Harley Dykstra

PLANNING & SURVEY SOLUTIONS

Development Application

Place of Worship and Community Purpose Facility
Lot 213 Lewis Road, Wattle Grove

Prepared by Harley Dykstra Pty Ltd for Fount of Life Sanctuary Inc.

PERTH & FORRESTDALE
Level 1, 252 Fitzgerald Street, Perth
15/2 Hensbrook Loop, Forrestdale
PO Box 316, Kelmscott WA 6991
T: 08 9228 9291
T: 08 9495 1947
E: metro@harleydykstra.com.au
ABN 77 503 764 248
Albany Bunbury Busselton Forrestdale Perth
www.harleydykstra.com.au

bsi. ISO 9001 Quality Management
FS 536019

DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
A	13/07/2018	Draft	Internal	For QA
B	29/10/2018	Draft	Client	For Comment
C	21/12/2018	Final	JDAP	Final Submission

Prepared for: Fount of Life Outreach Sanctuary Inc.

Prepared by: MM

Reviewed by: DM

Date: 21 December 2018

Job No: 21595

Version: C

DISCLAIMER

This document has been prepared by HARLEY DYKSTRA PTY LTD (the Consultant) on behalf of the Client. All contents of the document remain the property of the Consultant and the Client except where otherwise noted and is subject to Copyright. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

This document has been exclusively drafted. No express or implied warranties are made by the Consultant regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions and research provided and obtained at the time the Consultant conducted its analysis.

Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.

CONTENTS

DOCUMENT CONTROL i
DISCLAIMER i
CONTENTS ii
Appendices iii
1 INTRODUCTION 1
1.1 Purpose of the Report 1
1.2 Background 1
2 SITE CONTEXT 2
2.1 Land Details 2
2.2 Land Ownership Details 2
2.3 Site Characteristics 3
3 PLANNING FRAMEWORK 4
3.1 Metropolitan Region Scheme 4
3.2 City of Kalamunda Local Planning Scheme No. 3 4
3.3 Planning Policy 55: Places of Worship 5
4 PROPOSED DEVELOPMENT 6
4.1 Overview 6
4.2 Site Layout & Use 6
4.3 Design 7
4.4 Details of Activity 7
5 COMPLIANCE WITH LOCAL PLANNING POLICY 55 9
5.1 Zoning and Location 9
5.2 Existing Prevailing Amenity 9
5.3 Scale and Intensity of Operation 9
5.4 Built Form 11
5.5 Acoustic Characteristics 12
5.6 Traffic and Road Hierarchy 12
5.7 On Site Parking and Facilities 13
5.8 Bushfire Management 14
6 SERVICING REQUIREMENTS 15
6.1 Water 15
6.2 Power 15
6.3 Effluent Disposal 15
6.4 Stormwater Management 15
7 CONCLUSION 16

APPENDICES

Appendix A - Development Plans
Appendix B - Certificate of Title
Appendix C - Feature Survey
Appendix D - Environmental Assessment
Appendix E - Hydraulic Services Plan
Appendix F - Stormwater Drainage Plan
Appendix G - Traffic Impact Statement
Appendix H - Bushfire Management Plan and Emergency Evacuation Plan

1 INTRODUCTION

1.1 Purpose of the Report

This submission has been prepared by Harley Dykstra on behalf of Fount of Life Outreach Sanctuary Inc., in support of an Application for Development Approval for a Place of Worship and Community Purpose Facility at Lot 213 (No. 28) Lewis Road, Wattle Grove ('the subject site').

The proposed Community Hall will be used by Fount of Life Outreach Ministries Inc., to service its charitable business arm, Fount of Life Sanctuary Inc., who are a Christian church with a strong focus on community outreach. The Community Hall comprises a main hall, various flexible spaces for age group focused activities, a kitchen, staff offices and the associated amenities.

The purpose of this report is to present details of the site, the proposed development and use, and a planning assessment that addresses all relevant statutory compliance and policy requirements for the proposed development to assist the Metro East Joint Development Assessment Panel (JDAP) in determining this application.

The siting and design of the proposed Community Hall is shown on the attached Development Plans (**Appendix A**). It is respectfully requested that the JDAP favourably consider the proposal for a Place of Worship and Community Purpose facility at Lot 213 Lewis Road, Wattle Grove, to enable the development to proceed.

