



CITY OF KALAMUNDA  
LOCAL PLANNING SCHEME 3  
AMENDMENT \_\_\_\_



November 2011

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Longstanding member of the Local Government Planners Association ABN 19618886070

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**  
**CITY OF KALAMUNDA**  
**LOCAL PLANNING SCHEME 3**  
**AMENDMENT \_\_\_\_**

Resolved that the local government, in pursuance of Section 75 of the *Planning and Development Act, 2005* amend the above local planning scheme by:

1. Deleting 'PART 3 – RESERVES' in it's entirety and inserting a new 'PART 3 – RESERVES' consistent with the 'Model Provisions for Local Planning Schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Reclassifying Lot 613 Varley Street, Lesmurdie (known as Reserve 29190) from a 'Local Open Space' local scheme reserve to a 'Civic and Community' local scheme reserve as depicted on the Scheme Amendment Map.
3. Introducing a new 'Civic and Community' local scheme reserve on the Scheme Map legend.
4. Insert new provisions to allow for 'additional uses for local reserves' consistent with the 'Model Provisions for Local Planning Schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* and list additional uses for Lot 613 Varley Street, Lesmurdie (known as Reserve 29190).
5. Re-number Tables and references to Tables throughout the Scheme Text and update the Table of Contents to reflect this amendment.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

Dated this.....day of.....2019

.....  
CHIEF EXECUTIVE OFFICER

### PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. **Local Authority:** City of Kalamunda
2. **Description of Scheme:** Local Planning Scheme No 3
3. **Type of Scheme:** Local
4. **Serial No. of Amendment:** Amendment No. \_\_\_\_\_
5. **Proposal:**
  1. Deleting 'PART 3 – RESERVES' in it's entirety and inserting a new 'PART 3 – RESERVES' consistent with the 'model provisions for local planning schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.
  2. Reclassifying Lot 613 Varley Street, Lesmurdie (known as Reserve 29190) from a 'Local Open Space' local scheme reserve to a 'Civic and Community' local scheme reserve as depicted on the Scheme Amendment Map.
  3. Insert new provisions to allow for 'additional uses for local reserves' consistent with the 'model provisions for local planning schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* and list additional uses specifically for Lot 613 Varley Street, Lesmurdie (known as Reserve 29190).
  4. Re-number Tables and references to Tables throughout the Scheme Text and update the Table of Contents to reflect this amendment.
6. **Type of Amendment** Standard

### SCHEME AMENDMENT REPORT

#### 1.0 INTRODUCTION / BACKGROUND

Lot 613 Varley Street in Lesmurdie is a crown title reserve which is vested to the Lesmurdie Baptist Church for the purpose of 'Church Purposes - Community and Recreational facility'.

The Lesmurdie Baptist Church operates from nearby Lot 50 on the corner of Varley Street and Brady Road.

Lesmurdie Community Care is a related entity to Lesmurdie Baptist Church which aims to provide services to meet the needs of the local people and the wider community.

Lesmurdie Community Care has aspirations to develop Lot 613 with a multi purpose community building that will act as an important community hub.

Preliminary consultation has been conducted with the City of Kalamunda and all parties agree that the local reserve classification under the City of Kalamunda Local Planning Scheme No 3 could better align with the reserve purpose if it was changed from 'local open space' to 'civic and community'.

This report examines the existing and surrounding zoning, site characteristics, and provides justification for the amendment. The report has been prepared following preliminary consultation with the City of Kalamunda, preparation of a Bushfire Management Plan, and Development Plan.

## 2.0 SITE DESCRIPTION

### 2.1 Legal Site Description

Lot 613 is subject to a Crown Land Title. The certificate of title details are included below.

Reserve Number	Volume / Folio	Plan / Deposited Plan
29190	LR3122	186

Lot 613 has an approximate area of 3701m<sup>2</sup> and has direct frontage to Varley Street.



Figure 1: Location Plan



The Certificate of Title for Reserve 29190 is included as [Attachment 1](#). It was vested to the Lesmurdie Baptist Church on the 18 March 1997 – refer to the Government Gazette in [Attachment 2](#).

## 2.2 Physical Description

There are significant differences in levels between Lot 613 and adjacent lots to the north and east. A central portion of Lot 613 has historically been cleared. There is limited native vegetation on the lot and many species are introduced.



View from Varley Street



View of central portion of lot



### 2.3 Surrounding Landuses

The street block generally bound by Sanderson Road, Brady Road, Champion Road and Over Avenue consists of a mixture of land uses such as the Lesmurdie Baptist Church, retirement villages (including Roshana and St Ives), and halls.



Figure 2 – Aerial (surrounding land uses)

The Girl Guides Hall and old Scout Hall front Sanderson Road. They are located to the east of the subject land.



View of Girl Guides Hall from Reserve 29190



View of Girl Guides Hall from Sanderson Road





View of Old Scout Hall from Sanderson Road

The most recent nearby development in the street block has been a nature play ground which is mainly contained on Reserve 29188, with portions encroaching into Reserves 29189 and 29190.



Entry into recently constructed nature playground (corner Varley Street & Brady Road)





Nature playground on Reserve 29188 (vested to City of Kalamunda)



Portion of Nature playground / outdoor classroom on Reserve 29190

Lesmurdie Community Community care funded the design and construction of the nature play ground. The play ground has been gifted to the City who will take over any longer term management.

There are residential lots directly opposite Reserve 29188 to the south of Brady Road and Reserve 29189 to the east of Sanderson Road.

## 2.4 Relevant Planning Approvals

The City granted planning approval for a community centre on Lot 613 in the year 2000. The proposal comprised two components including a recreational hall and a two storey community facility. The recreation hall provided an activity area for indoor sport and passive recreation. The ground floor was intended for a meeting room and coffee space.

The existing approval has lapsed and the design has since been further refined.

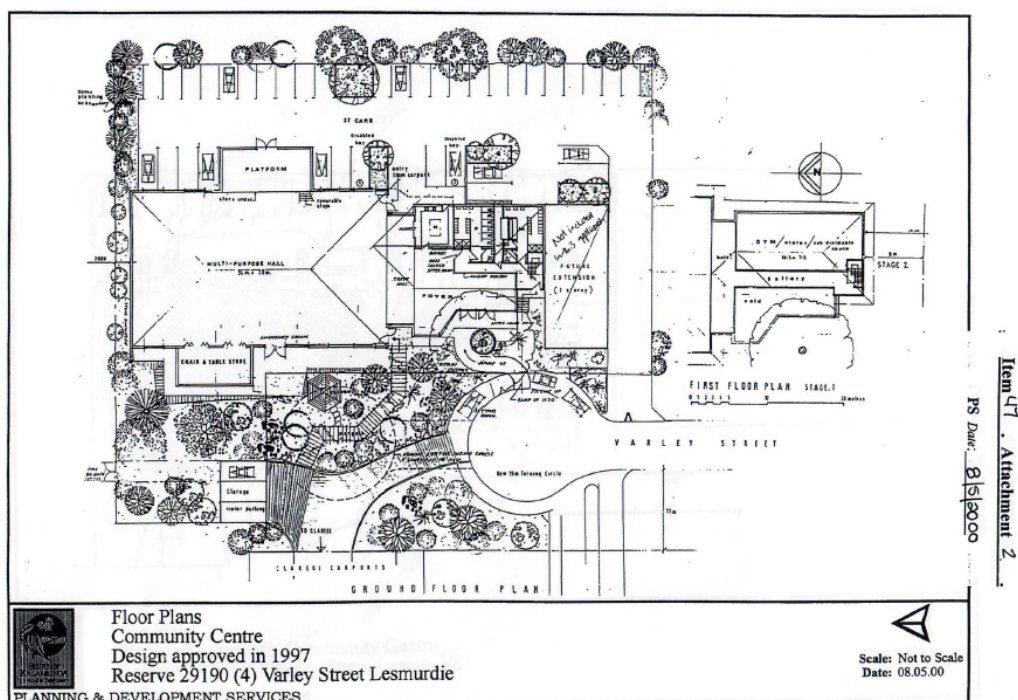


Figure 3: Development approved in 2000

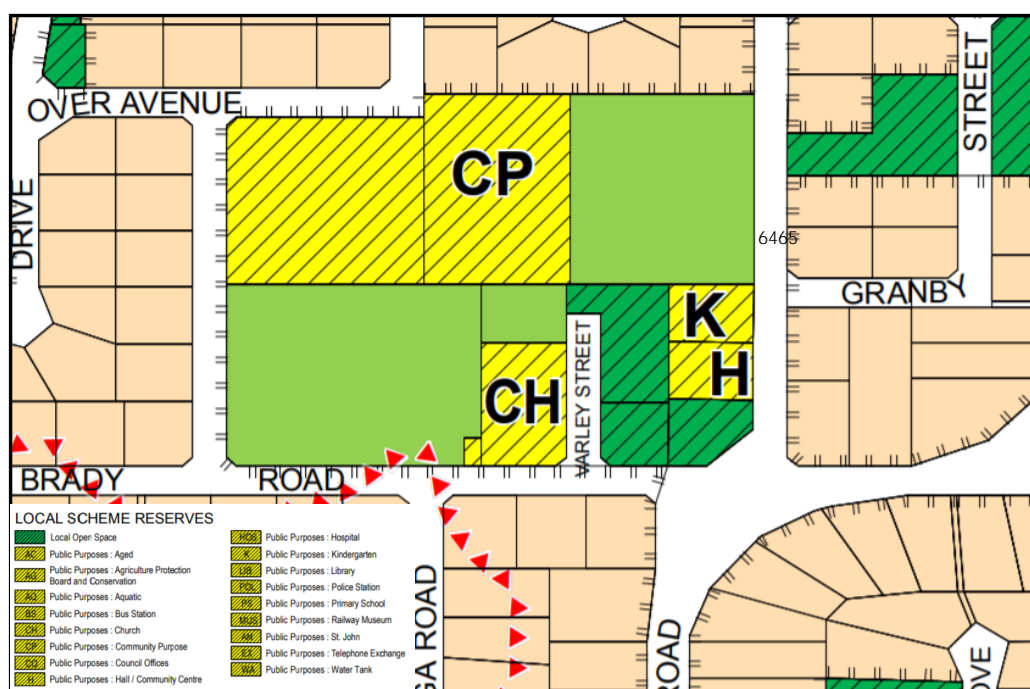
The City granted planning approval for Reserve 29188 (No 2) Brady Road, Reserve 29189 (No 1) Sanderson Road and a portion of Reserve 29190 (No 4) Varley Street, Lesmurdie to be developed with a nature play ground – [Attachment 3](#).

## 3.0 LOCAL PLANNING FRAMEWORK

### 3.1 City of Kalamunda Local Planning Scheme No 3

Lot 613 is reserved for 'local open space' under the City of Kalamunda Local Planning Scheme No 3 ('the Scheme'). It is also within a 'bushfire prone area' as depicted on the Scheme Map.

Surrounding land to the north-west and immediate east are reserved for public purposes.



The Lesmurdie Baptist Church located on the corner of Brady Road and Varley Street is also reserved for the public purpose of church.

### 3.2 Local Planning Strategy

The City's Local Planning Strategy aims to achieve the provision of excellent recreational and community facilities throughout the Shire.

