

Statement of Environmental Effects Development Application



No.67 Wangee Road, Lakemba

**Installation of four (4) loudspeakers to the existing minaret
of Lakemba Mosque to play the *Adhan* (call of prayer)**

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Lakemba: A Hub of Cultural and Religious Diversity

Lakemba, located in Sydney's southwestern region, is a vibrant and multicultural suburb known for its diverse community. A significant proportion of its residents identify as Muslim, with backgrounds including Lebanese, Turkish, Afghan, Pakistani, and Bengali. This cultural richness shapes the identity of the area, where multiple languages are spoken, and Islamic traditions play a central role in daily life.

Of the 658 suburbs in Sydney, Lakemba is one of the most culturally diverse in regard to the birthplace of its citizens. With more than 150 cultural backgrounds represented in Lakemba, 68% of its residents were born overseas – most prominently in Bangladesh (15%), India (8.8%), Pakistan (5.3%), Myanmar (4.3%), and Lebanon (3.4%).

With such a large range of cultures, Lakemba is often filled with the traditions and values of these countries, which can be observed in the vast array of shops selling customary foods, clothes and religious items; the establishment of mosques and churches which welcome people of all backgrounds; the rows of multi-ethnic market stalls that come alive after sunset every day; and the infamous annual Ramadan Night Markets which attracted more than 1.2 million people in 2022 alone.

The Role of Islam in Lakemba

In Lakemba, 61.2% of residents identify as Muslim, and 24.7% speak Arabic at home. Islam is integral to Lakemba's character, with Lakemba Mosque serving as a key spiritual and social place of worship. The mosque is the largest in Australia, and hosts regular prayers, community events, educational programs, and charity initiatives. One of the most significant practices in Islamic life is the Adhan, the call to prayer, which is made five times a day to signal the times for worship. In Lakemba, the Adhan is a familiar and comforting sound for many residents, marking the rhythms of daily life and fostering a sense of unity and shared faith.

The Significance of the Adhan

The Adhan holds deep spiritual and cultural significance for Muslims around the world. It is a fundamental part of daily life for the Muslim community in Lakemba, marking the five designated prayer times throughout the day. The Adhan is not only an invitation to worship but also a reminder of faith, discipline, and connection to the broader Muslim community.

For Muslims in Lakemba, the sound of the Adhan is a call to pause and reflect, to come together in prayer, and to renew their commitment to their spiritual values. It is a moment that reinforces a sense of belonging and shared identity, not just within the mosque but across the entire community. The Adhan is a way of reminding individuals of the central role of faith in their daily lives and encourages a rhythm of reflection and devotion throughout the day.

Introduction

This Statement of Environmental Effects has been prepared on behalf of the Client, Lakemba Mosque. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

This Statement accompanies a Development Application for the installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque to play the *Adhan* for *Jummah* prayer at No.67 Wangee Road, Lakemba.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to subject planning policies and controls and examine the environmental, social and economic effects of the proposal against the Evaluation Criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development is permissible with Council's consent in the R4 High Density Residential zone under Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023 as an ancillary feature to the existing place of public worship. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

Relevant History

The proposed application seeks only for the addition of loudspeakers to the existing minaret on Lakemba Mosque. The loud speakers will play the *Adhan* on Friday for midday *Jummah* prayer only. The rest of the site will be retained as approved.

The Muslim residents of the locality have had a presence in the area since the 1950s. Over the years, the Muslim community has grown and now make up a significant portion of the local population spreading its spaces of public worship across Lakemba. The loudspeakers proposed are a simple addition to the existing Mosque that will meet the religious needs of the Muslim community in the Lakemba region. It is important to note that the proposal seeks only for the use of the loudspeakers once on Friday each week, for the sacred Jummah Prayer. Thus, the use of the loudspeakers will be strictly limited to one occasion every week.

Site Location and Description

Site Description and Locality

The site is legally described as Lot A and B DP 376741 and is known as No.67 Wangee Road, Lakemba. The site includes the **Lakemba Mosque**, also known as the **Masjid Ali Bin Abi Talib**, and is located within an R4 High Density Residential zone nearby the intersection of Wangee Road and the main Punchbowl Road, and is predominantly surrounded by high density residential flat buildings, although there is a group of businesses to the North-West of the mosque. The site is located in the suburb of Lakemba which resides to West of Sydney. The subject site is within the Canterbury-Bankstown local government area. An aerial map of the site is shown in Figure 1 below.



Figure 1: Aerial Map

Source: Six Maps, 2024

The site is a regular shaped allotment with a singular building structure known Lakemba Mosque which is a place of public worship owned and managed by the Lebanese Muslim Association. The total site area is 2303m² with a frontage of 30 metres. It is a two-storey mosque building currently occupied by on-site parking, prominent ancillary features such as steps, gates and minarets. The existing building is not identified as a heritage item or within a conservation item under the Canterbury-Bankstown Local Environmental Plan 2023. Images of the site and the surrounding locality are shown below in Figures No. 2-7.



