

Ben Holmes

From: Ian Shillington <Ian.Shillington@maitland.nsw.gov.au>
Sent: Thursday, 19 January 2017 2:55 PM
To: Ben Holmes
Cc: Rob Corken; Records Inbox
Subject: RE: Planning Proposal to prohibit places of public worship from the R5 zone - extra info RZ 16002

Hi Ben

This proposal has arisen as a result of the recent DA refusal for the place of public worship at Louth Park. A review of that decision has resulted in Council coming to the position that this use is largely inconsistent with the R5 zone objectives and therefore is not appropriate. The other uses you mentioned including community facilities and recreation facilities (outdoor) are considered to be generally more compatible with adjoining land uses (eg likely hours of operation and noise impacts) and they also often provide important facilities for **local** communities. For example, if Council wanted to include tennis courts with a local recreation area, they would only be permissible under the recreation facility (outdoor) definition. There is also an existing child care centre and health centre in the R5 zone at Green Hills.

I understand that educational establishments are mandated permissible under the Infrastructure SEPP in the R5 zone.

Council considers that new places of public worship are better suited to Business zones or the R1 Residential zone which are better located in relation to servicing the broader population that they serve. By their nature these facilities are often larger in scale and tend to attract people from a broader area. Historically some of these uses are located in RU2 Rural areas. As you note also there is no discretion in relation to this use in the R1 zone.

In relation to kerb and guttering being a relevant consideration, this needs to be taken in context as to the "rural" nature of these areas. This issue, combined with limited access points and areas often having no through roads, makes these areas less suitable for more intense land uses such as places of public worship.

I hope that this assists – let me know if you wish to discuss.

regards

Ian Shillington

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From: Ben.Holmes@planning.nsw.gov.au [mailto:Ben.Holmes@planning.nsw.gov.au]
Sent: Thursday, 19 January 2017 12:52 PM
To: Ian Shillington
Subject: Planning Proposal to prohibit places of public worship from the R5 zone - extra info

Hi Ian,

Just a couple of questions about the planning proposal to prohibit places of public worship in the R5 zone.

There are other uses permitted in the R5 zone (community facilities, recreation facilities (outdoor), educational establishments) which at first glance could have similar characteristics to places of public worship. What was Council's thinking around these uses being suitable for R5 but not places of public worship?

I note that places of public worship is permitted in Council's other residential zone (R1). Has Council considered whether that use remains suitable for those areas and if so, what is Council's thinking? (I believe places of public worship is a mandated permitted use in the R1 zone)

Can Council elaborate on why the type of road used to access R5 and kerb and guttering is relevant to considerations regarding whether places of public worship should be prohibited in the R5 zone?

Thanks Ian. Happy to discuss.

Regards,

Ben

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