



# PLANNING REPORT

## PROPOSED DEVELOPMENT

RESERVE 29190, LOT 613 VARLEY STREET, LESMURDIE



December 2019

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

Prepared for: Lesmurdie Community Care

Prepared by: Town Planning Innovations  
PO Box 223  
Guildford WA 6935  
Telephone: 0488910869  
Email: liz@tpiplanning.com.au

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➤ **DOCUMENT CONTROL**

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## 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.

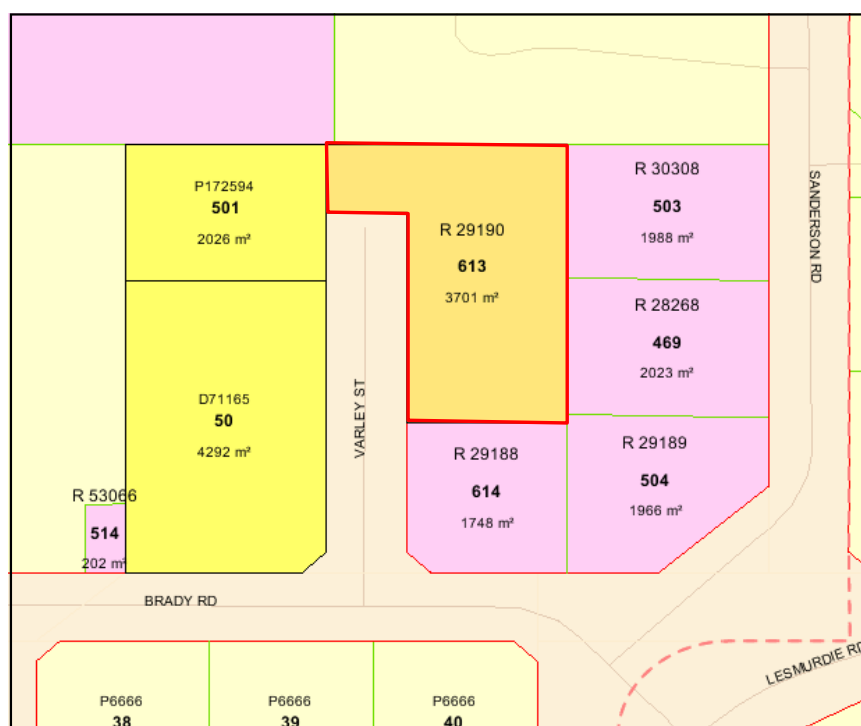


Figure 1: Location Plan

1.

Reserve 29190 Varley Street, Lesmurdie

Town Planning Innovations

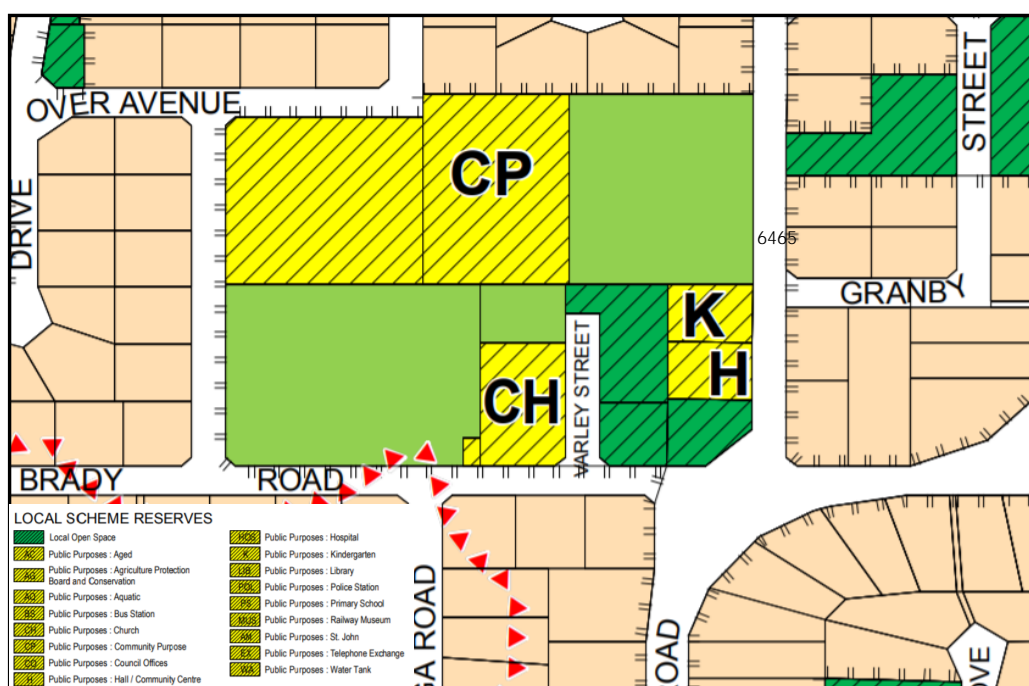
The Certificate of Title for Reserve 29190 is included as [Attachment 1](#). It was vested to the Lesmurdie Baptist Church on the 18 March 1997 – refer to the Government Gazette in [Attachment 2](#).

### 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	<p>Prepare/Enrich Marriage counselling courses for couples with an accredited facilitator</p> <p>Marriage and Parent group courses several times each year</p>	<p>Generally 6 sessions for each couple</p> <p>Generally 10 sessions for each course</p>	<p>1 - 1½ hours per week</p> <p>2 - 2½ hours per week</p>
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.

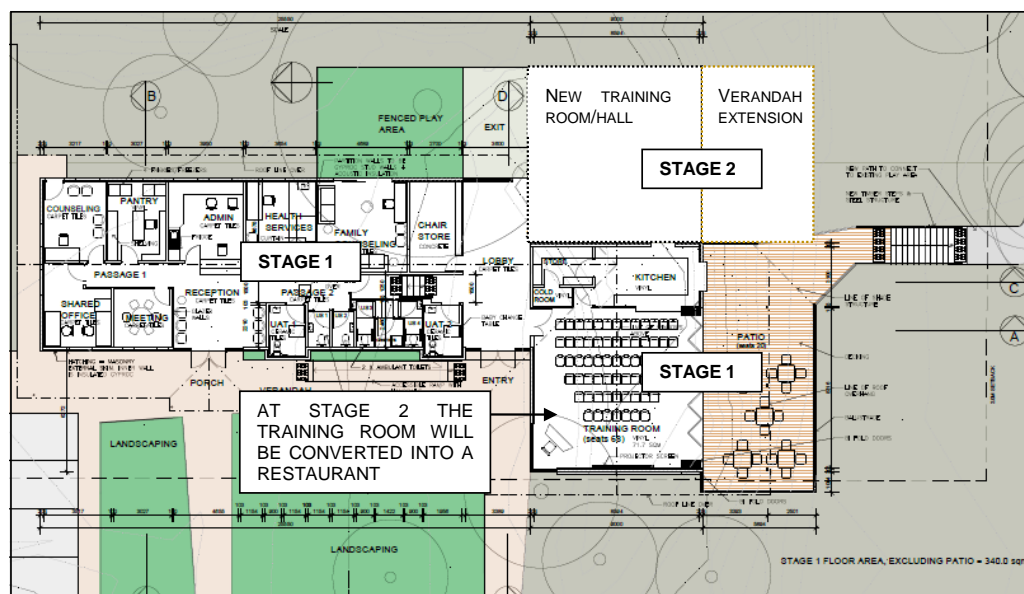


Figure 3 Stage 1 Plan for potential staging

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
		Total	<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 branches 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.

