ALTUS PLANNING

Proposed Scheme Amendment to City of Kalamunda Local Planning Scheme No. 3 – Standard Amendment to Special Use Zone No. 13

Lot 4 (No. 81) Canning Road, Kalamunda

TOWN PLANNING | MEDIATION | ADVOCACY

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1.0 Introduction

This submission has been prepared by Altus Planning on behalf of IO Group Pty Ltd (**Applicant**) to provide justification for a proposed amendment (**proposal**) to the City of Kalamunda (**City**) Local Planning Scheme No. 3 (**LPS3**) for 'Special Use Zone - No. 13' (**SU13**) at Lot 4 (No. 81) Canning Road, Kalamunda (**subject site** or **site**). Having regard to the relevant planning framework, the proposal seeks to make amendment to existing 'Special Use' No. 13 for 'Gymnasium/Health Studio' use to include 'Recreation – Private', 'Consulting Rooms' and 'Kitchen/Café' uses.

The proposal intends to include such uses within the special use zone to allow future redevelopment on the subject site for a consolidated health and wellness centre. Whilst additional uses are proposed, the intention is to principally reconfigure existing spaces along with a minor addition to the existing building to allow for better utilisation of infrastructure and a more sustainable operations.

The indicative use for the 'Recreation – Private' component would be for a children's indoor playground, 'Consulting Rooms' to accommodate either a podiatry, massage therapist or chiropractor and 'Kitchen/Café' for a small café serving both patrons of associated use and general public.

Various communications occurred between the Applicant and the City's Planning Officers between September 2022 and July 2023 to discuss potential for uses to be introduced on subject site. A preliminary land scoping statement and conceptual plan has also been prepared within this Report.

1.1 Site Details

Figure 1: Location Map. (Aerial Source: PlanWA)

The subject site is located within the locality of Kalamunda, approximately 20km east from the Perth Central Business District (**CBD**). Known for its hilly terrain and attractive landscape within the urban fringe of Perth, the Kalamunda Town Centre offers a mixture of lifestyle living and heritage amenity.

The subject site measures 3,124m^2 and is zoned 'Special Use – No.13' specifically for gymnasium/health studio. Located at the corner of Canning Road and Collins Road, the subject site is 800m south from the Kalamunda Town Centre and 450m north from the new retail centre (Glades Shopping Centre). The site abuts Canning Road which is the connector for these two identified centres. Access to the subject site is via a singular vehicular access from Collins Road.

To the north of the subject site on the opposite side of Collins Road, a large block of the land measuring approximately 3ha is reserved for public purposes. The site consisted primarily of an aquatic centre (Kalamunda Water Park), a skate park with frontage to Canning Road and a rollerblading rink (Rollerrama Kalamunda).

To the south of the subject site are generally residential dwellings coded between R10 – R30. Historically, some additional uses have been introduced within this residential

area, particularly along Canning Road, as reflected by the veterinary clinic towards the west of subject site.

Figure 2: Surrounding land uses. (Aerial Source: PlanWA)

Over the past decades, the site has been operating as an existing gym and health studio. Being one of the few gyms available within the area, the gym is considered the largest of its scale and has enjoyed consistent patronage and membership from community around it. The gym offered a range of other services including a creche, café, massage therapist, sauna and fitness classes. All these uses are incidental to the operations of the gym and has been operating as part of the existing building.

Whilst the intention was to maintain all these incidental services for the benefit of its members, over the years, the uses such as the café and massage therapist has ceased to be operational due to the unsustainable nature of limited patronage. In addition, the usage of existing creche has diminished and made it realistically hard to maintain.

On top of it all, whilst the operations of gym have sustained over the years, the building itself which was constructed prior to 1972, is now dated and inefficient in terms of form and layout. The current development has several limitations both in form and function which may not necessarily see it remain a viable community facility into the future.

In its existing built form, the development does not address street frontages, nor does it provide an activation of streetscape. Notably, the main access to the building is via the existing car parking bays with no legibility of building access from either side of the street front.

1.2 Proponent and Land Ownership

The site was acquired by IO Group Pty Ltd in February 2022 as per the Certificate of Title provided at **Attachment 1**. The landowner is also the Applicant for this proposal.

2.0 Strategic and Statutory Framework

2.1 State Planning Context

2.1.1 Metropolitan Region Scheme

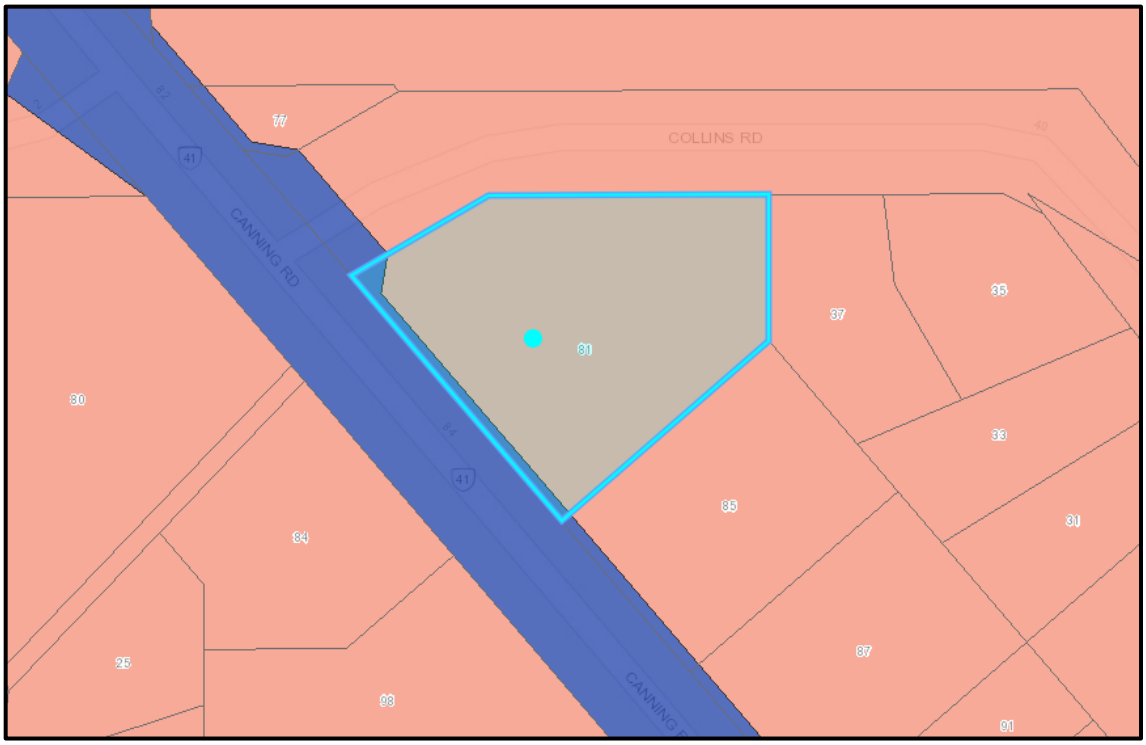


Figure 3: Subject site zoning under the Metropolitan Region Scheme (MRS). (Source: PlanWA)

The subject site is zoned 'Urban' pursuant to the Metropolitan Region Scheme (**MRS**). It is noted that there is a slight encroachment of the MRS zoning for Canning Road, being the 'Other Regional Road' reserve, running parallel to the south-western boundary of the subject site.

2.1.2 State Planning Policies

State Planning Policy 1 State Planning Framework (SPP1)

Relevant general principles pursuant to section 5 of SPP1 for community:

> *(ii) promoting a range of accessible community, resources, including affordable housing, places of employment, open space, urban tree canopy, education, health, cultural and community services."*
>
> *(v) promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels"*

Given the existing land use of the subject site, the services provided are considered to be beneficial for the local community. The proposal is for an augmentation of such services to create a vibrant health and wellness hub and to improve the existing facility going into the future.

State Planning Policy 3 Urban Growth and Settlement (SPP3)

Relevant objectives of the SPP3 under section 4:

> *To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.*

Policy measures for creating sustainable communities 5.1:

- *Sufficient and suitable serviced land in the right locations for housing, employment, commercial, recreational and other purposes, coordinated with the efficient and economic provision of transport, essential infrastructure and human services;*

- *making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character and heritage values; the cost-effective use of urban land and buildings, schools and community services, infrastructure systems and established*

neighbourhoods; and promoting and encouraging urban development that is consistent with the efficient use of energy;

- *clustering retail, employment, recreational and other activities which attract large numbers of people in existing and proposed activity centres at major public transport nodes so as to reduce the need to travel, encourage non-car modes and create attractive, high amenity mixed use urban centres;*

Policy measures 5.4 demonstrates the principles for liveable neighbourhood:

- *an urban structure of walkable neighbourhoods clustered to form towns of compatibly mixed uses in order to reduce car dependence for access to employment, retail and community facilities;*

- *active street frontages with buildings facing streets to improve personal safety through increased surveillance and activity;*

- *mixed use urban development which provides for a wide range of living, employment and leisure opportunities capable of adapting over time as the community changes, and reflects appropriate community standards of health, safety and amenity;*

The proposal intends to create an improved recreational and community hub geared towards different age and demographic groups. In this instance, the proposal intends to extend its existing target group to include surrounding young families and children.

The proposal also addresses the underutilisation of existing land and building, whilst providing a clustering effect with surrounding public recreational uses. In addition, in response to policy measures 5.4 liveable neighbourhood, the lack of active street frontages of the existing building is expedited by the lack of incentive to adapt and change.

State Planning Policy 3.7 Planning in Bushfire Prone Areas

The general locality around the subject site is considered bushfire prone due to the nature of the landscape, as indicated in Figure 4.

