



PROPOSED PLACE OF WORSHIP

LOT 9 (NO. 5) BENNETT STREET, CAVERSHAM
CITY OF SWAN

18 JUNE 2024



BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN



Prepared for:	Ethiopian Orthodox Tewahdo Church of Debre Hayl Kidus Gabriel and Kidane Mhret (Inc)
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1. INTRODUCTION

Burgess Design Group has been appointed by Ethiopian Orthodox Tewahdo Church of Debre Hayl Kidus Gabriel and Kidane Mhret (Inc), on behalf of the registered owners of Lot 9 (No. 5) Bennett Street in Caversham, for the provision of town planning and urban design consultancy services for the preparation of a Development Application and the coordination of statutory approvals for the proposed Place of Worship on the 7,615m² property (the "site").

The following report provides an overview of the site characteristics, the local and regional context, the findings of preliminary technical investigations and explains the rationale of the Development Application design and the statutory framework that will guide its implementation.

The Development Application has been formulated by Burgess Design Group, in collaboration with a team of specialist consultants, who have provided technical input in relation to matters as follows:

KCTT	Stormwater Drainage Plan Vehicle Swept Path Analysis Earthworks Plan Road Layout Plan
Transcore	Transport Impact Statement
Bushfire Prone Plannings	Bushfire Management Plan

1.1 ABBREVIATIONS

Abbreviations used in this report are summarised below for ease of reference:

LPS17	City of Swan Local Planning Scheme No. 17
MRS	Metropolitan Region Scheme
WAPC	Western Australian Planning Commission
LPP	Local Planning Policy
JDAP	Joint Development Assessment Panel
POL-TP-126	Building and Development Standards -Rural Zones
POL-TP-129	Vehicle Parking Standards
POL-E9-2	Floodplain Management and Development

Control Area - Flood Prone' under LPS17, with about 3,300m² (approximately 43% of the site area) within this floodplain.

Furthermore, the subject site is within the 'ATCO Trigger Distance' for a High-Pressure Gas Pipeline, being located within 300m of the pipeline. According to ATCO mapping, the gas pipeline runs east-west along Benara Road, then bends south near the intersection with Valley Brook Road, approximately 100m southwest of the site.

Refer to **Figure 2 –Aerial Photograph**.

2.4 SURROUNDING LAND USE AND DEVELOPMENT

The subject site is situated within the Caversham locality, bordered by Bennett Street, Benara Road, Lord Street, and Simla Place. This area is predominantly zoned as 'Residential', 'Residential Development', and 'Recreation'. Adjacent to the subject site are 'General Rural' zones and Bush Forever Site No. 305.

Abutting the eastern boundary of the site is the Bennett Street/Daviot Road 'Other Regional Road' reserve, which connects to the 'Primary Regional Road' reserve of the Reid Highway to the north. Bush Forever Site No. 305 to the west of the site is associated with Bennett Brook.

Approximately 100m southeast of the subject site, along Benara Road, is the Swan Valley Mosque and Islamic Centre, serving as a nearby Place of Worship.

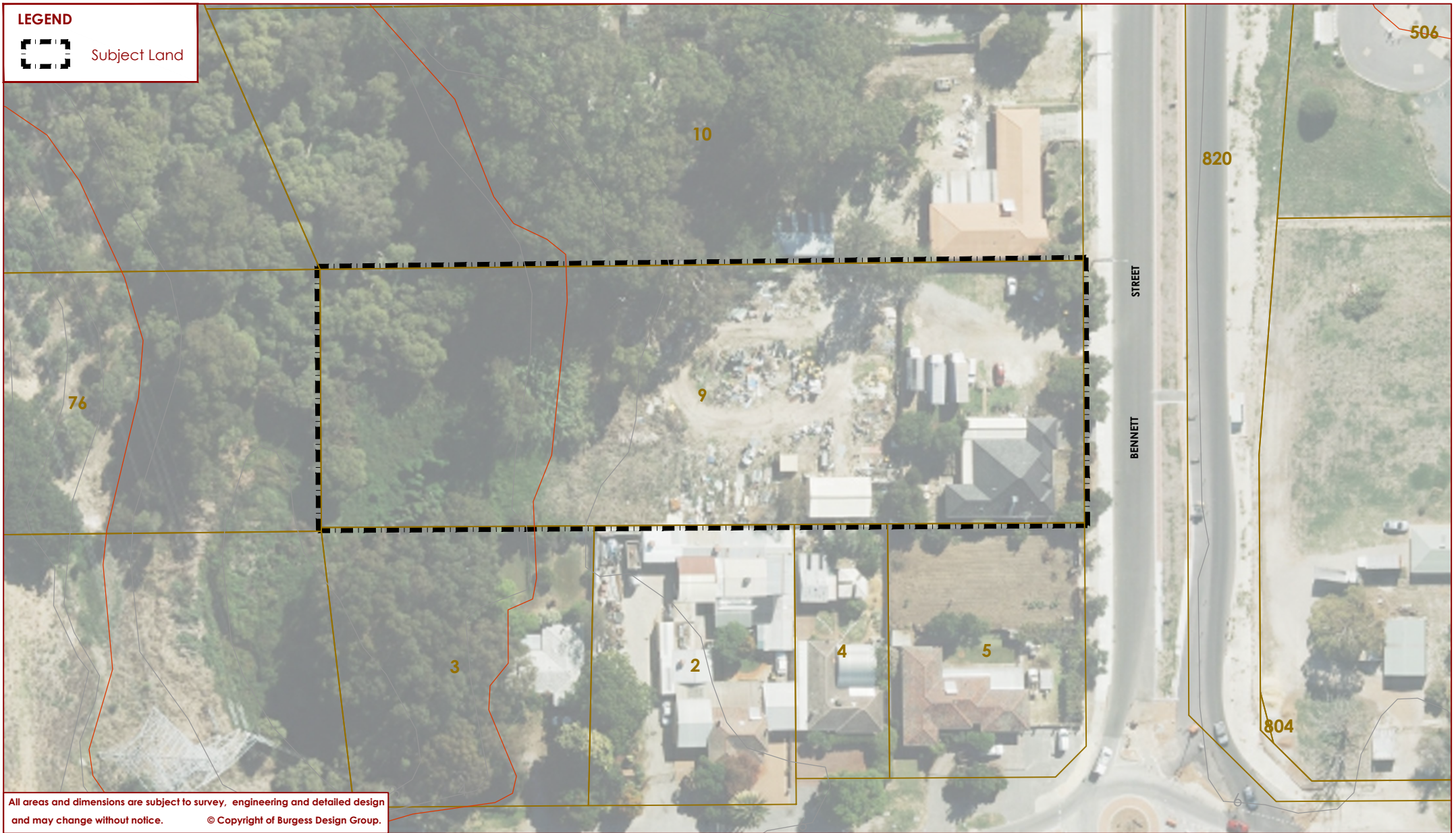
Directly to the west of the subject land, on the western side of Bennett Brook is the Pu Zhao Chan Si Buddhist Temple (260 Lord Street) and Kingdom Hall of Jehovah's Witnesses (254 Lord Street).