One of the Key Strategic Issues that emerged from the planning analysis was the provision of community infrastructure and facilities in established and newly developed areas. The Strategy states that:

*'The Shire maintains and enhances community infrastructure and facilities in established and newly developed areas. The future growth of the Shire will place greater demand on existing and new facilities. Council has adopted a Community Facilities Plan to guide the provision of a wide range of community facilities in the Shire of Kalamunda over the next 20 years.'*

The Strategy includes a Vision Statement to:

*'Provide good quality well located community facilities that meet the needs of the community.'*

The City's Strategies to achieve the Vision Statement are:

- *Ensure community facilities are designed for flexibility of use and developed using sustainability principles.*



- *Ensure equity in distribution of community facilities recognizing demographic differences and needs.*
- *Integrate community facilities with activity centres where feasible to maximise access and opportunities for community cohesion and interaction.*

#### 4.0 STATE PLANNING FRAMEWORK

##### 4.1 Directions 2031

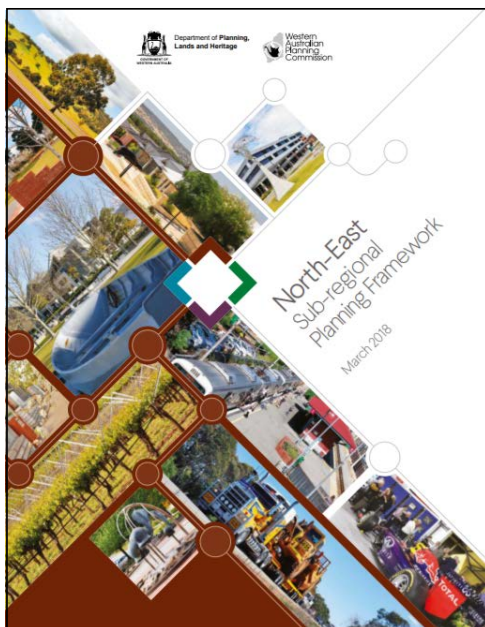
Directions 2031 supercedes Network City however encompasses the same broad recognition of the benefits of more consolidated urban areas.

Importantly, the framework sets achievable goals that will promote housing affordability over the longer term.

The framework provides for different lifestyle choices, vibrant nodes for economic and social activity and a more sustainable urban transport network. The framework also encourages a long-term approach to the provision of infrastructure in an economically sustainable way.

The proposed amendment is consistent with all of the objectives of Directions 2031, as it will result in more efficient use of the land and provide important community services for any increased population.

##### 4.2 North-East Sub-Regional Planning Framework



The North-East Sub-regional Planning Framework forms an integral part of the Perth and Peel@3.5million strategic suite of draft planning documents.

These strategic planning documents aim to ensure that there will be sufficient suitable land identified for future housing, employment and community facilities to accommodate population growth. They will guide further detailed planning and decision-making by State Government agencies and local governments.

Perth and Peel@3.5million outlines existing community attributes and future direction. It also promotes change to achieve a more considered, connected, consolidated urban form.

The North-East Sub-regional Planning Framework represents a whole-of-State Government approach to managing the future urban form within the sub-region, including land in the City of Kalamunda.

The sub-regional population is predicted to more than double by 2050 — growing from 209,156 people in 2011 to over 450,500 by 2050. The North East Sub Regional Planning Framework expects that this population growth will predominantly occur within the City of Swan, however there are opportunities for population growth to be accommodated within the City of Kalamunda adjacent to existing established residential areas.

Relevant to this scheme amendment, the North-East Sub-regional Planning Framework clearly recognises that community and social infrastructure are required for the provision of health, education, sport and recreation services in the sub-region to accommodate a growing and ageing population.

## 5.0 JUSTIFICATION FOR SCHEME AMENDMENT

### 5.1 Existing Community Services and Proposed Community Centre

The Lesmurdie Baptist Church is located on Lot 50 Varley Street (corner Brady Road) in Lesmurdie, and has a close collaborative affiliation with Lesmurdie Community Care.

A wide range of community services are already provided with the Lesmurdie Baptist Church being utilised as the main base. Examples of existing programmes include:

Name of programme / activity	Description of project
C.O.A.C.H. <i>Creating Opportunities and Casting Hope</i>	<p>C.O.A.C.H. is a long-term mentoring program that equips volunteer mentors from within the church community to draw alongside disadvantaged families, assisting them to create a brighter future for themselves.</p> <p>C.O.A.C.H. aims to influence generational change within families by breaking cycles of problems such as family breakdown, long term unemployment, early school leaving, addictive behaviour and homelessness. It also provides support to single parent families.</p> <p>The program has carefully considered policy and procedural frameworks including a thorough mentor selection process, fourteen hours of mentor training and risk management strategies to keep volunteers and families safe.</p>
Mid Week Escape	<p>Mid-Week Escape provides a weekly opportunity to spend a few hours enjoying good company over a game of badminton, pool, scrabble, board games or arts and crafts. A delicious homemade morning tea is available each week, and once per term the group enjoys lunch together.</p> <p>Most involved in the group are over 55, but all ages are welcome.</p>
MOPS Mothers of Pre-schoolers	<p>MOPS, is a program designed to encourage mothers with children from birth to Kindy through relationships and resources. MOPS members come from different backgrounds and lifestyles, yet have similar needs and a shared desire to be the best mothers they can be.</p>

	<p>Each MOPS session will include the opportunity for a hot cup of tea or coffee; time for conversation with other mums; a craft activity to complete during the morning; a short talk and discussion on relevant topics (e.g. basic first aid, relationships, easy meals, mental and physical health).</p> <p>This happens while your children are being cared for in the MOPPETS program. Babies are lovingly cared for and older children will be kept busy with a program that includes games, activities, songs, a bible story and a craft as well as free time.</p>
Music and Movement	A live music program for 0 - 5 year olds. We provide the opportunity for children to move and dance freely and creatively, play percussion instruments, learn new songs and the basic elements of music; all within a safe, caring and friendly environment.
Open House (follows Music and Movement)	Open House follows Music & Movement - It's play time for children and a chance for parents and guardians to socialise.
Food Bank	Pantry to provide groceries and food to people in need.
Youth Services	Supporting services for youths
Community Workshops	To provide educational workshops to the local community. For example, a recent workshop was held on 'making marriage better'.

There is an aspiration to relocate some of these services outside of a church environment in order to ensure that they are conducted in a community space that maximises approachability to cater for expanding diverse community needs. It is essential that all members of the community feel comfortable to access services and that the services provided achieve maximum outreach.

Lesmurdie Community Care proposes to fund construction of a multi-purpose community building on Lot 613 so that the public can access these types of services in a purpose built, neutral and welcoming space. It is recognised that a new well designed community building will provide opportunities to better cater for a wide range of local community members with diverse backgrounds.

## 5.2 Future Development

It is likely that future development will occur in stages as funding becomes available. The immediate priority is to achieve construction of a community building that will provide general supporting affordable community services.

The building is proposed to function as a local community hub with a strong link and interface with the nature playground to the south. It will be used to provide programmes where there is a gap in existing local services, and allow for existing services operating from Lesmurdie Baptist Church to be relocated.

A restaurant/ café is proposed to ensure that there is a 'people presence' and activity at the site, cater for family needs for visitors to the playground and maintain casual surveillance of adjacent reserves. It is anticipated that some of the income generated from the restaurant/café will be used to assist with other service provision.



Figure 5 – Site Plan

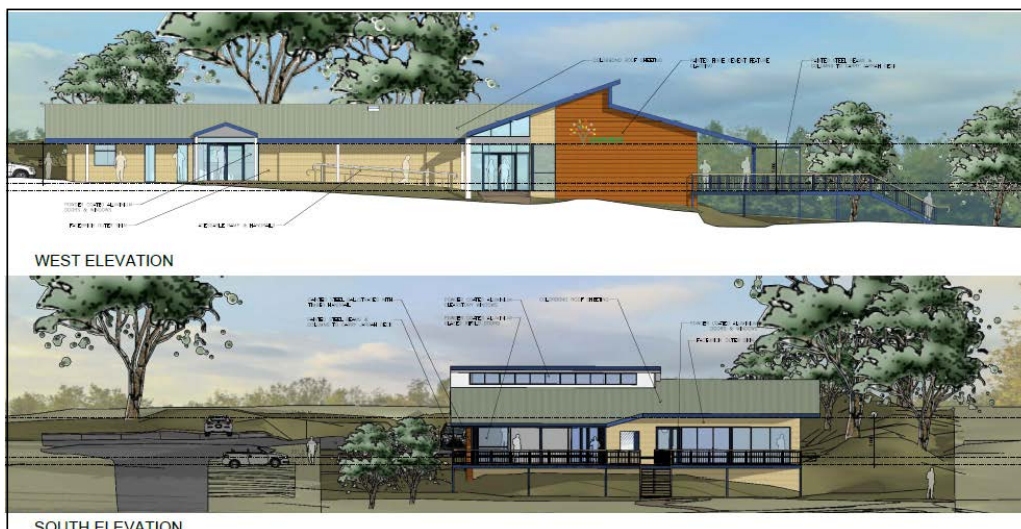


Figure 6 – Elevations

In the longer term there are also ambitions to develop the lot with a community shed (for all genders and ages), a basketball court, and potentially a community garden (with a focus on growing fruit, vegetables, herbs and 'edible' plants).

Development approval for the proposed community building needs to be obtained from the City of Kalamunda.

### 5.3 Locational Advantages

Lot 613 has excellent access to major transport routes including Kalamunda Road, Welshpool Road, and Tonkin Highway. Although the prime focus will be to provide services to the more immediate local Lesmurdie community, there is potential for the combined nature playground and future restaurant/ café to attract people from a wider area.

The lot is close to nearby aged persons accommodation including Roshana and St Ives. There is a prospect that some medical services could be provided on 'as needs' basis to give residents in existing local aged persons or retirement accommodation close access to doctors, podiatrists, physiotherapy and the like. It is not expected that a permanent 'medical centre' will operate, rather 1 to 2 consultants may operate out of the community building on a regular basis as required, whether it be one day per week or a few times a month.

A kindergarten operates from the Lesmurdie Baptist Church and is not planned to be relocated. Parents picking up or dropping off children may also attend the community building and take advantage of some of the programmes such as 'MOPS' or 'music and movement'.

More members of the community may become aware of, and access the services available, if they are concentrated and provided from a community building. The location will provide a safe place for local community interaction and socialisation.

### 5.4 Purpose of Reserve

Lot 613 was historically vested to the City of Kalamunda for the purpose of 'Public Recreation'.

It is considered likely that the existing 'Local Open Space' reservation under the Shires Local Planning Scheme has simply been inherited as a result of the past designated purpose of the reserve.

The designated purpose of the reserve changed from 'Public Recreation' to 'Church Purposes – Community and Recreational Facility' on the 18 March 1997.

Through informal discussions about the proposed community building with the City of Kalamunda, it became apparent that the existing 'Local Open Space' classification under the Scheme may not best reflect the intended future development or align well with the current designated purpose for 'Church Purposes – Community and Recreational Facility'.

Accordingly the City Planning Department recommended that a scheme amendment be pursued to ensure that the local scheme reserve classification under the City's Planning Scheme better reflect the proposed development and proposed land use combination.



## 5.5 Bushfire Management

The Western Australian Planning Commission released SPP3.7 and associated Guidelines for Planning in Bushfire Prone Areas in December 2015. These documents apply to all land identified as Bushfire Prone, and are amended from time to time.