Figure 2: Subject site

Source: Google maps, 2024



Figure 3: Vacant land and adjoining residential flat buildings to the east

Source: Google maps, 2024



Figure 4: Commercial building to the west

Source: Google maps, 2024



Figure 5: Residential flat buildings opposite the site

Source: Google maps, 2024



Figure 6: Low-rise residential flat buildings nearby within Wangee Road
Source: Google maps, 2024



Figure 7: Low- density dwellings nearby within Wangee Road
Source: Google maps, 2024

Development Proposal

The subject development application seeks consent for the installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque, at No.67 Wangee Road, Lakemba.

The proposed application seeks only for the addition of loudspeakers to the existing minaret on Lakemba Mosque. The loud speakers will play the *Adhan* on Friday for midday *Jummah* prayer only. The rest of the site will be retained as approved.

The Muslim residents of the locality have had a presence in the area since the 1950s. Over the years, the Muslim community has grown and now make up a significant portion of the local population spreading its spaces of public worship across Lakemba. The loudspeakers proposed are a simple addition to the existing Mosque that will meet the religious needs of the Muslim community in the Lakemba region. It is important to note that the proposal seeks only for the use of the loudspeakers once on Friday each week, for the sacred Jummah Prayer. Thus, the use of the loudspeakers will be strictly limited to one occasion every week.

The main objective of the proposal to provide a local call of prayer for Lakemba Mosque to create a cultural and Islamic sense of community within the context of the mosque and its surrounds. The purpose of the Adhan to create a shared sense of faith as a fundamental aspect of the Muslim community. The Adhan is a call of prayer similar to those of church bells on Sunday morning for mass.

The proposal specifically seeks consent for the following:

Development Proposal

- Installation of four (4) speakers on the minaret of the Lakemba Mosque evenly space 90 degrees separated from each other facing north, south, east and west;
- Play the *Adhan* (call of prayer) at midday/1pm depending on the moon calendar for *Jummah* prayer on Fridays;
- The Adhan plays for 15 minutes prior to the time of prayer;
- The Adhan transliteration and translation are provided below:

Arabic transliteration of the adhan is as follows:

Allahu Akbar! Allahu Akbar! Allahu Akbar! Allahu Akbar!

Ashhadu an la ilaha illa Allah. Ashhadu an la ilaha illa Allah.

Ashadu anna Muhammadan Rasool Allah. Ashadu anna Muhammadan Rasool Allah.

Hayya 'ala-s-Salah. Hayya 'ala-s-Salah.

Hayya 'ala-l-Falah. Hayya 'ala-l-Falah.

Allahu Akbar! Allahu Akbar!

La ilaha illa Allah.

The English translation of the adhan is:

God is Great! God is Great! God is Great! God is Great!

I bear witness that there is no god except the One God.

I bear witness that there is no god except the One God.

I bear witness that Muhammad is the messenger of God.

I bear witness that Muhammad is the messenger of God.

Hurry to the prayer. Hurry to the prayer.

Hurry to salvation. Hurry to salvation.

God is Great! God is Great!

There is no god except the One God.

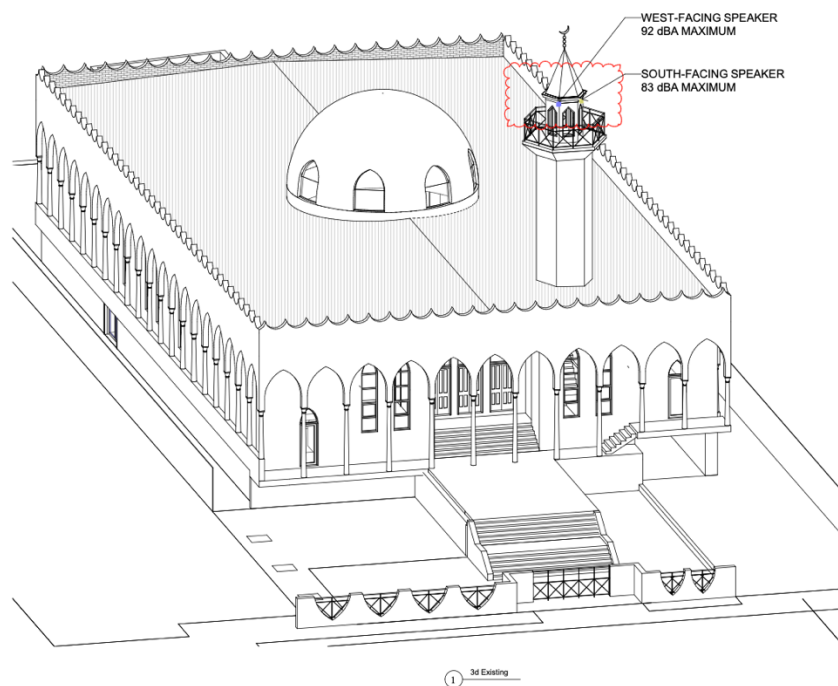


Figure 8: 3D model of subject site and proposed loudspeaker addition

Days and Hours of operation

Play the *Adhan* (call of prayer) at midday/1pm depending on the moon calendar for *Jummah* prayer on Fridays;

Number of Attendees

No change to the number of attendees proposed.