Surrounding land uses are predominantly zoned as 'General Rural', with single dwellings often hosting home businesses and rural activities. Pinelli Wines is located east of the subject site on the eastern side of Bennett Street.

LEGEND



Subject Land



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NORTH



SCALE 1:1000 (A4)

**FIGURE 2 - AERIAL PHOTOGRAPH
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM**

3. PLANNING FRAMEWORK

Outlined below is a summary of the relevant strategic and statutory documents that guide the use and development of the site and/or support the development of the land for urban purposes.

3.1 STATUTORY FRAMEWORK

3.1.1 METROPOLITAN REGION SCHEME

The site is zoned 'Urban Deferred' and 'Parks and Recreation' under the *Metropolitan Region Scheme* (refer to **Figure 3 – MRS Map**).

3.1.2 CITY OF SWAN LOCAL PLANNING SCHEME NO.17

The site is zoned 'General Rural' and 'Parks and Recreation' under the *City of Swan Local Planning Scheme No. 17 (LPS17)* (refer **Figure 4 – LPS17 Map**).

Pursuant to LPS17 clause 4.2.17, the objectives of the 'General Rural' zone are:

- To facilitate the use and development of land for a range of productive rural activities, which will contribute towards the economic base of the region.
- To provide for a limited range of compatible support services to meet the needs of the rural community, but which will not prejudice the development of land elsewhere which is specifically zoned for such development.
- To ensure the use and development of land does not prejudice rural amenities and to promote the enhancement of rural character.
- To ensure that development and land management are sustainable with reference to the capability of land and the natural resource values.

3.2 WAPC POLICIES

3.2.1 STATE PLANNING POLICY 3.7 PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 *Planning in Bushfire Prone Areas (2015)* aims to preserve life and reduce the impact of bushfire on property and infrastructure.

The whole of the subject land is included within an area identified as being bushfire prone, refer **Figure 5 – Bushfire Prone Map**.

As such a Bushfire Management Plan, including a BAL Contour Map, has been prepared by Bushfire Prone Planning to address the objectives of the policy and respond appropriately and proactively to bushfire risk. Refer **Appendix 3**.

3.2.2 STATE PLANNING POLICY 2.10 SWAN CANNING RIVER SYSTEM POLICY

State Planning Policy 2.10 *Swan Canning River System Policy (2006)* guides the effective planning and management of land use and development within and adjacent to the Swan River Trust management area.

A portion of the site sits on the fringe of the Middle Swan section of the river and is approximately 3 km from the nearest river foreshore. **Figure 6 – Swan Canning River System Policy Map** shows the western portion of the site, adjacent to Bennett Brook, as being included within the MRS Parks & Recreation Reserve in order to provide appropriate protection.

3.2.3 STATE PLANNING POLICY 2.8 BUSHLAND POLICY FOR PERTH METROPOLITAN REGION

State Planning Policy 2.8 *Bushland Policy for Perth Metropolitan Region (2010)* provides a policy and implementation framework to ensure that bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making.

The development recognizes the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance environmental, social, and economic considerations.

Figure 7 – Bush Forever & Conservation Category Wetlands Map shows the extent of Bush Forever Site 305 and Conservation Category Wetland as they relate to the subject land. These areas are again protected by the MRS Parks & Recreation reservation.

3.3 LOCAL PLANNING POLICIES


Development of the subject land is guided by a number of City of Swan Local Planning Policies, including:

- POL-TP-126 Building and Development Standards -Rural Zones
- POL-TP-129 Vehicle Parking Standards
- POL-E9-2 Floodplain Management and Development

Figure 8 – Floodplain Map shows the extent of the Floodplain Area as it relates to the subject land. All proposed built form is located outside of this area, with only car parking and landscaping areas within it.

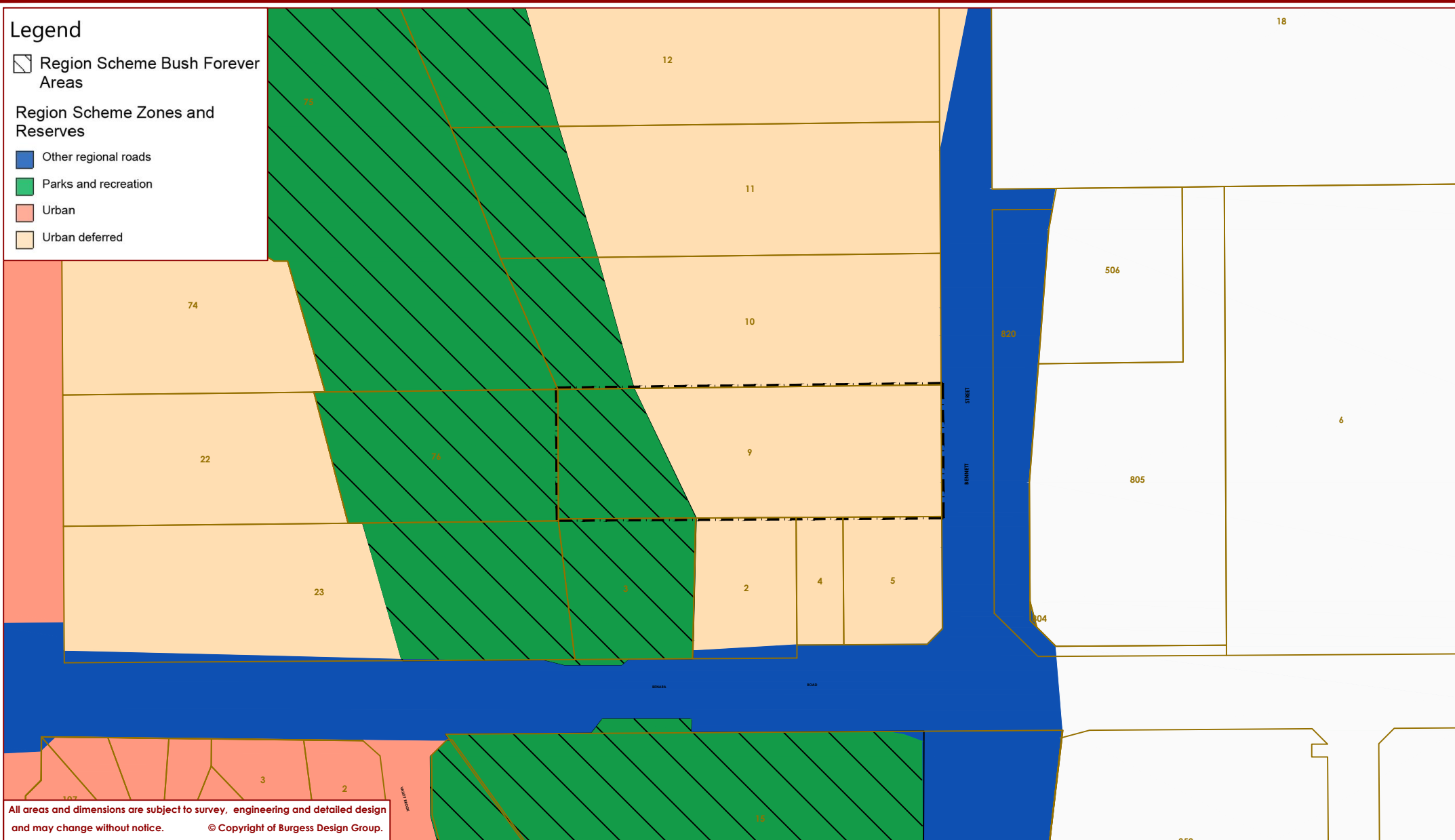
A detailed assessment of the proposed development against the policy criteria and development standards is provided in Section 4.

