



# PLANNING REPORT

## PROPOSED DEVELOPMENT

RESERVE 29190, LOT 613 VARLEY STREET, LESMURDIE



December 2019

PO Box 223, Guildford WA 6935 T 0488910869 [liz@tapianning.com.au](mailto:liz@tapianning.com.au)  
Longstanding member of the Local Government Planners Association ABN 19618886070

**1.0 INTRODUCTION**

This application is made on behalf of Lesmurdie Community Care (LCC) who are active in trying to meet the needs of the local community and provide opportunities for people who may need additional support.

Lesmurdie Community Care recently funded construction of a nature playground on Reserve 29188, and a portion of Reserves 29189 and 29190. LCC would now like to seek approval for a 'community purpose' building on Reserve 29190 in Varley Street that can enhance the existing playground and provide a range of services to cater for local community needs.

This report examines planning considerations, site characteristics, Scheme requirements and provides supporting information and an explanation of the proposed development.

**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

1.

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](#).

**3.0 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.

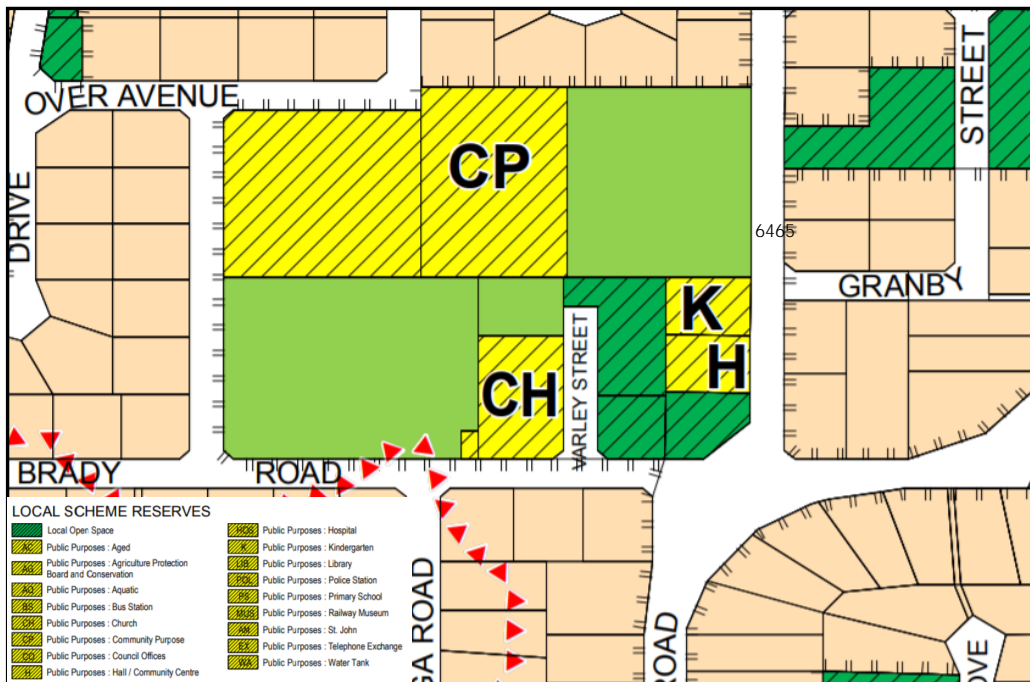


Figure 2 – Zoning Map

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

A separate application has been lodged seeking an amendment to the City’s Scheme to reclassify Lot 613 from a ‘local open space’ reservation to a ‘civic and community’ reservation as this will better align with the proposed development, and the purpose of the reserve on the Certificate of Title for ‘church purposes – community and recreational facility’.

The City has discretion to consider any land use within a local scheme reserve as long as the local government has ‘due regard’ for the ultimate intended purpose of the reserve when determining an application.

Legal advice on the land use permissibility was provided to the City on the 28 February 2019 – [Attachment 3](#).

### 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 PROPOSED DEVELOPMENT

### 4.1 Introduction

The Lesmurdie Baptist Church which is also located in Varley Street has a close collaborative affiliation with Lesmurdie Community Care.

A wide range of community services and programmes are already provided with the Lesmurdie Baptist Church operating as the main base.

There is an aspiration to relocate some of these existing 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 varied 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.