1.2 Background

Lot 213 Lewis Road was included within Schedule 2 of LPS 3, as Additional Use site No. 54 under Scheme Amendment 64, adopted in August 2016. The permitted additional uses on site are 'Community Purpose' and 'Place of Worship'. The corresponding conditions are as follows:

1. *Uses are not permitted unless the Council has granted planning approval after giving notice in accordance with Clause 9.4 (Advertise) ('A').*
2. *Prior to the determination of planning approval by Council for a 'Place of Worship' on the land, the applicant shall prepare a traffic impact assessment.*

A similar application for Development Approval was submitted on the 17th August 2017 for the development of a Place of Worship, but was withdrawn by the Applicant in response to concerns raised during public advertising. Concerns related to the scale of the proposed activity and sanctuary building and the impact on existing traffic and land use amenity. This new application has been prepared having regard to the matters raised by the previous application.

On the 30th of August 2018, this proposal was presented to the City of Kalamunda Design Advisory Committee for the preliminary assessment of the design of the proposed Community Hall. The key design responses to this assessment were:

- Reconfiguring the car parking area into smaller modules to improve streetscape and increase tree retention;
- Increased tree planting; and
- Increasing the formal landscaping within the application area.

This proposal differs from the original proposal by revising the building layout and finishes, providing for a smaller building footprint and a greater site area for tree replanting. Additionally, the proposed car parking area was separated into two modules sited at the front and rear of the hall, to reduce the impact on the streetscape.

2 SITE CONTEXT

2.1 Land Details

Lot 213 Lewis Road, Wattle Grove ('the subject land') is 2.0082ha in area and accommodates an existing dwelling and outbuildings. It has frontage to Lewis Road, from which vehicular access is derived. Lewis Road connects directly with Welshpool Road East, which provides a strong link with the surrounding locality. A Location Plan is included at **Figure 1**, which also highlights the Special Rural zoning of the site, under the City of Kalamunda's Local Planning Scheme No. 3 (LPS 3).

2.2 Land Ownership Details

A summary of the land is included at **Table 1**, and a copy of the Certificate of Title is provided at **Appendix B.**

LOT NO.	PROPERTY ADDRESS	LANDOWNER	AREA	VOL.	FOLIO	PLAN NO.
213	28 Lewis Road, Wattle Grove	Vincent Rajkumar Lourduswamy; and Vincent Vijayalakshmi	2.0028 ha	1148	902	P30747

