

Detailed information about proposal and DA submission material

1 Summary of the overall proposal

- 1.1 This application is for the construction, fitout and operation of a Ministry Centre (place of public worship) in 2 stages. The works are on Residue Lot 19 in approved subdivision DA-15-02708.
- 1.2 Stage 1 relates to works in the western portion of the site and includes the construction and occupation of a 250 seat auditorium (which will be converted into the youth hall in the Stage 2 works), the entry/meeting foyer, youth hall, meeting and administration rooms, kitchen, storage, amenities, 2 outdoor youth play spaces and associated stormwater and landscaping works (including landscaping to the street frontages). The primary point of vehicular access and turning area is provided along Hamilton Street and a second vehicular access point is provided via Loane Avenue (a future public road along the north-western boundary of the site). Stage 1 also provides 104 car parking spaces, including 4 disabled car parking spaces and comprising 63 hardstand car parking spaces and 41 additional spaces on a permeable grass surface.
- 1.3 Stage 2 relates to the remainder of the site for the construction and occupation of a 500 seat auditorium with stage and creche rooms, enlarged entry and meeting foyer, new youth meeting rooms, conversion of the Stage 1 auditorium into youth meeting rooms, conversion of the Stage 1 youth rooms into meeting rooms, completion of the carpark (including 99 additional spaces), an outdoor lawn area located to the east of the building, and associated stormwater works, landscaping, directional signage and lighting. The main worship services will be held in this auditorium.
- 1.4 The completed carpark will result in 201 spaces (130 hardstand and 71 spaces on a permeable grass surface) inclusive of 4 disabled spaces. The car parking spaces on the permeable grass surface areas are reserved for 'overflow' purposes during periods of high attendance.
- 1.5 A 2.8 m high acoustic barrier fence is proposed along the southern and eastern boundaries of the site which adjoin residential lots. This fence is proposed to be a 'Slimwall AcoustiMax' wall panel (which is 50 mm thick with an expanded polystyrene core and fibre cement outer walls) to a height of 1.8 m, and has 25 mm of Plexiglass set 1 m above the fence that is angled inwards at a 45 degree angle, as shown on the Elevation Plans provided at **attachment 5**.
- 1.6 Activities to be held within the proposed buildings on the site include worship services, wedding ceremonies, funerals, community and youth groups, seminars, meetings and recreational activities involving the use of internal amplified speech and music (for example guitars, singing and drums). The Centre may also be hired for local and community events, such as school events.
- 1.7 The outdoor youth play spaces are proposed to be grassed. The northern play space is fenced, contains 4 shading structures and play equipment and is accessed via the Hub. The southern play space is an open area which will be used for Youth Group activities and is accessible from the Youth Centre. The open grassed area to the east of the building is accessed from the Centre by terraced stairs, which also provides an informal seating area. These play areas are anticipated to have groups of children playing for short periods. For example, playtime, administration and leadership team meetings are scheduled for up to 100 people on Monday 9 am to midday, and play group is scheduled for up to 70 people on Wednesday 4 pm to 6 pm. It is also anticipated that these outdoor play areas will be used before and after services/meetings.

