

Division 32 Place of Worship Code

32.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Place of Worship Code are the following:-
 - (a) The siting and physical form of buildings and other **structures** are appropriate to the desired character and environmental values of the area in which they are situated;
 - (b) Safe, convenient and adequate infrastructure is available to the premises;
 - (c) Acceptable levels of natural light, natural ventilation and privacy for the occupants of adjoining premises are not compromised by the development; and
 - (d) Safe, convenient and adequate facilities addressing the following aspects of development are provided on **site**:-
 - (i) passenger set-down facilities;
 - (ii) potable water supply and power; and
 - (iii) equitable access.

32.2 Compliance with the Place of Worship Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.32A – Assessment Criteria for Self Assessable Development* contained in Section 32.4 complies with the Place of Worship Code.
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.32B – Assessment Criteria for Assessable Development* contained in Section 32.4 complies with the Place of Worship Code.

32.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Site Area Limitations
- (2) Building Setbacks and Buffers
- (3) Passenger Set-Down Facilities
- (4) Disabled Access to Outdoor Areas
- (5) Artificial Lighting
- (6) Infrastructure Provision

32.4 Development Requirements Tables

Table 6.1.32A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development	
Development Site Area Limitations	
AS 1	The overall development site has an area of no less than 2,000m ² .
Building Setbacks and Buffers	
AS 2.1	Unless a more extensive buffer is required under an applicable acceptable solution in another code within this planning scheme which is applicable ¹ to the particular development site , a landscaped buffer constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i> , and having a width of no less than 3m, is provided between the road boundary to the site and:- <ol style="list-style-type: none"> (1) all buildings and structures (other than freestanding retaining walls); and (2) on-site car parking, set-down, pick-up or service vehicle standing areas. For purposes of this provision, the property boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p>
AS 2.2	Unless a greater setback is required by an applicable acceptable solution in another code within this planning scheme which is applicable ¹ to the particular development site , a setback of no less than 6m is provided between any building or structure (other than freestanding retaining walls and fences) and the road boundary to the site . For purposes of this provision, the property boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p>
AS 2.3	Unless a greater setback is required by an applicable acceptable solution in another code within this planning scheme which is applicable ¹ to the particular development site , a setback of no less than 10m is provided between any building and structure (other than freestanding retaining walls and fences) and any boundary to the development site which abuts land within an existing Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.

Acceptable Solutions for Self Assessable Development	
For the purpose of this provision, an existing zone for adjacent land is the zone of the land at the time that application for construction of the place of worship on the land is made.	
AND	
<p>AS 2.4 Unless more extensive buffering is required by an applicable acceptable solution in another code within this planning scheme which is applicable¹ to the particular development site, a landscaped buffer having a width of no less than 5m, is provided and maintained on site for the full length of, and adjacent to, those boundaries of the development site which abut land that is used for residential accommodation or is within an existing Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.</p> <p>For the purpose of this provision, an existing zone for adjacent land is the zone of the land at the time that application for construction of the place of worship on the land is made.</p>	
AND	
<p>AS 2.5 A solid screen fence having a height of not less than 2m above finished ground level is provided for the full length of and adjacent to those boundaries of the development site identified under AS 2.4.</p>	
Passenger Set-Down Facilities ²	
<p>AS 3 Passenger set-down and pick-up areas³ provided in association with a place of worship are:-</p> <ol style="list-style-type: none"> (1) fully contained within the development site; (2) in a location which is visible from the vehicular access point to the development site; and (3) signposted to indicate their intended purpose. 	
Disabled Access to Outdoor Areas	
<p>AS 4.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the development site that are normally accessible to people without disabilities.</p>	
AND	
<p>AS 4.2 The disabled access required under AS 4.1 is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>	
Artificial Lighting	
<p>AS 5 The pedestrian entry point to the land and all designated pedestrian pathways on the development site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p>	
<p>AS 6 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p>	
Infrastructure Provision	
<p>AS 7.1 The overall development site has direct vehicular access⁴ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p>	
AND	
<p>AS 7.2 The development is directly connected to a Council maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p>	
AND	
<p>AS 7.3 The development has direct access to a reticulated community potable water supply which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p>	
AND	
<p>AS 7.4 The development has direct access to a reticulated community electricity supply.</p>	