TABLE 1 – SUMMARY OF LAND OWNERSHIP

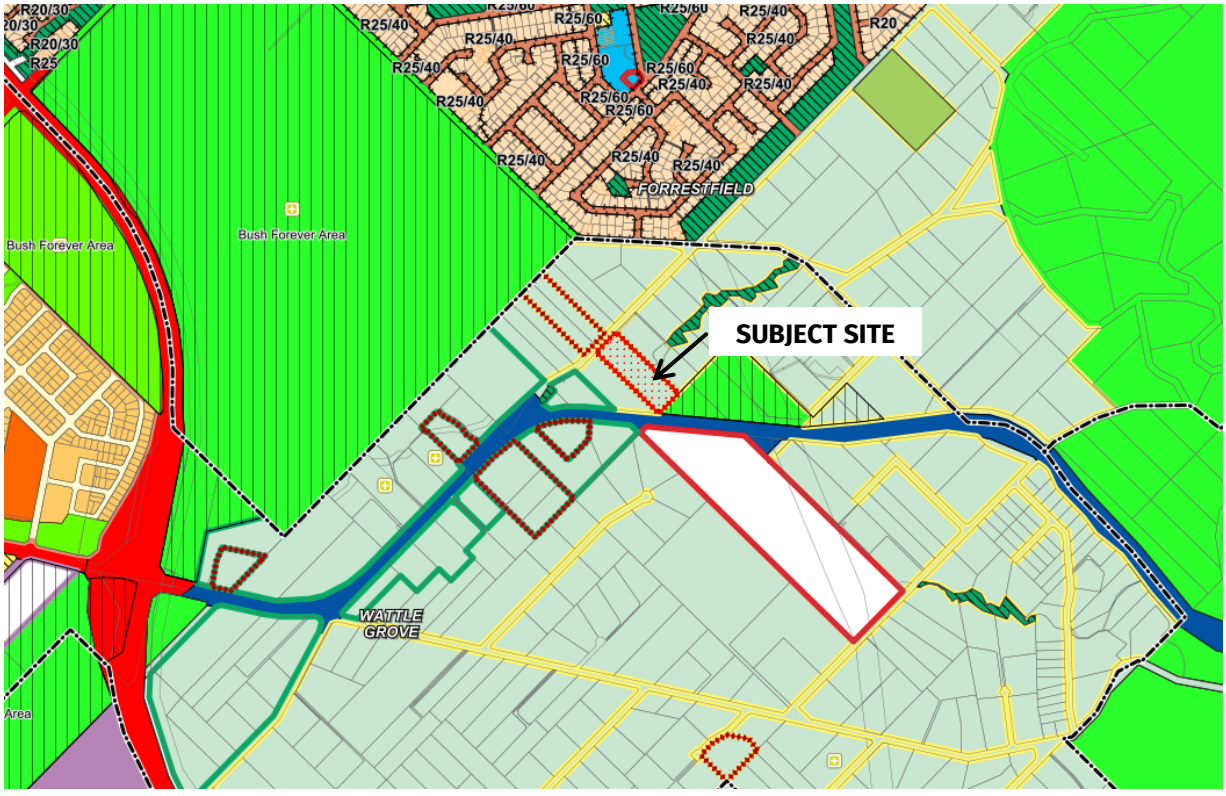


FIGURE 1 – LOCALITY PLAN

2.3 Site Characteristics

The subject site slopes slightly upwards from its Lewis Road frontage (approximately 35m AHD) to approximately 37m AHD on the southern lot boundary. A Feature Survey of the site is included at **Appendix C.**

The subject land includes scatterings of mature native trees, as well as the Yule Brook which traverses the central part of the site. An assessment of the vegetation on site was previously undertaken by Focused Vision Consulting to support a Native Vegetation Clearing Permit (which was later withdrawn and confirmed not required) for the proposed development, and is attached at **Appendix D**. The assessment concluded that the areas proposed to be cleared to accommodate this development do not contain intact native vegetation. The development site comprises introduced grasses and weeds, no understorey and some mature native trees (lemon-scented gum, marri trees and grasstrees). An aerial photograph has been included at **Figure 2**.



FIGURE 2 – AERIAL PHOTOGRAPH

3 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject land is zoned 'Rural' under the Metropolitan Region Scheme (MRS), and adjoins other properties also zoned 'Rural'. The south-west lot boundary abuts Welshpool Road East, which is reserved as an 'Other Regional Road' under the MRS. Tonkin Highway, which is reserved as a 'Primary Regional Road', is located 1.5km west of the site. Land adjoining the south-eastern lot boundary is reserved for 'Parks and Recreation' and reserved as Bush Forever Site No. 50. 'Urban' zoned land is situated to the north the site. An MRS Zoning Map is included at **Figure 3**.