Legend

 Region Scheme Bush Forever Areas

Region Scheme Zones and Reserves


-  Other regional roads
-  Parks and recreation
-  Urban
-  Urban deferred



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LEGEND

 Subject Land

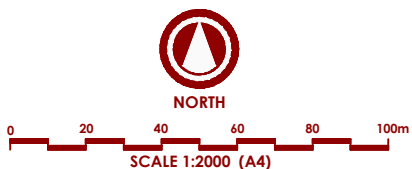
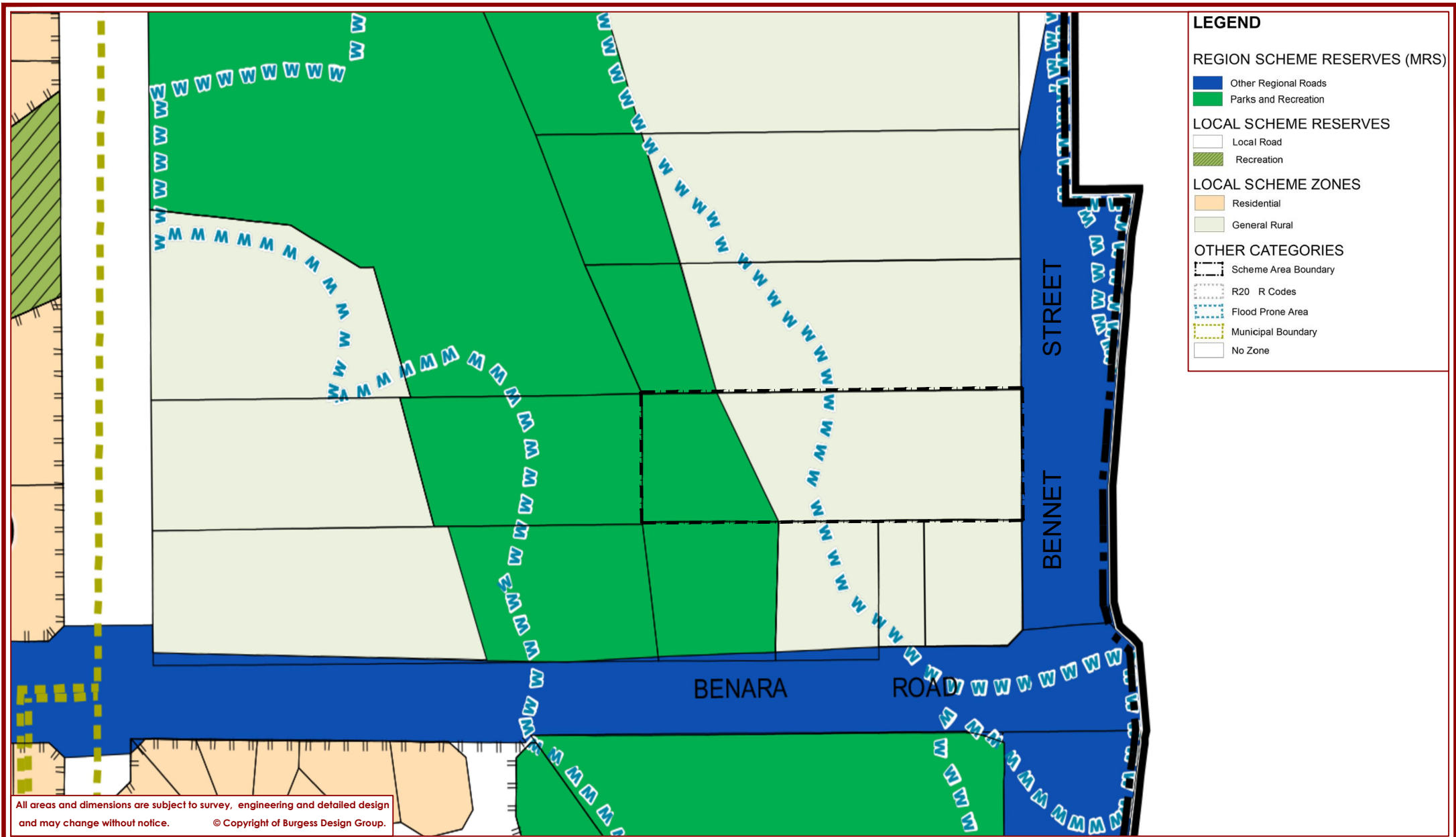


FIGURE 3 - METROPOLITAN REGION SCHEME MAP
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM

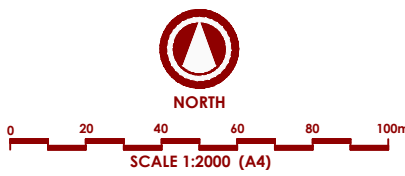


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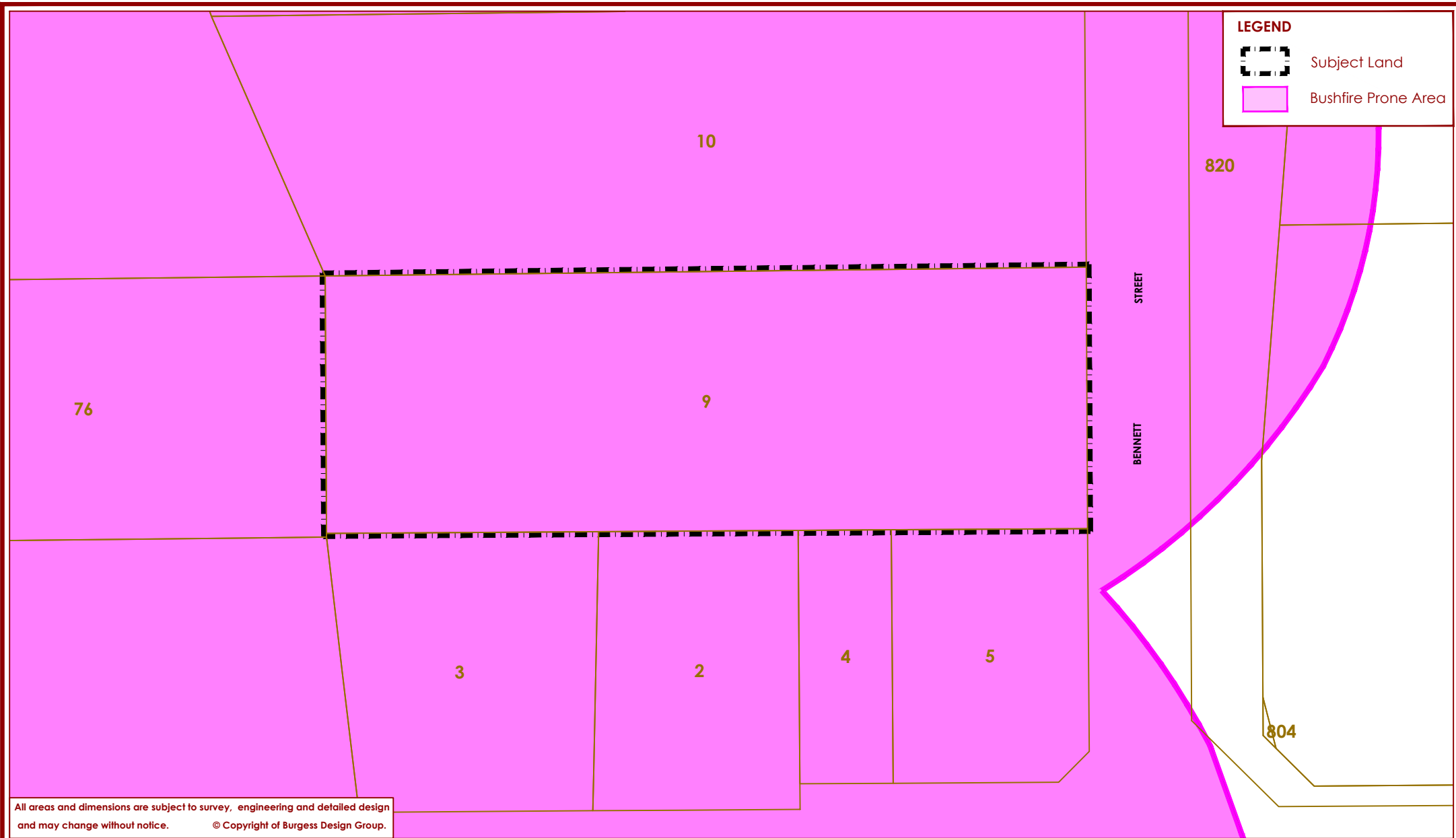


LEGEND

Subject Land



**FIGURE 4 - CITY OF SWAN
LOCAL PLANNING SCHEME NO. 17 MAP
LOT 9 (NO. 5) BENNETT STREET, CAVERSHAM**



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0 10 20 30 40 50m
SCALE 1:1000 (A4)

FIGURE 5 - BUSHFIRE PRONE MAP
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM

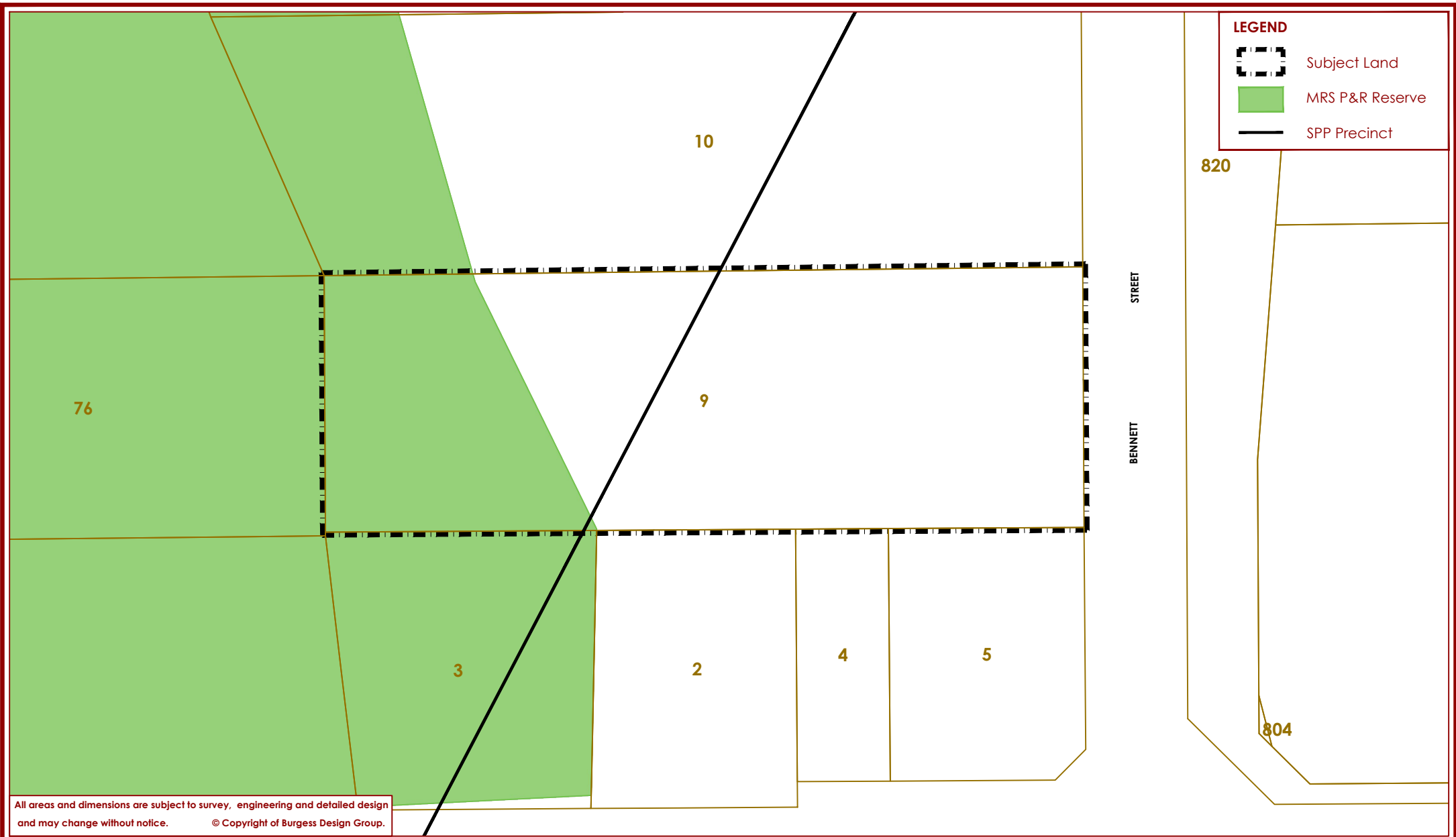
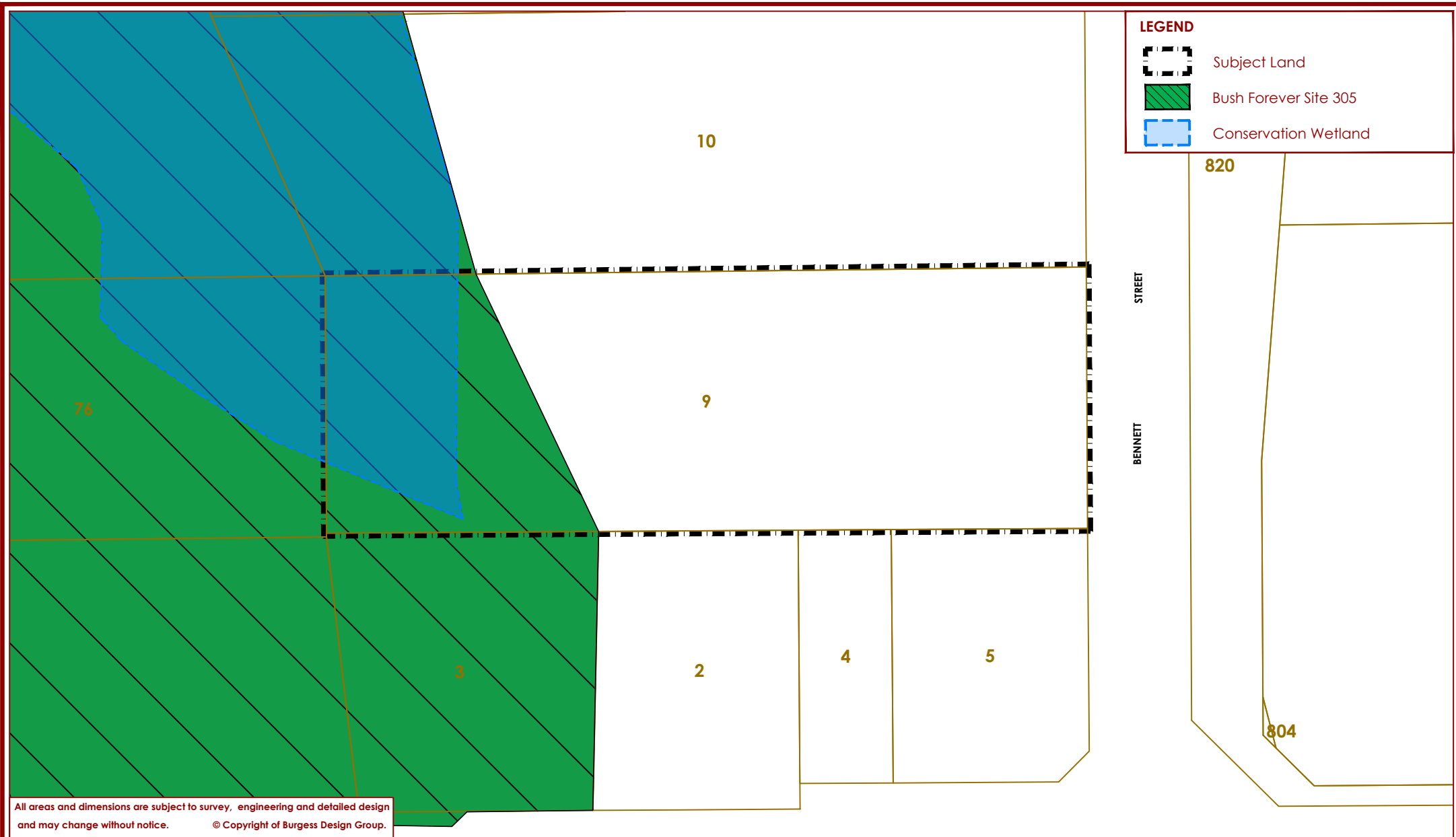
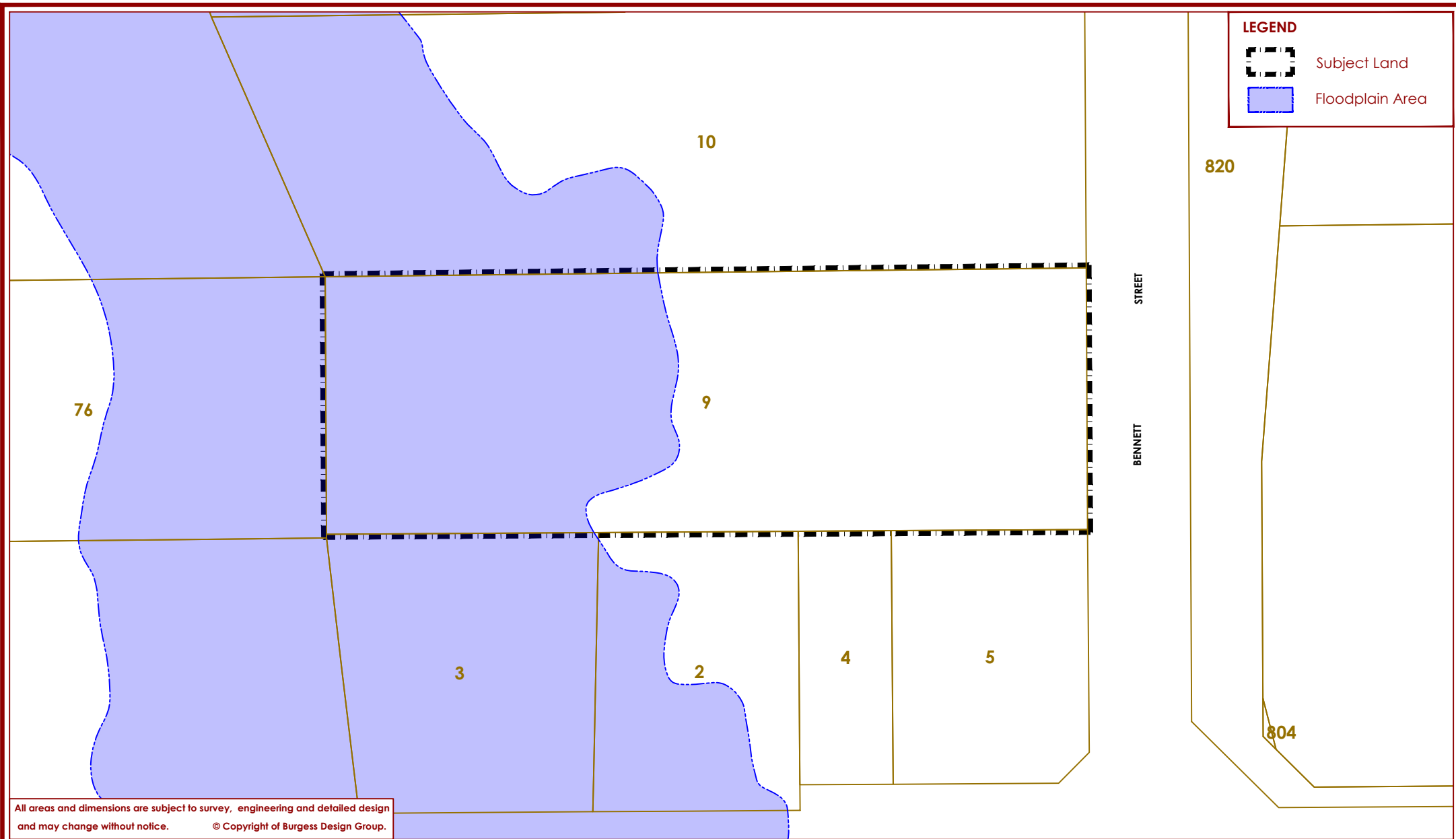


FIGURE 6 - SWAN CANNING RIVER SYSTEM POLICY MAP
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM



**FIGURE 7 - BUSH FOREVER & WETLANDS MAP
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM**



NORTH



SCALE 1:1000 (A4)

**FIGURE 8 - FLOODPLAIN MAP
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM**

4. PROPOSED DEVELOPMENT

This application seeks approval for development and use of the site as a 'Place of Worship' for the Ethiopian Orthodox Tewahdo Church of Debre Hayl Kidus Gabriel and Kidane Mhret (Inc). A 'Place of Worship' is a 'D' use under LPS17, which *'means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.'*

The church is described as a beacon of faith and community support, offering a range of services to nourish both the spirit and the mind. Weekly church services are held every Sunday and Friday, providing a regular opportunity for communal worship and reflection. To further support the Church's congregation, counselling and spiritual guidance is offered, addressing the diverse needs of members with compassion and understanding.