# 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**

REGISTER VOLUME **3122** FOLIO **186**

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

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

## Legal Advice

**BY E-MAIL ONLY**

Our ref: 19-006

13 February 2019

Ms Karen Siggins  
Lead Pastor  
Lesmurdie Baptist Church  
**By e-mail: karen.lbc@iinet.net.au**

Dear Ms Siggins

**4 Varley Street, Lesmurdie**

I confirm you seek my advice as to whether the City of Kalamunda (**City**) has discretion to approve a 'community hub' development proposed by Lesmurdie Community Care (**LCC**) on Lot 613 (No. 4) Varley Street, Lesmurdie (**4 Varley Street**).

**Background**

- 1 LCC is a separately incorporated arm of the Lesmurdie Baptist Church (**Church**)
- 2 You have described the proposed 'community hub' development in the following terms:

*'Lesmurdie Community Care (LCC) proposes to develop facilities on 4 Varley Street to meet the needs of local people and the wider community of the City of Kalamunda. The primary purpose is to create a community hub or precinct providing benevolent support for people of all ages in the community who need assistance in experiencing improved mental, physical and other quality of life health and relational outcomes. This includes people living with disabilities and their families and support networks. To this end we have developed and will continue to develop programs and activities that provide opportunities for people to enhance their self-esteem, dignity and security and to acquire a sense of community belonging. We also provide basic support for people who find themselves in emergency situations.'*

*LCC will achieve this purpose through two primary actions*



- 
1. *Building of structures such as meeting rooms, counselling rooms, training rooms, community space, a playground and community garden or shed.*
  2. *Delivery of social services such as a food bank, low cost or free counselling and financial counselling; job club; debt centre; free mentoring and coaching; mothers and other social groups (i.e. youth, seniors); access to resources both online and printed (i.e. information for seniors, young families, people with disabilities about services available in the community)'.*
- 3 The Church's consultant town planner has advised as follows:
- 'At this preliminary stage I am of the view that the predominant land use will be community purpose with some crossover into office, consulting rooms/medical centre (depending on number of practitioners), shop (foodbank), restaurant and carpark. Some of these uses may be ancillary.'*
- 4 Lot 4 Varley Street is reserved as 'Local Open Space' under the *Shire of Kalamunda Local Planning Scheme No.3 (LPS3)*.

### Analysis

- 5 There is no doubt that the proposed 'community hub' requires approval to commence development under LPS3 (see clauses 3.4 & 8.1 of LPS3 and clause 60 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*).
  - 6 Part 3 of LPS3 deals with 'Regional Reserves' and 'Local Reserves'.
  - 7 4 Varley Street is a 'Local Reserve' under LPS3 (see clause 3.3 of LPS3 and the Scheme Map for LPS3).
  - 8 Clause 3.4 of LPS3 deals with the use and development of Local Reserves. There is nothing within clause 3.4 that prohibits the approval of any particular use of a Local Reserve or any particular development on a Local Reserve, nor is there any such prohibition anywhere else in LPS3 or the LPS Regulations.
  - 9 Clause 3.4.2 of LPS3 identifies matters that the City is to have regard to in determining an application for planning approval in respect of a Local Reserve, but in no way removes the discretion to approve any use or development of a Local Reserve.
- Clause 3.4.2 provides as follows:
- 'In determining an application for planning approval the local government shall have regard to –*
- (a) *the matters set out in clause 10.2; and*
  - (b) *the ultimate purpose intended for the Reserve.'*
- 10 Similar to clause 3.4.2, clause 10.2 of LPS3 sets out matters that the City is to have due regard to in considering an application for planning approval without removing any existing discretion to approve a particular application.

- 
- 11 It is only in respect of zoned, as opposed to reserved, land that LPS3 prohibits the use and/or development in land in specific circumstances (see clause 4 and Schedules 3 & 4 of LPS3).

**Conclusion**

- 12 There is simply no doubt that the City has discretion to approve the 'community hub' development proposed by LCC on 4 Varley Street.

If you have any queries about this advice, please do not hesitate to contact me on 0403 861 896 or by e-mail at [martin@flintlegal.com.au](mailto:martin@flintlegal.com.au).

Yours sincerely

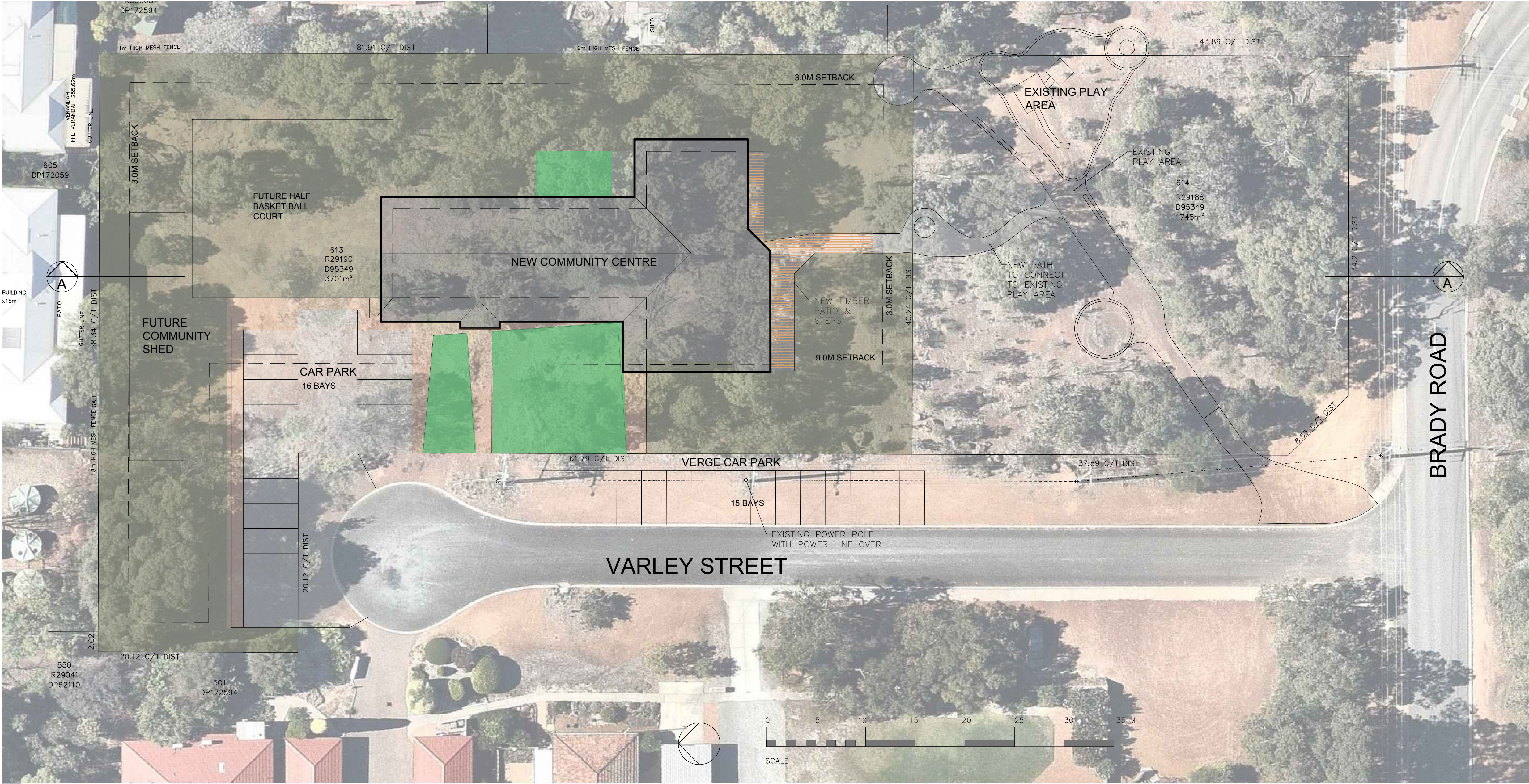
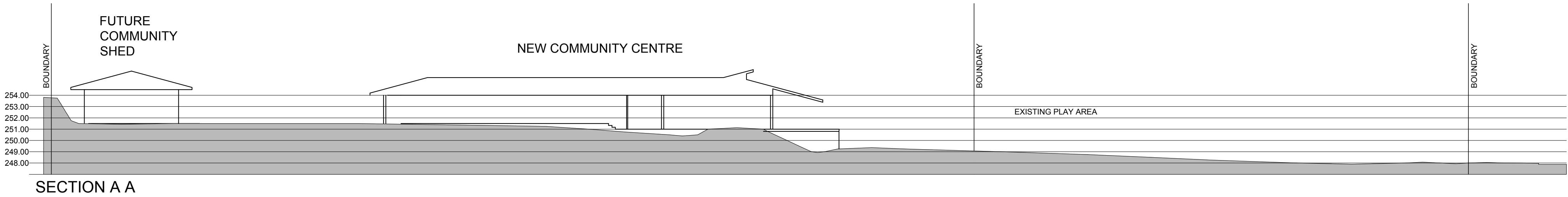
A handwritten signature in blue ink, appearing to read 'M. Flint', with a stylized flourish at the end.

