

16 November 2017 – Revision A

City of Kalamunda
PO Box 42
Kalamunda WA 6926

Attention: Planning Department, Chris Lodge



ARCHITECTS

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Dear Sir,

**RE: Application for Planning Approval – Early Learning Centre
St Brigid's College Lot 202, No 200 Lesmurdie Road, Lesmurdie**

Please find enclosed the following items relating to proposed project at St Brigid's College, Lesmurdie.

- A completed application form.
- Certificate of Title and Plan of Survey
- One copy of the following design drawings
 - AC00 - Site Survey 1:200
 - SK00 - Floor Plan 1:100
 - SK01 - Site Plan 1:200
 - SK02 - Elevations 1:100
- One copy of the following assessment reports
 - Bushfire BMP and BEEP
 - Heritage Impact Statement
 - Traffic Impact Assessment
 - Environmental Assessment, Flora and Vegetation
 - Environmental Noise Assessment
 - Access & Mobility Assessment

In regard to the application fee I have calculated the amount as \$5,555 based on a \$2M construction cost. Could you please confirm this and call me for payment via credit card.

Proposal

St Brigid's College are proposing an adaptive re-purposing that would see the conversion of Lesmurdie House into an Early Learning Centre for 60 children in the 3 and 4 year age group with 6 staff in attendance.

Lesmurdie House is listed on the State Heritage Register and accordingly all development must be undertaken in accordance with the relevant Acts. The proposed works would involve building refurbishment and conservation works, minor additions at the south end, carparks and access driveways works.

Key elements of the proposal are as follows.

Land

Lesmurdie House is located within the St Brigid's College Campus on Lot 202 (No200) Lesmurdie Road, Lesmurdie to the south of the main school buildings.



Zoning & BCA Classification

Zoning

The proposal involves a change of use for the building from a boarding house to an Early Learning Centre.

The Shire's current Local Planning Scheme 3 zoning for the property is "Residential" and under this zoning the proposed development would have a use classification as "Educational Establishment" which is an "A"; meaning the use is only permitted if the council exercises its discretion and grants planning approval after giving special notice in accordance with Clause 9.4.

Setbacks

Lesmurdie House is located approximately 40m from the nearest boundary and accordingly building setbacks are not considered to be an issue given there are no boundaries in proximity to the building.

Parking

Parking numbers have been determined in accordance with the City of Kalamunda's Local Planning Scheme No. 3 Table No. 3.

- | | |
|--|------------------|
| • 6 Staff @ 1 bay each | 6 cars |
| • 60 Children / Students @ 1bay / 3 students | 20 cars |
| • 1 Universal Access bay | 1 car |
| | 27 cars required |

The proposal provides a total of 27 car parking bays and accordingly is compliant.

BCA Building Classification

Under the BCA the Early Learning Centre would be considered as Class 9B and the Offices located on the upper level would be considered as Class 5.

Bushfire

RUIC Fire has been engaged to provide guidance and certification throughout the various stages of the project to ensure compliance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7).

Subsequent to a number of site visits to review the landscape surrounding Lesmurdie House they have undertaken a detailed assessment of the project in relation to the guidelines outlined by SPP 3.7 and have prepared the Bushfire Management Plan and Bushfire Emergency Evacuation Plan, both of which will be integrated into the College's existing bushfire management and evacuation procedures.

Refer Appendices: BMP and BEEP attached.

Heritage

Lesmurdie house is currently listed on the State Heritage Register as Part of the 'Lesmurdie Group' which also includes St. Swithun's Church and a number of original School Buildings on St. Brigid's main campus.

Hocking Heritage Studio were engaged to provide comment and guidance on the project; initially reviewing the existing conservation plan in conjunction with historical details from a number of different sources; providing a preliminary overview of the Heritage significance of the building and surrounds.

They have met with the State Heritage Office to discuss the proposal prior finalising their report and the feedback was positive.