Access and Parking

No change to access and parking on-site.

Waste Disposal

No change to waste disposal on-site.

Acoustic and Privacy Concerns

The purpose of the speakers is to provide an amplified call of prayer for the local area once a week for *Jummah* prayer. An acoustic report has been prepared to assess the impact of noise on the immediate locality and recommends and concludes the proposal to have an acceptable acoustic impact (extract below):

Acoustic planning levels have been referenced from current EPA acoustic planning guidelines and requirements.

The included recommendations are based on designs prepared by Nemco Designs and on-site noise surveys conducted by Koikas Acoustics.

The conclusions reached in this acoustical report should assist the Council in making their determination of the proposal.

Of the assessed components of noise, Koikas Acoustics has concluded the following:

Installation of a 2 or 4-speaker system will comply with EPA noise policy criteria so long as the recommendations in section 6 of this report are adhered to.

The noise generated by the use of the speaker system will not be considered offensive under the definition of Offensive Noise in the *POEO ACT 1997*.

In our professional opinion, there is sufficient scope within the proposed speaker installation to achieve the applied acoustic planning guidelines.

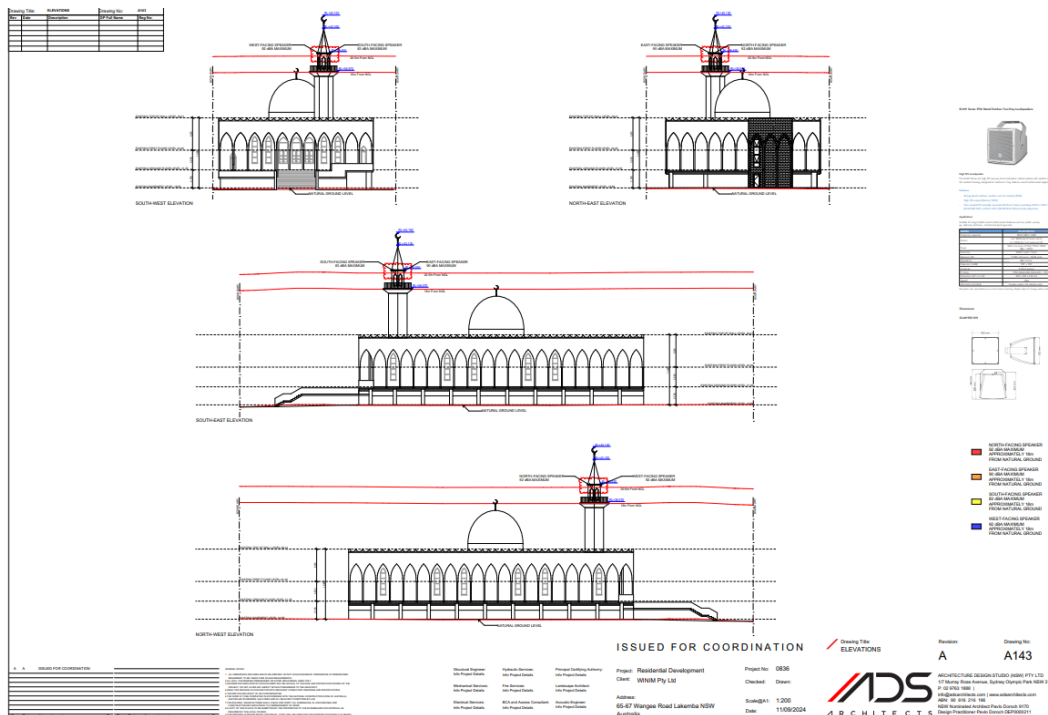


Figure 9: Elevations of Lakemba Mosque to illustrate the position of the proposed loudspeaker addition

Statutory Planning Framework

Canterbury-Bankstown Local Environmental Plan 2023

Zoning

The site is zoned R4- High Density Residential as prescribed by the Canterbury-Bankstown LEP Zoning Map.



Figure 10: Zoning Map Extract

Source: Canterbury-Bankstown LEP 2023

The objectives of this zone are:

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

The proposed development is an ancillary feature to the existing place of public worship and would be a permissible form of development with consent. The proposal achieves the objectives of the zone by enabling other land uses such as the mosque to meet the day to day needs of residents in the local area and provides opportunity to minimise conflict between land uses within this zone by playing the call of prayer once only for *Jummah* prayer.

Height

A height limit for the subject site is 8.5m as prescribed by the Canterbury-Bankstown LEP 2023.



Figure 11: Height of Buildings Map Extract

Source: Canterbury-Bankstown LEP 2023

The application is for the addition of speakers to the existing minaret that is approximately 20m high above natural ground level. No proposed changes to the height of buildings or structures on the site.