**Martin Flint**  
Director

# ATTACHMENT 4

## Development Plans





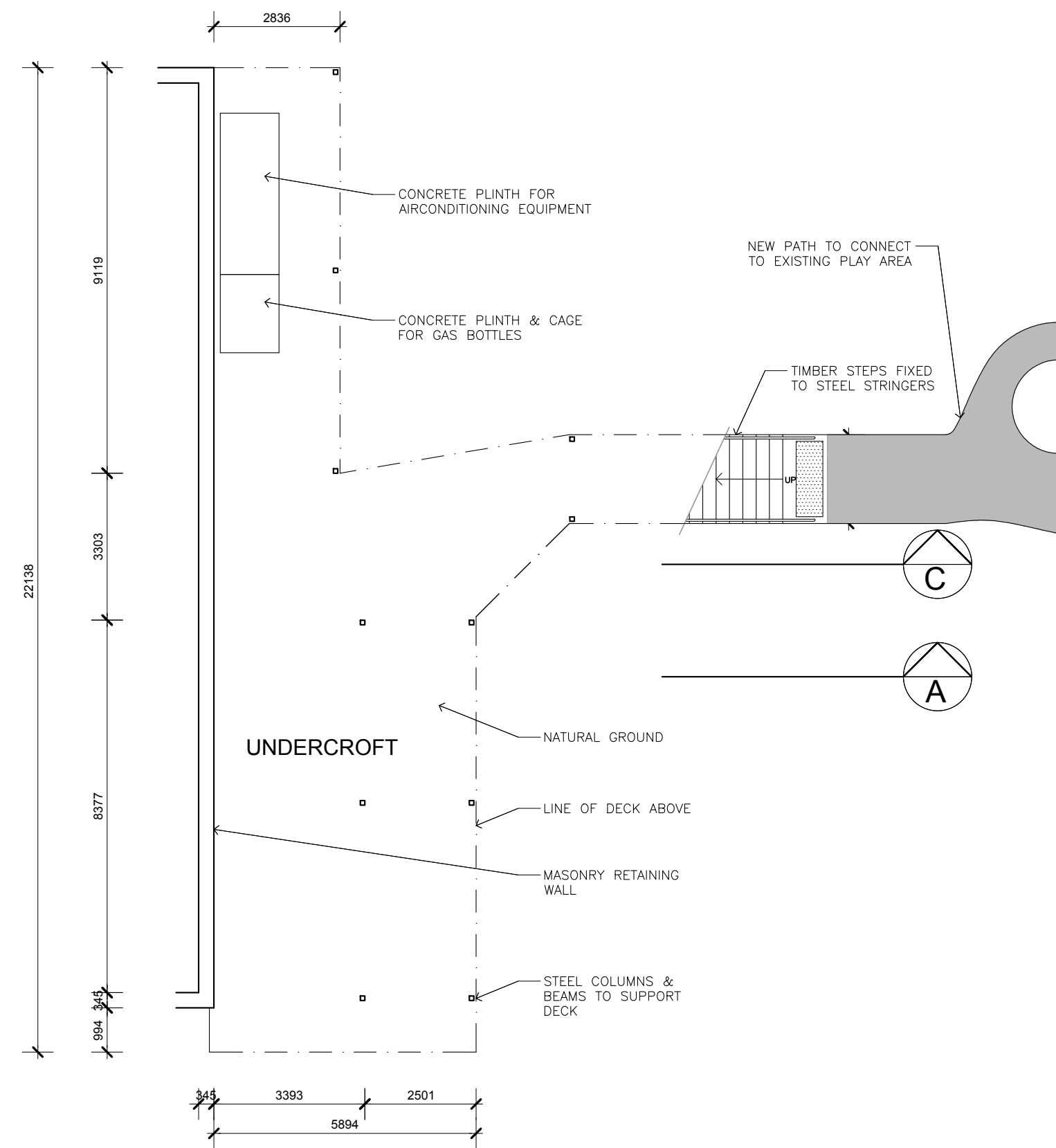
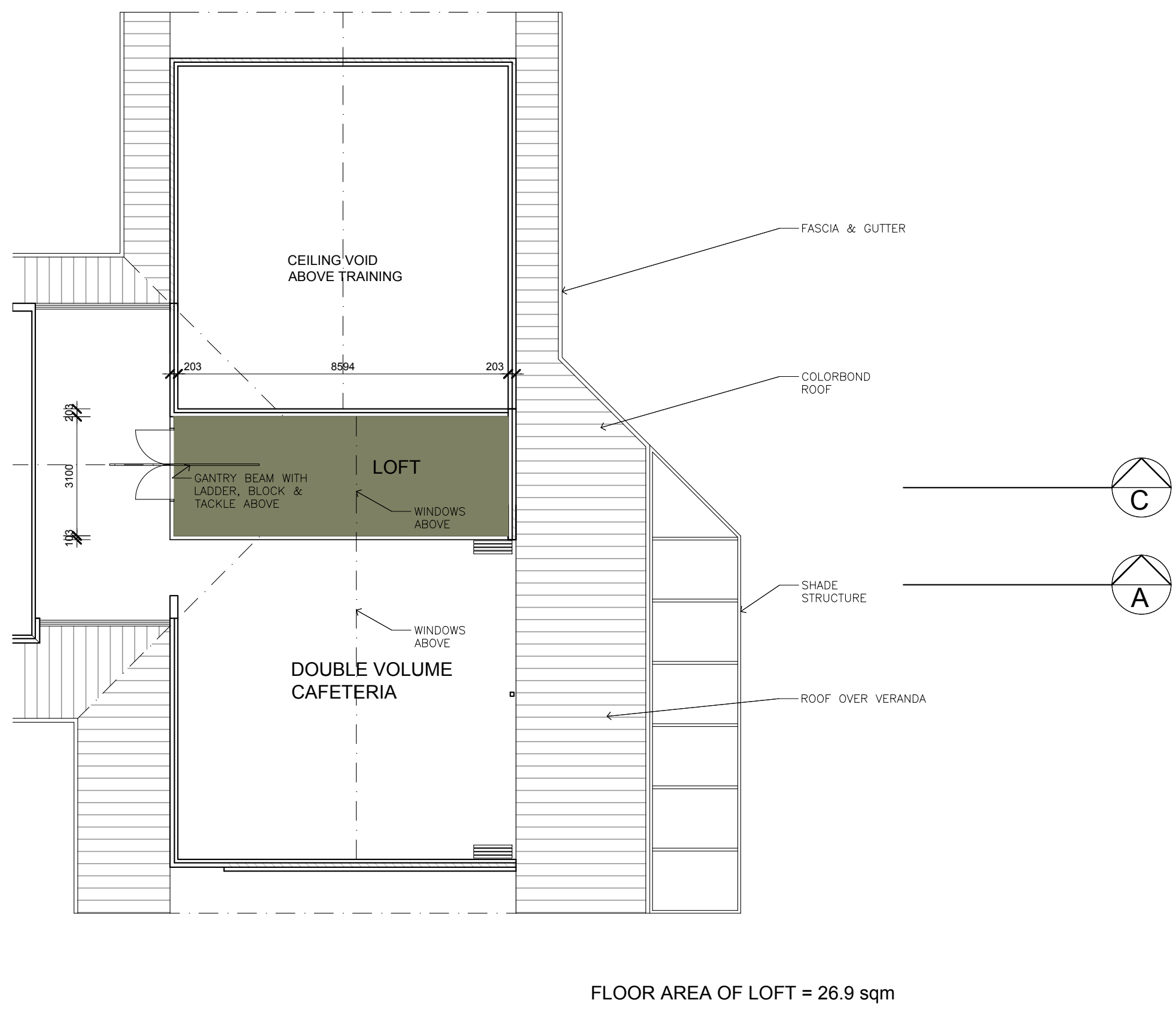
PROPOSED SITE PLAN OPTION 5  
2 December 2019  
SCALE 1 : 200 @ A1

