



POLICY NO. LPP 2.8

PLACE OF WORSHIP, COMMUNITY PURPOSE AND RECREATION PRIVATE

PURPOSE

To provide guidance on the assessment and determination of applications for the development of Place of Worship, Community Purpose and Recreation Private facilities within the City.

1. APPLICATION

- a) This Policy applies to all applications for Place of Worship, Community Purpose, and Recreation Private facilities within the City of Gosnells.
- b) In cases where a proposal includes a combination of land uses, the City may apply this policy to the assessment of one component of that application, or all of the application, at its discretion.

2. OBJECTIVES

- a) To facilitate Place of Worship, Community Purpose, and Recreation Private facilities in appropriate locations within the City of Gosnells.
- b) To ensure that the operation of Place of Worship, Community Purpose and Recreation Private facilities do not detract from the amenity of the area.

3. POLICY

3.1 Land Use

- a) Community Purpose proposals shall demonstrate how the development will benefit the broader community and shall not be used for the purposes of religious worship or activities ancillary to religious worship.

3.2 Scale of Operation

- a) Occasional or Permanent On-going Use

Proposals shall include details regarding the intended hours of operation, the proposed timetable of events and audience/visitor/attendee numbers, and the likely future staging of development or growth of activities over time.

- b) Capacity of Development

Proposals shall include details as to the proposed occupancy of the building and the nature of the use of the development. Where a discrepancy exists between the stated capacity of a building and the assessed capacity (as a ratio of floor space per person measured from plans of the proposal) the occupancy will be assessed on the higher figure for the purposes of the parking assessment.

**3.3 Built Form**

Applications shall address and be assessed against the following design principles of State Planning Policy 7.0 – Design of the Built Environment:

1. Context and Character;
2. Landscape Quality;
3. Built form and scale;
4. Functionality and build quality;
5. Sustainability;
6. Amenity;
7. Legibility;
8. Safety;
9. Community;
10. Aesthetics.

3.4 Acoustic Characteristics

a) Noise Generation

Proposals shall include an acoustic report detailing potential noise from the development where the development is in close proximity to residential dwellings or other sensitive development. Qualified acoustic modelling may be required in order to quantify the likely acoustic aspects of the proposal and building acoustic measures, and/or an ongoing noise management plan may be required.

b) Outdoor Activities

Proposals shall include details of any proposed outdoor activities. Proposals that include events and activities beyond typical hours of daytime activity will be assessed in relation to the likely impact of an application upon the amenity of the surrounding area.

c) Amplified Sound

The external amplification of sound is generally not supported on the grounds of likely impacts on surrounding amenity and likely contravention of relevant noise regulations.

3.5 Transport Impact

Proposals shall include a Transport Impact Statement or Transport Impact Assessment in accordance with the State Government's Transport Impact Assessment which shall demonstrate that the surrounding traffic network can support the proposed development to the satisfaction of the City.

3.6 Parking

- a) Proposals shall provide parking in accordance with Local Planning Policy 1.4 - Parking.
- b) Overflow informal car parking areas may be provided to accommodate large events during peak times.



3.7 Bushfire Planning

- a) Where the development is in a designated bushfire prone area, the applicant will be required to demonstrate compliance with the requirements of State Planning Policy 3.7 – Bushfire.
- b) The registration of a Section 70A Notification on the certificate of title of the property to notify the prospective purchasers that the development is located in a bushfire prone area, where applicable (to be imposed as a condition of Development Approval).

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) 2015</i> Local Planning Scheme No.24
Industry Compliance	State Planning Policy 3.7 –Bushfire
Organisational Compliance	Local Planning Policy LPP 1.4 - Parking Local Planning Policy LPP 4.1 - Public Consultation
Process Links	Nil.

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning and Development		Manager Development Services		9397 3000	
Risk Rating	Medium	Review Cycle	Triennial	Next Due:	2029
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 467/12/10/2010	OCM 77/08/03/2011	To assist in clarification of the City's position with various cultural groups that seek to establish or expand public worship and related community purpose activities.		
2.		OCM 328/09/10/2018	Reviewed with amendments		
3.	OCM 341/25/11/2025		To be advertised for public comment for a period of not less than 21 days.		
4.		OCM 37/24/02/2026	To update the title to include reference to Community Purpose and Recreation Private uses. The amendments also clarify the meanings and remove considerations that are addressed in other policies.		