Mapping identifying Bushfire Prone Areas is available through the Department of Fire and Emergency Services website. Lot 613 is within the declared bushfire prone area.

A Bushfire Management Plan has been prepared by Entire Fire Management to support the proposed Scheme Amendment and future development - [Attachment 4](#).

All areas on the site and within 150 metres of the lot boundary have been assessed for vegetation classification and bushfire hazard rating levels.

Bushfire hazards are posed by native vegetation contained on adjacent Reserves 30308, 28268 and 29189 (Plots 2 and 3).

It has been determined that the site can accommodate land use intensification and the bushfire threat can be adequately mitigated consistent with current guidelines if a 25 Asset Protection Zone is maintained around the proposed community building.

An on site meeting was held with the City's Bushfire Control Officer on the 4 October 2019 to discuss maintenance of the Asset Protection Zone on adjacent City managed reserves. The vegetation on the adjacent reserves will be maintained and mainly consists of Class G Grassland to the east and Class D Scrub to the south.

The Bushfire Management Plan has been prepared to support this Scheme Amendment, and a separate development application for a community building.

The proposed development will be located sufficiently to be provided with an area at BAL-29 or below.

To achieve the lower BAL-29 rating the separation distance between the building envelope and the identified classified vegetation has to be increased by creating and maintaining an Asset Protection Zone (APZ) within the property boundary, on all sides of the proposed building, in accordance with the plan included over page.

An Emergency Evacuation Plan has also been prepared and is included as [Attachment 5](#).





Figure 7 – Asset Protection Zone (Extract Figure 3 from the Bushfire Management Plan)

## **5.6 Planning Benefits**

The amendment will facilitate imposition of a local scheme reserve classification under the Shires Scheme that is more consistent with the designated purpose of the land, and better reflects and aligns with proposed future land uses.

It also refines the scheme provisions to apply to the local scheme reservation and has the added benefit of improving the Scheme provisions for reserves generally by introducing the Model Provisions applicable to reserves as contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

## **5.7 Conclusion**

The Scheme Amendment is consistent with relevant state planning policies, will facilitate a local scheme reservation consistent with planned development and will achieve an improved and practical outcome.

Accordingly support for the amendment is sought from the City of Kalamunda and Western Australian Planning Commission.

**PLANNING AND DEVELOPMENT ACT 2005****CITY OF KALAMUNDA****LOCAL PLANNING SCHEME 3****AMENDMENT \_\_\_\_**

The City of Kalamunda Council under and by virtue of the power conferred upon it in that behalf by the *Planning and Development Act, 2005*, hereby amends the above local planning scheme by:

1. Deleting 'PART 3 – RESERVES' in it's entirety and inserting a new 'PART 3 – RESERVES' consistent with the 'Model Provisions for Local Planning Schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* as follows:

**PART 3 - RESERVES****3.1 REGIONAL RESERVES**

- 3.1.1 Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.
- 3.1.2 The lands marked as regional reserves are lands reserved for a public purpose under the Metropolitan Region Scheme.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the *Land Administration Act 1997* section 41.

**3.2 LOCAL RESERVES**

- 3.2.1 In this clause –

**Department of Main Roads** means the department principally assisting in the administration of the *Main Roads Act 1930*;

**Western Australian Road Hierarchy** means the document of that name available on the website maintained by the Department of Main Roads.

- 3.2.2 Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
- 3.2.3 The objectives of each local reserve are as follows —

**TABLE 1- RESERVE OBJECTIVES**

Reserve name	Objectives
Civic and Community	<ul style="list-style-type: none"> <li>To provide for a range of community facilities which are compatible with surrounding development.</li> <li>To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.</li> </ul>
Local Open Space	<ul style="list-style-type: none"> <li>To set aside areas for public open space, particularly those established under the Planning and Development Act 2005 s. 152.</li> <li>To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.</li> </ul>
Public Purposes	<ul style="list-style-type: none"> <li>To provide for a range of essential physical and community infrastructure.</li> </ul>

2. Reclassifying Lot 613 Varley Street, Lesmurdie (known as Reserve 29190) from a 'Local Open Space' local scheme reserve to 'Civic and Community' local scheme reserve as depicted on the Scheme Amendment Map.
3. Insert provisions to allow for 'additional uses for local reserves' consistent with the 'Model Provisions for Local Planning Schemes' contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* and list additional uses specifically for Lot 613 Varley Street, Lesmurdie (known as Reserve 29190) as follows:

### **'3.3 ADDITIONAL USES FOR LOCAL RESERVES**

3.3.1 The Table sets out –

- (a) classes of use for specified land located in local reserves that are additional to classes of use determined in accordance with the objectives of the reserve; and
- (b) the conditions that apply to that additional use.

**TABLE 2 -**

### **SPECIFIED ADDITIONAL USES FOR LAND IN LOCAL RESERVES IN SCHEME AREA**

No.	Description of land	Additional use	Conditions
1.	Lot 613 Varley Street, Lesmurdie (known as Reserve 29190 on Deposited Plan 195349)	consulting rooms (D) educational establishment (D) office (D) restaurant/café (D) shop (D)	(i) The purpose of these additional uses is to facilitate a multi -function community purpose building which will provide a wide range of services that will benefit the local community.  (ii) Landscaping shall be established and maintained to the

			<p>satisfaction of the local government.</p> <p>(iii) The design of future development shall include an appropriate interface with development of adjacent Lot 614 (No 2) Brady Road, Lesmurdie (Reserve 29188).</p> <p>(iv) The symbols in this table shall have the same meaning as the symbols in Clause 4.3.2.</p>
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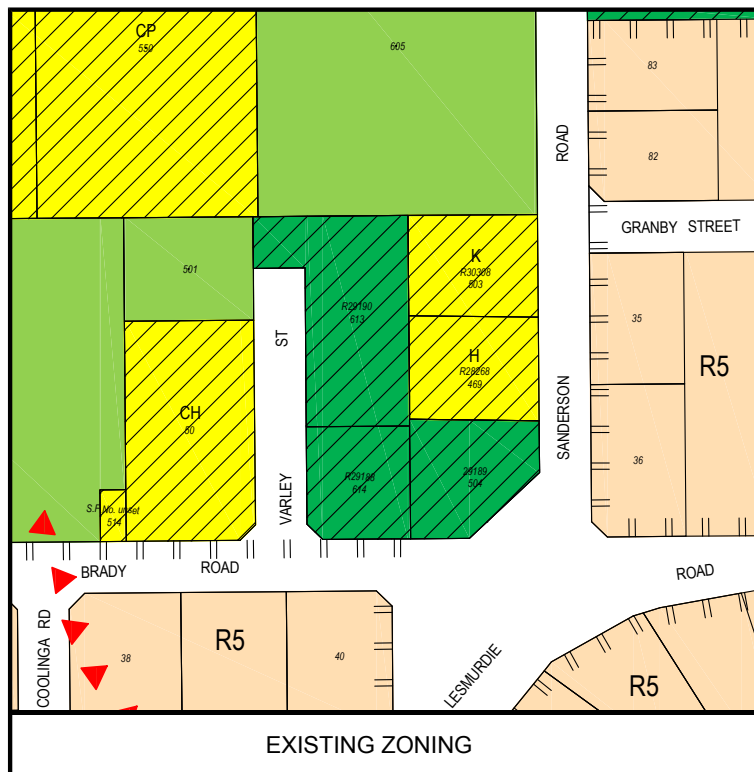
- 3.3.2 Despite anything contained in clause 3.2, land that is specified in the Table to subclause 3.2.1 may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

# CITY OF KALAMUNDA LOCAL PLANNING SCHEME No. 3

Planning and Development Act 2005



## LEGEND

### LOCAL SCHEME RESERVES

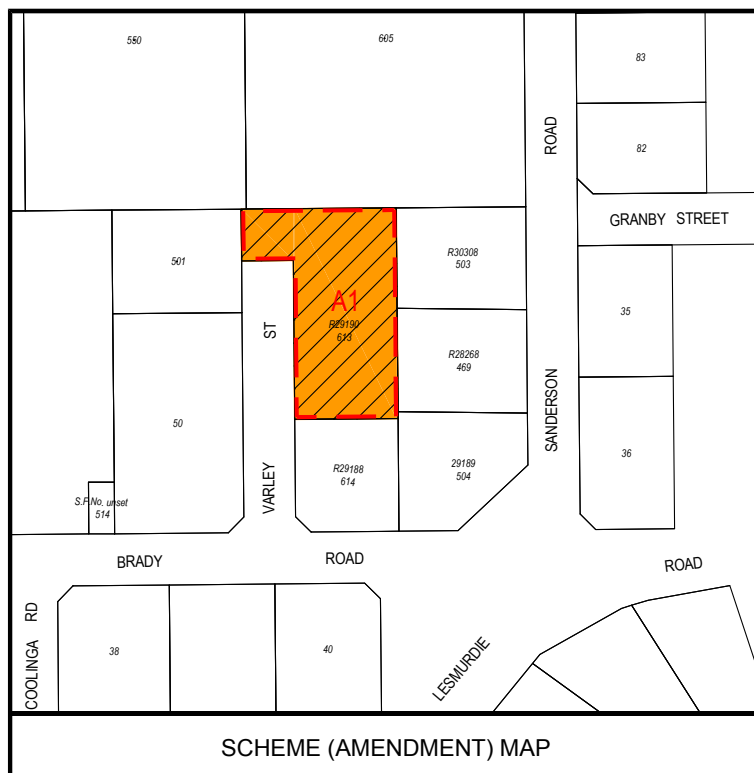
- PARKS AND RECREATION
- PUBLIC PURPOSES - CHURCH
- PUBLIC PURPOSES - COMMUNITY PURPOSE
- PUBLIC PURPOSES - HALL/ COMMUNITY CENTRE
- PUBLIC PURPOSES - KINDERGARTEN

### LOCAL SCHEME ZONES

- PRIVATE CLUBS AND INSTITUTIONS
- RESIDENTIAL

### OTHER CATEGORIES

- R20 R CODES
- BUSHFIRE PRONE AREAS
- A1 ADDITIONAL USES



### LOCAL SCHEME ZONES

- CIVIC AND COMMUNITY

N  
SCALE: 1:2500  
DATE: 13.11.2019

Amendment No.



**ADOPTION**

Adopted by resolution of the City of Kalamunda Council at the Ordinary Meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**FINAL APPROVAL**

Adopted by Resolution of the City of Kalamunda Council at the meeting held on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and pursuant to that Resolution the Seal of the Municipality was hereunto affixed in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**RECOMMENDED/SUBMITTED FOR FINAL APPROVAL**

.....  
DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT ACT 2005

Date.....

**FINAL APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

Date.....

# ATTACHMENT 1

## Certificate of Title

12359

WESTERN



AUSTRALIA

REGISTER NUMBER	
613/DP195349	
Duplicate Edition	DATE DUPLICATE ISSUED
N/A	N/A

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME  
**LR3122**

FOLIO  
**186**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 613 ON DEPOSITED PLAN 195349

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** LESMURDIE BAPTIST CHURCH

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. H615828 RESERVE 29190 FOR THE PURPOSE OF CHURCH PURPOSES - COMMUNITY AND RECREATIONAL FACILITY REGISTERED 6.12.2000.  
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3122-186.  
PREVIOUS TITLE: LR3099-372, LR3039-551.  
PROPERTY STREET ADDRESS: LOT 613 VARLEY ST, LESMURDIE.  
LOCAL GOVERNMENT AREA: SHIRE OF KALAMUNDA.