## 4.2 Description of Proposed Land Uses

### 4.2.1 Community Purpose

The main land use proposed is for a 'community purpose' defined in the City's Scheme as *'means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit'*.

Lesmurdie Community Care will offer programmes, activities and services that will benefit the local community. Examples of existing programmes that currently operate from the Lesmurdie Baptist Church that will be relocated to the new building include:

Name of programme / activity	Description of project	Current Number of people	Current Days and Hours of operation / duration
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>	<p>8 mentors with others being trained</p> <p>Current Number of People being mentored : 7</p> <p>Maximum per year to date: Up to 15 however may increase</p>	<p>14 paid hours a week for COACH Coordinator and each mentor meets for one hour a week with mentoree</p> <p>1-3 volunteer hours a week from COACH Coordinator</p>
MOPS Mothers of	MOPS, is a program designed to encourage mothers with children from Birth to Kindy	20 families on books with 15 attending fortnightly so 15	During school terms Fridays (Fortnightly) 9:30am - 11:30am

Preschoolers	<p>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 (maybe even two!); 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>	mothers and 25 kids fortnightly	
Clarege Retirees	Clarege Retirement Village is located at 5 Varley Street and consists of 8 units and 2 rental units.	The new facility will provide an office for the Clarege Manager and a meeting and social space for use by the Clarege residents	Clarege Manager works 15 hours a week
Practical Crisis assistance	Short term crisis assistance with food and finances Food will be stored in a purpose built pantry	Assistance to 4-6 households a week which is expected to increase with more exposure.	
Financial assistance	Assistance with household budgeting and debt relief	Up to 10 households are currently assisted per week however numbers may change.	Manager will work 1-2 days a week
Marriage and pre marriage counselling/ course and parenting courses	Prepare/Enrich Marriage counselling courses for couples with an accredited facilitator  Marriage and Parent group courses several times each year	Generally 6 sessions for each couple  Generally 10 sessions for each course	1 - 1½ hours per week  2 - 2½ hours per week
Mental Health First Aid	Mental Health First Aid (MHFA) courses teach people simple, practical first aid skills for helping a family member, friend, co-worker or other person who is experiencing mental health problems. Courses available for standard MHFA and teens MHFA, run	Up to 20 participants for each course	Usually on Saturdays several times each year

	by an accredited MHFA facilitator.		
Who let the Dad's out?	Men's support group that provides a number of ideas and resources to 'journey' with dads and their children in the context of whole families' support.	Up to 20 households can participate.	During the school term monthly. Saturdays morning.
Seniors Hub	The village hub is a networking arrangement that gives people access to a network of support including volunteer services, trusted business referrals, social connection and community engagement.	In partnership with City of Kalamunda	Ongoing.

In addition to the above, the Lesmurdie Baptist Church has a Youth Group that caters for Years 6 to 12 children and young adults. Currently approximately 45 youth attend a weekly Friday evening program at the church.

Most of the Youth Group activities will continue to be based at the church, however they may also utilise space at the proposed community purpose building on accession.

#### 4.2.2 Health Services

The community purpose building will also be used to accommodate a wide range of medical or specialist practitioners to provide affordable medical services (particularly to service aged persons accommodation in the immediate locality) such as podiatry, physical therapist, dietitians and the like.

Health services that benefit the local community will be temporary or for short periods. It is anticipated there would be a maximum of 1 to 2 practitioners at any one time for durations not exceeding 4-5 weeks. Services will be ancillary and to cater for demand. Any access to health services will be by appointment only.

The provision of health services is only expected to form a small part of the proposal, however it is recognised that the City may consider that component as 'consulting rooms'. 'Consulting rooms' is defined in the City's Scheme as '*means premises used by no more than two health consultants for the investigation or treatment of human injuries or ailments and for general care*'.

#### 4.2.3 Restaurant

It is not uncommon for community purpose buildings, such as public recreation centres, to include a restaurant/ café to cater for patrons already attending the premises.

A restaurant is proposed as part of this development to provide a combination of cooked and pre-packaged food and drinks to clients attending the community building, as well as parents and children attending the adjacent nature playground.

There is potential for the restaurant to be operated privately, however all money is primarily to be used to finance ongoing community programs. The restaurant will provide an income to help fund programmes and provide services that benefit the wider community.