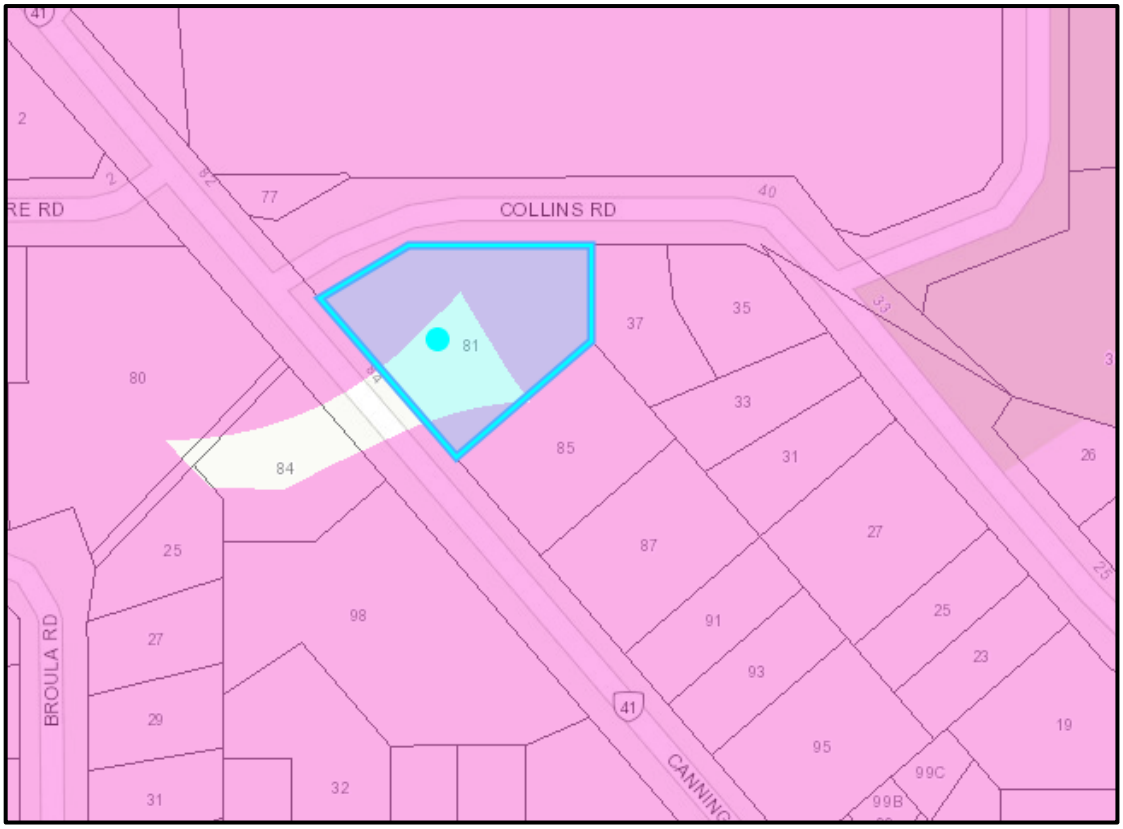


Figure 4: State Planning Policy 3.7 Planning in Bushfire Prone Area overlay. (Source: PlanWA)

<u>State Planning Policy 4.2 Activity Centres</u>

The subject site is identified to be outside of and adjacent to the boundary of Kalamunda Activity Centre Plan. Kalamunda Activity Centre is identified as a District Centre under SPP4.2 (see Figure 5).

Pursuant to clause 7.8 (e), a net benefit test is required for:

> *planning instruments that identify new land or rezone land to facilitate major development or out-of-centre development.*

An out-of-centre development pursuant to clause 7.9 (b) is considered to be:

> *any new planning instrument or amendment to a planning instrument that will result in new land being capable of accommodating Category A or B activity centre uses outside of activity centres (regardless of land size).*

Under the definition of activity centre uses, 'Restaurant/Café' use is identified as 'Category A' whereby 'Recreation – Private' as 'Category B'. 'Consulting Room' use are not subject to this policy.

Whilst a scheme amendment is proposed, it is submitted that the existing 'Special Use' zoning will not be fundamentally altered, but rather, enhanced. The proposal is considered a small-scale development and will not significantly impact neighbouring activity centre.

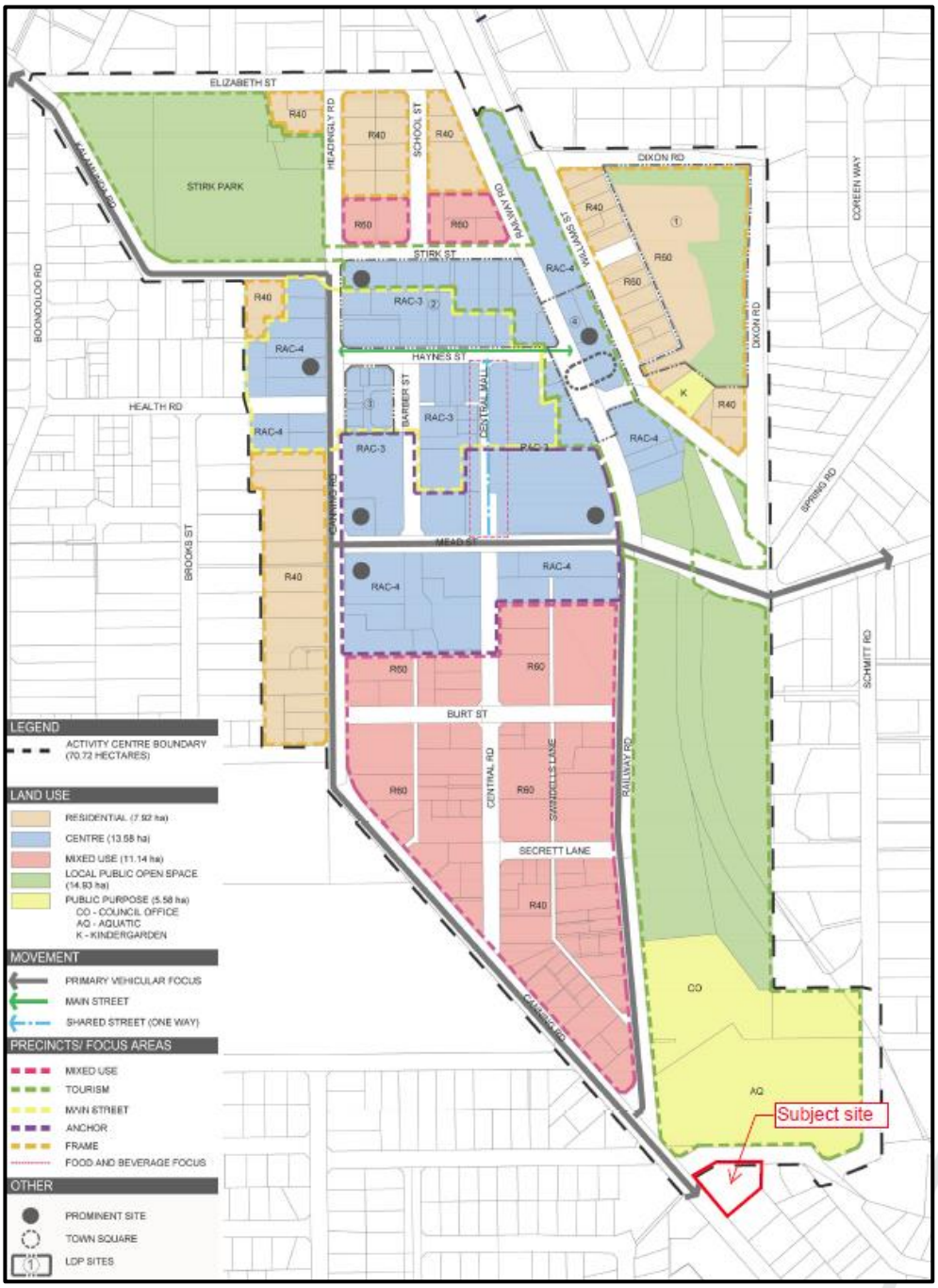


Figure 5: Kalamunda Activity Centre Plan. (Source: City of Kalamunda's Website).

State Planning Policy 7.0 Design of the Built Environment

In referring to Schedule 1 – Design Principles Clause 9 for Community within SPP7.0:

> *Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
>
> *Good design encourages social engagement and physical activity in an inclusive, equitable manner and considers how the activities inside buildings can bring life and activity to public spaces. Places should be able to accommodate change over time, create continuity with the past and respond to new social, market or environmental demands.*

Consideration has been given for the proposal to introduce opportunity for the incorporation of better design outcome for the built environment, particularly relating to the interface to public realm and inclusion of community facilities.

2.1.3 State Planning Strategies

State Planning Strategy 2050

One of the strategic goals highlighted with State Planning Strategy 2050 is to create a sustainable community. It is highlighted that liveability is a key determinant of the State's ability to attract an internationally mobile workforce, which depends, in part, on the cost of living, adequate social services (including schools and hospitals) and amenity in key regional centres.

In particular, Section 3 Social infrastructure within the State Strategic Directions, highlights the objectives to provide interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community.

> *A liveable place is safe, attractive, affordable and environmentally sustainable, with a socially cohesive and inclusive community, good access to public open space, employment, education, shops, healthy food, arts and culture, accessible and frequent public transport, and walking and cycling infrastructure.*

It is highlighted that both public and private investment in social infrastructure is essential. Social infrastructure has both 'hard' and 'soft elements:

> *'Hard' elements include health facilities and centres, education facilities, nursing homes, recreation grounds, police stations, prisons, fire and emergency service buildings, art and cultural facilities and other government buildings.*
>
> *'Soft' elements may include programs, resources and services, as well as public art and cultural events, that complement these 'hard' elements and contribute to the formation of a community. 'Hard' elements do not work successfully unless the 'soft' elements accompany them.*

Given the existing gym provides the hard infrastructure, the consolidation and introduction of complimentary additional uses such as 'Recreation – Private' and 'Restaurant/Café' will create a space where the 'soft' infrastructure' can be built upon.

Further to the above and in line with liveable neighbourhood principles, the compacting of land uses through provision of social spaces, meeting places and community facilities along a movement corridor allows for increased accessibility and sustainability outcomes. The subject site being within such corridor (Canning Road) with access to public transport network are prime for the introduction for such consolidated effort.

