

**POLICY NO. LPP 2.8****PLANNING GUIDELINES FOR PLACES OF WORSHIP****PURPOSE**

To provide guidance on the assessment and determination of applications for the use or development of public worship facilities within the City.

**POLICY STATEMENT****1. BACKGROUND**

There is an increasing trend towards the development of public worship and multi-use facilities. These applications are characterised by occasional gatherings for specific events or practices. The activities can result in changes to traffic flow, parking availability, and impact on the prevailing amenity of an area, amongst other town planning factors.

Clause 1.6 of the City of Gosnells *Town Planning Scheme 6* (TPS 6) includes a series of aims. This policy is intended to assist consistent decision making on planning grounds, in a manner that meets the aims of the Scheme.

Various use classes within TPS 6 have been used when applicants propose to develop Public Worship facilities, or to convert existing developments for Public Worship Use. For the sake of clarity, this policy expresses the major town planning considerations that the Council will consider when assessing such applications.

Some developments can contain a number of land uses and activities. In such circumstances the Council will determine the appropriate categorisation of land use, as is allowed by clause 4.3.3 of TPS 6.

**2. APPLICATION**

This Policy applies to all applications for Places of Public Worship.

**3. OBJECTIVES**

- a) To facilitate public worship activities in appropriate locations within the City of Gosnells.
- b) To ensure that the operation of public worship activities do not impinge upon the prevailing amenity of an area.
- c) To provide guidance on the planning criteria that will be relied on in the assessment of applications.
- d) To acknowledge the varying planning characteristics and potential impacts that arise from public worship activities, measured against the aims and relevant criteria of TPS 6.



## **4. POLICY**

### **4.1 All Development**

4.1.1 In cases where a proposal includes a combination of land uses, the Council may apply this policy to the assessment of the public worship component of that application, or all of the application, at its discretion.

4.1.2 This policy does not seek to evaluate differing cultural or religious themes that surround Development Applications.

### **4.2 Zoning and Location Factors**

#### **4.2.1 Objectives of the Zone**

Applications must be in keeping with the objectives of the Zone as set out by the TPS and complement the predominant activities within the zone.

#### **4.2.2 Site Location Attributes**

Applications will be assessed in the context of the location of the site, ease of access to transport links, and services and utility connections and the existing or desired level of amenity in the area.

#### **4.2.3 Neighbouring Land Uses (ability to co-exist with harmony – lack of amenity)**

Applications must be considered to complement the activities and use of adjoining developments.

#### **4.2.4 Prevailing Amenity**

Applications must not reduce the existing or intended amenity of the area by way of impacts that could arise from approval of the application, including inappropriate traffic congestion, parking issues, or an incompatible scale of development in the zone.

### **4.3 Scale of Operation**

#### **4.3.1 Occasional or Permanent On-going Use**

Applicants must supply details regarding the intended timeframe of operation, the proposed timetable of events and audience numbers. Applicants must include details about the likely future staging of development or growth of activities over time.

Although a Development Application needs to be considered on its merits, the likely future use of the facility is a factor that assists the Council in its assessment of the appropriateness of the location for the desired activity.



#### 4.3.2 Capacity of Development

Applications must include details as to the proposed occupancy of the building and the nature of the use of the development. Preference shall be given to developments that match the proposed intensity of use with the prevailing level of amenity of an area (for example local facilities in local areas, district facilities serviced by district level infrastructure).

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.

#### 4.3.3 Intended Role

Applications will be considered on the basis of the scale and likely catchment of the facility (being regional, district, or local).

#### 4.3.4 Regional and Metropolitan Facilities

Applications for major or regional facilities will not be supported in areas characterised by locally focussed amenity attributes.

Council will not generally support major facilities, unless they are sited in such a way as to be serviced without adversely impacting the amenity of other land uses.

### 4.4 Built Form

#### 4.4.1 Scale (height and extent of development, relationship to lot size, style)

Applications must provide an appropriate balance between the size of buildings on the site, their capacity for occupancy, and the provision of adequate space for parking and other required facilities.

The scale of development and distance to surrounding existing or planned development will be considered with the aim of ensuring that land uses and activities are compatible in the future.