Floor Space Ratio

A floor space ratio limit for the subject site is 0.75:1m as prescribed by the Canterbury-Bankstown LEP 2023.



Figure 12: Floor Space Ratio Map Extract

Source: Canterbury-Bankstown LEP 2023

The application does not propose to alter the building envelope or gross floor area of the existing building.

The following table outlines the proposed development's compliance with the relevant provisions of the Canterbury-Bankstown DCP 2023.

Canterbury Bankstown Development Control Plan 2023 Chapter 10 Other Development

The following table outlines the proposed development's compliance with the relevant provisions of the Canterbury Bankstown DCP – Section 2 – Dwelling Houses and Outbuildings

10.5 – Places of Public Worship		
Control	Proposal	Complies
Introduction		
<p>Objectives</p> <p>O1 To regulate the effective and orderly development of places of public worship in Canterbury-Bankstown.</p> <p>O2 To ensure places of public worship contribute to the sustainability of Canterbury- Bankstown.</p> <p>O3 To achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape.</p> <p>O4 To ensure the bulk, scale, height and character of places of public worship are compatible with the predominant characteristics of existing development in the surrounding area.</p> <p>O5 To protect the amenity of development in the vicinity of places of public worship, and in particular residential areas.</p> <p>O6 To minimise the physical and visual impact on the amenity of established suburbs.</p> <p>O7 To encourage places of public worship to locate in areas with good access to public transport.</p> <p>O8 To ensure places of public worship do not adversely impact on the safety</p>	<p>The proposal is for the installation of four (4) speakers above the existing minaret on Lakemba Mosque. The proposal is to play the Adhan – call of prayer – for the local community once a week for Jummah prayer. The main objective of the proposal to provide a local call of prayer for Lakemba Mosque to create a cultural and Islamic sense of community within the context of the mosque and its surrounds. The purpose of the Adhan to create a shared sense of faith as a fundamental aspect of the Muslim community. The Adhan is a call of prayer similar to those of church bells on Sunday morning for mass.</p> <p>An acoustic report has been provided that concludes the proposal will not impact the amenity of the local area for residents in the immediate vicinity.</p>	Yes

<p>and efficiency of the surrounding road system.</p> <p>O9 To ensure the long term operation of places of public worship maintains the amenity of surrounding residents and employment areas.</p> <p>O10 To enhance perceptions of public safety; and ensure the design of buildings and places minimise the opportunities for criminal and anti-social behaviour.</p> <p>O11 To ensure the development assessment process for a proposed place of public worship is consistent, fair and accessible to all religious groups.</p> <p>O12 To facilitate ecologically sustainable development.</p>		
<p><u>Section 2 Site Analysis</u></p> <p>2.1 Applications must submit site analysis plans and studies that outline the short and long term proposals for the development of sites. The site analysis plans and studies must consist of a written statement (supported by plans or illustrations) explaining how the design of the development has regard to the following:</p> <p>a) The overall strategic vision for the site and how the selection of the site supports the urban structure of Canterbury-Bankstown.</p> <p>b) Staging of the development of the place of public worship.</p> <p>c) The patterns of land ownership, the patterns of land subdivision or</p>	<p>Provided – as required</p>	<p>Yes</p>

consolidation and the relationship of the site to adjoining sites.

d) Design principles drawn from the site analysis and the local context including:

1. (i) context and character studies;
2. (ii) orientation;
3. (iii) visual assessment of the site and the local context;
4. (iv) survey of the site and neighbouring buildings;
5. (v) flora/fauna survey;
6. (vi) topography, drainage, erosion, cut and fill;
7. (vii) noise pollutants, airborne pollutants, toxic residues and site remediation;
8. (viii) bush fire risk and flood risk;
9. (ix) deep soil zones and landscaping;
10. (x) sustainability and energy efficiency outcomes through design;
11. (xi) passive surveillance;
12. (xii) traffic, access and parking:

- the links between the location of the place of public worship and surrounding pedestrian, cycle, public transport and road access and circulation networks. This includes details of the internal and

external movement networks, the public transport access routes, the pedestrian and cycle paths, linkages to external networks and pedestrian through-site links;

- assessment of the cumulative traffic impacts of development within the surrounding road network, and the need for internal and external traffic management measures to support the development (including cost and funding responsibilities of such upgrades);

<ul style="list-style-type: none"> • visitor off-street set-down and pick-up areas, parking provisions, bus stops and delivery/emergency access; • parking provisions at each stage of the development; <p>13. (xiii) built form and aesthetics:</p> <ul style="list-style-type: none"> • floor space requirements to meet function requirements; • the function and capacity of each building and likely hours of operation; • bulk and overall unity of the development within the context; • urban design and streetscape guidelines; • distribution of the land uses, buildings, circulation areas, fences and any public facilities; • open space provision and function, and landscaping principles; <p>14. (xiv) infrastructure, easements and stormwater management;</p> <p>15. (xv) outcomes of social impact assessments and any relevant feasibility studies;</p> <p>16. (xvi) protection of any heritage items or archaeological sites;</p> <p>17. (xvii) staging of special events including:</p> <ul style="list-style-type: none"> • calendar dates of all events; • location and capacity; • hours of operation; • management plan. 		
<p><u>ySection 3 – Location and Traffic Management</u></p>	<p>No change to traffic conditions proposed.</p>	<p>N/A</p>

