

PROPOSED COMMUNITY CENTRE

LOT 613, VARLEY STREET, LESMURDIE

(Local Planning Scheme No. 3 Amendment No. 103)

The residents of St Ives Retirement Village, 17 Sanderson Road, Lesmurdie, would like to express some of our concerns regarding the above proposed development.

On July 20, 2020, we belatedly received from St Ives Head Office, a copy of a letter dated June 8, 2020, which had been sent to St Ives from the Planning Department of the City of Kalamunda concerning the above proposed Baptist Church community centre development.

Unfortunately, the delay in forwarding correspondence to our Lesmurdie village has meant we missed the public comment period regarding this proposed development. However, your Department kindly has given us permission to express our concerns – which are listed below. These follow consultation with all the village residents and are submitted on their behalf by the village management committee.

It needs to be made clear that the various residents of St. Ives Village Lesmurdie are in fact genuine rate payers of the City of Kalamunda; the organization of St Ives being only the vehicle to disseminate rate notices to the residents in the 12 villas.

We request that St Ives Head Office and the City of Kalamunda forward any future correspondence directly to our Lesmurdie village management committee.

1. The uniform and paramount comment from all residents, and confirmed in the committee meeting, was that we all moved into the village for peace and tranquility surrounded by the natural environment and the feeling of calmness.
2. Looking at the proposed plans, having a shed closely abutting the southern boundary of the retirement village may cause undue noise which will disturb the residents living on this boundary.

3. The half-court basketball court is proposed to be close to the boundary and again will disturb the residents living along the boundary. Introducing youth into an aged community can bring benefits but all too often it is for the benefit of the youth and detriment of the aged. Loud unexpected noise can be terrifying to us older members of a community. Deep penetrating sounds such as heavy base music or balls being bounced on the ground can be particularly upsetting. As we age many of us suffer with mysophobia and introducing youth into an environment of predominantly aged can seriously aggravate such conditions. The potential flood lighting that could be utilized to enable night use will definitely affect the residents that reside in villas 15 and 17 and most likely villas 19 and 13.
4. The increase in traffic flow in and around the development on Brady Road, Sanderson Road and Varley Street, and the potential use of extra foot and vehicular traffic on the fire break adjacent to our village, is also a concern. Should any development go ahead, it is requested that this fire break be securely closed to access by construction vehicles and other traffic using it as informal access.
5. Another major concern is the extra traffic coming to and from the proposed development on to the corner of Brady Road and the already busy Lesmurdie Road. It is an accident waiting to happen.
6. The proposed development means more people in and around the retirement village, which is a concern regarding both day and nighttime. Security will become an issue for our elderly residents.
7. Looking at the plans of the main community centre building, there is a proposal for a café. There is already a café a few minutes walking distance down Sanderson Road at the Lesmurdie Shopping centre which has supported the local community for several years. We need to support that café, as well as the other businesses in the Lesmurdie Shopping Centre, as the shopping centre is very much needed in our wider community.

8. Considering there are two parts before this development might be approved, the change in the land titles certificate and the planning approval, the residents of the St Ives Retirement Village ask to be kept informed throughout the processes and have the opportunity to attend any further meetings relating to this proposed development.
9. Some residents of the St Ives Retirement Village were invited over a year ago to attend a meeting at the Baptist Church to discuss a proposed development. The organizer of the meeting from the Baptist Church said that we would be made aware of any plans for their future development. The church asked for a contact name for our village and this was provided. At no point since has he been contacted. Any further contact can be thru our village committee. The recent letter from the City of Kalamunda is the first correspondence we have received regarding the proposed development.
10. This proposed development will impact residents in the Clarege retirement village on the Varley Street side who would also be exposed to similar problems.
11. Aspects of the Community Centre may have some value, but we have considerable concerns over the nature of some of the proposed support services. These potentially could raise issues over proximity to the adjacent children's playground, the Girl Guide hall, the childcare centre, and the elderly living in the several adjacent retirement villages. Our understanding was that after the meeting we had at the Baptist Church over a year ago, the Community Hall was to be used as a multi-purpose Community Centre. Given that several community functions are already available at the present Baptist church facility, the question is why another such development – unless a commercial 'service' (such as NDIS) operation is envisioned?
12. Why isn't the large vacant block on the immediate west side of the church under consideration on land already under tenure to the church?

13. We have concerns that the proposed development is catering for a wider range of ages, which could potentially disrupt the quiet living environment in our village and the surrounding retirement and age care facilities. There is already a large nearby sporting facility, Ray Owen Reserve on Grove Road in Lesmurdie, which provides a wide range of sporting options.

In summary, St Ives Village residents are most concerned that the basketball court and Community Hall will bring extra traffic, potential late-night social events, and noise. Also, possible additional outdoor lighting will affect the village houses along the boundary. One of the other major concerns is the security of the area with the influx of other people in and around our village, the Community Centre and along the fire breaks.

St Ives village management committee on behalf of its residents.

Date: 30 July, 2020

Cc: St Ives Head Office

Cc: St Ives Retirement Village residents