NOTE 1: A000001A CORRESPONDENCE FILE 02810-1966-01RO.  
NOTE 2: LAND PARCEL IDENTIFIER OF KALAMUNDA TOWN LOT/LOT 613 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 613 ON DEPOSITED

END OF PAGE 1 - CONTINUED OVER

X11 COPY OF ORIGINAL NOT TO SCALE Tue Jul 4 16:24:07 2006 JOB 612464

NOT TO BE REMOVED FROM THE DEPARTMENT OF LAND ADMINISTRATION

**NO DUPLICATE ISSUED**

WESTERN AUSTRALIA

**QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

UNDER THE "TRANSFER OF LAND ACT 1893" AS AMENDED  
AND THE "LAND ADMINISTRATION ACT 1997"

The undermentioned land is Crown land, in the name of the  
**STATE OF WESTERN AUSTRALIA,**  
subject to the interests and status orders in the First Schedule which interests and status orders are subject to the  
interests, easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 6 December 2000

*J. Hyde*  
REGISTRAR OF TITLES

**LAND REFERRED TO**

Kalamunda Lot 613 on Land Administration Diagram 95349 delineated on the sketch in the Third Schedule.

**THIRD SCHEDULE**

Scale 1:750  
gb

WARNING: (1) THE LAND AND INTERESTS ETC. SHOWN HEREON MAY BE AFFECTED BY INTERESTS ETC. THAT CAN BE, BUT ARE NOT, SHOWN ON THE REGISTER.  
(2) THE INTERESTS ETC. SHOWN HEREON MAY HAVE A DIFFERENT PRIORITY THAN SHOWN.

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# ATTACHMENT 2

## Gazette Information on Reserve



1530

GOVERNMENT GAZETTE, WA

[18 March 1997]

**LA102\*****CORRECTION**

DOLA File 3318/990.

In the notice at page 2915 of the *Government Gazette* dated 11 July 1995 under the heading Land Act 1933 Orders in Council (Vesting of Reserves) in respect to Reserve No 41597, all information is to be deleted.

In the notice at page 2913 of the *Government Gazette* dated 11 July 1995 under the heading Land Act 1933 Orders in Council (Revocations of Vesting) in respect to Reserve No 41597, all information is to be deleted.

A. A. SKINNER, Chief Executive.

**LA201\***

**LAND ACT 1933**  
**ORDERS IN COUNCIL**  
 (Revocations of Vestings)

By the direction of His Excellency the Governor under Section 34B(1), the following Orders in Council and associated Vestings Orders are revoked.

DOLA File 10440/909.

Order in Council gazetted on 2 April 1982 vesting Reserve No. 10589 in the Shire of Nannup for the designated purpose of "Childrens' Playground".

DOLA File 392/963.

Order in Council gazetted on 3 June 1988 vesting Reserve No. 27050 (Swan Location 7734) in the City of Belmont for the designated purpose of "Public Recreation".

DOLA File 316/967.

Order in Council gazetted on 30 July 1982 vesting Reserve No. 28455 in the Shire of Port Hedland for the designated purpose of "State Emergency Service Centre"

DOLA File 2810/966

Order in Council gazetted on 7 June 1968 vesting Reserve No. 29190 in the Shire of Kalamunda for the designated purpose of "Public Recreation"

DOLA File 2792/970.

Order in Council gazetted on 2 March 1973 vesting Reserve No. 31815 in the Shire of Roebourne for the designated purpose of "Kindergarten Site".

DOLA File 2206/985.

Order in Council gazetted on 25 September 1987 vesting Reserve No. 40159 (Avon Location 28878) in the Shire of Kellerberrin for the designated purpose of "Recreation"

DOLA File 1922/994.

Order in Council gazetted on 30 May 1995 vesting Reserve No. 43355 (Swan Location 12022) in the City of Belmont for the designated purpose of "Public Recreation"

DOLA File 1534/988.

Order in Council gazetted on 27 June 1995 vesting Reserve No. 43415 (Swan Location 11796) in the City of Wanneroo for the designated purpose of "Public Recreation".

DOLA File 645/996.

Order in Council gazetted on 11 June 1996 vesting Reserve No. 44110 (Swan Location 12511) in the City of Wanneroo for the designated purpose of "Radio Base Station".

DOLA File 704/995.

Order in Council gazetted on 10 January 1997 vesting Reserve No. 44549 (Wellington Location 5768) in the City of Bunbury for the designated purpose of "Public Recreation"

J. PRITCHARD, Clerk of the Council.

**LA202\***

**LAND ACT 1933**  
**ORDER IN COUNCIL**  
 (VESTING OF RESERVES)

By the direction of His Excellency the Governor under Section 33(2), the following reserves have been vested.

DOLA File 1122/892.

Reserve No 249 (Melbourne Location 3707) vested in the Commissioner of Main Roads for the designated purpose of "Water and Drainage". Local Authority—Shire of Victoria Plains.

18 March 1997]

GOVERNMENT GAZETTE, WA

1531

DOLA File 1093/939.

Reserve No 489 (Avon Location 24633) vested in the Shire of York for the designated purpose of "Historic Site—School".

DOLA File 10440/909.

Reserve No 10589 (Nannup Lots 81 and 82) vested in the Shire of Nannup for the designated purpose of "Childrens' Playground".

DOLA File 316/967.

Reserve No 28455 (Port Hedland Lots 59 and 60) vested in the Western Australian State Emergency Service for the designated purpose of State Emergency Service Centre".

DOLA File 2811/966.

Reserve No 29188 (Kalamunda Lot 505) vested in the Shire of Kalamunda for the designated purpose of "Recreation".

DOLA File 2373/965.

Reserve No 29189 (Kalamunda Lot 504) vested in the Shire of Kalamunda for the designated purpose of "Recreation".

DOLA File 2810/966.

Reserve No 29190 (Kalamunda Lot 502) vested in the Lesmurdie Baptist Church Inc. for the designated purpose of "Church Purposes—Community and Recreational Facility".

Local Authority: Shire of Kalamunda

DOLA File 2804/982.

Reserve No 39027 (Point Samson Lots 207 and 277) vested in the Minister for Transport for "Harbour Purposes" with power, to lease the whole or any portion thereof for any term not exceeding twenty one (21) years from the date of the lease.

Local Authority—Shire of Roebourne.

DOLA File 2206/985.

Reserve No 40159 (Kellerberrin Lots 431 and 435) vested in the Shire of Kellerberrin for the designated purpose of "Recreation".

DOLA File 1922/994.

Reserve No 43355 (Swan Location 12660) vested in the City of Belmont for the designated purpose of "Public Recreation".

DOLA File 1534/988

Reserve No 43415 (Swan Locations 11796 and 12511) vested in the City of Wanneroo for the designated purpose of "Public Recreation".

DOLA File 2967/994.

Reserve No 44789 (Clarence Lot 169) vested in the City of Cockburn for the designated purpose of "Recreation"

DOLA File 595/997.

Reserve No 44790 (Kellerberrin Lots 432, 433, 434 and 436) vested in the Minister for Western Australian Government Railways for "Railway Purposes"

J. PRITCHARD, Clerk of the Council.

LA401\*

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1960  
LAND ACQUISITION AND PUBLIC WORKS ACT 1902**

LAND ACQUISITION

File No. 745/1996

RIGHTS OF WAY—CITY OF PERTH

Ex. Co. No. 0162

NOTICE is hereby given, and it is hereby declared, that the several pieces or parcels of land described in the Schedule hereto being all in the Perth Town District have, in pursuance of the written consent under the Local Government (Miscellaneous Provisions) Act, 1960 and approval under Section 17(1) of the Land Acquisition and Public Works Act, 1902 of His Excellency the Governor, acting by and with the advice of the Executive Council, dated the 25th day of February 1997, been compulsorily taken and set apart for the purposes of the following public work, namely: Rights of Way—City of Perth.

And further notice is hereby given that the said pieces or parcels of land so taken and set apart are shown marked off on LTO Plan 2168 which may be inspected at the Department of Land Administration, Midland. The additional information contained in the Schedule after the land description is to define locality only and in no way derogates from the Transfer of Land Act description.

And it is hereby directed that the said lands shall vest in City of Perth for an estate in fee simple in possession for the public work herein expressed, freed and discharged from all trusts, mortgages, charges, obligations, estates, interests, rights-of-way, or other easements whatsoever.

# ATTACHMENT 3

City Approval – Playground



Enquiries: Danielle Castaldini Planning Officer – 9257 9632  
Ref: DA19/0176 & BR-19/002

27 May 2019

TOWN PLANNING INNOVATIONS  
PO BOX 223  
GUILDFORD WA 6935



Dear Liz,

**NATURE BASE PLAYGROUND – LOT 29188 (2) BRADY ROAD, LESMURDIE WA**

Please be advised that your planning application received 9<sup>th</sup> April 2019 for a proposed nature base playground at the above mentioned property has been **APPROVED** subject to the conditions and advice notes on the attached Notice of Determination.

If the development subject of this approval is not substantially commenced within a period of two (2) years or such other period as specified in the approval after the date of the determination the approval shall lapse and be of no further effect.

If you are not satisfied with any of the conditions imposed, a right of review (appeal) exists against the decision to the State Administrative Tribunal. Appeal rights exist for 28 days after the date of this letter. Appeal forms can be obtained at the State Administrative Tribunal.

Should you wish to discuss the matter further please contact Danielle Castaldini in the City's Planning Services on 9257 9632 or via email (danielle.castaldini@kalamunda.wa.gov.au).

Visit [www.kalamunda.wa.gov.au/ApprovalServicesFeedback](http://www.kalamunda.wa.gov.au/ApprovalServicesFeedback) to complete a short survey on your experience with the City's Approval Services.

Yours faithfully,

Regan Travers  
**Principal Statutory Planner**

Encl. Notice of Determination  
Approved Plans

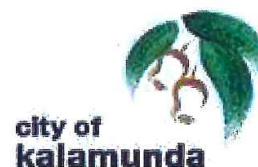
**City of Kalamunda**

2 Railway Road, Kalamunda WA 6076  
PO Box 42, Kalamunda WA 6926  
T: (08) 9257 9999 F: (08) 9293 2715  
E: enquiries@kalamunda.wa.gov.au  
[www.kalamunda.wa.gov.au](http://www.kalamunda.wa.gov.au)

- 2 -

**City of Kalamunda**

2 Railway Road, KALAMUNDA WA 6076

Postal Address  
PO Box 42, KALAMUNDA WA 6926Tel: (08) 9257 9999  
Fax: (08) 9293 2715Email: [enquiries@kalamunda.wa.gov.au](mailto:enquiries@kalamunda.wa.gov.au)

## NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL

*PLANNING AND DEVELOPMENT ACT 2005*

ADDRESS:	2 Brady Road Lesmurdie Wa 6076	LOT NO.	29188
TITLE VOL NO.	LR3122	FOLIO	186
APPLICATION DATE	09/04/2019	RECEIVED ON	09/04/2019
DESCRIPTION OF PROPOSAL:	Nature Base Playground		

The application for approval to undertake development in accordance with the plans attached thereto is:

☒ Granted subject to the following conditions:

☐ Refused for the following reason(s):

### CONDITIONS OF APPROVAL

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. Prior to the use of the development, fencing must be installed to the specification and satisfaction of the City of Kalamunda.
3. Prior to the commencement of works, measures should be taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by development works.

