

Places of Worship

A guide to zones

Purpose

The purpose of this document is to outline when a planning permit is required to use land for a 'Place of Worship' based on the zone that applies to land.

Definition

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

What are zones?

The Cardinia Planning Scheme zones land for particular uses – for example, residential, industrial, rural or business. The zones are listed in the planning scheme and each zone has a purpose and set of requirements.

A zone sets out land use controls in three sections:

- Section 1: Land uses that do not require a planning permit
- Section 2: Land uses that require a planning permit
- Section 3: Land uses that are prohibited

If a permit is not required to use land for a Place of Worship, the use may occur without a permit. Note that other permit requirements may apply for development, works, signage, access alterations or carparking provision – see 'other requirements' below.

If a permit is not required subject to conditions, the use must comply with those conditions. If the conditions are not met, a permit is required.

You can use VicPlan to view zones for a property – see <https://mapshare.vic.gov.au/vicplan>

Other requirements

Whether or not a permit is required to use the land for a Place of Assembly, a permit may be required for other reasons. These reasons include:

- To construct a building or construct or carry out works
- To reduce (including reduce to zero) the number of car parking spaces required
- To provide some or all of the car parking spaces required on another site
- To construct and display a sign
- To create or alter access to a road in a Transport Zone 2

'Overlays' may also apply to a property – these are also viewable on VicPlan and may contain additional planning permit requirements.

If a permit is required

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Cardinia Planning Scheme and the *Planning and Environment Act 1987*.

Zone	Is a permit required to use land for a Place of Worship?
Residential zones	
Low Density Residential Zone	Yes
Mixed Use Zone	No, subject to conditions
Residential Growth Zone	No, subject to conditions
General Residential Zone	No, subject to conditions
Neighbourhood Residential Zone	No, subject to conditions
Commercial and industrial zones	
Industrial 1 Zone	Yes
Commercial 1 Zone	No, subject to conditions
Commercial 2 Zone	Yes
Rural zones	
Rural Living Zone	Yes
Green Wedge Zone	Yes
Green Wedge A Zone	Yes
Rural Conservation Zone	Prohibited
Special purpose zones (Cardinia Planning Scheme)	
Special Use Zone - Schedule 1	Yes
Special Use Zone - Schedule 3	Prohibited
Special Use Zone - Schedule 4	Prohibited
Special Use Zone - Schedule 7	Prohibited
Comprehensive Development Zone – Schedule 1	No, subject to conditions
Comprehensive Development Zone – Schedule 2	No, subject to conditions
Comprehensive Development Zone – Schedule 3	No, subject to conditions
Urban Growth Zone 1	Yes

Zone	Is a permit required to use land for a Place of Worship?
Urban Growth Zone 2	Prohibited
Urban Growth Zone 3	Yes
Urban Growth Zone 4	Yes
Urban Growth Zone 5	No, subject to conditions
Activity Centre Zone – Schedule 1	No, subject to conditions
Urban Floodway Zone	Prohibited

Note:

1. This table does not set out the permit requirements for public land zones or certain special purpose zones.
2. 'Subject to condition' – please refer to the specific zone or schedule for the condition.
3. Whether or not a permit is required to use the land for a Place of Assembly, a permit may be required for other reasons.

Contact

Council offers a pre-application service [Pre-application service - Cardinia Shire Council](#) that you should consider accessing before proceeding with any decisions.

If you require any further information, please contact Council's Statutory Planning team on 1300 787 624.

Important

Please note that this document provides general advice only. Before proceeding, advice should be sought from a suitably qualified professional.