In addition, section 3.1 of the Strategy highlights:

> *The interface between the public and private domain enables interactions between people and the built environment in way that stimulates social activity.*
>
> *The multiple use and regeneration of the public and private interface into functional, vibrant and attractive places encourages new enterprises to service social activity.*

The proposal intends to reconfigure and revitalise existing site to allow for a better rendition of existing built form. By opening up the availability to introduce new, complimentary land uses on subject site which are conveniently located within proximity of public purpose reserve land for recreation purposes, the intention is to promote the co-location of places together with a consolidated approach. This will create a synergetic effect for the surrounding recreational facilities, particularly during off seasons when the aquatic centre is not in operations.

Some key facts highlighted within the Strategy:

- *If an additional 40% of the Australian population engaged in regular, moderate and effective exercise, an estimated net benefit of $6.5 million per day would result from the reduced costs associated with heart disease, back pain, increased workplace productivity and reduced absenteeism.*

- *For children and adolescents, living within 800m of parks or sports centres increases the likelihood that they will use these facilities and walk or cycle to/from them.*

This highlights the importance for recreational facilities and its importance being in proximity to existing residential dwellings. Given the subject site unique location that straddles between the public purpose reserve for recreation purpose, plus the surrounding residential area, it is within reasons for the inclusion and addition for such community uses.

Further, one of the strategic approaches highlighted within Table 14 with regard to social inclusion include:

- *Community interactions are enhanced through a variety of meeting spaces and places.*

- *A range of recreational activities for different age and social groups continue to be accommodated by a variety of spaces and places.*

The proposal intends to provide more varied recreational services than its existing use, through the introduction of 'Recreation – Private'. In addition, the provision of 'Restaurant/Café' and 'Consulting Rooms' will complement and service different social and age group.

Directions 2031 and Beyond

Kalamunda is identified as a District Centre within the North-East Sub-Region. This is similar to SPP4.2 Activity Centre.

Perth and Peel @3.5million

The strategic framework for Perth and Peel region also highlights the importance of community and social infrastructure. One of the framework's overarching objectives include:

> *To provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs including health, education, sport and recreation, while promoting co-location and optimising the use of existing facilities.*

The proposal is consistent with the above objective given the location of the site adjacent to existing public purpose recreation and the aim of complimentary land uses that will encourage the gathering of the community both for health and wellbeing.

2.2 Local Planning Context

2.2.1 Local Planning Scheme

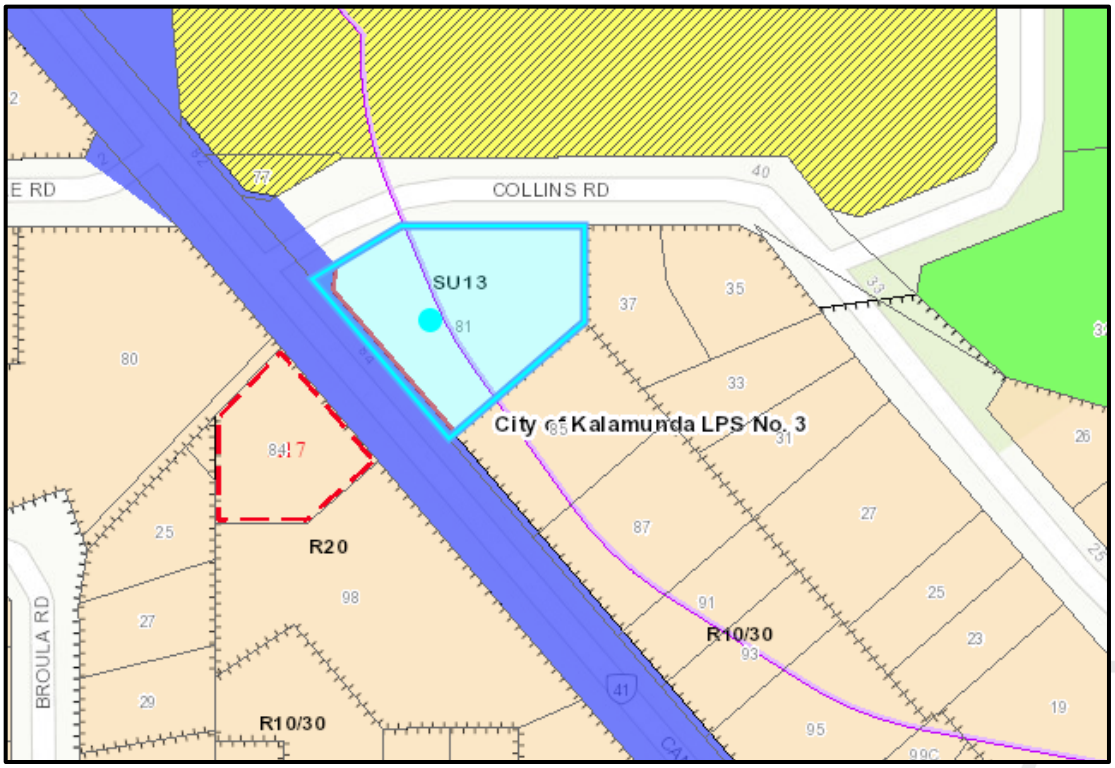


Figure 6: Subject site zoning under the City of Kalamunda Local Planning Scheme No.3. (Source: PlanWA)

The subject site is zoned 'Special Use – SU13' pursuant to the City's Local Planning Scheme No. 3 (**LPS3** or **Scheme**).

The objectives for 'Special Use' zone as set out in Clause 4.2.5 of LPS3 is as follows:

> *To accommodate a specific use with special conditions on land where the provisions of the zoning table are not sufficiently sensitive or comprehensive to achieve the same objective.*

The allowed use and requirement within Special Use zone is further defined within Schedule 4 – Special Use zones of LPS3, whereby the subject site is identified as 'Gymnasium/Health Studio'.

Through this proposal, the Applicant intends to introduce three additional uses to the existing special use to better consolidate and revitalise the existing site.

These uses are defined within Schedule 1 of LPS3, as follows:

> *"**recreation – private**" means premises used for indoor and outdoor leisure, recreation and sport which are not usually open to the public without charge;*
>
> *"**consulting rooms**" means premises used by no more than two health consultants for the investigation or treatment of human injuries or aliments and for general care;*
>
> *"**restaurant/cafe**" means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988;*

Provisions for clause 6.7.3 sets out the need for application for planning approval within Bushfire Prone Area to accompanied by Bushfire Attack Level (**BAL**) assessment and a Fire Management Plan. Whilst it is understood that this is only applicable during planning application stage, consideration has been given into such requirements.

2.2.2 Local Planning Policies

The subject site is not located within a structure plan or any other defined planning policy area.

Local Planning Policy 18 – Requirements of Local Planning Scheme Amendments

The City's Local Planning Policy 18 – Requirements of Local Planning Scheme Amendments (**LPP18**) has been referred to for the preparation of this Report.

Local Planning Policy 11 – Public Notification of Planning Proposals

For a Local Planning Scheme amendment, advertising will be required in accordance with the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015 (**LPS Regs**). A preliminary advertising to affected residents and relevant government agency may be required as well.

Local Planning Policy 33 - Tree Retention

No development is proposed concurrent with the proposed amendment. However, consideration will be given to the retention of a mature tree on site as part of any future development application.

2.2.3 Local Planning Strategies

City of Kalamunda Local Planning Strategy

The City's local planning strategy indicates approximately 80,000 population growth within the City of Kalamunda by 2031[1].

Under section 2.4.5 Retail and Commerce (outside Kalamunda Town Centre), one of the strategies highlighted is to:

> *"develop the concept of activity centres by considering mixed use and co-location of community facilities".*

This is separate to the existing Kalamunda Town Centre which is within the activity centre area. The strategy allows for consideration of mixed use and co-location of community facilities as reflected by the proposal.

[1] City of Kalamunda Local Planning Strategy (2010) 'Population Projections and Future Growth', pg 5.

Further to that, section 2.4.7 Open Space and Recreation vision statement states to:

> *Provide a range of active and passive recreation facilities that have regard to the changing needs of the community and ensuring maximum value and usage, subject to environmental sustainability.*

This is followed by proposed scheme amendments and policy initiatives to:

> *"Identify specific space provisions for youth."*

Section 2.4.8 Community Facilities vision statement also states to:

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

The proposed scheme amendments and policy initiatives following the strategy includes:

- *Rationalise existing stand-alone community purpose sites.*
- *Seek community purpose sites adjacent to, or within, activity centres.*
- *Seek opportunities to incorporate community purposes within private development in activity centres and amend zones and centre plans to accommodate this.*
- *Ensure preparation of structure plans to include community facilities is consistent with the Shires Community Facilities Plan.*

Having reviewed the above, the importance of community facilities is highlighted in the Strategy and is particularly relevant to the proposal. Given the emphasis of co-location and consolidation of such community uses, this is wholly consistent with the proposal submitted.

<u>Kalamunda Advancing 2031 Strategic Community Plan</u>

The Strategic Community Plan also highlights a shift in population forecast within the City of Kalamunda for year 2031 – 2036. An increase of younger generation between

age 25 – 49 are predicted whereas number of growth within older population of over 60 years will decrease significantly[2].

Reflective of such future population estimate, one of the emerging themes highlighted within the Strategic Community Plan includes the need to address and provide more facilities for young people and families, whilst ensuring support for the older population[3].

This again, is similar to the proposal which introduce 'Recreation – Private' primarily for kids and young family, 'Consulting Rooms' and 'Restaurant/Café' which can service all age groups.

3.0 Site Analysis

3.1 Topographical Features

The subject site has a gentle west-eastern upward slope. From the western boundary (288.57AHD) measured from the corner of Canning Road and Collins Road, the site slope upwards to the eastern boundary measuring 294.25 AHD.

Subject site consists of four (4) mature trees, measured between 8m – 17m in height with a circumference between 0.3m – 1.0m. Outside of the western boundary of the subject site, three (3) Council verge trees runs parallel to the Canning Road frontage.