- 1.8 The proposed hours of operation are 8 am to 10 pm, 7 days a week including public holidays. This includes weeknight events, including meetings, training courses, music practice and youth groups on weeknights up to 9.30 pm, with an allowance for the congregation to leave the premises by up to 10 pm. On occasion, a service may be followed by an informal gathering of the congregation, which is encouraged by the church to support the establishment of the community. These social events are to be held within the nominated proposed hours of operation, being 8 am to 10 pm, 7 days a week including public holidays.
- 1.9 The Applicant's schedule of the activities to be held at the Ministry Centre, including the days, times and number of attendees, is provided at **attachment 6**. The periods of highest activity are the Sunday services (scheduled to be held between 8.30 am and 8 pm) and Friday evening youth group (5 pm to 10 pm).
- 1.10 The Applicant advises that the design intent of the proposed Ministry Centre is to create a prominent church space with a strong community focus, but which is sympathetic to its residential setting. The proposal generally satisfies the maximum permitted building height of 9 m, with the exception of the 500 seat auditorium of 'worship space' which is to be constructed in Stage 2. This auditorium has an elevated roof form with a height of up to 13.7 m, being a variation of 4.7 m or 52% for point encroachments only. The Applicant attributes this elevated building height to providing a single floor level which is elevated in this location due to the 4 m fall across the site. The design intent of the proposal is to stagger the height of each of the 4 building components of the development and establish a varied hierarchy of spaces.
- 1.11 The proposed development is to be constructed of fibre cement (FC) panel cladding in various grey tones and metal sheet roofing in a similar tone. The external facades of the building consist of a mix of vertically ribbed elements and glazing which assist with breaking up the facades and create a sense of depth. A series of sun shading devices are also proposed to offer visual interest and solar protection, in addition to landscaping comprising a mix of native and exotic plantings.
- 1.12 No building identification signage is proposed.
- 1.13 The site is capable of being serviced by water, sewerage and power connections, including a new substation at the south-western corner of the site.
- 1.14 A copy of the development plans is included at **attachment 5**.

2 Traffic and parking matters

- 2.1 A Traffic Impact Assessment prepared by Traffix and dated May 2016 was submitted by the Applicant. The proposal is for 201 car parking spaces and the primary point of vehicular access and turning area is provided along Hamilton Street and a second vehicular access point is provided via Loane Avenue (a future public road along the north-western boundary of the site). The report identifies that the traffic generation arising from the proposed 500 seat place of worship is assessed as an increase of 140 vehicles per hour for the weekday PM peak period and 188 vehicles per hour for the AM Sunday peak period. The report concludes that these trips will be distributed across the existing road network and can be readily accommodated with minimal impacts on the surrounding road system. With 201 off-street parking spaces, the development will contain all parking demands within the site and ensure that visitors and attendees have convenient and safe access.

3 Acoustic matters

- 3.1 To address the potential acoustic impacts of the proposal, a Planning Phase Report was prepared by Marshall Day Acoustics and dated August 2016. The assessment indicates that exceedances are predicted to residential receivers for the peak traffic periods of Sunday church services and the highest traffic period for weekday use of the Ministry Centre. This modelling included the provision of 2.1 m high acoustic barrier fencing to the southern and eastern boundaries of the site, which directly adjoin residential lots. Exceedances are also predicted from the south facing outdoor youth space to the upper floor windows of the future residential receivers to the south. The north facing external youth space is also predicted to produce a marginal exceedance to the ground and upper floor of the adjacent residential lots. The Applicant has indicated that these noise exceedances will occur during peak isolated periods only and will not constitute a noise impact which extends for long time periods. The report recommends the erection of the acoustic barrier fencing to the north-eastern and south-eastern boundaries, and various construction measures to assist with noise attenuation.

4 Stormwater management

- 4.1 A Stormwater Management Report prepared by Stefani Group was submitted by the Applicant addressing stormwater management, stormwater treatment and erosion and sediment control. This confirms that the development presents an appropriate approach to providing stormwater infrastructure and improving stormwater quality for the development and its local catchment.

5 Contamination and salinity

- 5.1 A Preliminary Site Contamination Investigation and Salinity Report prepared by DLA Environmental Services dated March 2016 was also submitted by the Applicant and prepared in accordance with the National Environmental Protection Measure (NEPM) 2013 Guidelines. This report identified that there is no evidence of contamination or contaminating activities on this site and there is low potential for salinity impacts on site. Some soils have a mild aggressiveness towards concrete, and therefore the design of structures in contact with these soils should be in accordance with Standard AS 2159-1995 'Piling – Design and Installation' 1995. This matter can be addressed by a condition. The report concluded that the site is considered suitable for the proposed use.