Recognizing the practical challenges of attending services, the Church provide transportation to ensure accessibility for all. The Church's commitment to the next generation is evident through its Sunday school, which caters to the youth and children, fostering their growth in faith from an early age. Additionally, every Saturday morning, cultural ties are enriched by offering Amharic language classes, promoting the heritage and language of the many in the community.

The current Church is located on Action Road, Malaga, also within the City of Swan. The proposed Church on the subject land will allow for growth of the congregation. Although the currently anticipated size of congregation for this Church is approximately 150 people, the proposal herein is based upon an ultimate congregation size of 300 parishioners to allow for future expansion.

It is considered orderly and proper planning to provide for the proposed ultimate development of the site at this initial approval stage, notwithstanding physical development may occur in stages over time, to ensure all relevant considerations are addressed as part of process.

As above, services are generally held on Fridays and Sundays. Ultimately, a Sunday school will also commence in the hall building and language classes will be held on a Saturday. Although these uses are considered ancillary to the Place of Worship, it is noted that 'Educational Establishment' is also a 'D' use under the Scheme.

Additional special occasion services are also held periodically, including during both Easter and Christmas periods. The Church may also occasionally be used for weddings and funerals, primarily limited to members of the local parish.

The proposed development comprises the following elements:

- Main Church Building
 - Hall
 - Front Stage
 - Backstage
- Function Hall Building
 - Function Hall
 - 3 x Offices
 - Kitchen
 - Storeroom
- Gatehouse
- The car park accommodates a total of 75 car parking bays
- Ablution amenities (1 male & 1 female toilet); and,
- Universal Accessible Toilet

4.1 LAND USE PERMISSIBILITY

The proposed main church building, associated function hall building, and amenities align with the land use definition of 'Place of Worship' as outlined in LPS17. The definition is as below:

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

A 'Place of Worship' is a 'D' use within the 'General Rural' zone, meaning the use is not permitted unless the local government has exercised its discretion by granting planning approval. In this regard, the JDAP can formally consider the proposed land use on the site.

4.2 DEVELOPMENT STANDARDS

POL-TP-126 Building and Development Standards – Rural Zones prescribes building and development standards applicable to all development within the Rural zone. The proposed development has been prepared to accord with these policy requirements, with the only exception being site coverage.

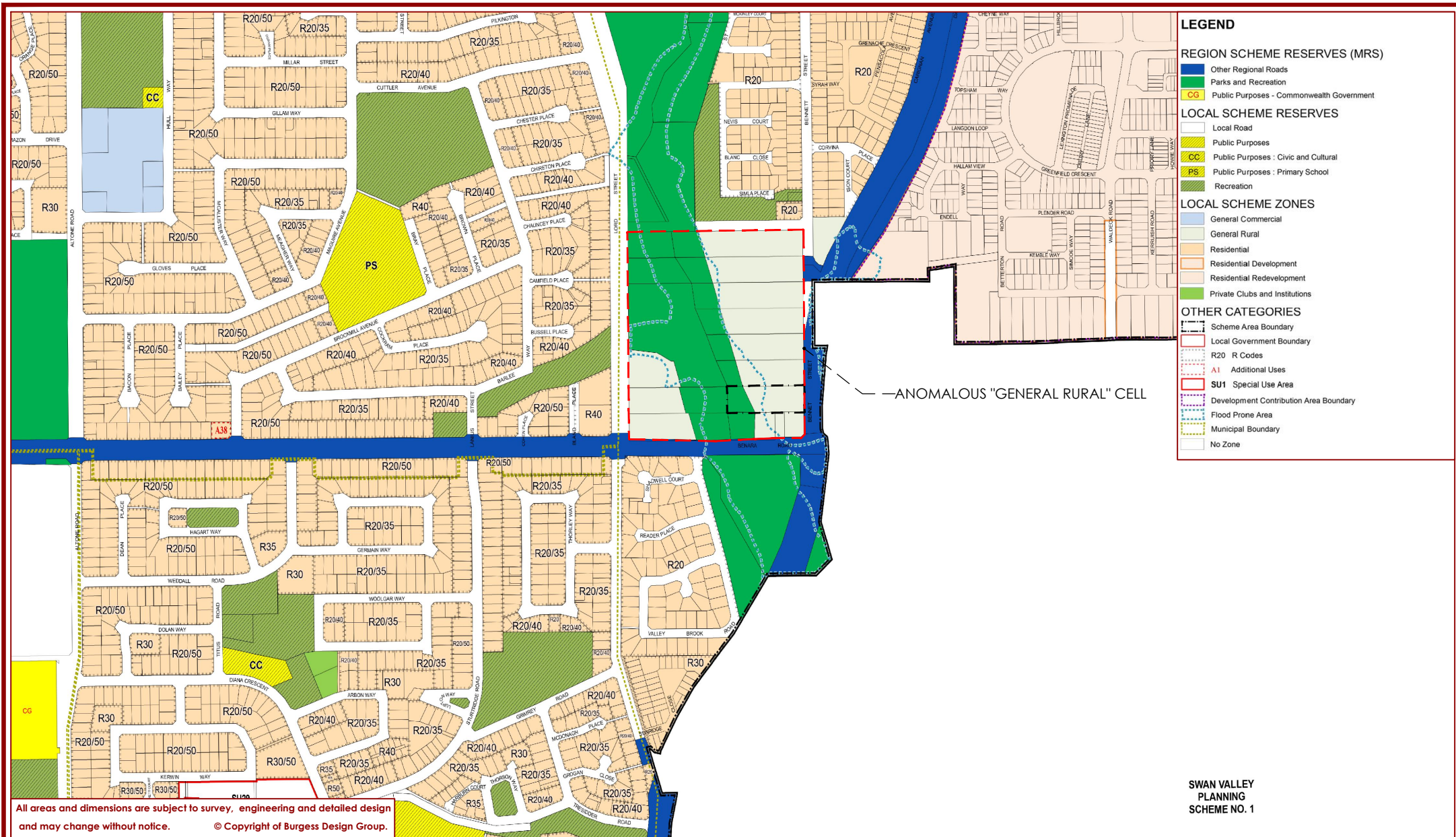
4.3 SITE COVERAGE

POL-TP-126 specifies that the total area of buildings on any rural lot should not exceed 10% of the lot area. The proposed buildings have a total Gross Floor Area (GFA) of 1,134m². The existing residence has an approximate GFA of 300m². Therefore, the total combined GFA on the site is 1,434m², which is 18.83% of the site area.

