment size for a place of public worship within a residential area or the B4 Mixed Use Zone shall be 2,000 square metres with a minimum lot width of 40 metres.

4.3 Maximum Site Coverage

1. The maximum site coverage for a place of public worship and any ancillary buildings within any residential zone shall be 50%.

4.4 Maximum Building Height

1. The maximum height of a place of public worship (including any spire, tower or similar structure) shall be in accordance with the relevant Height of Buildings map contained in Wollongong Local Environmental Plan 2009.
2. Any spire, tower or similar structure must be considered on the basis of the form / bulk, scale and height of the structure and its relationship with the prevailing character of the locality.

4.5 Front Setbacks

1. The following front setback requirements apply to places of public worship upon land zoned R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre or B2 Local Centre:
 - (a) The same distance as one or other of the adjoining development, provided the difference between the setback of the two adjoining developments is less than 2 metres; or
 - (b) The average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2 metres; or
 - (c) A minimum front setback of 7.5 metres applies where calculations in (a) or (b) are less than 7.5 metres.
2. On corner allotments, a minimum building line setback of 5 metre setback is required, off the secondary road frontage.
3. Balconies, front courtyard fences and other building extrusions may be set back up to 900mm closer than the required front or secondary setback.
4. For sites zoned RU2 Rural Landscape, a minimum 15 metre front building line setback is required.
5. For sites zoned B6 Enterprise Corridor or IN2 Light Industrial, a minimum 10 metre front building line setback is required.
6. For sites zoned B3 Commercial Core or B4 Mixed Use within the Wollongong City Centre, the front building line setback shall be in accordance with the setback requirements in the Wollongong City Centre site specific / locality based DCP, as contained in Part D of this DCP.
7. Any site fronting a classified road (ie arterial or sub-arterial road) will require a minimum 10 metre front building line setback.

4.6 Side Setbacks

1. A minimum 3 metre side setback is required for any proposed place of public worship or ancillary outbuilding upon land zoned R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre or B2 Local Centre.

2. For sites zoned B3 Commercial Core or B4 Mixed Use within the Wollongong City Centre, the minimum side setback for buildings shall be in accordance with the setback requirements in the Wollongong City Centre site specific / locality based DCP, as contained in Part D of this DCP.
3. A minimum 5 metre side setback is required for buildings upon land zoned B6 Enterprise Corridor or IN2 Light Industrial.

4.7 Rear Setbacks

1. A minimum 5 metre rear setback is required for any proposed place of public worship or ancillary outbuilding upon land zoned R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre or B2 Local Centre.
2. For sites zoned B3 Commercial Core or B4 Mixed Use within the Wollongong City Centre, the minimum rear setback for buildings shall be in accordance with the setback requirements in the Wollongong City Centre site specific / locality based DCP, as contained in Part D of this DCP.
3. A minimum 5 metre rear setback is required for buildings upon land zoned B6 Enterprise Corridor or IN2 Light Industrial.

4.8 Building Form and Character

1. Any Development Application for a place of public worship (church, mosque, synagogue, temple etc) must consider the amenity of the surrounding locality, especially sites within or near residential localities. Any place of public worship within or near a residential neighbourhood must be well designed and incorporate high quality external materials and finishes as well as suitable landscape treatment around the perimeter of the site.

4.9 Noise Impact Assessment

1. A Noise Impact Assessment report will be required for any proposed new place of public worship or any proposed major alterations and additions to an existing place of public worship where Council is of the opinion the alterations or additions may cause potential adverse noise impacts upon the surrounding locality. The noise impact assessment report must be prepared by a suitably qualified and experienced acoustic consultant and lodged with the Development Application.
2. The noise impact assessment report is required to address a range of issues / matters including (but not necessarily limited to) the following:
 - (a) Existing LA_{90} background noise levels;
 - (b) Predicted LA_{10} , LA_{1} , and LA_{eq} noise emission levels, based on the size and nature of the proposed place of public worship and associated activities / functions;
 - (c) Assessment of all potential noise sources on-site, including vehicles, bells, musical instruments, singing and calling etc;
 - (d) Recommended noise / acoustic mitigation measures, including any design amendments, landscaping requirements and / or restrictions on the hours of operation of the development.

Note: Applicants are encouraged to arrange a pre-lodgement meeting with Council staff to discuss the application prior to lodgement.

4.10 Car Parking, Access and Traffic Impact Assessment Requirements

1. The car parking, access and servicing requirements for a place of public worship must be in accordance with the Car Parking, Access, Servicing / Loading Facilities and Traffic Management chapter in Part E of this DCP.
2. For any proposal involving a new place of public worship or where major alterations and alterations to an existing development will result in an increase of 50 or more patrons, a Car Parking and Traffic Impact Assessment report will be required. The required Car Parking Traffic Impact Assessment report must be prepared in accordance with the requirements of the Car Parking, Access and Traffic Management chapter in Part E of the DCP.

4.11 Solar Access

1. The windows of all living areas for adjoining residential dwellings or serviced apartments should receive at least 3 hours of sunlight between 9.00 am and 3.00 pm, during 21 June mid winter solstice period.
2. Adjoining principal area of private open space for residential development must receive sunlight into at least 50% of the required open space between 9.00 am and 3.00 pm, during 21 June mid winter solstice period.
3. Any new building for a place of public worship must be designed to avoid overshadowing impact upon any existing solar hot water system, photovoltaic panel or other solar collector of an adjoining residential dwelling.
4. The submission of shadow diagrams of the development will be required for hourly intervals between 9.00 am and 3.00 pm for the 21 June mid winter solstice period. In certain cases where Council is of the opinion that a proposal may pose adverse overshadowing impacts upon adjoining buildings, Council may require additional shadow diagrams for summer and equinox periods.

4.12 Crime Prevention Through Environmental Design

1. Any place of public worship must be designed in accordance with the Crime Prevention Through Environmental Design chapter in Part E of this DCP.

4.13 Access for People with a Disability

1. Access must be provided for people with disabilities in accordance with the Access for People with a Disability chapter in Part E of this DCP, the Building Code of Australia and Australian Standards AS 1428 parts 1 and 4 Design for Access and Mobility.

4.14 Landscaping Requirements

1. The provision of a 5 metre deep landscaped buffer screen is required within the front setback area of the site.
2. A minimum 3 metre deep landscaped buffer screen is required along all side and rear property boundaries.

4.15 Hours of Operation

1. Applications must also provide details of the proposed hours of operation of the establishment, both for every day events and for special events, festivals and the like. The frequency of special events and the maximum number of persons attending these events must be provided. Council may impose limits on hours of operation, particularly where the site is within or adjoins residential areas. Places of worship should allow a minimum of 30 minutes between services to minimise noise and traffic impacts.