<p>Location</p> <p>3.1 A place of public worship must maintain the general amenity of the area.</p> <p>3.2 A place of public worship must optimise the use of surrounding and potential infrastructure, with a particular emphasis on public transport.</p> <p>General restrictions on development</p> <p>3.3 A place of public worship may not be within reasonable view of a sex services premises ('reasonable view' shall be determined taking into account factors such as topography, vegetation, signage, intervening development and similar factors).</p> <p>3.4 The boundary of a place of public worship should not be within a 100m radius of a sex services premises.</p> <p>Traffic management – environmental capacity</p> <p>3.5 Development for the purpose of places of public worship must not result in a street in the vicinity of the site to exceed the environmental capacity maximum. If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street. This clause applies to places of public worship in the residential zones, the special use zone and the industrial zones.</p> <p>Traffic management – level of service</p> <p>3.6 Development for the purpose of places of public worship must not result in a street intersection in the vicinity of the site to have a level of service below Level B. If the existing level of service is below Level B, the development must maintain the existing level of absolute</p>		
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delay of that street intersection. This clause applies to places of public worship in the residential zones, the special use zone and the industrial zones.

Traffic impact studies

3.7 Applications must submit a Traffic Impact Study based on the RTA Guide to Traffic

Generating Developments to determine:

Existing conditions

(a) Existing volumes and environmental capacity of streets adjacent to the development.

(b) Existing volumes and level of service of street intersections in the vicinity of the development.

(c) Existing public transport services in the vicinity of the development.

(d) Existing clearway and peak period parking restrictions that apply to streets adjacent to the development.

(e) Existing proposals for improvements to the adjacent road system.

Proposed conditions

(f) The proposed amount of traffic generation and trip distribution of the development.

(g) The proposed parking provision of the development.

(h) The proposed number of buses likely to service the development.

(i) The proposed safety and efficiency of access between the development and the adjacent road network.

<p>(j) The proposed safety and efficiency of the internal road layout including the set- down and pick-up areas, bus bays, service areas and car parks.</p> <p>(k) The impact of the proposed generated traffic on the environmental capacity of streets adjacent to the development.</p> <p>(l) The impact of the proposed generated traffic on the level of service of street intersections in the vicinity of the development.</p> <p>(m) The impact of the proposed generated traffic on road safety and traffic noise.</p> <p>(n) The impact of the proposed generated traffic on other major traffic generating development in close proximity.</p> <p>(o) Whether the development must take certain measures to reduce the impact of the proposed generated traffic to an acceptable level. Measures may include a reduction in the size of assembly areas or the installation of public traffic management devices at the applicant's expense.</p> <p>(p) Where there are celebration events or other large events attracting larger than average numbers of vehicles, the Traffic Impact Study must assess the traffic and parking impact of these events on surrounding streets, and the measures proposed to minimise any potential impact.</p> <p>3.8 To ensure adequate traffic flow, worship services must not commence until thirty minutes have elapsed following the completion of any preceding service. This requirement may</p>		
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<p>be imposed as a condition of development consent.</p>		
<p><u>Section 4 – Site Layout and Building Envelopes</u></p> <p>Assembly area</p> <p>4.1 The maximum area of the assembly area in a place of public worship within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential is 400m².</p> <p>4.2 An alteration or addition to an existing place of public worship within Zone R2 Low Density Residential and Zone R3 Medium Density Residential which would result in an assembly area with an area of more than 400m² is not permitted.</p> <p>Height</p> <p>4.3 Within Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone SP2 Infrastructure, the maximum wall height for a place of public worship is 9.5m.</p> <p>4.4 Within Zone IN1 General Industrial and Zone IN2 Light Industrial, the maximum wall height for a place of public worship that is located adjacent to a residential area is 9.5m.</p> <p>4.5 Despite clauses 4.5 and 4.6, Council may consider spires, towers, minarets and similar structures, which exceed the wall height limit on the basis of their bulk and scale, the extent of their overshadowing, and their contribution to the streetscape.</p> <p>4.6 The operational requirements of Bankstown Airport may place certain additional constraints on building heights within some areas of Canterbury-</p>	<p>No change to the building envelope, height of building or gross floor area. The proposal is to install speakers on the minaret of the mosque approximately 20m above ground level.</p>	<p>Yes</p>

Bankstown. Council may refer certain applications to the airport authority for consideration.

Street setbacks

4.7 Minimum setbacks to the street frontage shall apply to residential, special uses and industrial zones as follows:

Setbacks	State and regional roads		Other roads	
	Zones R2, R3, R4 and SP2	Zones IN1 and IN2	Zones R2, R3, R4 and SP2	Zones IN1 and IN2
Primary street frontage	9m	15m	7.5m	10m
Secondary street frontage	9m	15m	7.5m	3m

Side and rear setbacks

4.8 Within the business zones, setbacks must be consistent with those of neighbouring

properties and with the existing streetscape.