The floor layout demonstrates that the restaurant is integrated into the community purpose building with shared amenities. An alfresco outdoor dining area is included.

#### **4.2.4 Training Room/ Hall Space**

The community purpose building includes a space that can be used for community activities, and will be available for hire to the general public. It could be used for private functions, for training, or as a hall for a payable fee.

Local residents such as those from the Clarege Retirement Village will have access to the training room/ hall for social activities.

#### **4.2.5 Future Development**

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). These will be subject to a separate development application once additional funds become available.

### **4.3 Proposed Building Design**

The community purpose building has been specifically designed to cater for provision of community based programmes and services. Individual rooms are provided for the privacy of clients attending counselling or accessing health services.

The training room will be a multifunctional area and the restaurant will offer refreshments at affordable prices to clients as well as the general public.

The development plans are included as [Attachment 4](#).

#### **4.3.1 Potential Staging**

Lesmurdie Community Care aim to construct the entire building including the restaurant and training room/hall in one stage. However, as construction is reliant on funding availability, the building may be constructed in two stages if necessary.

If the development has to be staged, staging will occur as follows:

- Stage 1 - Community Building including training area, kitchen, portion of verandah and the stair connection to the south (to link to the nature playground).
- Stage 2 - Extension to east to create a new training room with verandah extension. The first training room would then be converted into a restaurant.



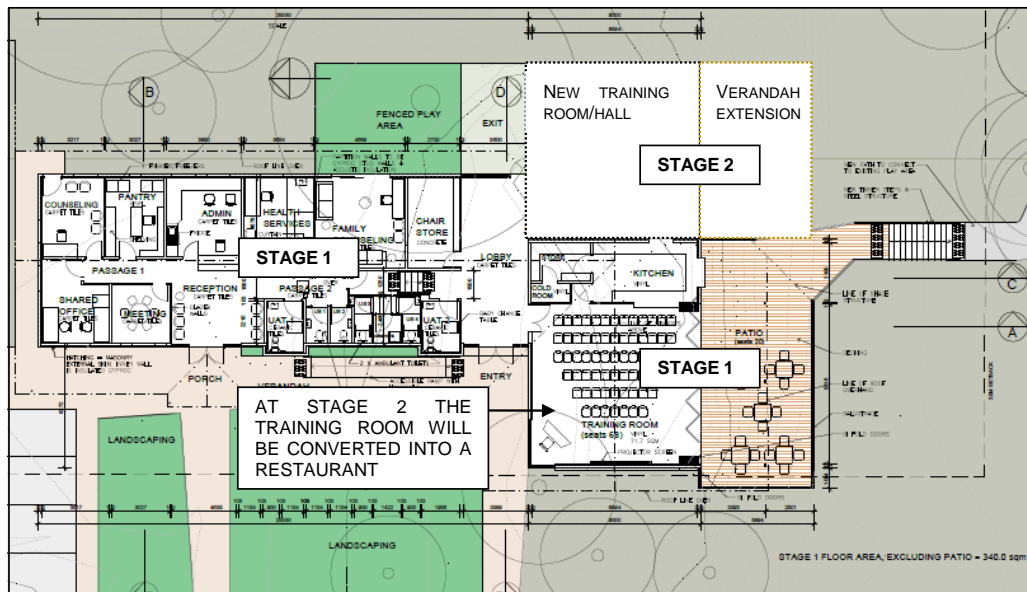


Figure 3 Stage 1 Plan for potential staging

All car parking will be provided as part of Stage 1.

#### 4.3.2 Setbacks

The building has been sited having regard for the necessity to retain a large existing native tree in the proposed rear grassed play area, the need to accommodate a future community shed, garden and basketball court, as well as ensuring that the setbacks are respectful of those established in the existing streetscape.

#### 4.3.3 Elevations

The proposed development is of a low scale with a pitched roof and design that compliments the traditional architectural style of buildings in the same street. A combination of materials in the Varley Street façade provide architectural interest and there are clearly identifiable entry ways into the building reception and lobby.

Particular care has been taken to ensure that the building has an attractive façade and strong interface with the playground on adjacent Reserve 29188. The south elevation includes extensive bi-fold doors, an alfresco verandah area, and uses expansive glass to maximise casual surveillance of the playground area.

