

Southern Region Planning Panel
Wagga Wagga
Wednesday 24 May 2023

PPSSTH154 / DA21/0806
Place of Public Worship

DA21/0806 – Site Location



DA21/0806 – Site Details

- The site is within a developing residential suburb to the south-west of the city.
- Vacant, undeveloped land parcel extending to 1.18 ha that is bound to the east by Waterhouse Avenue and to the south by Ansett Street.
- There are residential properties on all sides of the subject site either adjoining with rear and side boundaries to the north and west or facing on the opposite side of the roads to the south and east.
- The land is sloped with an increase in height of approximately 10m from east to west.



DA21/0806 Site Photos



Looking up
slope across
the site to the
west



DA21/0806 – Site Photos (2)



Looking down
slope across the
site to the east

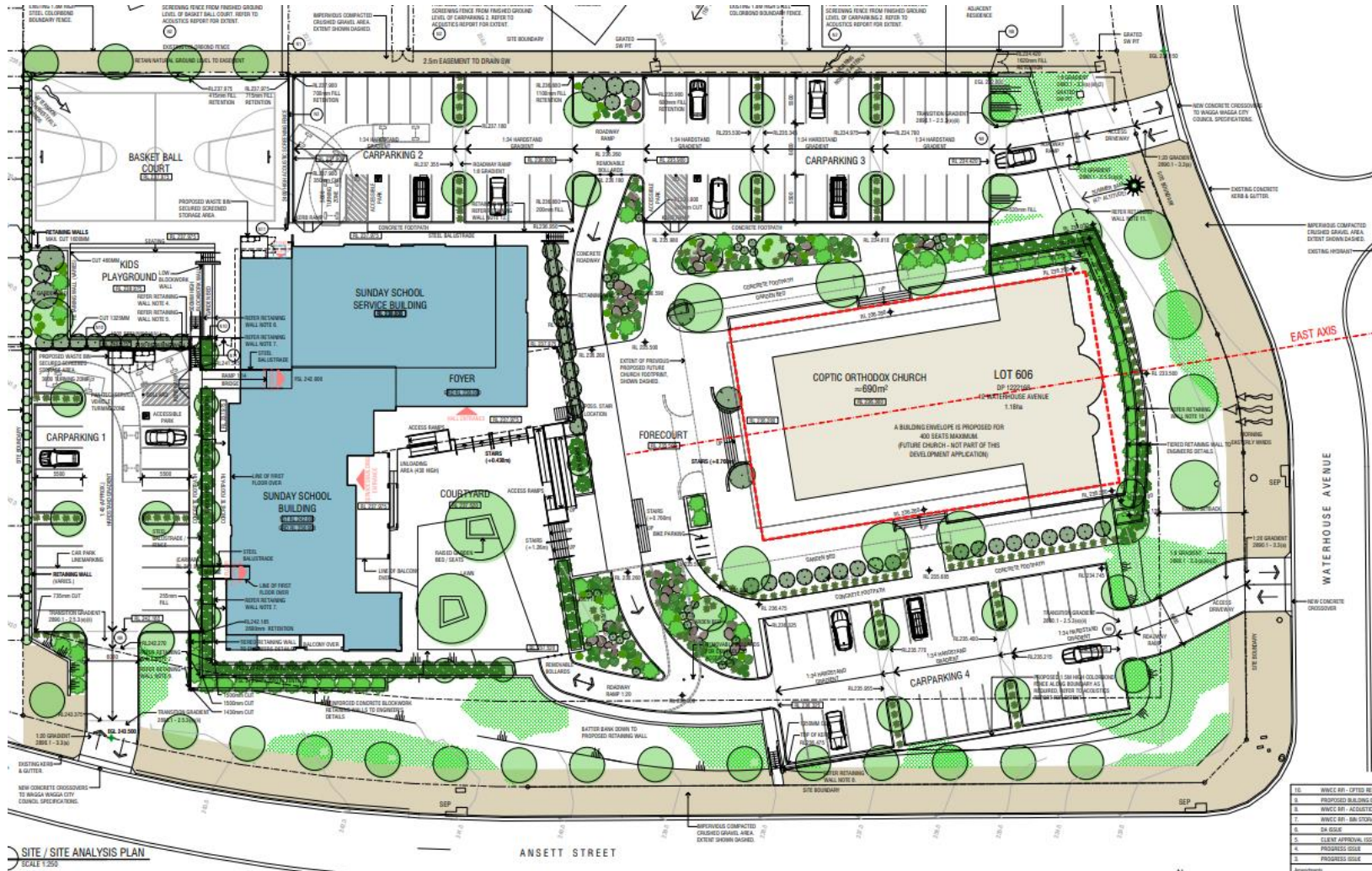


DA21/0806 – Details of Development (1)

- Concept application for a place of public worship including a defined building envelope for a Church building and associated site works with 100 car parking spaces.
- The church is proposed to the east of the site it will have a maximum footprint of 690sq.m and a height of 7.5m plus an additional 5m in height to allow for spires, towers and crosses.
- Detailed stage 1 approval:
 - 2 storey Sunday school building
 - Services building/hall with kitchen and amenities
 - Outdoor play area and basketball court
 - 70 car parking spaces with two new driveways into the site
 - Earthworks and landscaping
- The services building and the Sunday school building are to the west of the site. The recreational areas (basketball court and playground) are proposed along the western boundary.