Within Zones R2, R3, R4 and SP2; and IN1 and IN2 which adjoin residential zoned land, side and rear setbacks must be in accordance with the following formula:

Minimum setback(s) = 0.8 x Wall Height (W) (see Figure 4a).

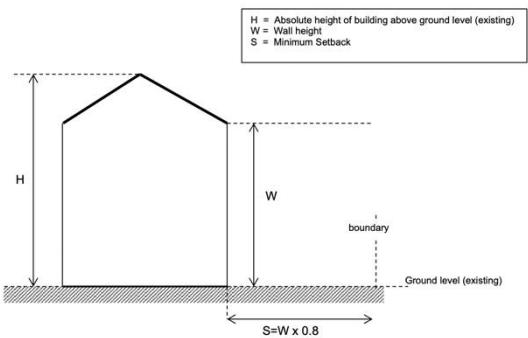


Figure 4a: Height of building in relation to side and rear boundary setbacks

Access to sunlight

4.9 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-

<p>winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</p> <p>4.10 A minimum 50% of the required private open space for each dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this standard cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.</p> <p>4.11 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel, or other solar collector on the site and neighbouring sites.</p> <p>Parking</p> <p>4.12 The car park/manoeuvring areas and the set-down and pick-up areas must locate separately behind the front building line.</p>		
<p><u>Section 5 – Energy Efficiency and urban design</u></p> <p>Energy efficiency</p> <p>5.1 Places of public worship must comply with Chapter 3.3 of this DCP to make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities, such as:</p> <p>(a) good orientation and natural light to rooms;</p> <p>(b) achieving appropriate separation distances between buildings to provide natural light to rooms;</p>	N/A	N/A

- (c) limiting building depth to provide natural cross-ventilation and natural light;
- (d) minimal use of mechanical ventilation;
- (e) use of sun shading devices;
- (f) preventing UV factor to open areas;
- (g) reducing stormwater run-off and promoting the use of recycled water; and
- (h) ensuring the development adapts to the existing topography by avoiding excessive cut and fill.

Facade designs

5.2 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

- (a) unites the facades with the whole building form;
- (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;
- (c) combines high quality materials and finishes;
- (d) considers any other architectural elements to Council's satisfaction.

5.3 Development must provide an active frontage to the street.

Roof designs

5.4 Development must incorporate an innovative roof design that:

<p>(a) achieves a unique and contemporary architectural appearance; and</p> <p>(b) combines high quality materials and finishes.</p> <p>Front fences</p> <p>5.5 The maximum fence height for a front fence is 1.8m.</p> <p>5.6 The external appearance of a front fence along the street boundary of the site must ensure:</p> <p>(a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing); and</p> <p>(b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.</p> <p>5.7 Council does not allow the following types of front fences:</p> <p>(a) chain wire, metal sheeting, brushwood, and electric fences; and</p> <p>(b) noise attenuation walls.</p>		
<p><u>Section 6 – Acoustic privacy and Management</u></p> <p>Acoustic privacy</p> <p>6.1 Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).</p> <p>6.2 The location and design of places of public worship must consider the</p>	<p>The purpose of the speakers is to provide an amplified call of prayer for the local area once a week for <i>Jummah</i> prayer. An acoustic report has been prepared to assess the impact of noise on the immediate locality and recommends and concludes the proposal to have an acceptable acoustic impact.</p>	<p>Yes</p>

projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land.

For the purpose of this clause, Council requires applications to submit an Acoustic Report prepared by a suitably qualified acoustic consultant to determine:

- a) existing noise levels at the identified sensitive receiver locations;
- b) likely noise levels to emanate from the place of public worship at the identified sensitive receiver locations;
- c) whether the development must apply measures to ensure noise does not exceed 5dB(A) above the background noise level;
- d) whether the location and setbacks of the development are sufficient to protect the acoustic privacy of adjacent dwellings
- e) whether the location of the outdoor areas should avoid living areas and bedrooms of adjacent dwellings; and
- f) whether the development must install certain noise attenuation measures to protect the acoustic privacy of adjacent dwellings.

The Acoustic Report must measure the noise readings over a 15 minute period and must provide details of all modelling assumptions including source noise data, noise monitoring positions, receiver heights and locations, prevailing meteorological conditions during the monitoring, confirmation of the methodology adopted along with a copy of the model input and output data.

6.3 The maximum height for noise attenuation walls and fences along the boundary of the site is 2m.

Hours of operation

6.4 Council may limit the hours of operation of places of public worship, public access to

places of public worship, and special occasions or events.

