

Part

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Places of Public Worship

Holroyd Development
Control Plan 2013

Places of Public Worship

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Places of Public Worship

Introduction

Land covered by this Part

This part applies to development for the purposes of Places of Public Worship.

Relationship to Holroyd Development Control Plan 2013

Part I of Holroyd DCP 2013 shall be read in conjunction with the following Parts of Holroyd DCP 2013, which contain objectives and development controls that relate to development in this Part:

- Part A- General Development Provisions
- Part B - Residential Development
- Part C -Commercial, Business and Mixed Use Development
- Part D - Industrial Development
- Part E - Public Participation
- Part F - Advertising and Signage
- Part H - Heritage and Conservation
- Part J - Site Specific Controls
- Part K - Holroyd Gardens
- Part L - Town Centres
- Part M - Merrylands Centre
- Part N - Transitway Station Precincts
- Part O - Guildford Pipehead Site
- Part P - Pemulwuy Residential
- Part Q - Pemulwuy Northern Employment Lands
- Part R - Tamplin Road Reserve
- Definitions

Places of Public Worship

I. Locational requirements

Objectives

- O1. To guide the appropriate location of places of public worship to ensure that amenity for surrounding residents and businesses is maintained.
- O2. To ensure the dimensions for sites of places of public worship are appropriate with regard to the character and use of the area.
- O3. To ensure sites and streets are capable of containing the required parking and stormwater management facilities on site.
- O4. To minimise the locating of conflicting land uses within the vicinity of places of public worship.

Development Controls

- C1. The minimum lot size for a place of public worship in the R2, R3 and R4 zones is 900m².
Note: There is no minimum lot size for places of public worship in all other zones.
- C2. Places of public worship are not permitted on roads with a carriageway width less than 10 metres.
- C3. Places of Public Worship are not permitted to be located on cul-de-sacs.
- C4. Places of public worship shall be not be located within pedestrian view from a existing or approved sex industry premises.

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2. Floor Space ratio and Site coverage

Objectives

- O1. To ensure places of public worship development is consistent with the streetscape character and future amenity of its locality.
- O2. To allow for adequate landscaping, including deep soil zones and private open space.
- O3. To minimise potential privacy issues on surrounding residences and their private open space through floor space ratio and site coverage controls.

Development Controls

- CI. Places of public worship proposed in residential zones must have a site coverage no greater than 50%.

Note: The maximum floor space ratio is detailed within Holroyd Local Environmental Plan 2013, as a written statement and associated maps.

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3. Setbacks

Objectives

- O1. To establish setbacks for places of public worship.
- O2. To integrate places of public worship into existing streetscapes.
- O3. To ensure sufficient separation between buildings to allow for visual and acoustic privacy and solar access to surrounding residential development.
- O4. To establish setbacks that allow for landscape area and planting.

Development Control

Front Setback

- C1. The minimum setback from the principal street frontage in residential zones is 6 metres.

Note: An increased setback may be required depending on the proposed location of parking and access to the site or where located on classified roads.

Side and Rear Setbacks

- C2. Setbacks from the side boundaries in residential zones are to be a minimum of 3 metres.
- C3. The minimum setback from rear boundaries in residential zones shall be at least 6 metres.

Note:

- The minimum setback requirements for industrial zones are stated in Part D.
- The minimum setback requirements for business zones are stated in Part C. In some instances setback requirements may be also detailed as site specific controls within this DCP.

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4. Built Form

Objectives

- O1. To ensure residential amenity and street character are maintained through appropriate design and controlling the bulk and scale of places of public worship.
- O2. To preserve the amenity of adjoining development and minimise the impact on the streetscape.
- O3. To minimise the visual impact of new development.
- O4. To ensure new development have facades that define and enhance the public domain and desired street character.
- O5. To ensure that building elements are integrated into the overall building form and façade design.
- O6. To ensure development addresses all street frontages.

Development Controls

Building Height

Note: The maximum height for a place of public worship is detailed within Holroyd Local Environment Plan 2013, as a written statement and associated maps.

- C1. There is no specific storey limit for places of public worship.

Bulk, Scale and Design

- C2. Places of public worship in or adjacent to residential areas shall be of a bulk and scale that is consistent with the character of the streetscape.
- C3. The front entrance of all places of public worship shall be in clear view of the street.
- C4. Where a place of public worship has two dual frontages, the development shall be designed to address both streets, by way of windows, architectural features and surveillance.
- C5. In residential zones, where a place of public worship has a continuous side wall length longer than 10 metres, the wall shall incorporate some form of articulation

Fencing

- C6. Where fencing is proposed for places of public worship, it must comply with fencing provisions in the following parts, depending on the zoning of the site:
 - Residential Zone- Part B
 - Business Zone- Part C
 - Industrial Zone- Part D

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5. Landscaping and Open Space

Objectives

- O1. To maintain and enhance the existing streetscape and landscaped character of the residential neighbourhoods in Holroyd LGA.
- O2. To retain existing trees where possible.
- O3. To provide privacy and shade for residential developments.
- O4. To minimise hard paved surfaces and promote rainwater infiltration.