Table 6.1.32B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Development Site Area Limitations	
<p>SO 1 The overall development site is of a size which adequately accommodates the siting and use of the buildings and other associated facilities comprising the place of worship while maintaining the established or desired character of the area.</p>	<p>PS 1 The overall development site has an area of no less than 2,000m².</p>

Specific Outcomes for Assessable Development	Probable Solutions
Building Setbacks and Buffers	
<p>SO 2 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located on the development site, and are buffered from adjacent land uses, in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 2.1 Unless a more extensive buffer is required under another code within this planning scheme which is applicable⁷ to the particular development site, a landscaped buffer constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i>, and having a width of no less than 3m, is provided between the road boundary to the site and:-</p> <ol style="list-style-type: none"> (1) all buildings and structures (other than freestanding retaining walls); and (2) on-site car parking, set-down, pick-up or service vehicle standing areas. <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 2.2 Unless a greater setback is required under another code within this planning scheme which is applicable⁷ to the particular development site, a setback of no less than 6m is provided between any building or structure (other than freestanding retaining walls and fences) and the road boundary to the site.</p> <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 2.3 Unless a greater setback is required under another code within this planning scheme which is applicable⁷ to the particular development site, a setback of no less than 10m is provided between any building and structure (other than freestanding retaining walls and fences) and any boundary to the development site which abuts land within an existing Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.</p> <p>For the purpose of this provision, an existing zone for adjacent land is the zone of the land at the time that application for construction of the place of worship on the land is made.</p> <p style="text-align: center;">AND</p> <p>PS 2.4 Unless more extensive buffering is required under another code within this planning scheme which is applicable⁷ to the particular development site, a landscaped buffer having a width of no less than 5m, is provided and maintained on site for the full length of and adjacent to those boundaries of the development site which abut land that is used for residential accommodation, or is within an existing Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.</p> <p>For the purpose of this provision, an existing zone for adjacent land is the zone of the land at the time that application for construction of the place of worship on the land is made.</p> <p style="text-align: center;">AND</p> <p>PS 2.5 A solid screen fence having a height of not less than 2m above finished ground level is provided for the full length of and adjacent to those boundaries of the development site identified under <i>PS 2.4</i>.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Passenger Set-Down Facilities²	
<p>SO 3 Passenger set-down and pick-up areas associated with the operation of a place of worship are provided in an appropriate location and in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely affect vehicle or pedestrian access to, or from, the development site; and (2) is evident to those people likely to have need of use of such a facility; <p>and are maintained for passenger pick-up and set-down purposes at all reasonable times.</p>	<p>PS 3 Passenger set-down and pick-up areas³ provided in association with a place of worship are:-</p> <ol style="list-style-type: none"> (1) fully contained within the development site; (2) in a location which is visible from the vehicular access point to the development site; and (3) signposted to indicate their intended purpose.
Disabled Access to Outdoor Areas	
<p>SO 4 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the development site necessary to satisfy the obligations imposed under State and Federal anti-discrimination legislation.</p>	<p>PS 4.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the development site that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 4.2 The disabled access required under PS 4.1 is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
Artificial Lighting	
<p>SO 5 An adequate level of illumination is provided at all times at the pedestrian access point to the development site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 5 The pedestrian entry point to the land and all designated pedestrian pathways on the development site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p>
<p>SO 6 Artificial lighting necessarily associated with the use of the place of worship is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or on land within the general vicinity of the development site.</p>	<p>PS 6 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p>
Infrastructure Provision	
<p>SO 7 The overall development site has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; (3) water supply; and (4) electricity supply. 	<p>PS 7.1 The overall development site has direct vehicular access⁴ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 The development is directly connected to a Council maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 The development has direct access to a reticulated community potable water supply which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 7.4 The development has direct access to a reticulated community electricity supply.</p>

¹ Those codes identified in the assessment table and any overlay code relevant to the land.

² Car parking and service vehicle facilities are addressed in the Access and Parking Code.

³ Physical attributes of set-down and pick-up points are set out in detail in the Access and Parking Code.

⁴ Physical attributes of vehicle access crossings are set out in detail in the Access and Parking Code.