A copy of the survey plan can be referred to at **Attachment 2**.

3.2 Land Capability

Subject site has a combination of sand, gravel and clay soil types consistent with those in the hills locality.

[2] Kalamunda Advancing 2031 Strategic Community Plan, Pg 9.
[3] Kalamunda Advancing 2031 Strategic Community Plan, Pg 12.

3.3 Native Vegetation and Conservation

Apart from the trees identified for retention as part of the Local Planning Policy 33 – Tree Retention, there are no identified vegetation or conservation requirement on the site.

3.4 Aboriginal and European Heritage

There is no identified European Heritage on the site. As indicated on Figure 7, the site is identified as part of Place 3758: Helena River under the Aboriginal Cultural Heritage (ACH) Directory. It is noted that prior to any future development application that require earthworks, advice will have to be sought by the Applicant for this matter.

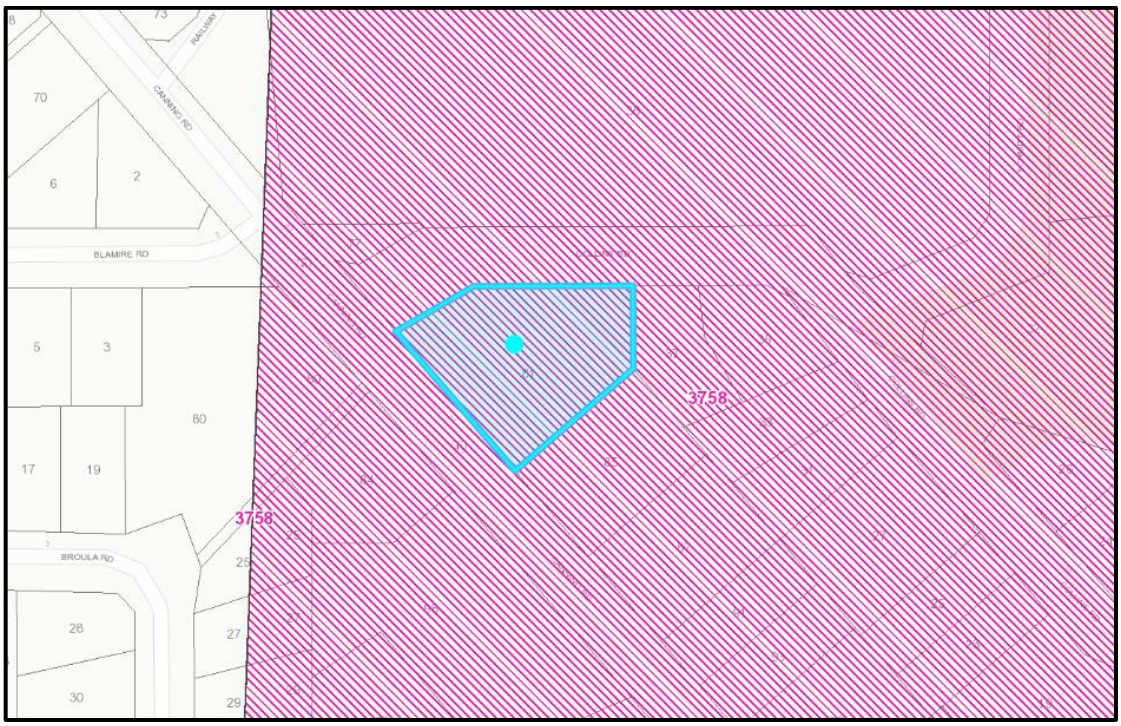


Figure 7: Aboriginal Cultural Heritage (ACH) Directory – Place 3758. (Source: PlanWA)

3.5 Infrastructure Availability

As noted, the subject site has existing connections to sewer and water. An overhead electricity power line runs outside of the western boundary parallel to Canning Road and along Collins Road.

4.0 Amendment Proposal and Type

4.1 Amendment Specifications / Type (Basic / Standard / Complex)

Pursuant to the provisions of Part 5 clause 34 of the LPS Regs, the proposed amendment is considered a standard amendment.

Having considered the terms applicable for standard amendment, the following definitions are relevant to the proposal:

(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
(b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
…
(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
(g) any other amendment that is not a complex or basic amendment.

The subject site is zoned 'Special Use' with existing land use as 'Gymnasium/Health Studio'. The proposed amendment is intended to allow for the existing gym development to remain but also for complimentary land uses to be incorporated in the future so that a consolidated health and wellness centre can viably continue. Given the scale of existing development on site, it is submitted that any future development in light of the proposal being approved will have minimal impact on the surrounding land uses and any other land zoned for 'Special Use' within the locality.

Subject to the above, the Applicant proposed the following amendment to Schedule 4 – Special Use Zones:

- Under No. SU 13 to allow for 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' uses.

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
SU 13.	81 CANNING ROAD (CNR COLLINS ROAD) KALAMUNDA. Canning Loc 457, Lot 4	• Gymnasium/Health Studio • Recreation – Private • Consulting Rooms • Restaurant/Café	'Gymnasium/ Health Studio' shall remain the predominant land use of the zone.

Further to its existing 'Gymnasium/Health Studio' use, the Applicant intends to introduce 'Recreation – Private', 'Consulting Rooms' and 'Kitchen/Café' uses to the subject site. Whilst these other land uses are introduced, the primary land use will remain for 'Gymnasium/Health Studio'. The proposed additional use only intends to allow for an improved configuration and efficient use of space and operations.

The proposed 'Recreation – Private' use is to potentially allow for an indoor kids playground as an reconfiguration of its existing creche. The proposed playground will allow for better allocation of capacity to service both its existing gym members whilst also to be open to surrounding community with young children.

As for 'Consulting Rooms', this is intended to be a supplementary to the health-related functions of the gym. Particularly, the re-introduction of previous massage therapy services offered as part of the gym and inclusion of physiotherapy, podiatry or chiropractor services will benefit a wider range of community.

Lastly 'Restaurant/Café' use is intended by the Applicant to provide a natural gathering place for local community, whether this is gym members that attend the site, family with young children or someone dropping by for a quick cup of coffee. The café which previously serviced only gym customers did not sustain due to the limited patronage on site. The Applicant is of view that this is a missed opportunity to provide a 'third place' for community and gathering purpose. The 'Restaurant/Café' proposed is likely to remain at a relatively small-scale café with ample of outdoor seating on the ground floor level.

4.2 Rationale for Amendment

4.2.1 Community and Social Engagement

Having regard to the City's Local Planning Strategy, Perth and Peel @3.5million and State Planning Policies 7.0, it is indicated that the creation of community places and facilities are vital to a healthy and sustainable community.
The proposal introduce uses that are consistent with and complements the existing 'Gymnasium/Health Studio' use. As a consolidated hub for health and wellness, the intention is to provide recreational facilities and community services to the surrounding neighbourhood. The expansion of such future uses will open up the existing land use to accommodate people of all ages and demographic, whether young family, children and older adults.

In addition, the land uses proposed will also act as a catalyst for a communal meeting place, as a platform for social and community functions.

4.2.2 Co-location of Community Activities

Being situated adjacent an expansive reserve land for public recreational purpose, the subject site has the advantage of being located close to existing infrastructure which service such use. This includes existing public transport and cycling network with the bus stop being approximately 150m away from subject site and further considerations for traffic and parking accounted for.

In addition, the introduction of future land uses on subject site does will not conflict with surrounding uses, particularly with the introduction of 'Recreation – Private' for indoor kids playground which will provide an additional facility for children when the water park is not in operations during colder months.

The addition of 'Consulting Rooms' can be supplementary to existing gym uses but also for the ease of access for surrounding community. 'Restaurant/Café' use are also intended for such additional community spaces for a natural gathering place but will still largely service the patrons to the subject site.

Such co-location and consolidation effort is intended to prevent underutilisation of existing site, particularly when considering the existing use is a single-use destination.

4.2.3 Activation of Existing Spaces

The existing building on subject site was constructed prior to 1974. Whilst it has sustained the growth of the existing gym over the years, the building is dated and requires extensive reconfiguration of space for better utilisation.

The proposed amendment will allow for a better reconfiguration of the existing building to properly integrate all potential land uses which could be accommodated under the proposal. It is submitted that such land uses will not have an adverse amenity impact on the surrounding community.

The proposed amendment will allow for the existing infrastructure and capacity to be utilised more effectively. The allowance of new land uses will make operations more viable and sustainable into the future.

4.2.4 Redefining Streetscape Frontages

As a result of the proposed amendment, the Applicant intends to refurbish the existing development which may also include minor additions to the existing building.

The existing gym serves a specific demographic of the community. The building and use is closed off and inward orientated, and it does not present itself to be accessible to the public from the streetscapes. Revitalisation of the site as a result of the opportunities then available as a result of the scheme amendment, will better present and integrate the site into the community and surrounding landscape.

Taking on the Liveable Neighbourhood principles, the additions or extension to existing building can only be meaningful if the space can be activated and fully utilised via the additional uses.

The Applicant intends to provide an activated frontage to its surroundings, particularly with a 'Restaurant/Café' use which can be achieved through the introduction of outdoor seating area. All uses within the subject site will be complementary, adding vibrancy to what is currently a one-dimensional use.

4.3 Future Development Proposal (Land Use Scoping Statement)

4.3.1 Scale and Intensity of Use

Whilst additional land uses are proposed, the primary reason for such amendment is for a better re-configuration of existing incidental use. It is anticipated future expansion on the subject site could result in approximately 200m^2 - 300m^2 floor space addition to the existing two-storey building on subject site, however it is more likely that there will be a greater emphasis on the repurposing of the existing floor area.

It is projected that the likely maximum floor space for each individual land use will be as follows:

Land Use	**Anticipated Floor Space**
Gymnasium / Health Studio	1,000m^2 – 1,200m^2
Recreation – Private (Kids Indoor Playground)	100m^2 – 200m^2
Consulting Rooms	50m^2 – 100m^2
Restaurant/Café	50m – 100m^2
Total	**~1,500m^2**

The maximum achievable will be determined at development stage and will be influenced by a number of considerations including available parking.