Development Controls

Residential Zones

- C1. Landscaped area shall be a minimum of 2 metres wide.
- C2. Where places of public worship are proposed in residential zones, a minimum of:
 - 25% of the site area shall be landscaped area.
 - 50% of the front setback shall be landscaped area.
- C3. In residential areas, a minimum 1 metre landscaping strip between side setbacks and the driveway is required.

Industrial and Business Zones

- C4. Landscaped area shall comply with the relevant sections within Part C and Part D of this DCP.

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6. Amenity

Objectives

- O1. To provide a high level of visual and acoustic privacy for the development and surrounding land users.
- O2. To ensure the design of places of public worship and the use of materials provide acoustic privacy to surrounding residential and business users.
- O3. To provide places of public worship with adequate solar access and to ensure that surrounding residential land uses sunlight access is maintained.
- O4. To require the provision of accessibility measures to ensure all members of the community can access places of public worship.

Development Controls

Sunlight Access

- C1. Places of public worship shall comply with sunlight access provisions in the following parts, depending on the zoning of the site:
 - Residential Zone- Part B
 - Business Zone- Part C
 - Industrial Zone- Part D

Visual Privacy

- C2. Places of public worship shall be sited to not cause loss of visual amenity to surrounding residential land uses.
- C3. The location of windows, doors or balconies within a place of public worship shall have regard to adjoining properties and ensure that direct overlooking or loss of privacy does not occur.
- C4. The use of landscaping as a visual privacy buffer is encouraged by Council.

Acoustic Privacy

- C5. A Noise Impact Statement shall be submitted where a proposed place of public worship is located within a residential zone, any zone which permits residential development, or is adjoining a zone that permits residential development.

Note: A Noise Impact Statement shall include:

- Details on hours of operation- including regular services and special events and ceremonies.
- Proposed levels of noise (in dBA and LAeq).
- Any proposed building devices proposed to limit the noise affectation of adjoining residences.

Note: Where minor alterations are proposed, Council may waive the need for a Noise Impact Statement to be prepared.

- C6. Places of public worship shall be designed to increase acoustic privacy, through building layout, site design, landscaping and materials.

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Accessibility

- C7. A place of public worship shall be designed to minimise any barriers to less mobile persons.
- C8. A place of public worship should be, where possible, level and the main entrance shall enable wheelchair access.
- C9. Access shall be provided in accordance with the relevant Australian Standard for access and mobility.

7. Parking and traffic

Objectives

- O1. To ensure the provision of adequate car parking spaces for places of public worship.
- O2. To ensure the safety of both pedestrians and other vehicle users in the surrounding locality.
- O3. To require that the provision of vehicular parking does not reduce opportunities for deep soil zones within a site.
- O4. To ensure that the impact of parking and vehicular movement for a place of public worship is assessed and does not affect the amenity of the surrounding locality.

Development Controls

- C1. Car parking for places of public worship shall comply with Part A of this DCP.
- C2. All parking shall be provided on site, through on- grade or basement parking.
- C3. All vehicles shall be able to enter and leave the site in a forward direction.
- C4. The provision of parking shall not reduce the required landscaped area for the site.
- C5. Traffic impact statement shall be submitted for the establishment of a place of public worship or where alterations and additions are proposed that increase the capacity to 50 persons or more.

Note: A Traffic Impact Statement, at a minimum, shall assess the number of parking spaces required for such development, the impact of the proposed place of public worship on the surrounding locality and the measures taken to minimise any potential issues. The statement shall also detail the impact of any festivals or functions (i.e. Weddings) and their impact in relation to car parking and vehicular access.

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8. Operational management

Objectives

- O1. To ensure the amenity of residents within the vicinity of a place of public worship is maintained and any potential impacts are minimised.
- O2. To create a balance of flexibility of hours of use for a place of public worship, whilst maintaining adequate amenity for surrounding residents.
- O3. To ensure any ancillary uses of a place of public worship are adequate and do not impact on the amenity on the surrounding area.

Development Controls

- CI. An operation management plan is to be submitted to Council that shall at a minimum address the following:
 - The frequency of all proposed services, events and the like;
 - The proposed hours of operation for all proposed services and events and the like;
 - The likely number of persons to attend each type of service, event etc;
 - Whether street parades or road closures are proposed;
 - Any other uses that may take place within the place of public worship (i.e. community uses- youth group, community colleges etc), the frequency of these uses and the number of patrons proposed for these.
 - Any particular custom or practice (such as ringing bells) that may occur and the frequency and length of such rituals.
 - The nomination of a contact person that will be responsible in responding to any issues or complaints raised by the community or Council.