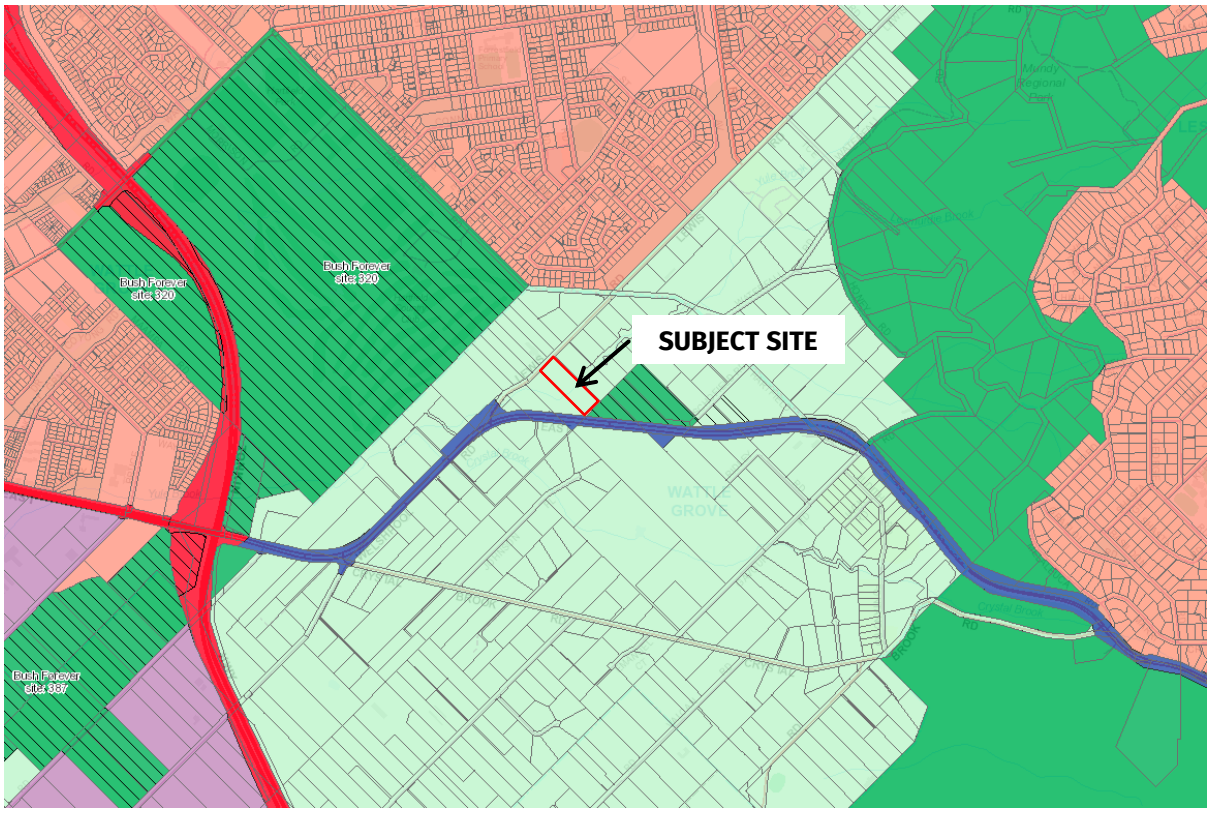


FIGURE 3 – MRS ZONING MAP EXTRACT

3.2 City of Kalamunda Local Planning Scheme No. 3

The subject site is zoned 'Special Rural' under the City of Kalamunda Local Planning Scheme No. 3 (LPS 3), as is other land in the general vicinity of the site, other than that which has been reserved for Parks and Recreation as detailed above. The objective of the 'Special Rural' zone is defined within LPS 3 as:

- *To enable smaller lot subdivision to provide for uses compatible with rural development.*
- *To retain amenity and the rural landscape in a manner consistent with orderly and proper planning.*

As referenced under the Background Section of this report, Lot 213 Lewis Road was also included within Schedule 2 of LPS 3, as Additional Use site No. 54.

The land use definitions which are relevant to this application are as follows:

Place of Worship means premises used for religious activities such as a church, chapel, mosque, synagogue and temple.

Community Purpose means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

The proposed uses are either "P" uses, meaning they are permitted by the Scheme; or "A" uses, which are not permitted unless the Council has granted planning approval after giving notice in accordance with Clause 9.4 (Advertise). A summary of the land use permissibility is shown at **Table 2**.

LAND USE	PERMISSIBILITY
Place of Worship	A
Community Purpose	P

TABLE 2 – LAND USE PERMISSIBILITY

3.3 Planning Policy 55: Places of Worship

This application has been considered in the context of the City of Kalamunda Local Planning Policy 55. The objectives of the policy are as follows:

a) *To specify local provisions which supplement the requirements of Local Planning Scheme No. 3.*
b) *To ensure that the operation of Place of Worship activities do not affect or impinge on the prevailing amenity of the local area.*
c) *To facilitate and to provide guidance in terms of appropriate locations within the City of Kalamunda for places of worship and associated land uses.*
d) *Providing policy guidelines in terms of development standards suitable for the City of Kalamunda for all Place of Worship development within the judicial area of Local Planning Scheme No.3*
e) *To provide guidance and an assessment framework in relation to the appropriate location of Places of Worship as well as guidance towards appropriate built form outcomes.*
f) *To provide guidance in respect to the advertising of applications for place of worship.*

Section 5 of this report provides a more detailed analysis against each of the policy parameters within LPP 55.

4 PROPOSED DEVELOPMENT

4.1 Overview

This application seeks the approval from the City of Kalamunda for a "Place of Worship" and "Community Purpose" facility at Lot 213 Lewis Road, Wattle Grove. Approval will result in the development of a Place of Worship/Community Purpose building, associated car parking, appropriate landscaping and service infrastructure on the site. Development Plans, including a Site Plan, Floor Plans and Elevations, are included at **Appendix A**.

Succinctly, the proposed use as a 'Place of Worship' and 'Community Purpose' facility will include the following key elements:

- A single storey community hall building with a gross floor area of 1,086m^2, intended to accommodate all of the proposed activity;
- A main hall with a floor area of 349m^2 that is to be used for general church meetings and worship services, designed to accommodate a maximum of 200 persons on a Sunday, and community purpose activities during the week;
- Various other rooms built for purpose including a crèche, offices, kitchen, youth and children's room;
- Associated tree planting and landscaping; and
- A sealed car parking area with specifications and car parking numbers in compliance with the Local Planning Scheme requirements.

The improvements to the site proposed by this application are depicted on the Development Plans, which include a Site Plan, Floor Plan, Elevations, and a Streetscape Perspective, and are included at **Appendix A.**

4.2 Site Layout & Use

The Site Plan, attached at **Appendix A** of this Report, illustrates the proposed uses of the site. Access will be derived from a new 6.0m crossover to Lewis Road, generally located to the centre of the lot boundary. This crossover leads to a car parking area which provides for 35 car parking bays, configured in smaller modules around existing vegetation. An additional 33 parking bays are located to the rear of the building, accessed via an existing driveway. All of the proposed 'Place of Worship' and 'Community Purpose' activity will be accommodated within the proposed Community Hall building.