Management plans

6.5 Council requires applications to submit a Management Plan to determine:

(a) hours of operation and days of operation;

(b) 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;

(c) number of persons attending at any one time, including non-worship and ancillary activities, and proposed measures to minimise impacts on the surrounding amenity;

(d) expected 'catchment area' from which the congregation will travel; and

(e) any proposed street parades and road closures;

(f) the function and operation of indoor and outdoor spaces on the site to be used during normal services and special events;

(g) the circulation of people and vehicles within the site and how movements will be managed;

(h) traffic and parking control measures to manage on-site and off-site parking, such as but not limited to pick up/drop off arrangements and parking patrol of surrounding streets;

(i) the complaints handling and resolution procedures, with a complaints register to be submitted to Council annually.

6.6 Council must require the operator of a place of public worship in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential to organise and chair a Neighbourhood Liaison Committee. The purpose of the Committee is for the operator and neighbours to resolve any issues, such as traffic and noise, arising from the operation of the place of public worship. The operation of the Committee must ensure:

a) The membership of the Neighbourhood Liaison Committee must include residents who live next to and opposite the place of public worship.

b) The Neighbourhood Liaison Committee must meet at least four times during the first 24 months of the place of public worship.

c) The operator of the place of public worship must forward the meeting minutes to Committee members.

d) The operator of the place of public worship may forward the meeting minutes to Council for information purposes.

(e) The operator of the place of public worship may terminate the Committee once it meets at least four times during the first 24 months of the place of public worship operating, or may choose to

<p>extend the function of the Committee over a longer period of time.</p> <p>6.7 Council may require the operator of a place of public worship in zones other than the residential zones to organise and chair a Neighbourhood Liaison Committee.</p>		
<p><u>Section 7 – Open Space and Landscape</u></p> <p>Landscaping</p> <p>7.1 Applications must submit a detailed landscape plan prepared by a qualified landscape architect consistent with Council’s Landscape Guide.</p> <p>7.2 New car parking areas are to be furnished with canopy trees. For every ten parallel spaces in a row parking arrangement a canopy tree must be provided. The planting hole dimension is 2m by 2m minimum area. Protective furnishing must be provided to the tree surround.</p> <p>7.3 Screen planting capable of achieving 3m in height shall be provided to the common boundary between the new development and existing residential buildings where the setback from property boundaries is greater than 3m.</p> <p>7.4 Screen planting shall be provided in the required setback areas between the road and car park areas, and between adjoining residential buildings and car parking areas.</p> <p>Deep soil zones</p> <p>7.5 Development for the purpose of places of public worship must provide deep soil zones that have the following minimum widths around the site boundaries:</p>	No change	N/A

<table><tr><th rowspan="2">Minimum width of deep soil zone</th><th colspan="2">State or regional roads</th><th colspan="2">Other roads</th></tr><tr><th>Zones R2, R3, R4 and SP2</th><th>Zones IN1 and IN2</th><th>Zones R2, R3, R4 and SP2</th><th>Zones IN1 and IN2</th></tr><tr><td>Primary street frontage</td><td>9m</td><td>9m</td><td>6m</td><td>9m</td></tr><tr><td>Secondary street frontage</td><td>9m</td><td>9m</td><td>6m</td><td>3m</td></tr><tr><td>Side and rear setbacks</td><td>5m</td><td>5m</td><td>5m</td><td>5m</td></tr></table>	Minimum width of deep soil zone	State or regional roads		Other roads		Zones R2, R3, R4 and SP2	Zones IN1 and IN2	Zones R2, R3, R4 and SP2	Zones IN1 and IN2	Primary street frontage	9m	9m	6m	9m	Secondary street frontage	9m	9m	6m	3m	Side and rear setbacks	5m	5m	5m	5m		
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<p>The deep soil zones must be landscaped by way of deep soil plantings and canopy trees.</p> <p>7.6 Council will determine the minimum width for deep soil zones for places of public worship in the business zones based on the setbacks of the street and the surrounding buildings.</p>																										
<p><u>Section 8 – Safety and Security</u></p> <p>Entrances, fences and natural surveillance</p> <p>8.1 The front door to a building should face the street.</p> <p>8.2 An external entry path and the foyer to a building should be direct to avoid potential hiding places.</p> <p>8.3 Windows on the upper floors of a building should, where possible, overlook the street.</p> <p>8.4 For a fence located forward of the front building line, the solid construction of the fence must not exceed a height of 1m above the ground level (existing). The remaining height of the fence must comprise an open style construction such as spaced timber pickets, wrought iron, or lattice. Metal sheet, chain wire, brushwood or unframed lattice is not permitted along the primary frontage of the site.</p> <p>Security devices</p> <p>8.5 A security alarm system should be installed in a building.</p>	No change	N/A																								

8.6 All windows and doors on the ground floor should ordinarily be made of toughened glass to reduce the opportunities for 'smash and grab' and 'break and enter' offences, with the exception of special features such as stained glass windows. Where possible, such special features should be above ground floor level.

8.7 Access to a basement car park must only be available to the public during operating hours and via a security door or gate with an intercom, code, or card lock system.

8.8 Unless impractical, access to an outdoor car park should be closed to the public outside of operating hours via a lockable gate.