DA21/0806 – Proposed Site Plan



DA21/0806 – Details of Development (2)

- The services building (stage 1) and the church (stage 2) will have a capacity of 400 persons. The hall is the worship space during stage 1 and will subsequently become a multi-purpose space for various uses associated with the place of public worship.
- The hall is not for hire and will not be used for any commercial functions.
- Primary services times are on Sundays with smaller activities on Friday and Saturday evenings. Special events such as weddings and baptisms are held a couple of times a year.
- The 2 storey Sunday school building includes 13 classrooms, audio-room, book-store, ancillary shop, storage and amenities.
- Two residential units are proposed for short term temporary accommodation within this building, they will be used by both visiting bishops and new families arriving in Wagga.



DA21/0806 – Details of Development (3)

- Three new, ramped driveways are proposed - two from Waterhouse Avenue and one from Ansett Street.
- Four car-parking areas are identified with a total of 100 spaces; 70 spaces will be provided in stage 1.
- The basketball court is of a full size with 2.4m high acoustic fencing, there are no details of the equipment within the playground space.
- Additional acoustic fencing is proposed along the northern boundary of car-parks 2 and 3 to the north of the site.
- Significant earthworks in the form of cut and fill are proposed across the site to accommodate the above development.



DA21/0806 – Assessment (1)

- WWLEP 2010 – Zoned as R1 General Residential
- Definition of a place of public worship is:

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.

- The purpose and the use of the buildings on site falls within the above definition. The residential units are deemed to be an innominate form of temporary accommodation.
- A place of public worship is a form of development that is predominantly located within a residential zone. There are churches for different religions throughout the residential areas of the city and it is an appropriate land use.
- The land uses are permitted with consent in the R1 zone.
- The proposed development provides a form of social and cultural infrastructure for the Coptic community within an accessible expanding residential area.



DA21/0806 – Assessment (2)

- Having regard to the objectives of the R1 General Residential zone the proposal is a consistent form of development.
- The Guiding Principles of the WWDCP 2010 refer to the need for site responsive development and design quality. The development is not consistent with either of these principles.
- The DCP sets minimum car-parking requirements. The proposed GFA of the place of public worship results in a need for 213 spaces and 100 are proposed. Whilst there can be some flexibility to parking provision based on uses not occurring simultaneously the shortfall is considerable and is not supported.
- A crime prevention report makes recommendations that result in further unacceptable impacts such as high fences and gated driveways and additional use of the site by others.



DA21/0806 – Assessment (3)

- The context and setting is dominated by single storey dwellings many of which are set at a lower level to the subject site and the proposed development.
- The development introduces large scale buildings with considerable massing. The elevated heights, the bulk, the form and the scale of the development present a significant inconsistency with the prevailing context.
- The streetscape of uniform residential setbacks and active frontages is not comparable within the proposed streetscape of double width driveways and retaining walls that will front the place of public worship.
- Whilst cut and fill is common on residential blocks the scale proposed for the development is extensive and the resulting stepped retaining walls required to support the scale of buildings, the ramps and the changing levels across the site result in an unacceptable street presentation and poor development outcome.



DA21/0806 – Assessment (4)

- Noise disturbance will be generated from vehicle movements both on the road and within the site, from people talking and socialising within the car park area and using the basketball court and playground and noise from within the hall and worship area.
- The cumulative impacts from different noise sources raises concern and there is doubt as to whether the mitigation measures proposed within the acoustic assessment can be achieved.
- The site is clearly visible from surrounding viewpoints and the overall impacts upon existing levels of both visual amenity and residential amenity are considerable.



DA21/0806 – Submissions

- 33 written submissions received in objection to the development, key issues raised related to:
- Building is completely out of character with the area
- Visual impact in the immediate vicinity and from afar
- Noise disturbance particularly at weekends and at night.
- Traffic Impacts and insufficient parking,
- Road safety concerns,
- Devalue property prices
- Concern that it will be used for other events and uses
- Security concerns
- Alternative locations for a development of this scale should be explored



DA21/0806 - Conclusion/Recommendation

- The proposed place of public worship is consistent with legislation in terms of permissibility and generally complies with the applicable controls contained in the WWLEP2010.
- The development will result in a positive social benefit to the Coptic community as a place for religious, educational and social gatherings is established.
- An assessment of the application has found non-compliances with the WWDCP in particular, the guiding principles, car-parking and safety and security
- The merit based assessment of the development concluded that there are many unacceptable impacts associated with the proposal and that the site is not suitable for the development.
- The development application is recommended for refusal based on the above noted inconsistencies.