4.3.2 Streetscape

Consideration has been given to the existing streetscape within the immediate area, including the public purpose reserve to the north of subject site and residential area to the south of site.

The subject site can be considered as a transitional space, whereby it is the corner lot and has the ability to introduce landmark feature on the site.

However, having considered the adjoining residential property to the southern boundary of the subject site, the proposed building additions will be modest in scale and size. In addition, the boundary line whereby it adjoins other residential property is lined with dense vegetation which shield potential visual amenity impact.

Where the existing building does not provide any legible frontages to both Canning Road and Collins Road, the proposed amendment and built form will likely incorporate these as part of the development.

Future built form will take into consideration of the R-Codes zoning (R10/R30) adjoining the subject site. In accordance with SPP7.3 Residential Design Codes 2023 (**R Codes 2023**), a R30 zone primary street setback is 4m, with a maximum wall height between 7m – 8m depending on types of design.

These are all considerations that are to be properly assessed and determined at development approval stage.

4.3.3 Tree Preservation

Four (4) existing trees are identified on the subject site. It is preferred that these will all be retained as part of any future development of the site.

4.3.4 Open Space

Whilst there are no specific requirements pertaining to open space for the subject site zoning, consideration will be given to improving the quality of the open space and landscaped areas of the site.

4.3.5 Site Limitation or Constraints

The proposal simply seeks to improve and revitalise what already exists having regard to the residential development that surrounds the land.

From a planning perspective, the subject site is located just outside of the boundary of existing activity centre, however, given the proposal is a subtle adjustment to what already has existed on site for decades, it is considered to have merit.

Finally, the form and configuration of the existing building and car parking layout is a current constraint which is also an opportunity for improvement as part of future development and revitalisation.

4.3.6 Prevailing Amenity

Amenity impacts that are likely to arise from future development could potentially include increase noise and traffic vehicular moments. These are all matters that will need to be resolved at development stage.

However, having considered the location of the subject site, its existing land use and the land use adjacent to the property, it can be considered that future amenity impacts are likely to be negligible and capable of being managed.

4.4 Concept Master Plan

A copy of the Concept Master Plan which simply provides an artistic impression of possible improvements to the existing building are provided at **Attachment 3**.

5.0 Conclusion

The Applicant is seeking a scheme amendment to existing 'Special Use' zone No. 13 for 'Gymnasium/Health Studio'. The Applicant proposed additional use to include 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café'.

For the reasons outlined in this Report, our view is that the proposed amendment is suitable for the site and is consistent with both State and Local planning framework. The additional uses are intended to allow for a consolidation and extension of existing gym into a health and wellness centre.

By allowing these additional uses, the reconfiguration of existing gym can broaden the opportunity for better utilisation of existing infrastructure and allow for operations and continued provision of community related services to remain viable into the future. The proposal will simply allow for a much needed revitalisation of the site.

Accordingly, it is submitted that the proposal warrants support and it is therefore submitted that an amendment to LPS3 be initiated to modify SU 13 to allow for 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' uses.

Altus Planning

Attachment 1 – Certificate of Title

REGISTER NUMBER	
4/P5444	
DUPLICATE EDITION **3**	DATE DUPLICATE ISSUED **25/7/2016**

WESTERN AUSTRALIA

VOLUME **1113** FOLIO **551**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 4 ON PLAN 5444

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

IO GROUP PTY LTD OF 81 CANNING ROAD KALAMUNDA WA 6076

(T P034597) REGISTERED 7/2/2022

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

1. TITLE EXCLUDES THE LAND SHOWN ON S.O. DIAGRAM 71164.
2. N358549 LEASE TO THACH INVESTMENTS PTY LTD OF 23 LINTO WAY ALEXANDER HEIGHTS WA 6064 EXPIRES: SEE LEASE. REGISTERED 20/6/2016.
3. *P034598 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 7/2/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF 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:	1113-551 (4/P5444)
PREVIOUS TITLE:	186-74
PROPERTY STREET ADDRESS:	81 CANNING RD, KALAMUNDA.
LOCAL GOVERNMENT AUTHORITY:	CITY OF KALAMUNDA

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING P034598

8116/49

Transfer 15015/1948
Application
From Volume Folio
186 74
33358/54
2-4361/56
15335/57
43/67

ORIGINAL

WESTERN AUSTRALIA.

REGISTER BOOK.
Vol. 1113 Fol. 551

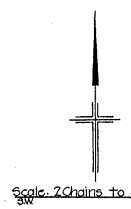
INDEXED 4

CT 1113 0551 F

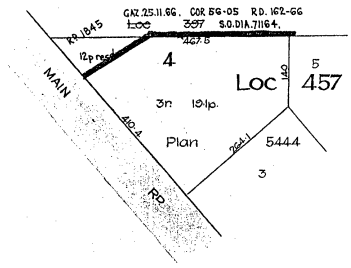
Certificate of Title

under "The Transfer of Land Act, 1893" (56 Vic., 14, Sch. 5).

John Drummond Hislop, of 6 Williams Road, Kalamunda, Wood Merchant, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing three roods nineteen and one-tenth perches or thereabouts, being portion of Canning Location 457 and being Lot 4 on plan 5444.



Scale. 2 Chains to an Inch.



Dated the tenth day of November One thousand nine hundred and forty-eight

Registrar of Titles.

TRANSFER 18443/1954 to Edwin Charles Stewart of 19 Carrington Street, Nedlands, Retired School Teacher.
Registered 15th September 1954 at 9-20 o'c
Assistant Registrar of Titles.

Application 2512/1956. On the 17th November 1955 Edwin Charles Stewart died and on the 22nd December 1955 probate of his will and codicil thereto was granted to Olive Pearl Stewart of 19 Carrington Street Nedlands widow the sole executrix named in the said will

23rd July 1956 ASSISTANT REGISTRAR OF TITLES

Transfer 10139/1956 to Joan Margaret Cannon of "Lindisfarne" Perenjori Married Woman. Registered 2nd August 1956 at 11-28 o'c

ASSISTANT REGISTRAR OF TITLES

Less portion resumed,
Transfer A 496196 to Kalamunda Squash Investments Pty Ltd of care of A. Giumelli & Sons Canning Road, Carmel Registered 3rd March 1972 at 3.35 o'c

OFFICE OF TITLES Western Australia

The correct address of the registered proprietor is now 251-257 Hay Street, East Perth. By D391386. Dated 31st December, 1986 at 3.12 o'c.

OFFICE OF TITLES WESTERN AUSTRALIA

91892-3/7/46—10M—†1/c.

For encumbrances and other matters affecting the land see back.

Superseded - Copy for Sketch Only

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Landgate
www.landgate.wa.gov.au

EASEMENTS AND ENCUMBRANCES REFERRED TO.

As to portion Only.

R.D. 162/66. Public Works Act 1902-1955 Sec. 17 (5)
NOTICE OF INTENTION TO RESUME
GOV. GAZ. 12.8.66 ITEM [signature]
ASSISTANT REGISTRAR OF TITLES

Less portion resumed
Mortgage A713730 DISCHARGED New South Wales Registered 27th August 1973 at 9.05 o'c

Discharge B400911 of Mortgage A713730. Registered 9th September 1977 at 2.58 o'c.

Less portion resumed.
Mortgage B400912 to Public Trustee DISCHARGED Registered 9th September 1977 at 2.58 o'c.

Extension C103545 of Mortgage B400912. Registered 23rd March 1981 at 10.44 o'c.

Extension C582578 of Mortgage B400912. Registered 11th July 1983 at 11.48 o'c.

Discharge D391385 of Mortgage B400912. Registered 31st December, 1986 at 3.12 o'c.

Less Portion Resumed.
Mortgage D391386 to Trade Credits Ltd. DISCHARGED Registered 31st December, 1986 at 3.12 o'c.

Discharge E267109 of Mortgage D391386. Registered 29th December 1989 at 13.16 hrs.

(Dup C/t not prod.) (Since Produced):
Mortgage E868344 to Westpac Banking Corporation. Registered 29th April 1992 at 14.14 hrs.

DISCHARGED

Less Portion Resumed:
Discharge F675486 of Mortgage E868344. Registered 16th September 1994 at 10.14 hrs.

CT 1113 0551 B

CERTIFICATE OF TITLE.

Vol. Fol.

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Landgate
www.landgate.wa.gov.au