Refer Appendices: Heritage Impact Statement attached

Traffic Impact & Access

Apex Engineers have been engaged to undertake a Traffic Impact Assessment and to review any potential traffic impacts within the immediate surroundings of the proposed Early Learning Centre.

A Traffic Movement Survey was undertaken at the intersection between Lesmurdie Road and St. Brigid's Drive which concluded that the impact of additional vehicle trips generated by the proposed Early Learning Centre on the local road network would be negligible.

Further to this they also undertook an assessment of the provision and design compliance of the proposed on-site car parking and found this to comply with the relevant design standards.

Refer Appendices: Traffic Impact Assessment attached.

Environmental – Flora & Vegetation

A restricted amount of clearing, approx. 2500m² will need to be undertaken for roadways and carparks in the area to the west and south of Lesmurdie house and the proposed additions.

Mattiske Consulting were engaged to undertake a flora and vegetation study of the area to be cleared.



An extensive grid based ground survey of the proposed area was undertaken in addition to a detailed desktop study to identify the existing plant and animal species in the area and the impact that the proposed clearing would have on their current habitat. The key findings are as follows:

- no declared or listed threatened or priority flora species were recorded
- the northern section of the proposed clearing area was degraded and supported mostly introduced species in the understorey and a few planted shrubs and trees.
- the actual area proposed to be disturbed that is in relatively good condition is less than 0.2ha. The other sections of the survey area are either degraded or completely degraded.
- no suitable hollows for the listed Black Cockatoos were recorded
- the proposed clearing activities could not be considered significant in the local or regional context for the foraging activities of the Black Cockatoos.

Refer Appendices: Environmental Assessment – Flora & Vegetation attached.

Environmental Noise Assessment

Gabriels Hearne Farrell Acoustic Consultants have been engaged to undertake modelling of the potential environmental noise emissions from the proposed Early Learning Centre to ensure there wouldn't be a negative impact on the residential properties located to the west of Lesmurdie House. The following noise sources were considered:

- Children within the external play areas
- Noise emissions from vehicles
- Noise emissions from the new mechanical plant
- Noise break-out from internal play spaces

After a thorough assessment it was concluded that the potential noise emissions from the proposed Early Learning Centre will comply with the Environmental Protection (Noise) regulations 1997.

Refer Appendices: Environmental Noise Report attached.

Universal Access & Mobility

In order to achieve compliance with the Building Code of Australia (BCA) and a number of Australian Standards relating to Universal Access within public buildings specialist advice was required due to the nature of the site and Lesmurdie House being heritage listed.

O'Brien Harrop Access has been engaged to prepare a summary of the minimum access requirements for the Early Learning Centre. All works associated with the new additions at the southern end of the building will require compliance with the necessary regulations and standards and this is achievable.

Due to the added level of complexity that the heritage significance of Lesmurdie house provides, achieving compliance will be more complicated and relies on a number of non-standard performance based solutions. However through the specialist advice provided by O'Brien Harrop Access compliance will be achievable.

After a number of site visits and a detailed analysis of the proposed additions a strategy for achieving compliance has been finalised including the following building elements:

- Provision for Accessible Parking
- External Access to the Building
- Accessible Paths of Travel
- Entrances to the Building
- Vertical Access (Stairs)
- Internal Access
- Provision of Sanitary Facilities – Staff, Students and Public
- Location of Switching and Controls

Refer Appendices: Access & Mobility Assessment attached.

Sewerage Effluent Disposal

Construction Hydraulic Design (CHD) have been engaged to provide guidance on the sewerage effluent disposal system at Lesmurdie House and upgrade works that may need to be undertaken as part of the proposal.

Preliminary enquiries have indicated that there is currently a septic tank and leach drain system servicing the existing building however further investigations have been unable to determine whether this system is compliant with the current Health department regulations or whether it will require upgrade given the increased demand from the proposed use.

Accordingly a totally new effluent disposal system is proposed and CHD are currently working through the approval process with Dept of Health.

We trust that all of the proposal details are clear however should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,

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

Grant Adams
Director