In addition to the conditions, the applicant is to have regard to the following:


- a) With reference to condition 1, prior to the commencement of works the applicant must submit detailed drawings and specifications to the City of Kalamunda for approval. Works must be completed in accordance with the approved designs to the satisfaction of the City of Kalamunda.

- 3 -

- b) With reference to condition 1, within two weeks of practical completion, the applicant shall provide as constructed records of the works in accordance with the A-Spec Standards ([www.a-spec.com.au](http://www.a-spec.com.au)).
- c) The applicant is advised that the *Local Government Guidelines for Subdivisional Development* will be used as a standard for the engineering and landscaping aspects of the development.
- d) The applicant is advised that a twelve-month defects liability period will be applied to constructed public infrastructure and facilities.
- e) With reference to condition 2, the applicant is advised to liaise with the City's Parks and Environmental Services regarding the location and specifications of a satisfactory fence.
- f) All development must comply with the provisions of Council's Local Planning Scheme No 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws.
- g) The applicant is reminded of their obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Environment.

---

I hereby sign this approval for the application received 9<sup>th</sup> April 2019 for a proposed nature base playground for and on behalf of the City of Kalamunda.




Dated

27/5/19

Regan Travers  
**Principal Statutory Planner**




 **APPROVED PLAN**  
SHIRE OF KALAMUNDA  
"A Home by Your Power"  
For: Nature Base Playground  
Date: 27 May 2019  
File No: BR-19/002  
Application No: DA19/0176



**CONCEPT PLAN**  
LESMURDIE NATURE PLAYGROUND  
RESERVES 29188, 29189 AND 29190

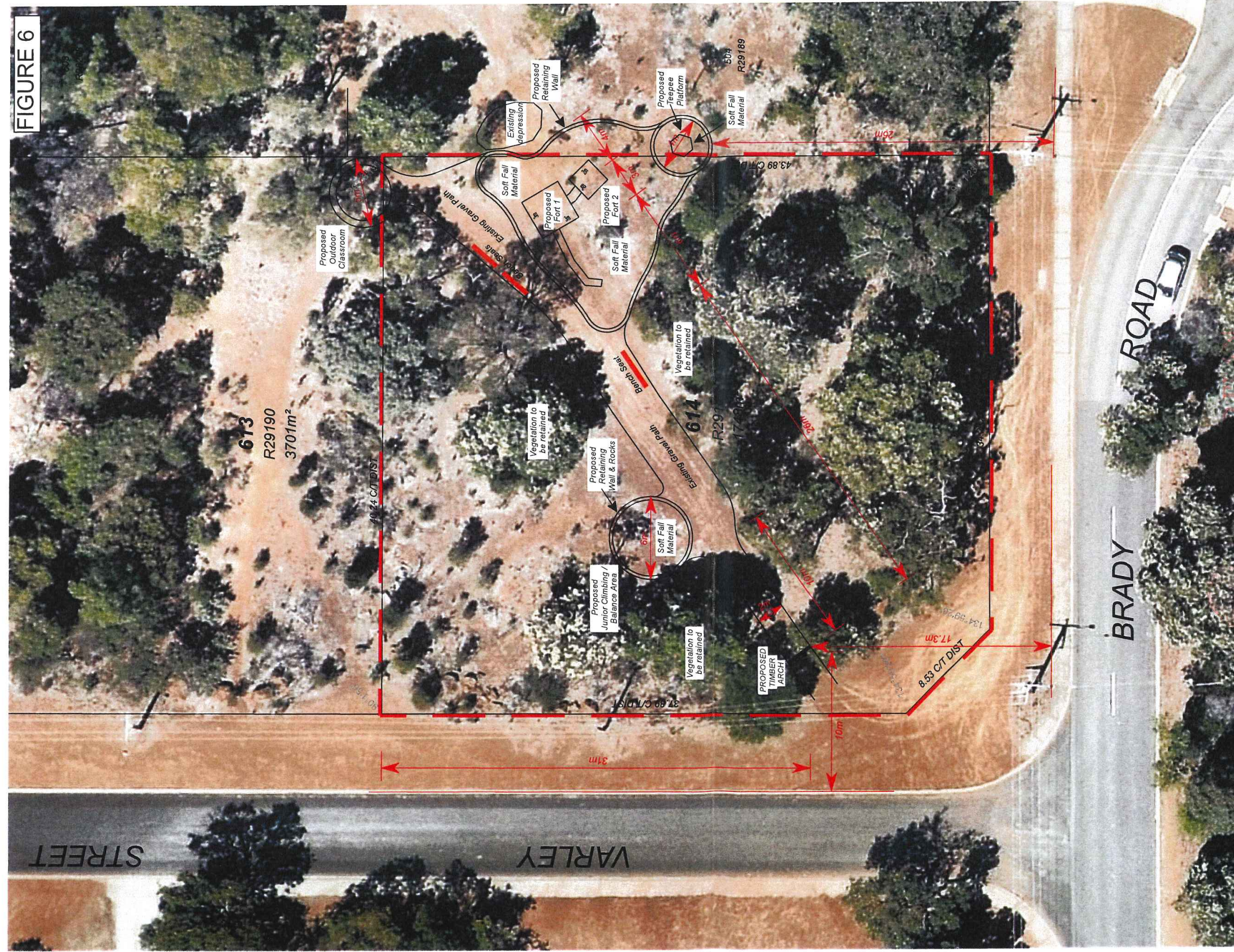
JOB REFERENCE: 43-2019 DATE: 5th APRIL 2019  
THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

  
REFER SEPARATE SITE PLAN  
NOT TO SCALE @ A3



**tpi**  
Town Planning Innovations  
PO Box 223  
Gullford WA 6935  
T 08 9510 8000  
E tpi@tpiinnovations.com.au





# DEVELOPMENT SITE PLAN

DEVELOPMENT SITE PLAN

SHIRE OF KALBARNDIA  
"A Home In The Subject Land"

LEGEND:

RESERVE 29188 VARLEY STREET

Nature Base Playground

LESMURDIE

LEGEND:  
SHIRE OF KALAMUNDA  
A House In The Subject Land

SCALE 1:250 @ A3

JOB REFERENCE: 43-2019  
DATE: 26.03.2019

Date: 27 May 2019

File No: BR-191002

NOTE: All dimensions and areas

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. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.



वि

**Town Planning  
Innovations**  
PO Box 223  
Guildford WA 6935  
T 0488910869  
[liz@tptiplanning.com.au](mailto:liz@tptiplanning.com.au)



# ATTACHMENT 4

## Bushfire Management Plan

## Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day  Month  Year

Report author:

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☒ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number:  Accreditation expiry: Month  Year

Bushfire management plan version number:

Bushfire management plan date: Day  Month  Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

None of the above ☐

**Note:** Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author



Date

BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



# **Bushfire Management Plan**

**Prepared for Lot 613 Varley Street, Lesmurdie**

## **Table of Contents**

### **1: Proposal Details**

### **2: Environmental Considerations**

2.1: Native Vegetation – modification and clearing

2.2: Re-vegetation / Landscape Plans

### **3: Bushfire Assessment Results**

3.1: BAL Assessment

### **4: Identification of Bushfire Hazard Issues**

### **5: Assessment against the Bushfire Protection Criteria**

5.1: Compliance Table

5.2: Additional management strategies

### **6: Responsibilities for Implementation and Management of the Bushfire Measures**

## **List of figures**

Figure 1: Copy of strategic planning proposal

Figure 2: Map of Bushfire Prone Areas for subject site

Figure 3: Spatial representation of the bushfire management strategies

## **List of appendices**

A1: APZ - Asset Protection Zone Guidelines

A2: Vehicular access technical requirements

*BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie***Document control**

Report Version	Purpose	Author/reviewer accreditation details and	Date Submitted
Revision 0	For Approval and Implementation	Gavin Fancote 37922	07/11/2019

**Disclaimer**

This report is based on the site conditions surveyed at the time the document was prepared. The assessment of the bushfire threat made in this report is made in good faith based on the information available to Entire Fire Management at the time.

The recommendations contained in this report are considered to be minimum standards and they do not guarantee that a building or assets will not be damaged in a bushfire. In the making of these comments and recommendations it should be understood that the focus of this document is to minimise the threat and impact of a bushfire.

Finally, the implementation of the adopted measures and recommendations within this report will contribute to the amelioration of the potential impact of any bushfire upon the development, but they do not and cannot guarantee that the area will not be affected by bushfire at some time.

**Section 1: Proposal Details**

This BMP has been developed in support of a development application for the new Baptist Community Centre located at Lot 613 Varley Street, Lesmurdie.

In accordance with SPP 3.7 this development is considered to be Vulnerable Risk land use and is accompanied with an Emergency Evacuation Plan provided as a separate document and a bushfire risk assessment has been prepared.

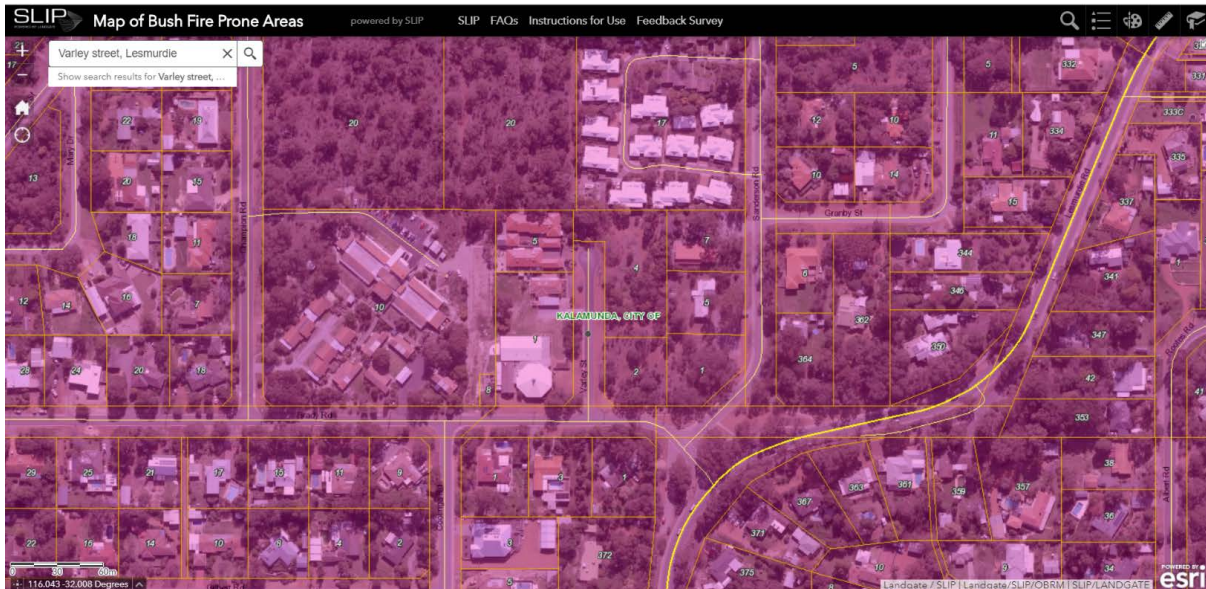
## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



FIGURE 1: Copy of the Planning Proposal





**BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie****FIGURE 2: Map of Bushfire Prone Areas for Subject Site****Section 2: Environmental Considerations**

The proposed development site has been assessed for environmental values using the national database set [www.nationalmap.gov.au](http://www.nationalmap.gov.au) to ensure that any clearing of native vegetation for bushfire protection does not adversely affect recognised conservational elements.