Discretion from the Joint Development Assessment Panel (JDAP) is requested given that the subject land is not a typical rural lot in a traditional rural area. As shown on **Figure 9 – Zoning Context Plan**, there are 13 'General Rural' lots bound by Lord Street to the west, Benara Road to the south, Bennett Street to the east and Simla Place to the north. This small General Rural cell is surrounded by residential development of varying densities (R20, R35 and R40) to the west, north, east and south. The area to the south-east of the subject land falls within the Swan Valley Scheme.

This is a very unique location and arguably, the General Rural zoning of the properties within this cell is incongruous with its surroundings. The lots to the west of Bennett Brook have been developed for places of worship and commercial activities, with the properties on the east side of Bennett Brook contain dwellings and various outbuildings. The small lot sizes generally don't support traditional rural activities.

As such, discretion in relation to the site coverage is requested given the generally 'urban' environment within which the subject land is located.



LEGEND

REGION SCHEME RESERVES (MRS)

- Other Regional Roads
- Parks and Recreation
- Public Purposes - Commonwealth Government

LOCAL SCHEME RESERVES

- Local Road
- Public Purposes
- Public Purposes : Civic and Cultural
- Public Purposes : Primary School
- Recreation

LOCAL SCHEME ZONES

- General Commercial
- General Rural
- Residential
- Residential Development
- Residential Redevelopment
- Private Clubs and Institutions

OTHER CATEGORIES

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- SU1 Special Use Area
- Development Contribution Area Boundary
- Flood Prone Area
- Municipal Boundary
- No Zone

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SWAN VALLEY
PLANNING
SCHEME NO. 1



LEGEND

Subject Land



0 50 100 150 200 250m
SCALE 1:10,000 (A4)

FIGURE 9 - ZONING CONTEXT PLAN
LOT 9 (NO. 5) BENNETT STREET
CAVERSHAM

4.4 BUILDING SETBACKS

POL-TP-126, Table 1 – Site Requirements, specifies minimum setbacks for development within Rural Zones. Due to the site being less than 1ha in area it is subject to a variation of the policy where the minimum setbacks shall be in accordance with the requirements of the Residential Design Codes applicable for the particular lot size. The Residential Design Codes (R-Codes) specify that R2 development shall be setback a minimum of 20m from the primary street, 10m from the rear boundary and 1.5m from the side boundary.

An assessment of the proposed development against these provisions is outlined in Table 1 below.

Table 1 – Minimum Setbacks

Required Min. Setbacks	Proposed Min. Setbacks	Compliance ✓/✗
Front 20m	32.7m setback from Bennett Street	✓
Side 1.5m	3m setback from north boundary & 1.5m setback from south boundary.	✓
Rear 10m	62.8m setback from the west boundary.	✓

4.5 BUILDING HEIGHT

All proposed buildings and structure are single storey, with a maximum wall height of 8.5 metres (refer **Plan 5 – Church Elevations**).

4.6 BUILDING FORM, COLOURS AND MATERIALS

Pursuant to POL-TP-126, Policy statement 2.2, all buildings and structures within the rural zone shall be constructed of external materials and colours in a form which does not detract from the visual amenity of the locality.

Table 2 below specifies the proposed materials and finishes for the development.

Table 2 – Proposed Materials and Finishes

External wall cladding	Selected CFC Cladding with render finish / Hardie Axon cladding
Roof sheeting	Colorbond steel roof sheeting / Spacemaker insulated roof panel
Window frames/glazing	Black powder-coated aluminium frame & clear glazing
Doors	Commercial grade aluminium door & frame

4.7 LANDSCAPING

POL-TP-129 specifies landscaping requirements for off-street parking. An assessment of the proposal against POL-TP-129 provisions is provided in **Table 3** below to assist the JDAP in its assessment.

Table 3 – Landscaping Requirements

POL-TP-129	Provided	Compliance ✓/✗
Boundary landscaping shall be provided for parking facilities visible from any public street and with more than five parking spaces, and interior landscaping shall be provided for open parking facilities with 21 or more parking spaces.	Selected shrub plantings are provided along the east boundary facing the street, enhancing the streetscape. The verge will also be landscaped with shrub plantings to create a strong entry statement. Internal landscaping is integrated throughout the development to complement the overall design.	✓
All areas between parking facilities and adjoining streets shall have a minimum of 3m wide permanent landscape area.	A minimum 3,821mm wide landscape area with selected shrub plantings is provided between the parking area and adjoining streets.	✓

<p>For open parking facilities, with 21 or more parking spaces, there shall be provided a minimum of 1 sqm of permanent landscaping for every 10 sqm of parking stall area. Such landscaping shall not be in addition to any other landscaping required by any other policy.</p>	<p>The total area of the car park is 2,036m², with combined shrub planting covering 302m² and turf covering 419m². This results in a total landscaping area of 721m², significantly exceeding the required landscaping area of 204m² for this proposal.</p>	<p>✓</p>
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POL-E9-2 provisions offer guidelines for landscaping within floodplain areas. It is recommended to use landscaping to complement existing vegetation and minimize the visual impact of development on the floodplain landscape.

The proposed landscaped areas are equipped with irrigation (reticulated) and the design can incorporate plant species recommended in POL-E9-2. The landscaping plan is designed to match the diversity of surrounding vegetation in the floodplain.

Refer to **Plan 8 – Landscape Plan**.

4.8 TRAFFIC REPORT

A Transport Impact Statement for the proposed development has been prepared by Transcore. KCTT has prepared additional Vehicle Swept Path Analysis. This Transport Impact Statement and Vehicle Swept Path Analysis outlines the transport aspects of the proposed development focusing on traffic operations, access and provision of car parking.

The key outcomes from the report and analysis are as follows:

- The peak trip generation for the proposed development is expected to occur on Sunday mornings, particularly during the 7am service. It is anticipated that inbound traffic flows will include approximately 75 vehicles arriving at the site during the half hour to one hour before the service. Most of the Sunday services will happen between 7am to 9:30 am. After the services conclude, it is estimated that a maximum number of 75 vehicles will exit the site within the following half hour to one hour.

- Transcore suggests that the proposed development will not increase traffic flows on any roads adjacent to the site beyond the threshold of +100vph per lane. Therefore, they conclude that the impact on the surrounding road network will be minor.
- The navigability of the proposed parking areas was checked with a City of Swan Refuse vehicle (9.9m). The analysis did not reveal any potential issues (refer **Appendix 5 – Vehicle Swept Path Analysis**).
- Transcore reviewed the layout of the proposed development and concluded that car parking bays dimensions and aisle width generally comply with the Australian Standard AS/NZ 2890.1/2004.
- Transcore confirmed that no specific safety issues have been identified for the proposed development.

Overall, the proposed development is demonstrated to be acceptable form a traffic and access point of view. The Transport Impact Statement for the proposed development is attached at **Appendix 2**.