8.9 Lighting must be provided to the following areas of a building to promote safety and security at night:

(a) an external entry path, foyer, driveway, and car park to a building; and

(b) the main entrance. This may be in the form of motion sensitive lighting or timer lighting.

8.10 A pedestrian entry path and driveway to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.

8.11 The lighting in a car park must conform to the Australian Standards AS 1158.1.1, AS 1680.1 and AS 2890.1.

Railway corridors and open stormwater drains

8.12 Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence, or car park on the site should,

<p>wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:</p> <p>(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain, and</p> <p>(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum pot size of 300mm, and</p> <p>(c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system, and</p> <p>d) the site must be fenced along the boundary using a minimum 2m high chain- wire fence, and</p> <p>(e) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the site that face the railway corridor or open stormwater drain.</p> <p>If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council’s graffiti minimisation strategy.</p> <p>Access</p> <p>8.13 Development must be easily accessible to people with disabilities and must comply with the Building Code of Australia and Australian Standard AS 1428.1–2021, <i>Design for access and mobility</i>.</p>		
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<p><u>Section 9 – Site facilities and ancillary uses</u></p> <p>Waste storage areas</p> <p>9.1 The design, location, and screening of waste and recyclable receptacle areas must be to the satisfaction of Council.</p> <p>Building design (site facilities)</p> <p>9.2 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.</p> <p>9.3 Utilities and building services are to be integrated into the building design and concealed from public view.</p> <p>Building design (substations)</p> <p>9.4 The location and design of substations must be shown on the plans.</p> <p>9.5 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.</p> <p>9.6 Substations must not locate forward of the front building line.</p> <p>Food premises</p> <p>9.7 The design, construction, and operation of kitchens and food premises must comply with:</p> <p>(a) <i>Food Act 2003</i>;</p> <p>(b) <i>Food Regulation 2010</i>;</p> <p>(c) FSANZ Food Standards Code; and</p>	<p>No change</p>	<p>N/A</p>
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(d) Australian Standard AS 4674–2004, *Design, construction and fitout of food premises*.

Ancillary uses

9.8 It will be necessary to submit with the application details of any proposed ancillary uses, including the nature of the use, how many people will attend, duration and noise impacts.

9.9 The design, construction and operation of ancillary uses must take into consideration the following matters:

- a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
- b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
- c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid-winter solstice;
- d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;
- e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and

<p>f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.</p>		
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Section 4.15 Evaluation

S.4.15(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations

The development proposal is pursuant to Cantebrury-Bankstown LEP and DCP. The assessment shows that the proposed development is generally consistent with the objectives of the LEP and DCP.

S.4.15(1)(b) Impacts on the environment **Context and Setting**

The proposed use is considered to be compatible with the scale and character of uses within the local vicinity. The Muslim residents of the locality have had a presence in the area since the 1950s. Over the years, the Muslim community has grown and now make up a significant portion of the local population spreading its spaces of public worship across Lakemba. The loudspeakers proposed are a simple addition to the existing Mosque that will meet the religious needs of the Muslim community in the Lakemba region. It is important to note that the proposal seeks only for the use of the loudspeakers once on Friday each week, for the sacred Jummah Prayer. Thus, the use of the loudspeakers will be strictly limited to one occasion every week.

The main objective of the proposal to provide a local call of prayer for Lakemba Mosque to create a cultural and Islamic sense of community within the context of the mosque and its surrounds. The purpose of the Adhan to create a shared sense of faith as a fundamental aspect of the Muslim community. The Adhan is a call of prayer similar to those of church bells on Sunday morning for mass.

The proposed development would be a valuable and positive addition to the local community, its context and surrounding environment.

Access, transport and traffic

No change proposed to the access and parking of the site.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal does not include the removal of any flora and fauna and will not impact the local environment.

Waste collection

No change to the existing waste collection of the site.

Natural hazards

The site is not affected by any known hazards.

Economic impact in the locality

The proposed use is compatible with other adjoining and surrounding uses and would be well suited for the local area.

Site Design and Internal Design

The proposed use is appropriate having regard to the context of the site, the objectives of the relevant planning provisions. The use is aimed at providing a social benefit to the community.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

S.4.15(1)(c) The suitability of the site for the development

The subject use is considered suitable to the site and surrounding locality.

S.4.15(1)(d) Any submissions received in accordance with this Act or the regulations

Submissions that will be received by Council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

S.4.15(1)(e) The public interest

The proposed development is considered to be a valuable addition to the muslim community and sense of belonging in the area. The proposal is aimed at providing a public interest compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore approval of the proposal is considered to be within the public interest.

Conclusion

The proposed development application seeks consent for the installation of four (4) loudspeakers to the existing minaret of Lakemba Mosque, at No.67 Wangee Road, Lakemba.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development implements a contemporary building and use that provides a suitable character and scale within its surrounding context. The proposal has been carefully considered to alleviate any adverse impacts on the adjoining properties.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to Council to grant consent to this development, subject to appropriate conditions.