Datasets explored within NationalMap include the following:

Department of Biodiversity, Conservation and Attractions:

- Ramsar Sites (DBCA-010)
- Threatened and Priority Flora (DBCA-036)
- Threatened Ecological Communities (DBCA-038)

Department of Planning:

- Bush Forever Areas 2000 (DOP-071)

Department of Water and Environmental Regulation

- Clearing Regulations – Environmentally Sensitive Areas (DWER-046)

## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



FIGURE 3: National Map Environmental Considerations for Subject Site

**Subsection 2.1: Native Vegetation – Modification and Clearing**

Whilst there is vegetation that will require modification to achieve a suitable BAL rating through the installation of an Asset Protection Zone, the Australian Government National Map indicates there are no conservational values recognised within the local area of the subject property.

**Subsection 2.2: Re-vegetation/Landscape Plans**

N/A

**Section 3: Bushfire Assessment Results**

A Bushfire Attack Level (BAL) Assessment has been prepared to support the proposed development application.

The following BAL Assessment has been prepared in accordance with AS 3959 and provides evidence and justification gathered during a site assessment that was conducted to determine the potential BAL rating associated with the proposed development.



# AS 3959 Bushfire Attack Level (BAL) Assessment Report

Site Details			
Address:	Lot 613 Varley Street		
Suburb:	Lesmurdie	Postcode:	6076
Local Government Area:	City of Kalamunda		
Description of Building Works:	Construction of new community building		

Report Details			
Report Number:	BAL 2-1664	Report Revision:	0
Assessment Date:	06/11/2019	Report Date:	07/11/2019

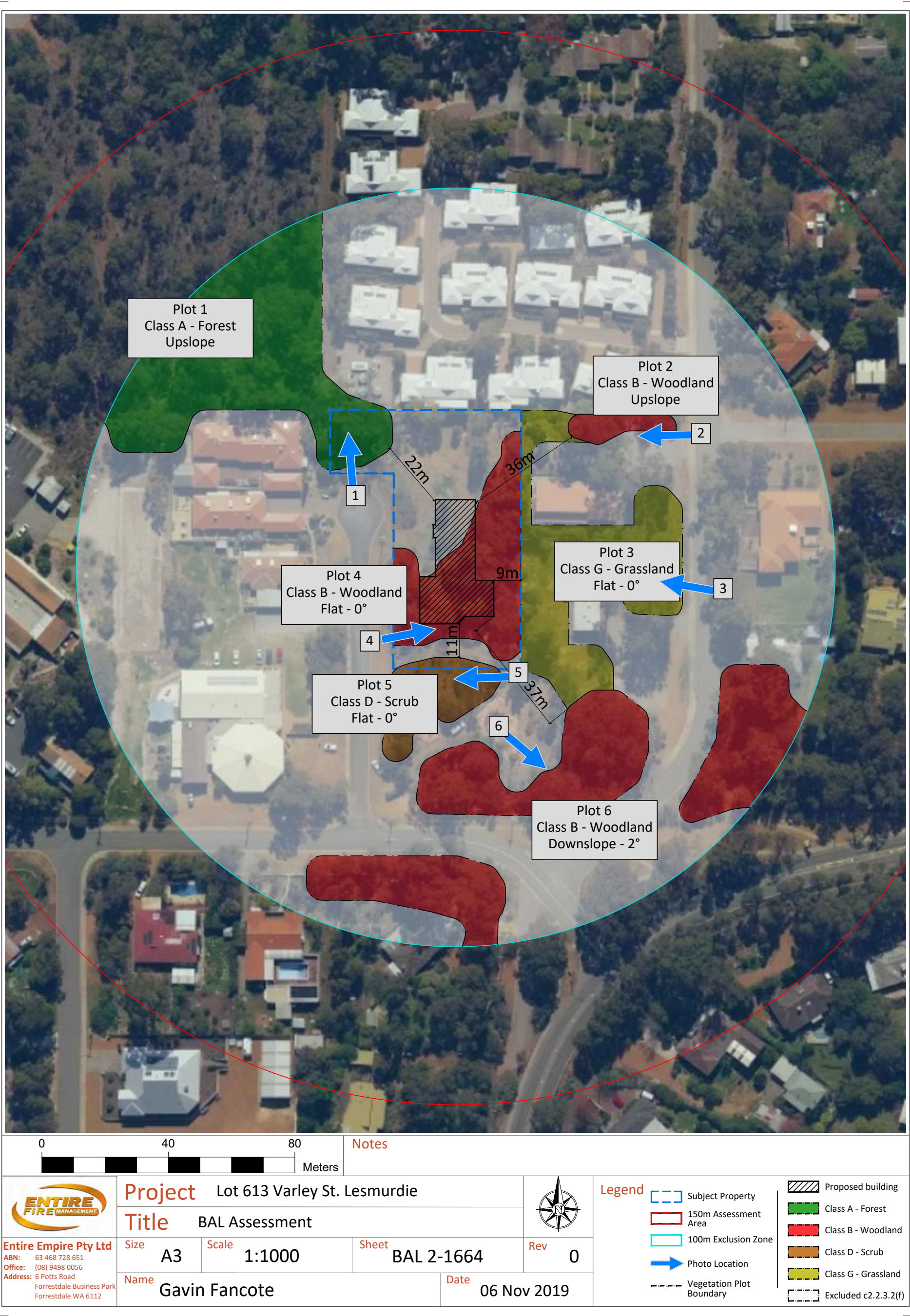
BPAD Accredited Practitioner Details	
Name:	Gavin Fancote
Company Details:	Entire Fire Management
<p>I hereby certify that I have undertaken the assessment of the above-mentioned site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 -2018 (Method 1)</p>	
<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p>	
Accreditation No.	BPAD37922
Signature:	
<p>Authorised Practitioner Stamp</p>	
<p><i>Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the Assessment date. If the assessment was completed more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.</i></p>	

## Site Assessment & Site Plans

(Attached as page 2 of this report)

The assessment of this site / development was undertaken on the above-mentioned date by an Accredited BPAD Practitioner for determining the Bushfire Attack Level in accordance with AS 3959 - 2009 Simplified Procedure (Method 1).









### Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.


Photo ID:	1	Plot no:	1	
Vegetation Classification or Exclusion Clause				
Class A - Forest				
Description				
Marri dominated Forest with a mixed Scrub understorey. Trees greater than 10m in height.				



Photo ID:	2	Plot no:	2	
Vegetation Classification or Exclusion Clause				
Class B - Woodland				
Description				
Marri dominated woodland with a mixed low shrub understorey. Trees 8-10m in height.				

Photo ID:	3	Plot no:	3	
Vegetation Classification or Exclusion Clause				
Class G - Grassland				
Description				
Grassland non-reticulated				



### Vegetation Classification (continued)

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.


Photo ID:	4	Plot no:	4	
Vegetation Classification or Exclusion Clause				
Class B - Woodland				
Description				
Marri dominated woodland with areas of mixed low shrub understorey and grassy understorey. Trees 8-10m in height.				



Photo ID:	5	Plot no:	5	
Vegetation Classification or Exclusion Clause				
Class D - Scrub				
Description				
Open Scrub dominated by Dryandra 2-4m in height.				

Photo ID:	6	Plot no:	6	
Vegetation Classification or Exclusion Clause				
Class B - Woodland				
Description				
Marri dominated woodland with shrub and grass understorey. Trees 8-10m in height.				



### Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

#### Fire Danger Index FDI 80 Table 2.4.3

### Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	Upslope	22m	29
2	Class B - Woodland	Upslope	36m	12.5
3	Class G- Grassland	Flat 0°	9m	29
4	Class B - Woodland	Flat 0°	0m	FZ
5	Class D - Scrub	Flat 0°	11m	40
6	Class B - Woodland	Downslope 2°	37m	12.5

*Table 1: BAL Analysis*

### Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

#### Determined Bushfire Attack Level

**BAL - FZ**

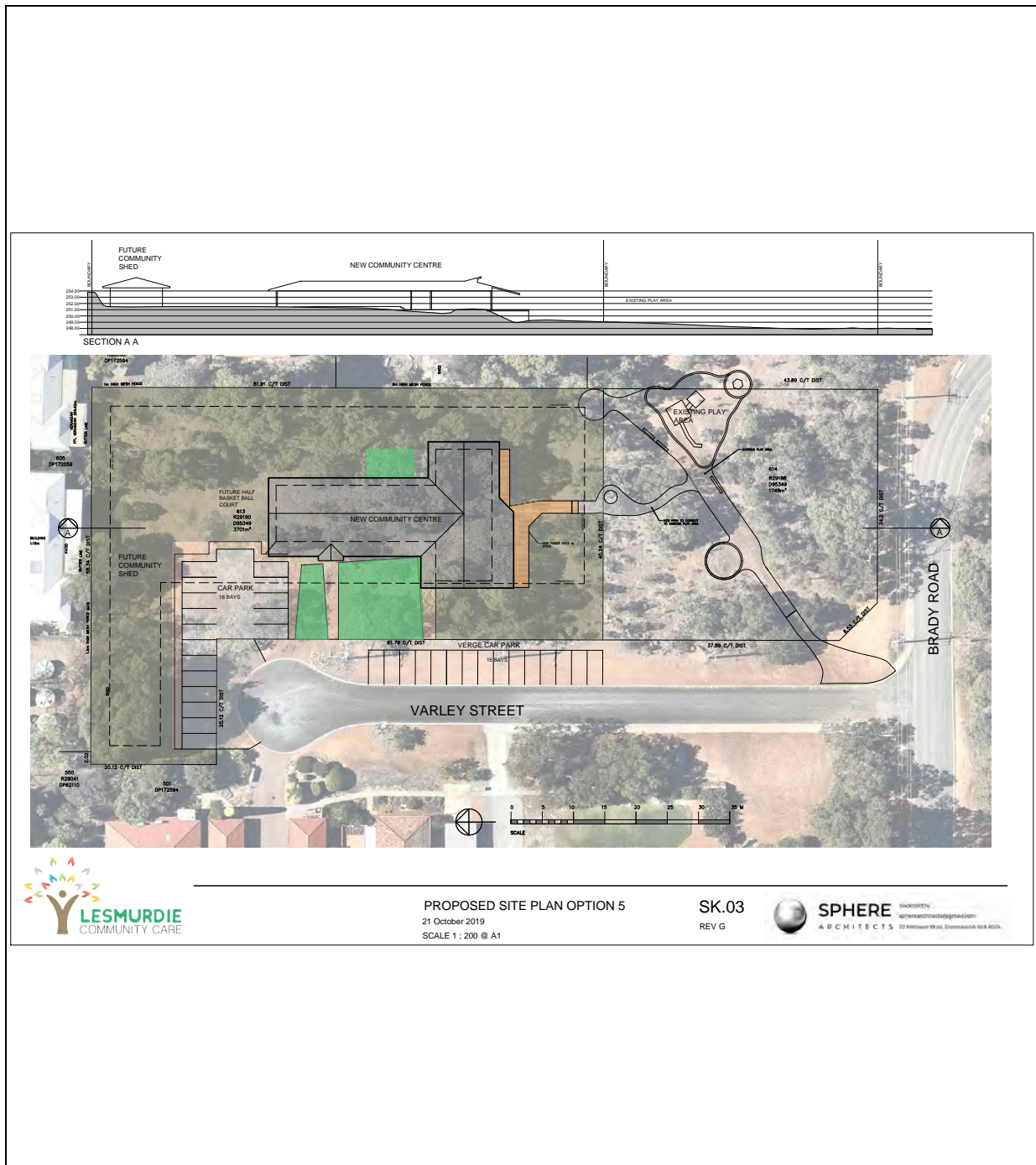
#### Notes:






## Appendix 2: Plans and Drawings

Plans and drawings relied on to determine the Bushfire Attack Level.



*BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie***Section 4: Identification of Bushfire Hazard Issues**

N/A

**Section 5: Assessment Against the Bushfire Protection Criteria**

The proposed plan for development at Lot 613 Varley Street, Lesmurdie has been assessed against WAPC's Guidelines for Planning in Bushfire Prone Areas - Bushfire Protection Criteria. The table on the following pages assess each element of the criteria and indicates how compliance can be achieved for each.

## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



Bushfire protection criteria	Method of Compliance	Proposed bushfire management strategies
	Acceptable solutions	
<b>Element 1: Location</b>	A1.1 Development location	The proposed development is located sufficiently to be provided with an area at BAL-29 or below.
<b>Element 2: Siting and design</b>	A2.1 Asset Protection Zone	An Asset Protection Zone must be installed in accordance with Figure 3: Spatial Representation of Bushfire Management Strategies and Appendix 1: APZ Standards.
<b>Element 3: Vehicular access</b>	A3.1 Two access routes.	Varley street joins Brady Road which provides access to multiple alternative locations.
	A3.2 Public road	All existing roads meet the minimum technical requirements set out in column 1 of Appendix 2: Vehicular access technical requirements.
	A3.3 Cul-de-sac (including a dead-end-road)	The existing Cul-de-sac, Varley street meets all the requirements in Table 6, Column 2; Varley Street is only 100m long
	A3.4 Battle-axe	N/A
	A3.5 Private driveway longer than 50 m A private driveway is to meet detailed requirements (refer to the Guidelines for detailed private driveway requirements).	N/A
	A3.6 Emergency access way	N/A
	A3.7 Fire service access routes (perimeter roads)	N/A
	A3.8 Firebreak width	N/A
<b>Element 4: Water</b>	A4.1 Reticulated areas	This site is provided with a reticulated water supply in accordance with the specifications of Water Corporation and the Department of Fire and Emergency Services
	A4.2 Non-reticulated areas	N/A
	A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively)	N/A

## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



FIGURE 3: Spatial Representation of the Bushfire Management Strategies



BMP 2-1664\_0 – Revision 0

Page 23



## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



### Subsection 5.1: Conditional BAL Assessment

For the potential BAL rating to be reduced the separation distance between the building envelope and the identified classified vegetation needs to be increased. This can be achieved by:

1. Create and maintain an Asset Protection Zone (APZ) within the property boundary on all sides of the proposed building as indicated in  
*FIGURE 3: Spatial Representation of the Bushfire Management Strategies.*

& in accordance with

2. *Appendix 2.1 Asset Protection Zone Guidelines indicate APZ requirements.*

Note: Approval may need to be obtained prior to the removal of any native vegetation from the local government due to environmental, biodiversity and conservational policies not associated with this BMP.

### Subsection 5.2: Conditional Vegetation Classification

The table below indicates the vegetation classifications as per the original site assessment. However, the application of an APZ has been taken into account.

Areas with Potential to Determine Bushfire Attack Level				
Vegetation Area	Classification	Distance	Effective Slope	BAL Rating
1	Class A – Forest	32m	Upslope	19
2	Class B – Woodland	36m	Upslope	12.5
3	Class B – Grassland	9m	0° Flat	29
4	Excluded – Low threat Vegetation (APZ)	N/A	N/A	Low
5	Class D – Scrub	14m	0° Flat	29
6	Class B – Woodland	37m	2° Downslope	12.5

### Subsection 5.2: Conditional BAL Determination

The building Bushfire Attack Level is **BAL 29**

*Explanatory notes:* The Conditional Bushfire Attack Level of BAL-29 can only be achieved if prescribed conditions have been met and a BAL Certificate and Compliance letter must be issued prior to building approval.

BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie


**Section 6: Responsibilities for Implementation & Management of the Bushfire Measures**

DEVELOPER/SUBDIVIDER – PRIOR TO ISSUE OF CERTIFICATE OF TITLES FOR NEW LOTS	
No.	Implementation action
1	Landowner - Property owner shall install an Asset Protection Zone in accordance with <i>Figure 3: Spatial Representation of the Bushfire Management Strategies</i> and to comply with the Asset Protection Zone standards provided in Appendix 1 of this BMP.
2	Notification is to be placed on title of the lot that the land is within a designated bushfire prone area and is subject to an existing Bushfire Management Plan.

LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Management action
1	Landowner - Property owner shall maintain the Asset Protection Zone in accordance with the standards provided in Appendix 1 of this BMP.

**Appendices**

A1: APZ – Asset Protection Zone Guidelines

A2: Vehicular Access Technical Documents

## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie

**A1: APZ - Asset Protection Zone Guidelines**

The siting and design of the strategic planning proposal, subdivision, or development application, including roads, paths, and landscaping, is appropriate to the level of bushfire threat that applies to the site. That it incorporates a defensible space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property, and infrastructure, including compliance with AS 3959-2018 if appropriate.

To achieve compliance with this Element the following acceptable solution must be met.

**A2.1 Asset Protection Zone (APZ)**

Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

- **Width:** Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat output does not exceed 29KW/m<sup>2</sup> (BAL-29) in all circumstances.
- **Location:** the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in circumstances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.
- **Management:** the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'.

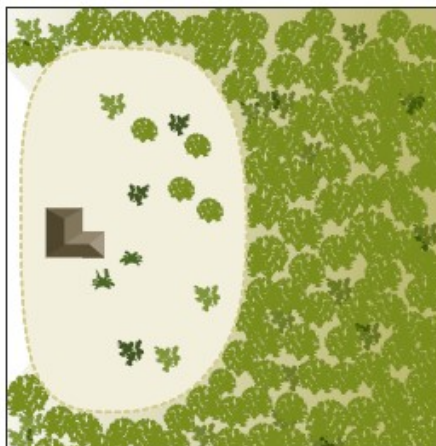
Hazard on one side

APZ



Hazard on three sides

APZ



## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie

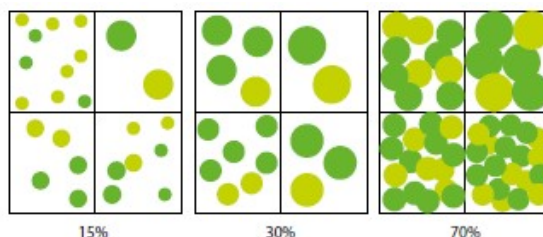


### Design of Asset Protection Zone

The proportion of the APZ reflects the distance from the hazard to ensure adequate separation is achieved.

### Standards for Asset Protection Zones

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel Load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (>5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.



### Tree Canopy Cover – Ranging from 15 to 70 percent at maturity

- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground Covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

**Reference; WAPC Guidelines for Planning in Bushfire Prone Areas – V1.3**

## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie

**A2: Vehicular Access Technical Requirements**

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					



# ATTACHMENT 5

## Emergency Evacuation Plan



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Lot 613 Varley Street, Jarrahdale  
Lesmurdie Baptist Community Centre  
Emergency Evacuation Plan

Lot 613 Varley Street  
Lesmurdie  
WA 6076

**Site Emergency Contacts:**

**Karen Siggins**, Lead Pastor Lesmurdie Baptist Church, Ph: (08) 9291 9866, E: [karen.lbc@iinet.net.au](mailto:karen.lbc@iinet.net.au)

Fire Warden: TBC

**Evacuation Plan Objectives**

The objective of this emergency evacuation plan is to eliminate or reduce the risk of injury or harm that may occur during an evacuation by undertaking a three-step process of:

1. Identifying a potentially hazardous bushfire situation;
2. Assessing the risks; and
3. Implementation.

This plan has been developed with the threat of bushfires in mind. However, these principles can also be implemented for other emergency situations such as structural/vehicular fire, accidents, bomb threats and other natural disasters.

**Daily Responsibilities**

To ensure that staff and guests can be provided with sufficient time to respond to a bushfire threat, it is important that some monitoring of guest numbers and weather conditions are made on a daily/continual basis:

- A guest log shall be maintained at all times to ensure that all people can be accounted for in an emergency situation; and
- The designated Fire Warden shall perform checks of the weather and fire danger ratings each day to remain aware of potential threats in the area.

**Bureau of Meteorology (BOM)**

- BOM issue fire weather warnings when weather conditions are conducive to the spread of dangerous bushfires. Warnings are generally issued within 24 hours of the potential onset of hazardous conditions. Warnings are broadcast on radio and television.

- BOM will also issue daily Fire Danger Ratings for all areas in Australia.

To check the latest Fire Danger Rating for the Lower West Coast area, use the link below:

<http://www.bom.gov.au/wa/forecasts/fire-danger.shtml>



### Department of Fire and Emergency Services (DFES)

- DFES and DBCA will issue community alerts and warnings for bushfires that have potential to threaten lives and property.  
To view details of bushfires in the local area visit Emergency WA using the following link:  
<https://www.emergency.wa.gov.au/>
- DFES emergency information can also be found by calling 13 DFES (13 3337).

### Bushfire Identification

When a bushfire threat has been identified and the property is not yet at risk (DFES: Bushfire Advice):

- Call 000 to notify emergency services, if not already in attendance.
- Remain vigilant in obtaining regular updates on the bushfire situation.
- Be observant to changes in weather conditions that may cause a change in fire behaviour in the area.
- Ensure that all staff can be accounted for and the guest log is available and up to date.
- Be ready to act if the situation changes.

When a bushfire threat has been identified and there is a real risk of bushfire attack (DFES: Bushfire Watch and Act):

- It is necessary to take action.
- Call 000 to notify emergency services, if not already in attendance.
- Identify the current location of the bushfire and the direction that it is heading. A decision must be made on whether to evacuate all guests and staff from the property or to seek refuge if the way is not clear.
  - The preferred option is for all guests and staff to self-evacuate to a safe location if the way is clear and available. However, early detection of the fire is critical as the only road available for egress is Jarrahdale Road in both directions.
  - If the way is not clear and it is absolutely necessary to evacuate the property, an orderly evacuation should be made to the Assembly Area and await extraction or instruction by emergency services.
- Staff shall methodically advise all guests to assemble at the property's Assembly Area to await further information and instruction from the Fire Warden.
- The Fire Warden will advise if the situation is suitable for guests to self-evacuate to a safe location or to seek refuge at the Assembly Area.
  - If refuge is to be taken at the Assembly Area, the Fire Warden should also advise if guests have sufficient time to attempt to retrieve/fire proof their belongings and relocate vehicles to a safer location within the property before evacuating. This will depend of the proximity and the speed of the encroaching bushfire.
- Identify any persons with a lesser ability to respond in an emergency situation (i.e. elderly, walking or breathing difficulties etc.). These people should be evacuated as early as possible, assistance may be required and ensure that anyone requiring medication takes it with them.