SK.03  
REV H



**SPHERE**  
ARCHITECTS  
0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024





LOFT & UNDERCROFT PLANS Stage 1 & 2  
16 October 2019  
SCALE 1 : 100 @ A1

SK.08  
REV B

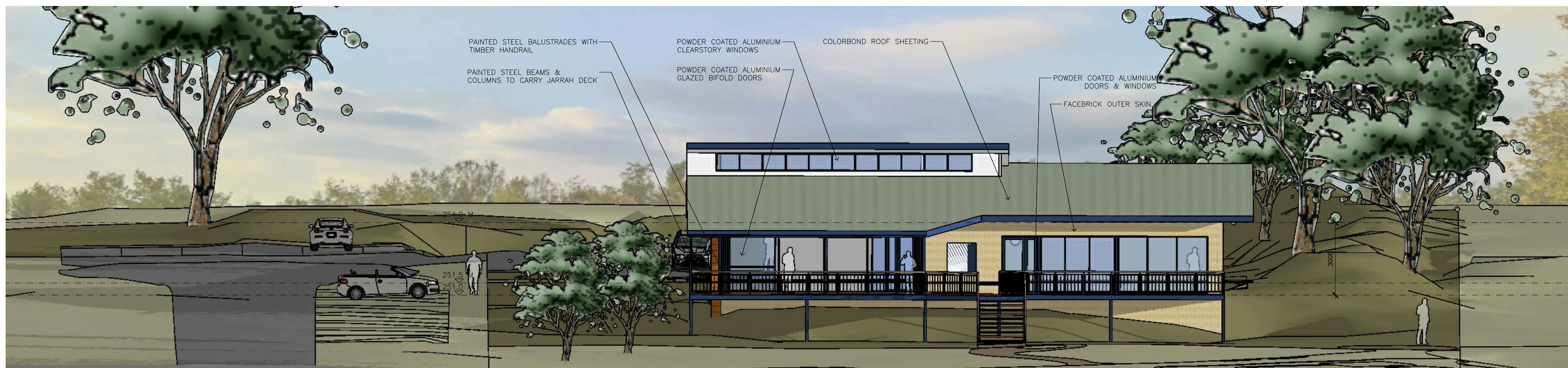


**SPHERE**  
ARCHITECTS  
0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024





WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



## ELEVATIONS OPTION 7 Stage 1 & 2

16 October 2019

SCALE 1 : 100 @ A1

SK.13

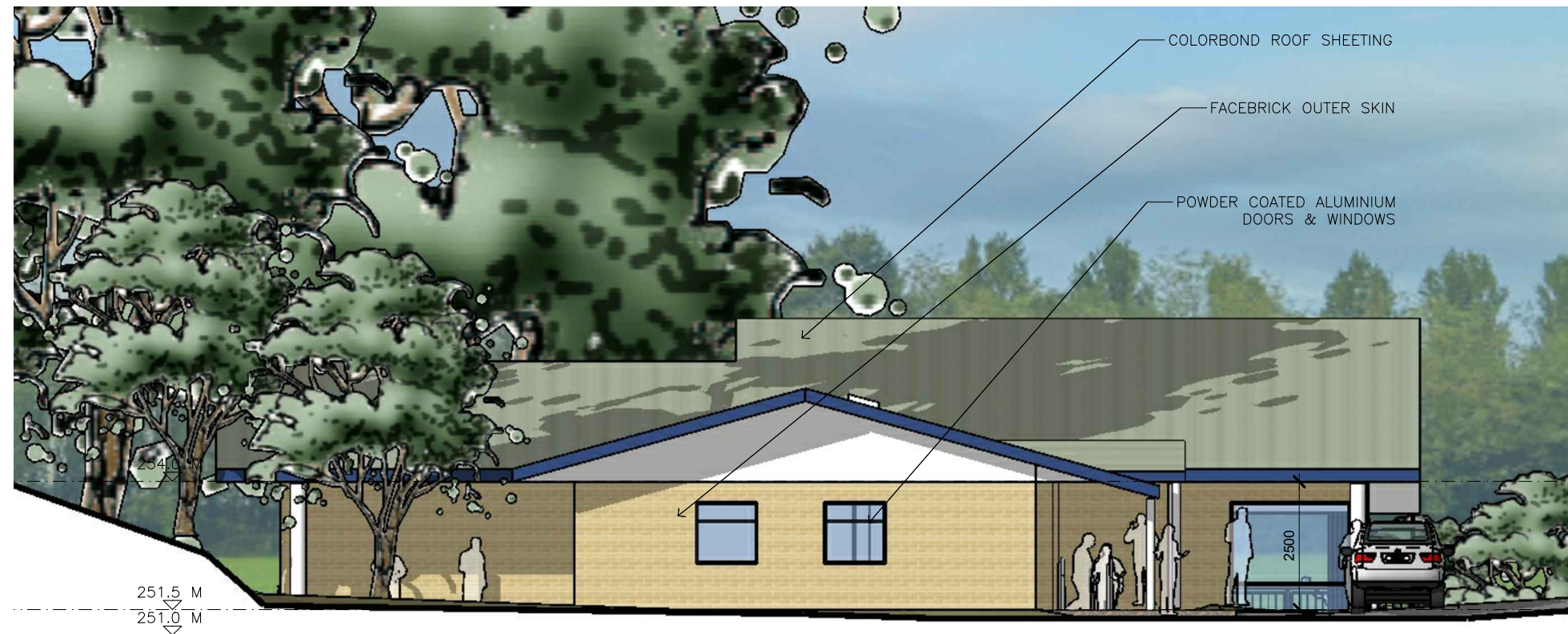
REV B



**SPHERE**  
ARCHITECTS

0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024