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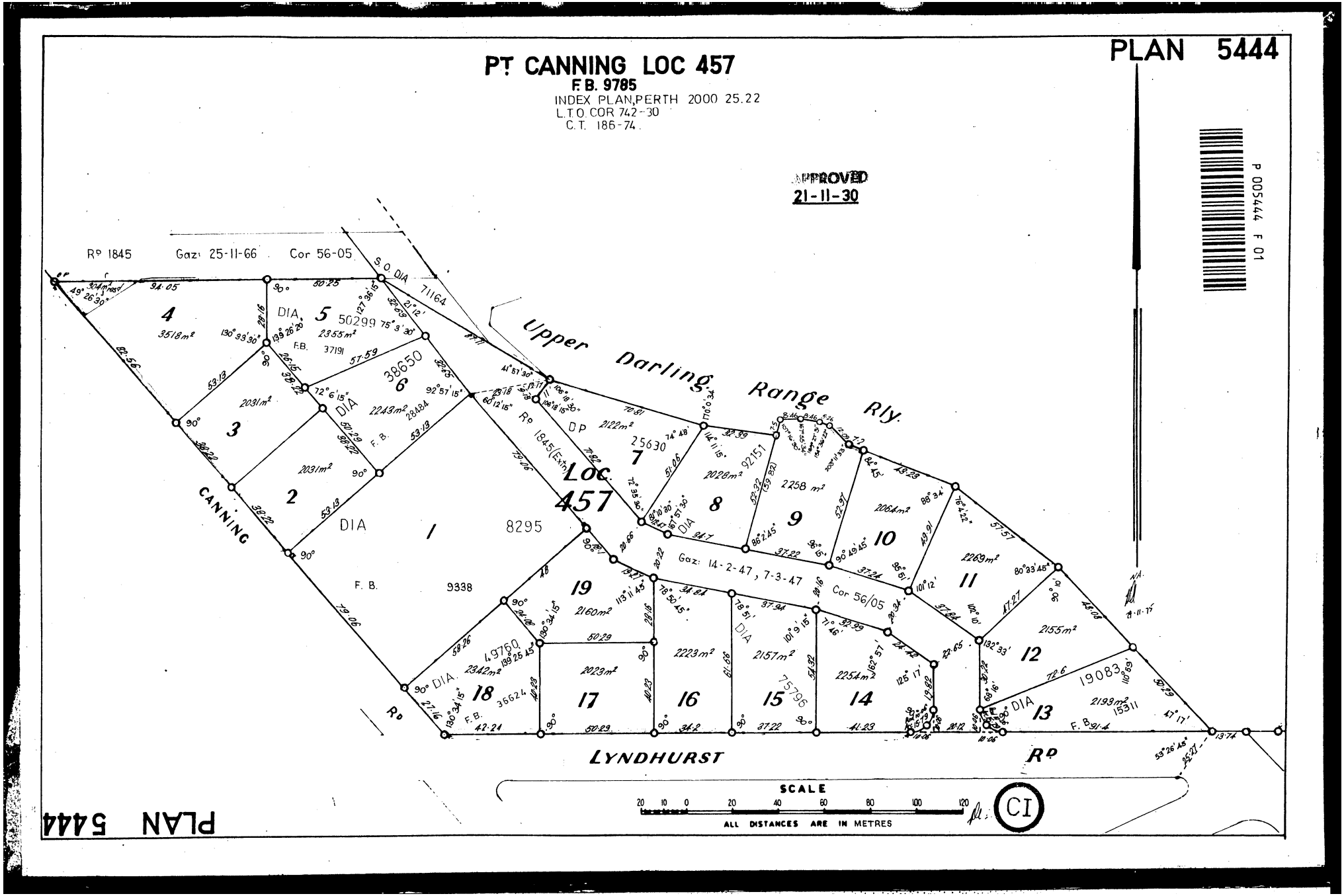

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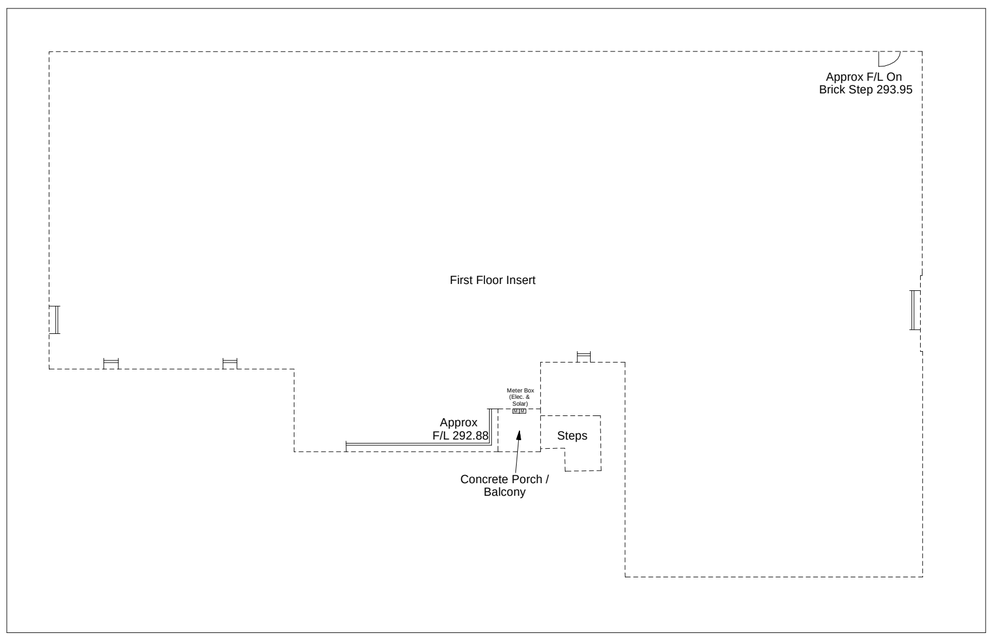
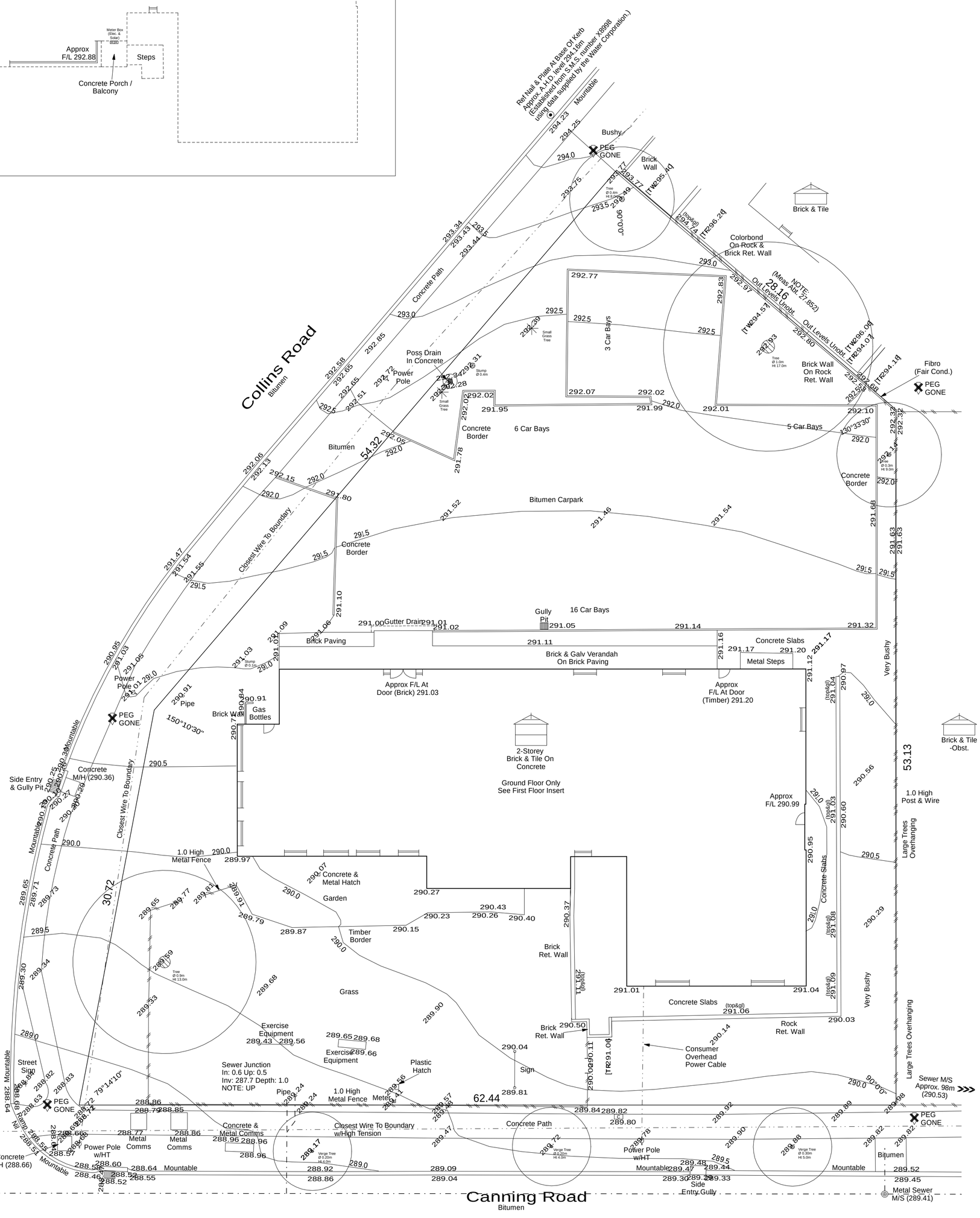
Attachment 2 – Survey Plan





LOT MISCLOSE
0.032 m

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries **to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
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W: www.cottage.com.au

JOB #	538762	GPS	Lat: -31.980123 Long: 116.061599	ROADS	Bitumen	ELEC.	O/Head
CLIENT	Tide Wang			KERBS	Mountable / Nil	COMMS.	Yes
ADDRESS	#81 Canning Road	LOT	Lot 4 (Plan 5444)	FOOTPATH	Concrete	WATER	Yes
SUBURB	Kalamunda			SOIL	Sand, Gravel, Clay(Poss)	GAS	Check Alinta
LGA	SHIRE OF KALAMUNDA	AREA	3214m² VOL. 1113 FOL. 551	DRAINAGE	Poor	SEWER	Yes
DRAWN	T.Currey	DATE	14 Dec 22 SSA No	VEGETATION	Refer to Survey	COASTAL	No (Approximate Only Confirm With Shire)

LEGEND

	Power Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
TP10.00	Top Pillar/Post
TW10.00	Top Wall
TR10.00	Top Retaining
TF10.00	Top Fence