The Floor Plan (DA200), also attached at **Appendix A**, illustrates the proposed internal layout of the Community Hall and the use of each room. The main entrance to the Community Hall is located directly adjacent the car parking area, fronting Lewis Road. Worship services and some social services will be undertaken within the Main Hall with seating areas as designated on the plan. Additional spaces for the varying other functions of the Fount of Life Sanctuary Inc. have been provided for in the Hall, including for children (55m^2), youth (51m^2), crèche (22m^2), offices (22m^2 and 16m^2) and kitchen (52m^2), which are located generally to the east of the building.

Male, female and universally accessible toilets have been provided generally to the centre of the Community Hall, at the location shown on the Floor Plan. An additional 4000L ATU system will be installed to service the Community Hall, to operate in conjunction with the septic system that services the existing dwelling. The proposed location of the ATU system is shown on the Site Plan (DA101).

4.3 Design

The building for the Community Hall has been carefully designed to accommodate the specific needs of the Fount of Life Sanctuary Inc., while promoting the connection to the existing natural environment and in particular, the mature native vegetation on the site. The building has been designed using contemporary architecture principles that capitalise on the surrounding natural environment. The mix of textures and finishes, including Colorbond and brick render, compliment the semi-rural nature of the surrounding area.

A centrally located driveway will be constructed from Lewis Road providing access to the carpark, which includes 35 car parking bays including two (2) universal car parking bays. The responses received from the Development Assessment Committee supported smaller modules of car parking at the front of the community hall to reduce the impact on the streetscape. As a result, additional trees have been retained and the car parking area will be constructed using a red coloured bitumen, which further reduces the visual impact of the car parking area. The existing driveway on the southern boundary, which will be upgraded in the future, will provide access to an additional 33 informal car parking spaces to the rear of the community hall.

4.4 Details of Activity

The Fount of Life Sanctuary Inc. seeks to establish a community purpose facility, providing holistic person-centred support to promote independence and wellbeing to community members within the City of Kalamunda.

The primary use of the Community Hall building will be for a worship service each Sunday, with service time approximately between 10.00am and 2.00pm. The service will accommodate a maximum of 200 persons per week. The main Sunday service will be undertaken in the Main Hall, which has a floor space of 349m^2, a stage and sound desk. Additional services will be held on special occasions, particularly on Easter (Good Friday) and Christmas Day. It is anticipated that the maximum attendance on special occasions would be 250 persons.

Additional services are held throughout the week in the Main Hall and the varying other rooms in the Community Hall. **Table 3** (Section 5.3.1) details the schedule of the Community Purpose uses, which include music practice; youth, men's and women's groups; allied health services (counselling services and disability support services); small prayer groups; bible study; social mentoring classes; food preparation; eduplay sessions for children with disabilities, and educational tutoring and support.

All social services provided by the Fount of Life Sanctuary Inc. will be provided on Monday to Saturday, and are scheduled to ensure that no more than 60 persons are on site at any one time. A summary of each of the uses is as follows:

- Worship Service – Weekly Christian worship services will be held in the Main Hall. The regular services will accommodate a maximum of 200 persons and comprise of pastoral preaching and singing. Special occasion services will occur for religious holidays including Christmas and Easter, and may accommodate up to 250 persons.

- Music Practice – Music practice is held in the Main Hall for approximately 15 persons.

- Youth Group – Youth groups will occur on Fridays, and accommodate between 10 and 20 people.

- Men's Group – Men's groups will occur once a month, and accommodates between 10 and 15 people.

- Women's Group – Women's groups will occur once a month and will accommodate between 10 and 20 people.

- Prayer Time – Prayer time will be held throughout the week within the Main Hall for approximately 10 persons.

- Pastoral Counselling – One on one support services and counselling for members of the community, to be provided during regular business hours on weekdays, to be managed on an internal schedule. Times may vary based on the availability of personnel and operational requirements.

- Social Mentoring Courses – Mentoring courses will be provided on an ad hoc basis, teaching life coaching and support topics by specialised trainers. Groups of between 10 and 30 persons will be undertaken within the Main Hall and Youth Room, and managed on an internal scheduled. No more than 2 groups (60 persons) will be on site at any one time).

- Food Preparation – The storage and preparation of meals to be supplied for various services held on site.

- Administration – General administration of the community hall during standard weekday operating hours, within the office.

- Disabled Children's Learning Centre – The community hall will accommodate the care, collaborative plan and hands on learning of children with disabilities. Children, accompanied by carers and allied health professionals, will be case managed on site and undertake activities within the Main Hall, kitchen and garden. There will be no more than 6 children on site at any one time.

5 COMPLIANCE WITH LOCAL PLANNING POLICY 55

The City of Kalamunda Local Planning Policy 55 provides the planning guidelines for Places of Worship within the municipality. Development Applications for Places of Worship must demonstrate compliance with this policy. The following section of this report sets out the policy parameters and provides a response demonstrating compliance with each of these.