The scale and setbacks between existing and planned development on the subject land and adjoining land will also be taken into consideration.

#### 4.4.2 Compatibility with Prevailing or Desired Development (skyline impact)

Where applications are to be integrated into an existing urban area, the style of the proposed development needs to harmonise with the building form and scale of the area.

#### 4.4.3 Screening

The Council may allow development to be screened from view, but will assess proposals against contemporary CPTED (Crime Prevention Through Environmental Design Guidelines).



External lighting strategies, fencing, visual sight lines and areas of passive surveillance will be considered for proposals in order to facilitate the creation of safe and welcoming facilities.

Preference will be given to developments that are open and inclusive in their architectural style.

Fencing and landscape buffers may be regulated by the Council to ensure minimal oversight of surrounding private land whilst maintaining open views to public thoroughfares.

#### 4.4.4 Servicing

Applicants should note that applications will be considered in regard to their capacity to meet the requirements of other non-planning related legislation that is concerned with building capacity, fire safety, public health, infrastructure servicing needs, and other relevant matters.

### 4.5 Acoustic Characteristics

#### 4.5.1 Noise Generation

Applications must include details about the potential noise generating characteristics of the development. Qualified acoustic modelling may be required in order to quantify the likely acoustic aspects of the proposal.

#### 4.5.2 Outdoor Activities

Applications must include details of any proposed outdoor activities. Applications that include events and activities beyond typical hours of daytime activity may be refused on the grounds of the likely impact of an application upon the amenity of the surrounding area.

#### 4.5.3 Amplified Sound

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

#### 4.5.4 Building Design

The Council may impose conditions on an application to ensure that the built development is capable of containing noise to a level which accords with relevant noise abatement regulations.

### 4.6 Traffic and Road Hierarchy

#### 4.6.1 Road Classification (role and characteristics of frontage road)

The function and role of adjacent roads will be considered as a component of assessing the suitability of a site for its use.



#### 4.6.2 Traffic Generation (by calculation)

Applications may be required to model expected traffic volumes and characteristics.

#### 4.6.3 Peak-flow Timing (biggest draw and demand times)

Applications need to include details regarding proposed times of use of a facility. The Council may take into account traffic generation as a result of an application or its cumulative impact when added to that of other existing land uses in the vicinity.

#### 4.6.4 Prevailing Road Environment

Applications may be required to adopt a design which harmonises with the scale of existing streetscapes, or future plans for road reserves that are abutted by the proposed site.

#### 4.6.5 Alternate Transport Options

Applications may be favoured in cases where multiple modes of transport to facilities are available and are to be utilised in the conduct of the proposal.

### 4.7 On Site Parking

Applications need to provide adequate parking as determined by TPS 6. Where numerous activities are proposed to be undertaken, a schedule of proposed events including timing and attendance numbers is to be provided. The Council may consider reducing the gross parking requirement where it is satisfied that an application facilitates a reciprocal use arrangement, where parking demand is spread by virtue of the planned timing of events or activities.

Applicants may be required to include provision for special parking facilities for buses, or other vehicles where a proposal includes these components as a part of the proposed operation of the premises.

### 4.8 Bushfire Planning

4.8.1 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 – Planning in Bushfire Prone Areas.

4.8.2 The development must be located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or Bushfire Attack Level 29 or below.

4.8.3 The registration of a Section 70A Notification on the certificate of title of the property to notify the prospective purchasers that the Place of Worship is located in a bushfire prone area, where applicable (to be imposed as a condition of Development Approval).

**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
<b>Industry Compliance</b>	Development Control Policy 1.2 - Development Control - General Principles (May 1998) State Planning Policy 3.7 – Planning in Bushfire Prone Areas (2017)
<b>Organisational Compliance</b>	Local Planning Policy LPP 3.2 - Coordination of Infill Development Local Planning Policy LPP 4.1 - Public Consultation
<b>Process Links</b>	Nil.

**LOCAL PLANNING POLICY ADMINISTRATION**

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Planning and Sustainability		Director Planning and Sustainability		9397 3000	
<b>Risk Rating</b>	Medium	<b>Review Cycle</b>	Triennial	<b>Next Due:</b>	2021
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>	<b>Synopsis</b>		
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.					