NORTH ELEVATION



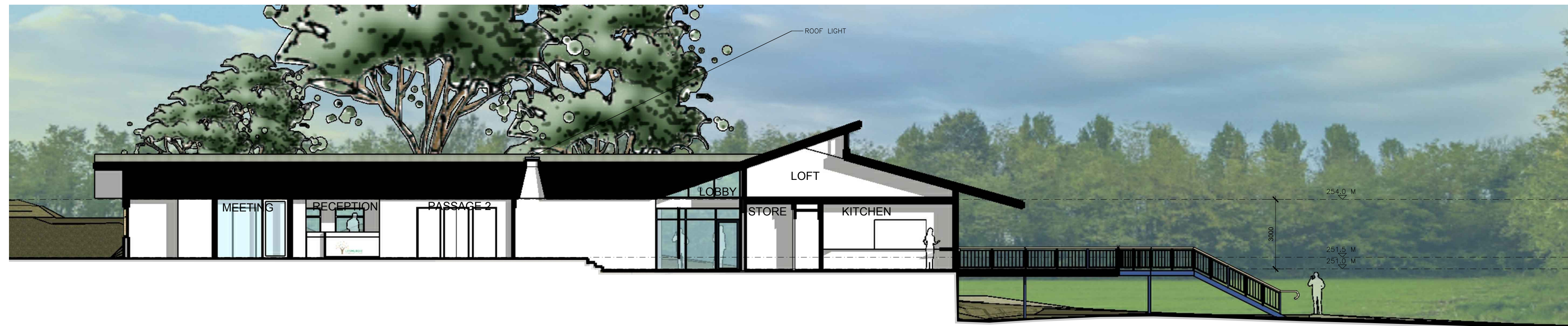
SECTION B B



SECTION D D



SECTION A A



SECTION C C



## SECTIONS OPTION 7 Stage 1 & 2

16 October 2019

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SK.14

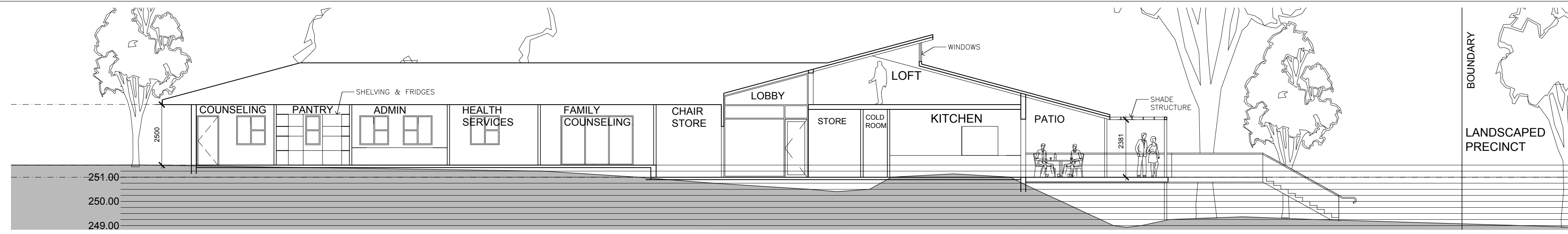
REV B



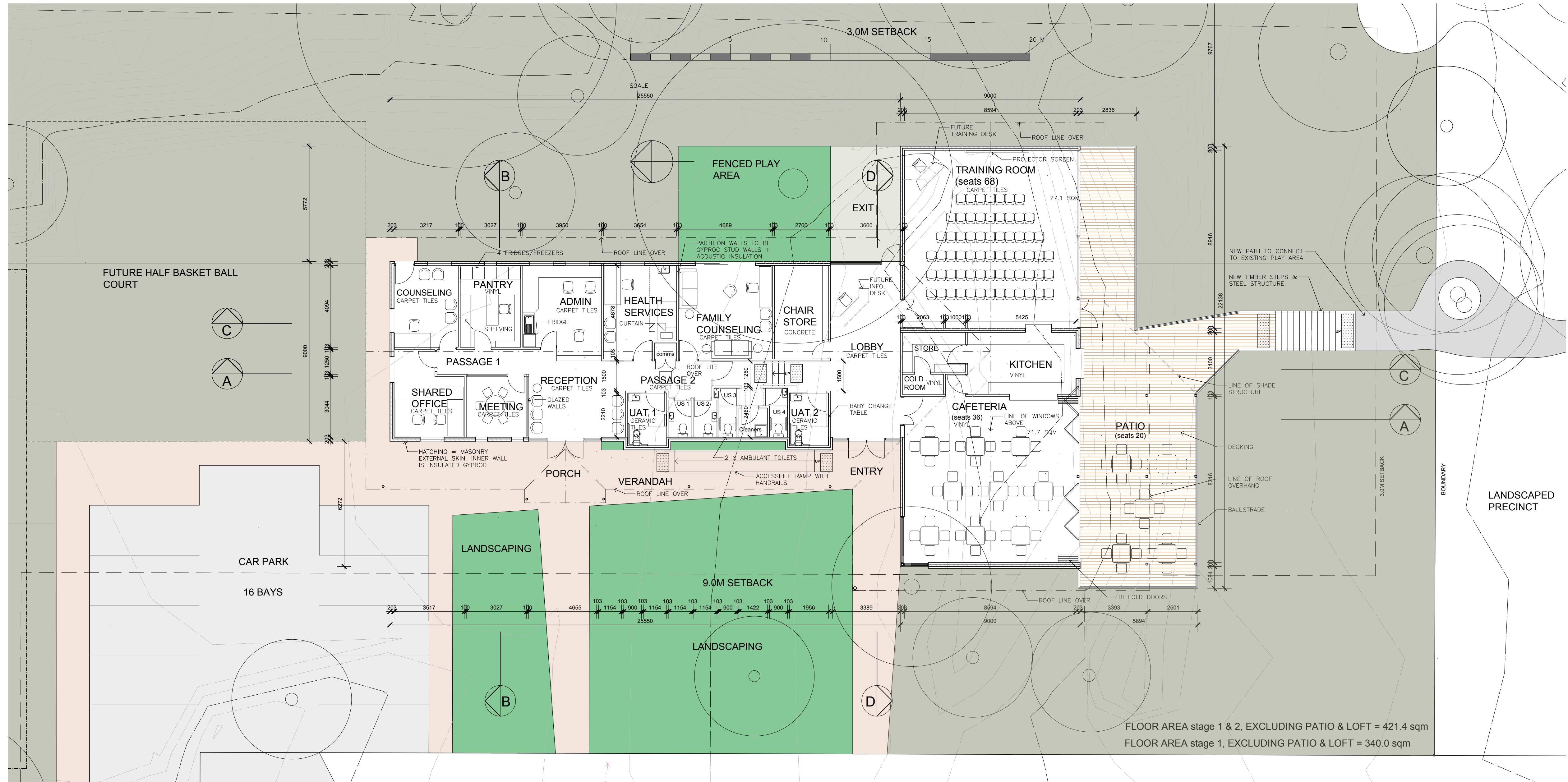
**SPHERE**  
ARCHITECTS

0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024





SECTION A A



## FLOOR PLAN OPTION 7 Stage 1 & 2

21 October 2019

SCALE 1 : 100 @ A1

SK.16

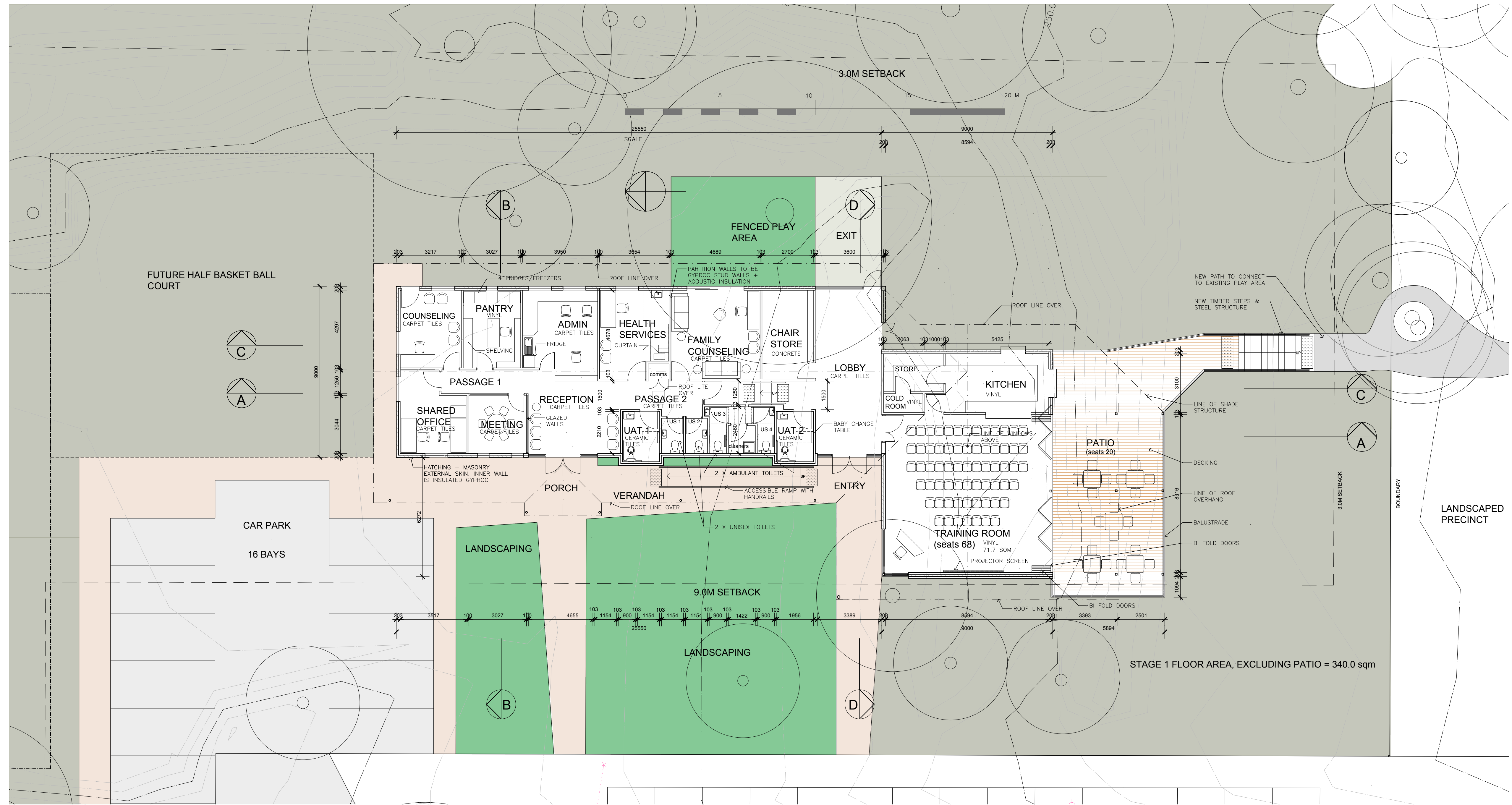
REV C



**SPHERE**  
ARCHITECTS