5.1 Zoning and Location

5.1.1 Objectives of the Zone

The objective of the 'Special Rural' zone is defined within LPS No.3 as:

- *To enable smaller lot subdivision to provide for uses compatible with rural development.*
- *To retain amenity and the rural landscape in a manner consistent with orderly and proper planning.*

The proposed uses are 'X' uses within 'Special Rural' zone, however, it is important to note that 'Place of Worship' and 'Community Purpose' land uses were included as Additional Uses within Schedule 2 of LPS 3 on the subject site by Scheme Amendment 64. The assessment of this scheme amendment considered that the subject site to be an appropriately sized lot, capable of accommodating the additional land uses without having a significant impact on the existing amenity.

5.1.2 Site Location

The suitability of the site to accommodate a Place of Worship was demonstrated by Scheme Amendment 64. A relevant consideration is that the site has frontage to Lewis Road, which is within 300m of the Welshpool Road East intersection. Welshpool Road East is classified as a major road on the Main Roads WA road hierarchy (primary regional road). This ensures good vehicle access to and from the site. Further, the Welshpool Road East-Tonkin Highway intersection is located approximately 1.5km west of the subject site, which provides even greater connectivity to the surrounding suburbs. The closest bus stop is located on Welshpool Road East, 500m from the subject site, and connects the site with the Kalamunda Bus Station and the Perth CBD via the Transperth 282 route.

The site has access to all services except reticulated sewer, however additional on-site sewer disposal is anticipated to adequately service the proposed activity.

5.2 Existing Prevailing Amenity

5.2.1 Incidental or Other Additional Uses

Scheme Amendment No. 64 was adopted in 2016 which permitted 'Place of Worship' and 'Community Purpose' land uses on the subject site. The 'Community Purpose' function of the Community Hall will include specific uses such as music practice, community kitchen, pastoral counselling and mentoring, short courses, youth, men's and women's groups, and allied health services.

5.3 Scale and Intensity of Operation

5.3.1 Development Staging and Master Plan

The Community Hall building, as depicted in the plans attached at **Appendix A**, is intended to be established within 2 years of planning approval.

Table 3, as shown below, is a detailed schedule of the activities proposed to occur on site. Days and times might be subject to change due to operational requirements and personnel availability. It is envisaged that a maximum of 200 persons will be on site on Sundays, and a maximum of 60 persons on any other day.

LAND USE ACTIVITY	SCHEDULED DAY	SCHEDULED TIME	MAXIMUM ATTENDENCE	SPACE USED
Worship Service	Sunday	10am – 2pm	200 persons	Main Hall
Prayer time	Monday Tuesday Saturday	7pm – 8pm 7pm – 8pm 7am – 8am	10 – 15 persons	Main Hall
Youth Group	Friday	6pm – 9pm	10 – 20 persons	Youth Room
Women's Group	Saturday (once a month)	7pm – 9pm	10 – 20 persons	Main Hall
Men's Group	Saturday (once a month)	7pm – 9pm	10 – 15 persons	Main Hall
Music Practice	Saturday	4pm – 7pm	10 – 15 persons	Main Hall
Disability Support & Pastoral Counselling	Week days by internal schedule.	Varies	6 – 8 persons (30 – 60 minute appointments for 1 person per appointment)	Office
Social Mentoring Courses	Week days by internal schedule, primarily on a quarterly basis.	Varies	Two groups of 30 persons.	Main Hall and/or Activity Room (Youth Room)
Administration	Week days	Varies	2 persons	Office
Food Preparation	Week days based on internal schedule	9am – 6pm (inclusive of two sessions of 4 hours)	8 persons	Kitchen and store room.
Disabled Children's Learning Centre (Joshie's Hub)	Week days on internal schedule.	9am – 5pm	8 persons	Main Hall, kitchen, garden
Educational Support and Tutoring	Weekdays	5pm – 7pm	5 persons	Youth Room

TABLE 3 – ACTIVITY SCHEDULE

The Site Plan (DA100 and DA101), attached at **Appendix A**, demonstrates the ultimate configuration of the building, car parking areas, effluent disposal systems, landscaping and access. The Floor Plan (DA200) illustrates the internal floor space, and the corresponding spaces to be used for each activity in **Table 3**. Building elevations (DA300 – DA302) and a perspective (DA001) have also been provided to demonstrate the built form and scale.

Additionally, a Hydraulic Services Plan is attached at **Appendix E** to illustrate the proposed upgrade to the effluent disposal system. A Stormwater Drainage Plan (**Appendix F**) has been prepared to illustrate the way stormwater will be treated on site.

5.3.2 Capacity

The worship services will be held within the Main Hall (349m^2), and is designed to accommodate a maximum of 200 persons at any one time. The community purpose land use will be accommodated in the various activity rooms within the Community Hall.