LOT 4

LEGEND		
	⊕	Power Dome
	⊸○⊸	Power Pole
	T C	Phone Pits
	W	Water Conn.
	[TP10.00]	Top Pillar/Post
	[TW10.00]	Top Wall
	[TR10.00]	Top Retaining
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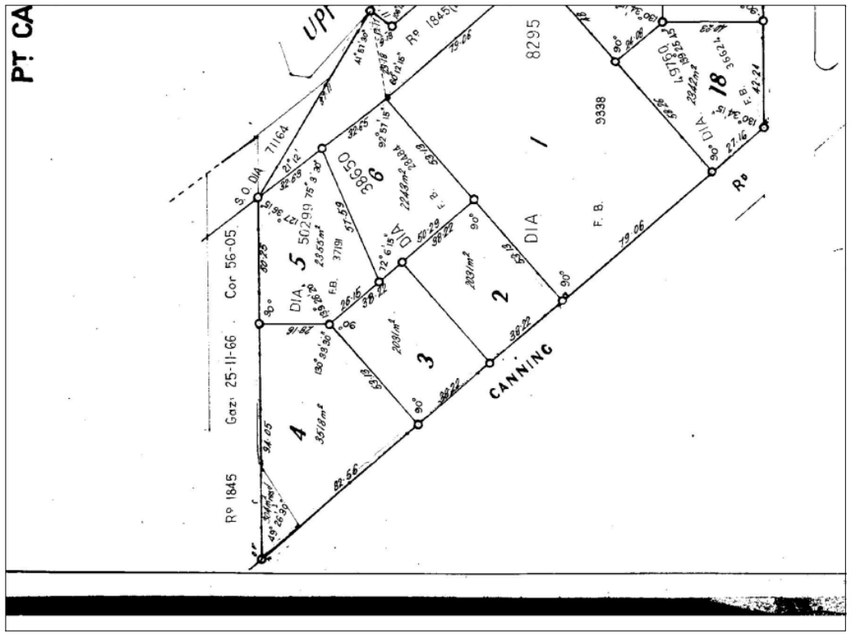
Scale 1:200

0 2 4 6 8

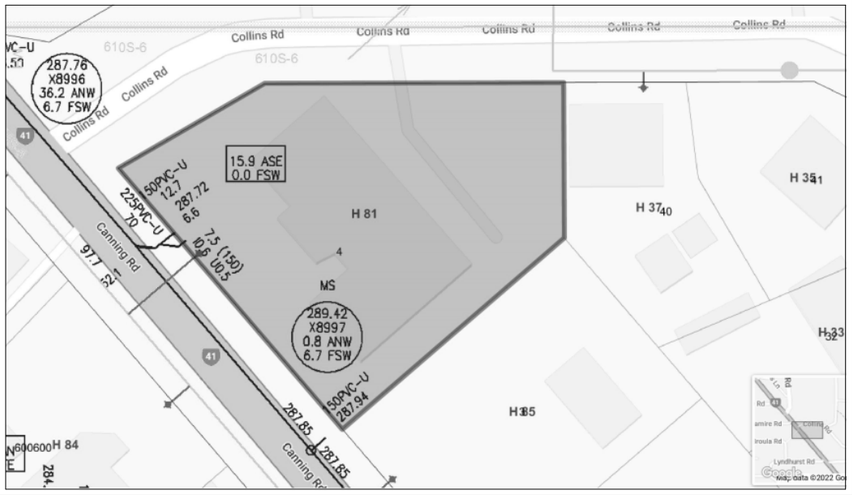
IO Design Pty Ltd

CONTOUR & FEATURE SURVEY

LOT	Lot 4 (Plan 5444)
ADDRESS	#81 Canning Road, Kalamunda
LGA	SHIRE OF KALAMUNDA
CLIENT	Tide Wang
GPS	Lat: -31.980123 Long: 116.061599
SSA No	AREA 3214m² VOL. 1113 FOL. 551



ELEC.	O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand, Gravel, Clay(Poss)
WATER	Yes	DRAINAGE	Poor	KERBS	Mountable / Nil	VEG.	Refer to Survey



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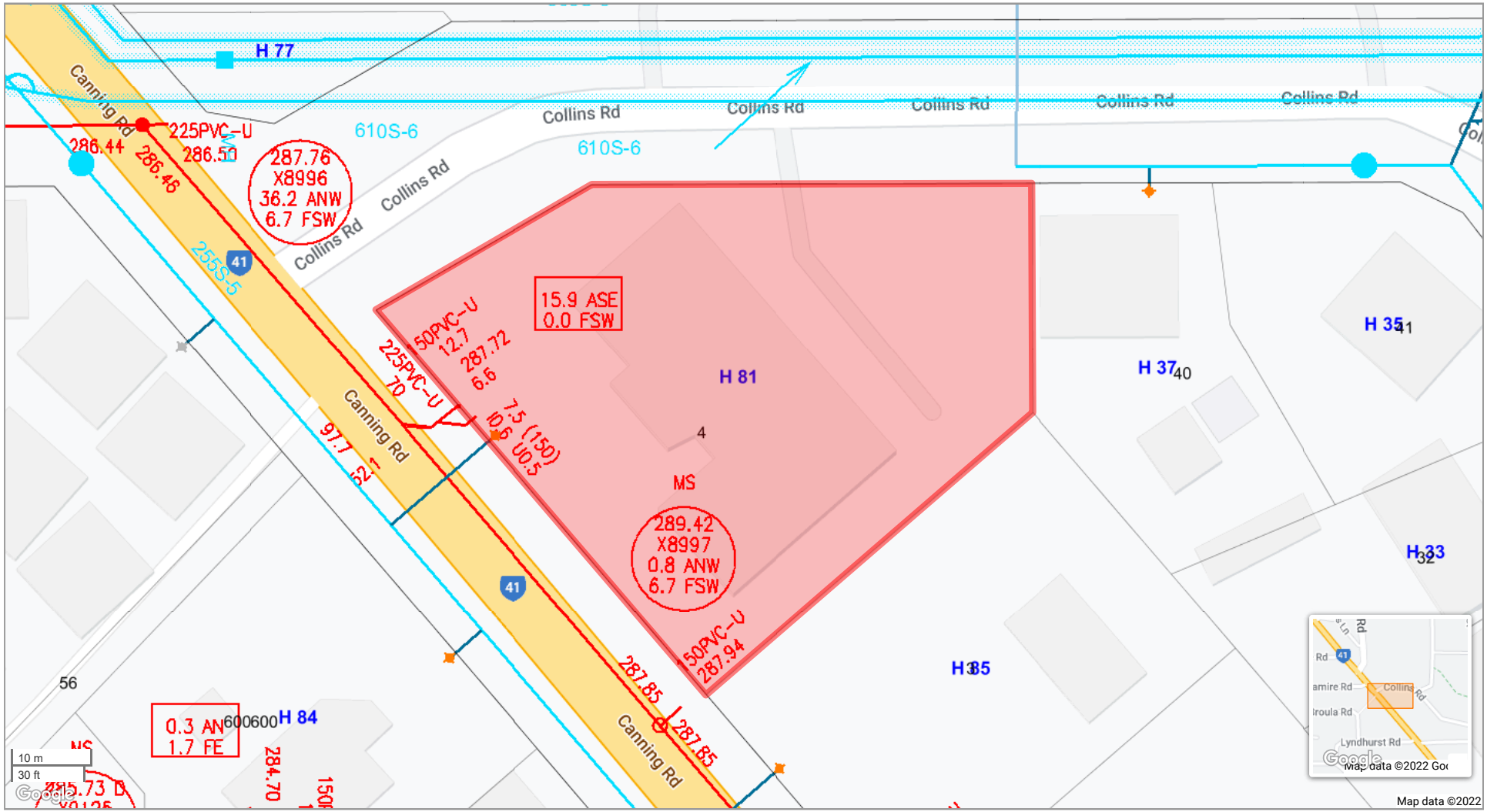
JOB: 538762 DATE: 14 Dec 22 DRAWN: T.Currey

538762



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Attachment 3 – Concept Master Plan

tonic
OPEN 24/7

gym tonic
GYM OPEN 24/7

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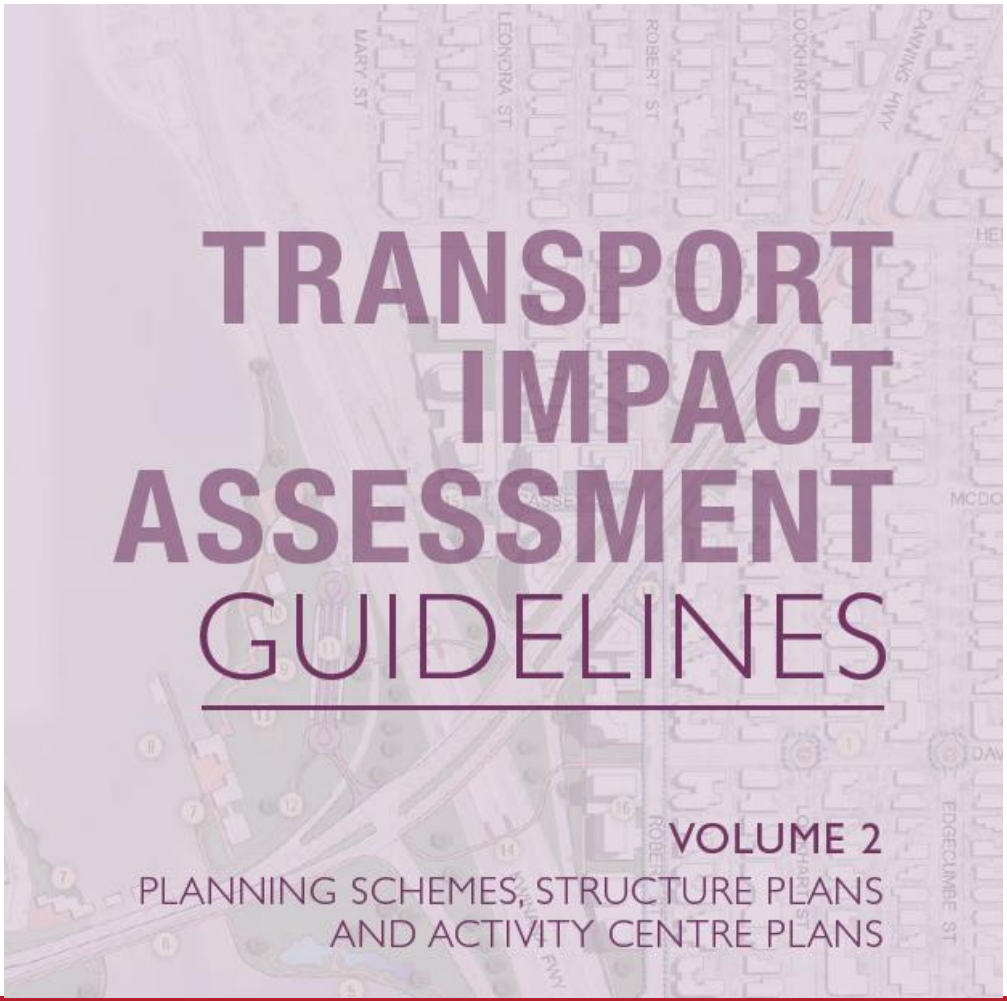

Transport Impact Statement

Proposed Scheme Amendment
Lot 4 (No. 81) Canning Road, Kalamunda

August 2023

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IO Group Pty Ltd

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Document Version Control

Ver.	Date	Description	Author	Approved
1	7/08/2023	Initial draft for client review	LY	JA
2	11/08/2023	For lodgement	LY	JA

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1.0 Introduction

1.1 Purpose

The following Transport Impact Statement (**TIS**) has been prepared by Altus Planning on behalf of IO Group Pty Ltd (**the Applicant**) to support the scheme amendment for existing 'Special Use' zone No.13 for 'Gymnasium/Health Studio' to include uses for 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' (**proposal**) at Lot 4 (No. 81) Canning Road, Kalamunda (**the subject land** or **site**).