0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024





## FLOOR PLAN OPTION 7 Stage 1

21 October 2019

SCALE 1 : 100 @ A1

SK.17

REV C



**SPHERE**  
ARCHITECTS

0400191374  
spherearchitects@gmail.com  
22 Merivale Way, Greenwood, WA 6024

# ATTACHMENT 5

## 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

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### 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

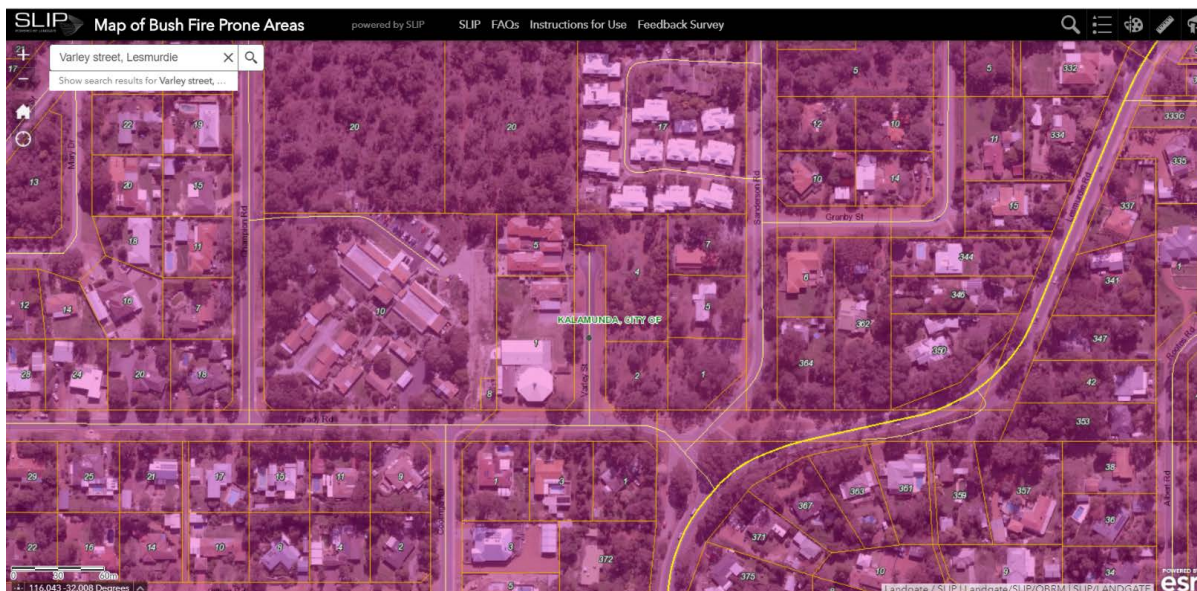




## BUSHFIRE MANAGEMENT PLAN – Lot 613 Varley Street, Lesmurdie



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)