5.3.3 *Intended Catchment*

The proposed development is intended to service the local community in the Shire of Kalamunda. The worship services and some of the additional community uses are already occurring within the Forrestfield Hall and have done so over the last 8 years.

5.4 Built Form

5.4.1 *Bulk and Scale*

The proposed Community Hall has been designed utilising architecture and materials which complement its surrounding rural environment and respect the existing amenity by comprising an appropriate scale and appropriate building materials. The hall will be situated amongst the existing mature trees which will be retained throughout the site where possible. A number of new trees are proposed to be planted on site to further increase the vegetation on site and further enhance the 'retreat' amenity envisioned by the Sanctuary.

5.4.2 *Building Height*

The proposed community hall development has a peak height of 8.07m above natural ground level. The attached elevations demonstrate the height of the proposed building. Whilst Lewis Road comprises of predominantly single storey dwellings, and the height of this development is therefore considered to be consistent with the reasonable expectations for building height within the locality. In this regard, the height of the building is not taller than what could be developed in accordance with the Residential Design Codes (9m to the top of roof).

5.4.3 *Setbacks*

Table 2 of the City of Kalamunda LPS 3 prescribes the minimum setbacks in the various zones. The Special Rural Zone stipulates a 15m setback from the front and minor street boundaries, and a 10m setback from the side and rear boundaries. The proposed community hall building setbacks are compliant with the requirements of Table 2 of the Scheme, as illustrated in **Table 4** *below*.

Boundary	Setback Distance
Front (Lewis Road)	33m
Side (north-east)	15m
Side (south-west)	23m

TABLE 4: PROPOSED SETBACKS

5.4.4 *Surveillance, Streetscape and Fencing*

The development has been designed with a large setback to maintain the visual amenity of the locality. Additionally, the car parking area has been reconfigured to allow for smaller car parking modules, which assists in retaining vegetation and reducing the bulk of the car parking area. Additional screening shall be provided by a row of tree planting along the front lot boundary and surrounding the car parking area.

An additional length of 1.8m brushwood fencing is proposed on the south-west site boundary, amongst existing trees, to further minimise the visual effect of the building on the adjoining neighbour.

5.4.5 *Servicing Requirements*

The proposal has been designed to ensure it can be appropriately serviced including connections to water and electricity. Furthermore, an ability to manage drainage and effluent disposal onsite is demonstrated in the respective plans at **Appendix E** and **Appendix F.**

5.5 Acoustic Characteristics

5.5.1 *Noise Generation*

The noise generated as part of this application relates to cars parking (doors slamming) within the car parking area, mechanical services and the music accompanying worship services and band practice.

An Environmental Acoustic Assessment was prepared by Herring Storer to assess compliance of the proposal with the *Environmental Protection (Noise) Regulations 1997*, and is attached at **Appendix G**. The Assessment demonstrates that the proposal can be compliant with the Regulations at all times, subject to the following mitigation strategies:

- Siting the mechanical services condensing units on the south-eastern façade of the development;
- Glazing in the Main Hall to be a minimum of 10.5mm thick laminated glass; and
- Windows and doors in the Main Hall to remain closed during worship services.

5.5.2 *Outdoor Activities*

There will not be any outdoor activities as part of the operation of the Place of Worship, other than minor, incidental talking/gathering outside of the place of worship after Sunday services or a small number of children with disability using the garden and basketball court.

5.5.3 *Amplified Sound*

There will be no external amplification of sound when the Noise Management strategies are adhered to. We anticipate a condition of approval would include a Noise Management Plan.

5.5.4 *Acoustic Building Design*

The building has been designed in such a way that it is capable of containing noise to a level that accords with the relevant noise abatement regulations. Further, all glazing is required to be a minimum of 10.5mm thick glass on all windows to further contain acoustic output.

5.6 Traffic and Road Hierarchy

A Traffic Impact Statement (TIS) was prepared by Shawmac Consulting Engineers in support of the application, and is attached at **Appendix H**.

5.6.1 *Road Classification*

Lewis Road is a local distributor road, which connects with Welshpool Road East (a District Distributor A classified road). As such, the existing road network is able to accommodate the traffic that will be generated by the proposed development.

5.6.2 *Traffic Generation*

Details on traffic generation have been provided in the TIS which is attached at **Appendix H**. The report anticipates that the traffic generated by Sunday worship services (a maximum of 200 attendees) would be arriving in approximately 50 vehicles, based on a trip rate of 1 vehicle trip per 4 attendees.

5.6.3 *Peak Flow Timing*

The TIS anticipates that on the peak attendance day (Sunday worship services) there would be two peak periods being before the service (9.00am – 10.00am) and after the service (1.00pm – 2.00pm).