A physical connection is proposed via stairs and a pathway that will provide a pedestrian connection between the community purpose building proposed on Reserve 29190 and the playground established on Reserve 29188.

The design aims to encourage interconnection between the developments on Reserves 29190 to Reserve 29188.

#### 4.4 Access and car parking

Access to on site car parking is proposed at the end of Varley Street which is a cul-de-sac. A total of 31 car parking bays is proposed comprising of 16 on site bays and 15 bays in the Varley Street verge. The Varley Street verge is compacted gravel.

The car parking has been examined based on a 'worst case' scenario with an estimate of the maximum numbers likely to be accommodated.

A car parking analogy is included below:

Use	Scheme requirement	Estimated number*	Total Bays
Community Purpose	1 bay per every 5 persons the facility is designed to accommodate	101 visitors and 13 staff (114)	23 bays
Restaurant	1 bay per every 4 persons to be accommodated	36 seats inside 20 seats alfresco (56)	14 bays
		<b>Total</b>	<b>37 bays</b>
Reciprocity between uses		Assumed 30%	12 reciprocal bays

\* These estimates are the anticipated visitor and staff numbers.

It is anticipated that there will be a high level of reciprocity between car parking for the community purpose building, the integrated restaurant, the play ground on Reserve 29188 and the nearby Baptist Church. It is expected that at least a portion of parking will be reciprocal, and will serve different uses proposed on the lot.

Clients that attend the community purpose building to access services and programmes may also attend the restaurant for food and refreshment.

Family's that attend the nearby playground will most likely park in the Varley Street verge near to the playground entry (near the Varley Road / Brady Road intersection). Some of those families will access the community purpose building and / or restaurant via the pedestrian path and stairs, adding an additional level of reciprocity between land uses in the street.

Some staff and groups that attend activities at the Lesmurdie Baptist Church may also walk to the community purpose building to attend the restaurant.

If a conservative reciprocity level of 30% is applied the car parking required for development on Reserve 29190 would be 25 bays.

It is difficult to apply standardised car parking ratios to a multi-functional community purpose building, especially when there are several land uses and premises in the same street that have interconnected relationships.

In the assessment of car parking the City is requested to have consideration that:

- a) A number of uses for the proposed development, such as health services, will not be permanent and will only operate on a periodic temporary basis.
- b) Some clients are going to be aged persons located in the immediate vicinity who can walk to the site. For example, residents in nearby retirement villages may walk to the building to access health services such as podiatry. Residents from the Clarege Retirement Village located at 5 Varley Street will use the training room / hall as a social meeting space.
- c) A number of staff will only be part time.
- d) Some of the existing programmes already operate from the Lesmurdie Baptist Church and are being relocated to the new building, Car parking demand at the church site will naturally decrease.
- e) There will be people who will attend several different sites in Varley Street, including the Lesmurdie Baptist Church, the nature playground, and the proposed development.

A map showing the land uses in Varley Street and the immediate surrounds is included as [Figure 4](#).



Figure 4 – Aerial showing surrounding land uses/ car parking reciprocity and walkable areas

#### 4.5 Bushfire Management Plan

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 development - [Attachment 5](#).

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) - [Figure 5](#).

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 metre 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 6](#).



Figure 5 – Asset Protection Zone (Extract Figure 3 from the Bushfire Management Plan)

#### 4.6 Clearing and Native Vegetation

The central portion of the lot has been cleared and there are some physical indications that gravel may have historically been sourced from the property.



Cleared central area



View from Varley Street

The majority of species on site are introduced. The Friends of Pax Reserve have been consulted and have marked/ taped introduced and dead trees on site that they recommend for removal.



Tree to be retained in rear play area

There is a small cluster of native vegetation adjacent to the west boundary which can be retained in the front setback area, and a large significant tree which is proposed to be retained in the proposed rear fenced play area.

The large tree (pictured left) will need to be pruned to ensure braches do not overhang the community purpose building for bushfire safety.

It is expected that most of the remaining vegetation will be removed.

A survey showing all tree locations is included as [Attachment 7](#).

## **5.0 Conclusion**

Lesmurdie Community Care proposes this development for the benefit of the local community and to provide support services to a wide range of clients including families, disadvantaged people, retirees, and youth.

The proposed development will have wider social benefits and strong support for this project is sought from the City.