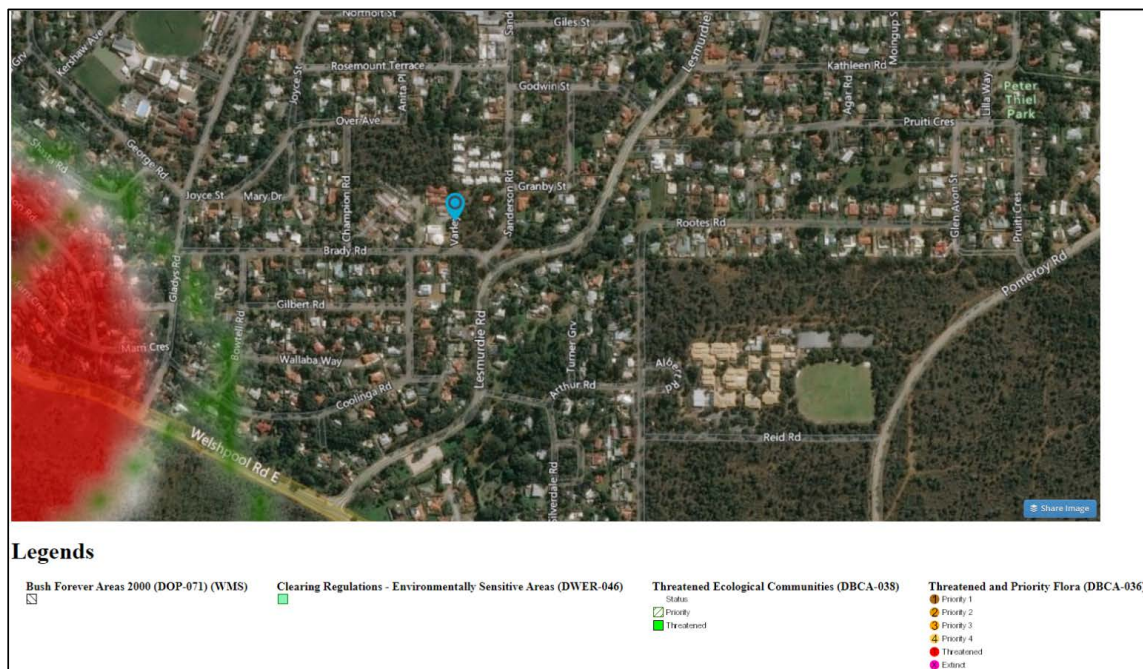
Department of Water and Environmental Regulation

- 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

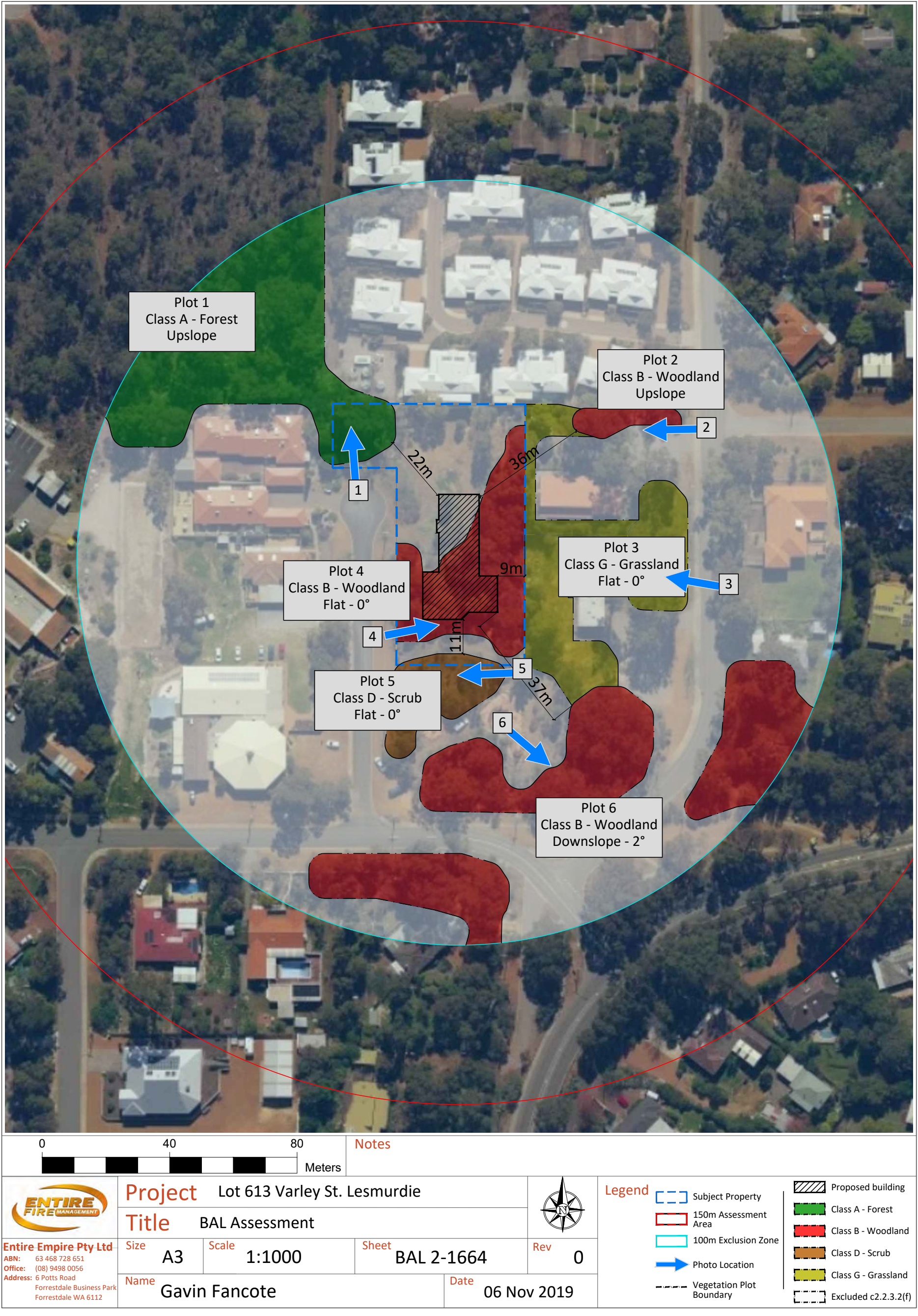
BPAD Accredited Practitioner Details			
Name:	Gavin Fancote	I hereby declare that I am a BPAD accredited bushfire practitioner. 	
Company Details:	Entire Fire Management		
I hereby certify that I have undertaken the assessment of the above-mentioned site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 -2018 (Method 1)			
		Accreditation No.	BPAD37922
		Signature:	
		Authorised Practitioner Stamp	
<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>			