When an immediate bushfire threat is impeding in the vicinity of the property (DFES: Bushfire Emergency Warning)

- Act now, it is likely too late to self-evacuate to a safe location that is off site.
- Call 000 to notify emergency services, if not already in attendance.
- Implement emergency evacuation procedures as listed above under 'DFES: Watch and Act'.
- Advise guests that evacuation will be made to seek refuge at the Assembly Area.

### **Evacuation (Implementation)**

When a Bushfire has been identified, and evacuation options have been assessed.

#### **Self-Evacuation or Recommended Evacuation** (there is sufficient time to prepare)

- Fire Warden/Property Manager shall advise all guests and non-essential staff to drive to an agreed safe location that is off site in an orderly fashion taking any accompanying belongings.
- Roll call shall be conducted at the Assembly Area before evacuating the property using the guest & resident list.
- Fire Warden shall attempt to contact any guests and residents that are not present if they cannot be located at the premises (they may be elsewhere at the time of evacuation).
- Arrangements should be made that all guests and staff evacuating shall meet in an agreed location so that everybody can be accounted for upon arrival.
- Any guests and residents that do not have own transport will require assistance.
- Once all guests and residents are safely at a selected location a second roll call shall be conducted to ensure that all that are present.
- Await further instruction from emergency services personnel or Fire Warden before attempting to return to the property.

#### **Directed Evacuation** to Assembly Area (emergency situation, not sufficient time)

- Fire Warden/Property Manager shall advise all guests and non-essential staff of impending evacuation.
- Ensure that assistance is provided to those who have a lesser capacity to respond in an emergency.
- Roll call shall be conducted at the Assembly Area using the guest and guests lists to ensure that all are present.
- Fire Warden shall attempt to contact any guests that are not present if they cannot be located at the facility (they may be elsewhere at the time of evacuation).
- Ensure that only essential items are carried (mobile phones, medication, protective clothing, first aid kits, radios and food etc.).
- Await further instruction from emergency services personnel or Fire Warden before attempting to return to the property.



<b>HAZARD: BUSHFIRE</b>			
<b>Agency / Organisation</b>	<b>Phone No.</b>	<b>Mobile No.</b>	<b>Fax No.</b>
Police, Fire, Ambulance (emergencies)	<b>000</b>		
Department of Emergency Services (DFES) <ul style="list-style-type: none"> <li>- Emergency</li> <li>- Public Information Line</li> <li>- Website</li> </ul>	<b>000</b> 133 337 <a href="http://www.dfes.wa.gov.au">www.dfes.wa.gov.au</a>		
Shire of Kalamunda <ul style="list-style-type: none"> <li>- Administration</li> </ul>	(08) 9257 9999		
Police <ul style="list-style-type: none"> <li>- Forrestfield</li> </ul>	(08) 9359 1033		
State Emergency Services (SES) <ul style="list-style-type: none"> <li>- Statewide Emergency Assistance</li> <li>- Public Information Line</li> <li>- Serpentine-Jarrahdale SES Unit</li> </ul>	132 500 133 337 (08) 9525 5313		
Department of Biodiversity, Conservation and Attractions (DBCA) <ul style="list-style-type: none"> <li>- Perth Hills District</li> </ul>	(08) 9303 7700		(08) 9405 0777
Hospital <ul style="list-style-type: none"> <li>- Armadale Health Service</li> <li>- St John Ambulance Serpentine</li> </ul>	(08) 9391 2000 (08) 9334 1222		(08) 9391 2149
Bureau of Meteorology <ul style="list-style-type: none"> <li>- General enquiries</li> <li>- Pre-recorded weather service</li> <li>- Website</li> </ul>	(03) 9669 4000 1900 969 905 <a href="http://www.bom.gov.au">www.bom.gov.au</a>		
Main Roads – Road Conditions	138 138		
ABC Radio	98.3 FM, 684 AM		





## Noticeboard Advice – Bushfire Warning

Date & Time \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ at \_\_\_\_\_ AM/PM

Authority in Charge ☐ DFES ☐ LEMC ☐ Police ☐ Bushfire Brigade

Emergency Warning Status ☐ None ☐ Advice ☐ Watch & Act ☐ Emergency

Position of Fire (if known) Approximately \_\_\_\_\_ kms to the \_\_\_\_\_

Speed of Fire (if known) \_\_\_\_\_

Direction fire travelling \_\_\_\_\_  
(if known)

Likely impact on Premises ☐ None ☐ Come close ☐ Direct Impact

Estimated impact time \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ at \_\_\_\_\_ AM/PM

(if applicable & if known)

Evacuation Status ☐ None ☐ Self Evacuation ☐ Recommended ☐ Directed  
(Not Compulsory) (Not Compulsory) **COMPULSORY**

See Emergency Evacuation Advice

Next update due \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ at \_\_\_\_\_ AM/PM


DFES (Dept of Fire & Emergency Services)

LEMC (Local Emergency Management Committee)

Lot 613 Varley Street, Lesmurdie  
Baptist Community Centre

EMERGENCY EVACUATION PLAN

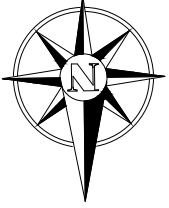
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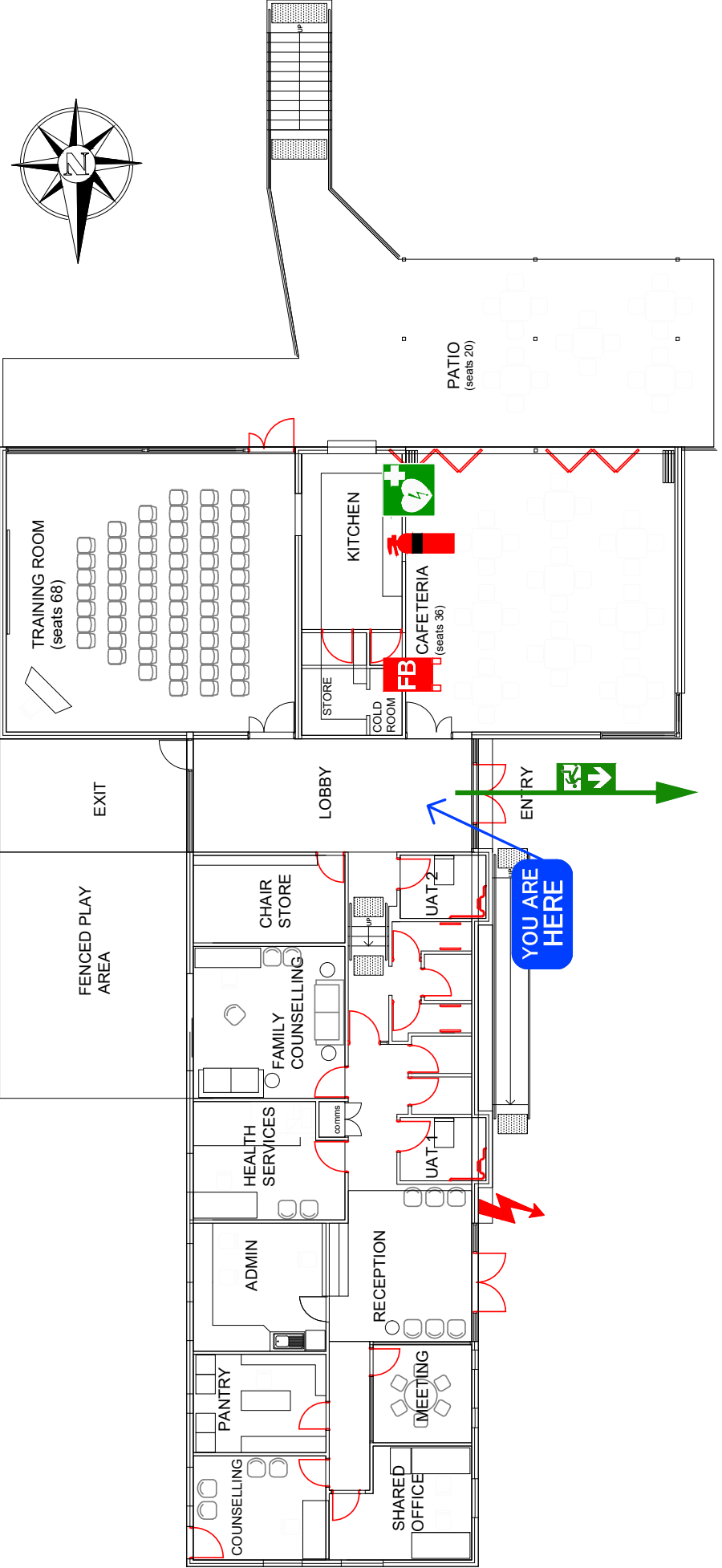


Version 1  
Date Issued: 06/11/2019 Valid until: 06/11/2024

Emergency Contact Information

- Dial 000 for Police, Ambulance or Fire.
- Property Emergency contact number: Call (08) 9291 9866





Legend

Evacuation Path

Emergency Exit

Assembly Area

CO<sub>2</sub> Extinguisher

Fire Blanket

Defibrillator

Switchboard

000

EMERGENCY

RESOLVE

RAISE THE ALARM

CONTAIN THE FIRE

EXTINGUISH OR EVACUATE

• yourself

• other guests, staff, contractors and visitors.

• Alert the Fire Brigade by calling 000.

• Notify staff onsite or via Emergency contact number.

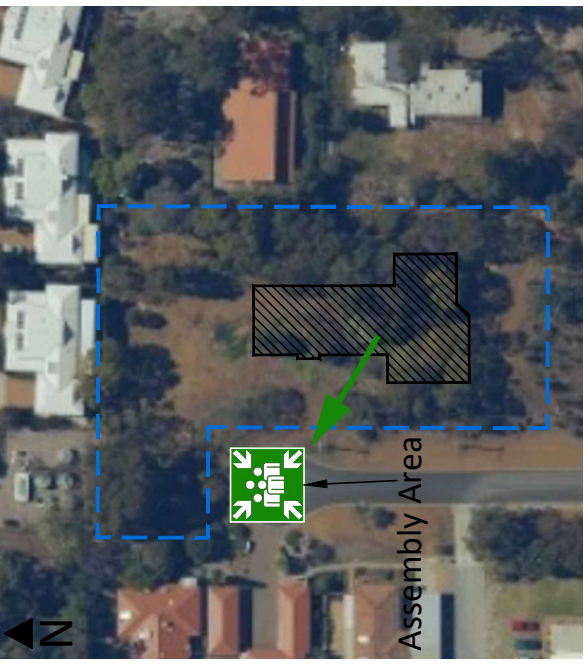
• To the room or space of origin.

• Close the doors behind you.

• Follow instructions.

• Go to Assembly Area.

• Only attempt to extinguish if safe, you're trained and it is safe to do so.



SITE PLAN

Assembly Area

City of Kalamunda

66