5.6.4 *Prevailing Road Environment*

The traffic generated by the Place of Worship and the Community Purpose facility will be compatible with the intended purpose of the existing road networks, and can be appropriately accommodated without the need for upgrades. The traffic generated by the proposed development will be minimal in the context of existing traffic.

5.6.5 *Alternative Transport Options*

The Transperth bus route 282 operates between Elizabeth Quay Bus Station and the Kalamunda Bus Station, and stops are located on both sides of Welshpool Road East (200m and 550m from the subject site). The 282 service runs every hour on weekdays, and every two hours on weekends and public holidays. Given the infrequent bus service, the development would not rely on public transport to a significant extent.

5.7 On Site Parking and Facilities

The car parking requirements set out in Table 3 of LPS 3 are as follows:

- Place of Worship: 1 bay for every 5m^2 of NLA
- Community Purpose: 1 bay for every 5 persons the facility is designed to accommodate.

The Place of Worship function of the proposal is located within the Main Hall, which is 349m^2 in net lettable area. Thus, will have a requirement of 70 car parking bays. The Community Purpose function of the proposal is designed to accommodate a maximum of 60 people, requiring 12 car parking bays.

The two functions of this proposal will enable reciprocal use of the car parking area (i.e. Place of Worship on Sunday only and Community Purpose on Monday to Saturday), and therefore it is concluded that the proposal requires a minimum of 70 car parking spaces in accordance with the Scheme. The proposal includes the provision for 68 car parking bays, which is a shortfall of 2 car parking spaces.

If parking were considered based on the likely trip rate that was applied within the TIS, being 1 vehicle per 4 attendees, there would be a requirement for 50 car parking spaces. In this sense, the parking provided on site could be considered an oversupply. It is not expected that a significant congestion issue would occur as a result of the minor parking shortfall that is proposed by this application.

Clause 5.7.2 of the Scheme permits discretion with respect to parking requirements as follows:

> *"The local government may apply at its discretion, a greater or lesser requirement for car parking than that stipulated as the minimum requirement in Table 3, if in its opinion the proposed use is likely to demand a greater or lesser need for car parking bays having due regard to the scale and nature of the intended use or uses".*

5.8 Bushfire Management

A Bushfire Management Plan (BMP) was prepared by Bushfire Prone Planning in support of this application, and is attached at **Appendix I**. The BMP demonstrates that compliance with State Planning Policy 3.7 (SPP 3.7) based on the fact that the proposed development is subject to a radiant heat level of no greater than BAL 12.5. Additionally, the proposal will comply with all four elements of the Bushfire Protection Criteria of the associated Guidelines upon completion.

An Emergency Evacuation Plan (EEP) was also prepared by Bushfire Prone Planning, and is also attached at **Appendix I**. The EEP was prepared as the proposed land use is classified as a 'vulnerable land use' by SPP 3.7, which requires specific management considerations in the event of a bushfire emergency.

6 SERVICING REQUIREMENTS

6.1 Water

The site is serviced by reticulated water supply which is located in the Lewis Road reserve. It is not anticipated that an upgrade would be required to accommodate this proposal.

6.2 Power

The site is currently serviced by existing overhead electricity infrastructure located within the Lewis Road reserve.

6.3 Effluent Disposal

The subject land is not serviced with a reticulated sewerage supply and therefore, an effluent disposal system is required. The existing dwelling is currently serviced by an existing septic system which will be retained. The activity associated within this application will be serviced by a new 4000L aerobic treatment unit (ATU) which is to be located behind the community hall building. It is anticipated that a system of this volume will adequately service the proposed capacity. A Hydraulic Services Plan is included at **Appendix E**.

6.4 Stormwater Management

A Stormwater Management Plan has been prepared by BPA Engineering, which is included at **Appendix F**. The Stormwater Management Plan demonstrates that all drainage up to the 100ARI event can be accommodated on site using a combination of detention systems and connection to the local government drainage system.

7 CONCLUSION

This Development Application has provided the relevant details and rationale in support of the development of a Place of Worship and Community Hall at Lot 213 Lewis Road, Wattle Grove. This proposal would allow the Fount of Life Sanctuary Inc. to establish its own premises, as opposed to operating from the current Council owned premises in Forrestfield.

This submission illustrates that the servicing requirements for the facility, including car parking, effluent disposal, stormwater management, traffic management and bushfire management can be adequately met. This submission has also demonstrated that the proposal is consistent with Local Planning Policy 55 and other relevant town planning requirements.

In view of the attributes of the proposal, as provided within this report, and the development plans and supporting information submitted, it is respectfully requested that the JDAP approve the Place of Worship and Community Purpose facility proposed at Lot 213 Lewis Road, Wattle Grove.