## 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

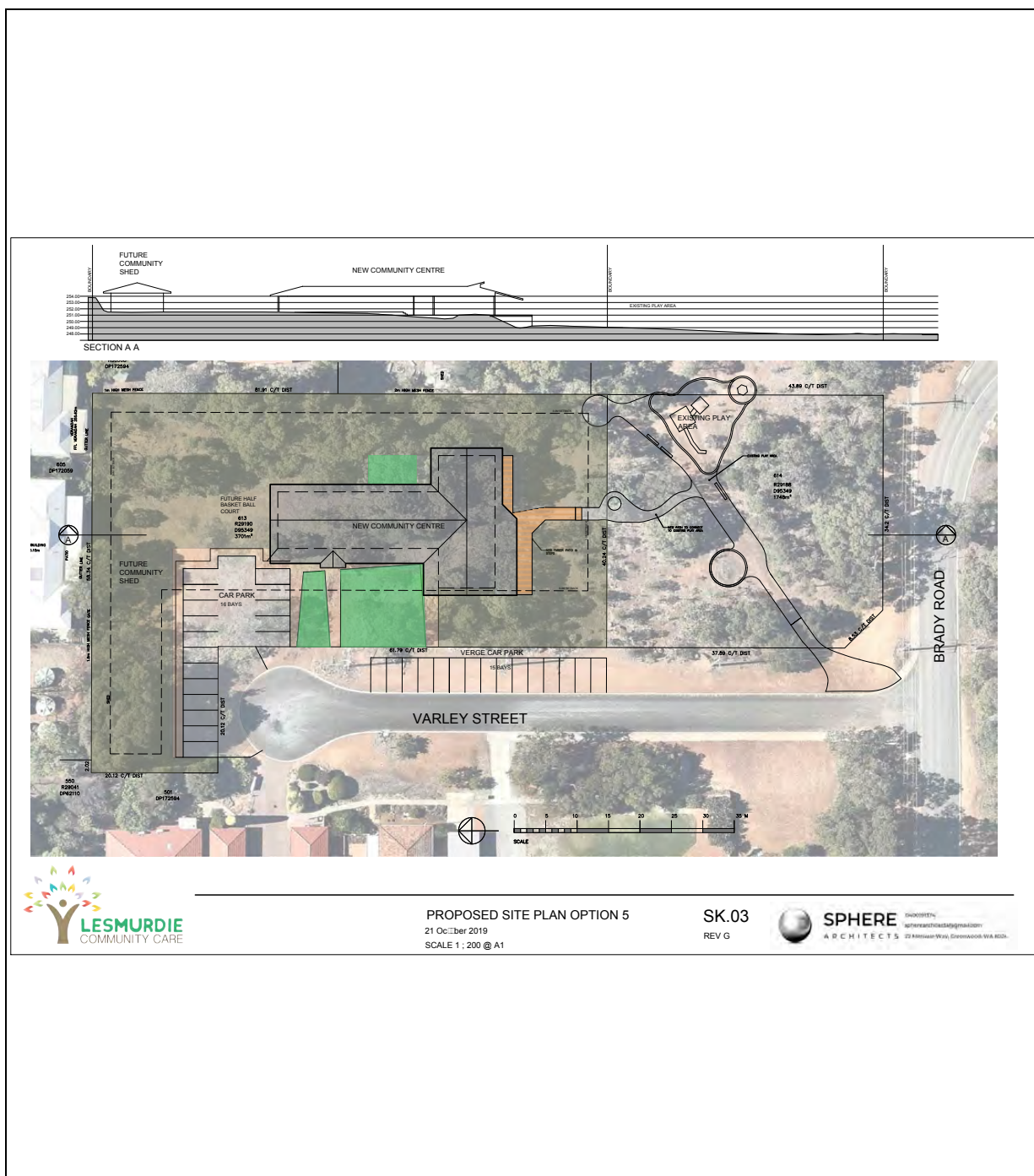
**BAL - FZ**

#### 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.

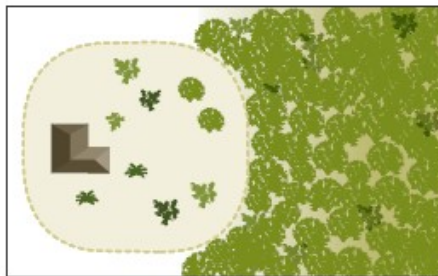
To achieve compliance with this Element the following acceptable solution must be met.

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

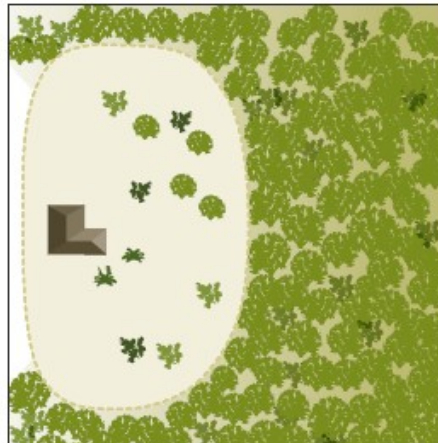
Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

- **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

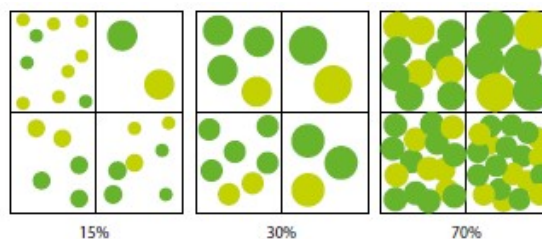


### Design of Asset Protection Zone

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 6

## 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**

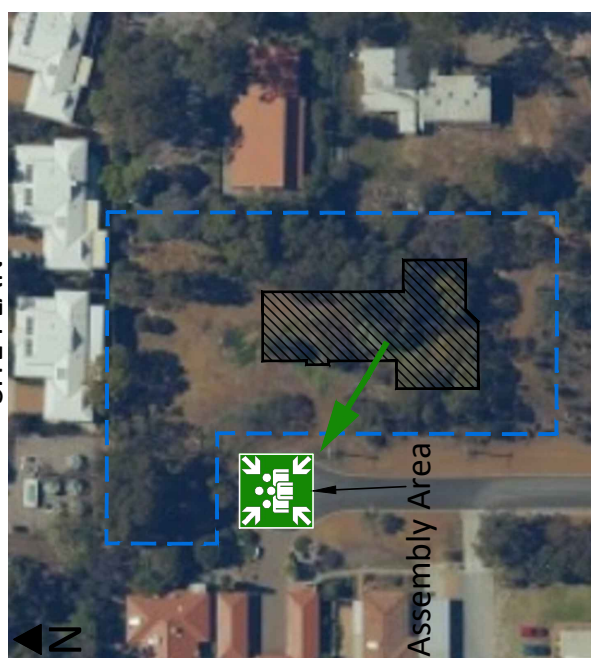
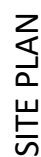
See Emergency Evacuation Advice








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**



Legend	
	Evacuation Path
	Emergency Exit
	Assembly Area
	CO <sub>2</sub> Extinguisher
	Fire Blanket
	Defibrillator
	Switchboard

R	A	C	E
<b>RESCUE:</b> <ul style="list-style-type: none"> <li>• yourself.</li> <li>• other guests, staff, contractors and visitors.</li> </ul>	<b>Raise the ALARM:</b> <ul style="list-style-type: none"> <li>• Alert the Fire Brigade by calling 000.</li> <li>• Notify staff onsite or via Emergency contact number.</li> </ul>	<b>CONTAIN the fire:</b> <ul style="list-style-type: none"> <li>• To the room or space of origin.</li> <li>• Close the doors behind you.</li> </ul>	<b>EXTINGUISH or EVACUATE:</b> <ul style="list-style-type: none"> <li>• Follow instructions.</li> <li>• Go to Assembly Area.</li> <li>• Only attempt to extinguish if safe, you're trained and it is safe to do so.</li> </ul>

# ATTACHMENT 7

Survey showing existing trees