4.9 CAR PARKING

POL-TP-129 Vehicle Parking Standards outlines the parking requirements for a Place of Worship development. An assessment of the proposed development against this policy is outlined in **Table 4** below.

Table 4 – Vehicle Parking Standards

Land Use	Minimum Parking Provision (Ratio)	Required	Provided	Compliance ✓/✗
Place of Worship	1 space for every 4 persons the building is designed to accommodate	75	75	✓
Total		75	75	✓

The proposed site includes a total of 75 car parking bays, consisting of 2 ACROD and 73 standard car parking bays, which meets the required parking provision of 75 bays.

4.10 VEHICLE ACCESS

Access to the proposed development will be facilitated through the existing northern 6m crossover to the site. This access point is located approximately 85m north from the intersection of Bennett Street with Benara Road, and 210m south from the intersection of Bennett Street with the Daviot Road.

The crossover will operate as a left-in/left-out access due to recent upgrades to Bennett Street as part of the Lord Street extension project. Additionally, the existing house will retain its current crossover on Bennett Street for access.

4.11 BUSHFIRE RISK MANAGEMENT

The Site falls within a designated bushfire prone area, triggering the application of State Planning Policy 3.7: Planning in Bushfire Prone Areas and appurtenant Guidelines for Planning in Bushfire Prone Areas.

A Bushfire Management Plan (BMP) has been prepared by Bushfire Prone Planning. The BMP assesses the proposal for compliance with the policy measures described in State Planning Policy 3.7 and identifies the appropriate mitigation measures. Both the proposed main Church Building and the associated Function Hall and amenities have a determined BAL of BAL-29 (refer **Appendix 4 - Bushfire Management Plan**).

The BMP sets out the following response to the bushfire protection criteria:

ELEMENT 1 - LOCATION AND CL 6.2 SPP 3.7

Element 1 indicates that the development application is located on an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.

The proposed development will include a portion of the lot that is suitable for development without requiring compliance with BAL-40 or BAL-FZ construction requirements. Although part of the lot is subject to radiant heat levels corresponding to BAL-40 and BAL-FZ ratings, no construction will take place in this area due to the

achieved setback distance from the conservation wetland/bush forever area at the development site.

ELEMENT 2 - SITING AND DESIGN AND CL 6.2 SPP 3.7

Element 2 requires that all habitable buildings should be sited to achieve BAL-29 at the face of the building.

The lot sizes are adequate to accommodate buildings and establish an Asset Protection Zone (APZ) that ensures a maximum BAL rating of BAL-29 for those buildings. The radiant heat levels corresponding to BAL-40 or BAL-FZ are confined within the rear setback of the lot, providing sufficient area within the lot to ensure a maximum BAL rating of BAL-29 for the buildings.

ELEMENT 3 - VEHICLE ACCESS

The site has access to Bennett Street which provides a through road connection within the urban road network. Additionally, the sealed driveway and carpark areas include turn-around spaces and provide access to the rear of the buildings.

ELEMENT 4 - WATER

The site is connected to a reticulated water supply, with existing hydrant connections available on both Bennett Street and Benara Road. The proposed building work will incorporate on-site water requirements specified for the development land use type by the Local Government.

4.12 STORMWATER MANAGEMENT

Due to the sensitive nature of the site being within a floodplain zone, a stormwater drainage plan has been prepared by KCTT. The plan shows the locations of drainage pits and their associated catchment areas on the site. All drainage pipes and structures shall comply with the specifications of the City of Swan.

The stormwater drainage plan has been attached at **Appendix 4**.

5. OPERATIONAL OVERVIEW

5.1 PROPOSED BUSINESS OPERATIONS

The proposed operations involve worship services each Sunday (maximum 300 people), with daily Mass services held on other days of the week and Friday prayers (maximum 80 people). Additional services are planned for special occasions, particularly Easter Eve, Good Friday, Christmas Eve, St. Gabriel Day and St. Kidane Mihret (St. Mary) Day (maximum 300 people).

The buildings may also be used for weddings and funerals on occasion, typically limited to members of the local parish. Additionally, the meeting rooms and function hall will be used occasionally on weeknights for religious meetings (maximum 20 people). Saturday morning language classes and Sunday school classes may also be introduced at a later time.

5.2 OPERATION DAYS AND TIMES

The anticipated operating hours for Sunday worship services would be between 7:00am and 1:00pm with peak attendance from 7:00am to 9:30am. The services are very quiet with no use of musical instruments.

Daily Mass services will be held from 9:00am to 10:00am on weekdays.

Friday prayers will be held from 6:00pm to 8:00pm. Other weeknight religious meetings would typically occur between 6:00pm and 8:00pm.

Christmas Eve and Easter Eve services typically run from 9:00pm to 2:00am.

Four annual celebrations for St. Gabriel Day and St. Mary Day, typically held in February, July, August and December, usually take place on Saturdays from 7:00am to 1:00pm.

5.3 NUMBER OF EMPLOYEES

The Church is run by its parishioners and has no full-time employees currently associated with the development. It may be that as the parish grows over time (to

the capacity provided for in this application), employees may be needed to assist with operational matters. If so, further details will be provided for subsequent assessment at that time.

5.4 NUMBER OF PATRONS

The proposal is expected to accommodate approximately 150 regular parishioners, including children, with a maximum capacity of 300 parishioners.

This application has been prepared to support this maximum capacity to allow the congregation to grow organically over time. Given the expense of purchasing the site and building the required infrastructure, it is important for the Church to consider ultimate planning of the site in this regard.

5.5 NOISE

The Church is one of quiet use and enjoyment. There will be no musical instruments or loud music during services and the site will be alcohol free.

6. CONCLUSION

Burgess Design Group, on behalf of the contracted purchaser of Lot 9 (No.5) Bennett Street, Caversham, our client the Ethiopian Orthodox Tewahdo Church of Debre Hayl Kidus Gabriel and Kidane Mhret (Inc) has prepared the preceding Development Application report to guide the development of a Church & associated Function Hall and amenities as a 'Place of Worship' use.

The proposal is generally consistent with orderly and proper planning for the site.

- A 'Place of Worship' is classified as a 'D' use within the 'General Rural' Zone under the provisions of the City of Swan's Local Planning Scheme No.17 (LPS17). As such, the JDAP can consider the proposed land use on the site.
- The proposal is generally consistent with the provisions of LPS17, POL-TP-126, POL-TP-129 and POL-E9-2 and relevant WAPC policies.
- The proposed development does not result in any adverse traffic impact on the surrounding road network.
- The proposal complies with the policy measures described in State Planning Policy 3.7 and provides the appropriate mitigation measures.
- The proposal will have no detrimental impact on the abutting Bennett Brook, moreover it will enhance the interface with this area.
- The site is ideally located in a small rural pocket of Caversham, abutting the vegetated Bennett Brook corridor, with good access and circulation and with similar uses in close proximity.
- The Church is a place of quiet use and enjoyment and will have minimal impact on local amenity.

In this regard, Burgess Design Group respectfully requests the JDAP's favourable assessment of our proposal at its earliest convenience.