The purpose of this TIS is to provide a non-technical statement of the transport aspects of the proposal in accordance with the Western Australian Planning Commission's (**WAPC**) Transport Impact Assessment Guidelines (Revised August 2016) (**TIA Guidelines**).

1.2 Background

The subject site is located on the south-east corner of Canning Road and Collins Road in the Kalamunda locality.

The subject site measures 3,124m^2 and has a two-storey, commercial premises that was constructed circa 1974 and is used as a gymnasium/health studio. The existing building has a building footprint of 714m^2 and floor area of approximately 1,250m^2.

The proposal seeks to amend the existing 'Special Use' zone No. 13 – 'Gymnasium/Health Studio' to include 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café'. It is reflected that these are all uses that will largely remain secondary to the primary function of the gym and in the future, the Applicant merely wishes to propose minor additions and a reconfiguration of existing floorspace.

An aerial image of the subject land and the immediate locality is provided at Figure 1.

Figure 1: Aerial of subject site with surrounding locality. (Source: PlanWA)

2.0 Proposal

2.1 Regional Context

The subject site is located within the Kalamunda locality which is one of the hilly suburbs along the urban fringe of Perth. Located approximately 20km east to the Perth CBD, the subject site currently has an existing gym which serves as the largest and one of the few recreational facilities within the surrounding locality.

Major non-residential attractor within the proximity of the subject site has been identified on **Figure 2** below. The subject site is located just outside of the Kalamunda Activity Centre Boundary (Kalamunda Town Centre). A newly established retail centre (Kalamunda Glades Shopping Centre) is located approximately 500m south of the subject site.

Figure 2: Subject site and surrounding land uses identified as major non-residential attractors.

To the north of the subject site, Kalamunda Water Park is located within the land zoned as public purpose reserve for aquatic centre. Two other recreational uses are identified within the reserve land, namely a skate park to the west and rollerblading rink on towards the eastern boundary of the public reserve land.

Refer to **Figure 3** for surrounding non-residential major attractors land uses.

Figure 3: Surrounding major attractor (non-residential) uses.

2.2 Proposed Land Use Amendment

As mentioned, the Applicant is seeking scheme amendment to include 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' use to the existing 'Gymnasium/Health Studio' use under 'Special Use' zone - No. 13.

The proposal will then enable the consideration of future development application(s) which will seek to reconfigure existing floor place and possibly increase existing floor area. The table below highlights possible maximum which may be achieved in tandem. Nevertheless, the anticipated floor space will be form the consideration for any future development applications.

Land Use	**Anticipated Floor Space**
Gymnasium / Health Studio	1,000m^2 – 1,200m^2
Recreation – Private (Kids Indoor Playground)	100m^2 – 200m^2
Consulting Rooms	50m^2 - 100m^2
Restaurant/Café	50m – 100m^2
Total	**~1,500m^2**

3.0 Existing Situation

3.1 Existing Road Network

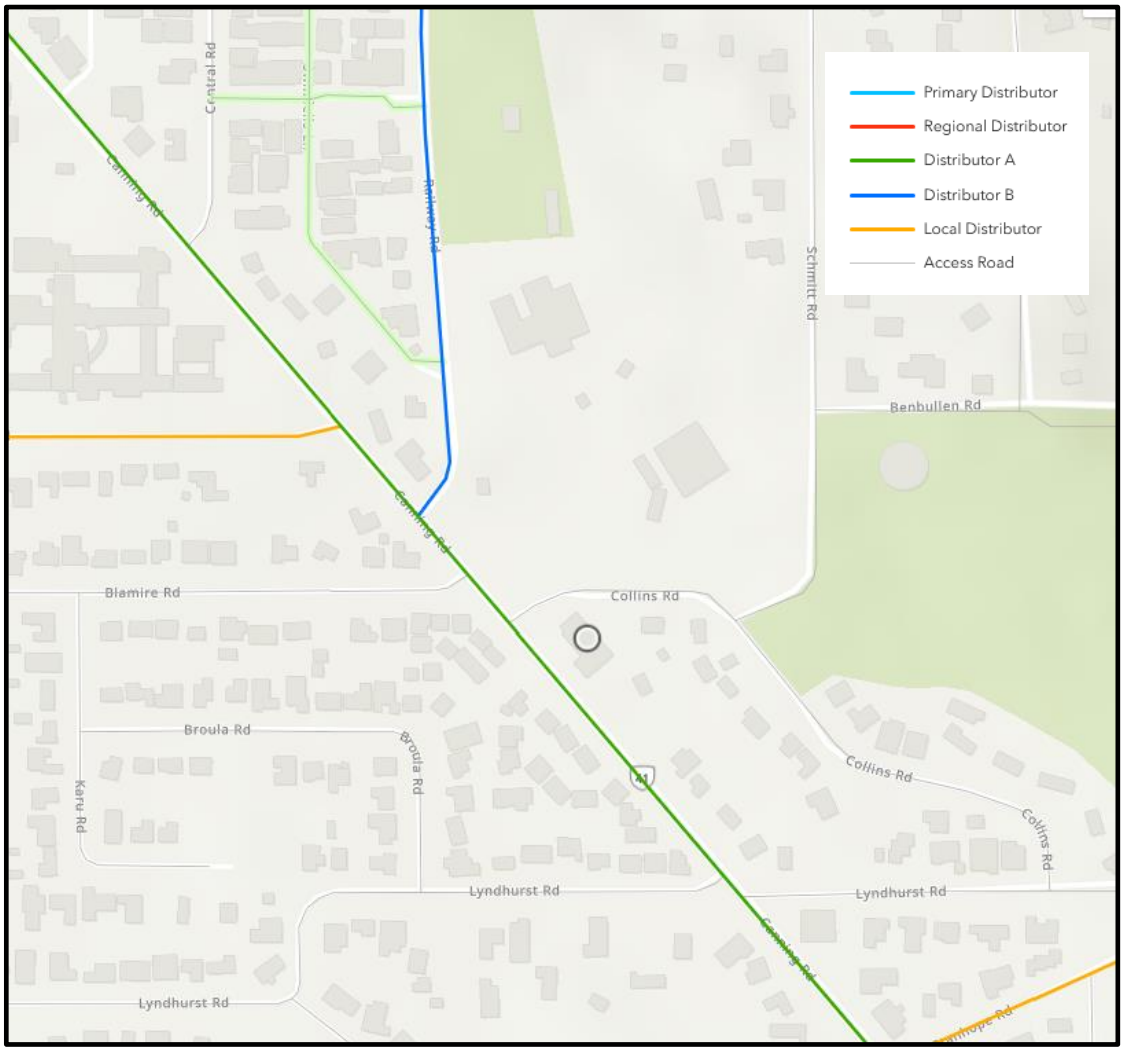

Figure 4: Road hierarchy and network. (Source: MRWA Road Information Mapping System)

According to Main Roads Western Australia (**MRWA**) Road Information Mapping System, Canning Road is identified as 'Distributor A' and Collins Road is identified as 'Access Road'.

MRWA's 'Road Hierarchy for Western Australia – Road Types and Criteria' document outlines different road classifications and characteristics. It is identified that the predominant purpose of a 'Distributor A' road is to provide high-capacity traffic movements between industrial, commercial and residential area. The indicative traffic volume is 8,000 vehicles per day (**vpd**).

Predominant purpose for 'Access Road' is to provide vehicle access to abutting properties. Within built up area, the maximum desirable volume is 3,000 vpd.

No specific traffic counts are available for Canning Road or Collins Road via Main Roads. Speed limit identified for Canning Road is 60km/h whereas Collins Road is 50km/h.

At this stage, it is submitted that detailed study for additional traffic movements would not necessitate due to the proposed amendment only intends for a broadening of complimentary land uses. The final form, scale and combination of future uses is to be determined before any meaningful exercise can be undertaken. Accordingly, further traffic impact assessment will be conducted during development application stage.

3.2 Existing Public Transport Network

Figure 5: Bus stops within 500m radius of subject site. (Source: Transperth)

The nearest bus stops are located approximately 146m south-east of the subject site on Canning Road (Stops 13837 and 13832). An additional bus stop is located 198m away to the north-west of subject site along Canning Road (Stop 13833).

These bus stops are serviced by Route 275, 279, 282, 283, 307, 739, 745 which connects most of the major bus stations including Walliston, Roleystone, Kalamunda Bus Station, Elizabeth Quay Bus Station Midland Station, High Wycombe Station and Maddington Central.

Pedestrian footpath is available along both side of Canning Road connecting these bus stops. No bicycle path is available within the area.

3.3 Existing Car Parking Bays

There are thirty (30) existing car parking bays on subject site with vehicular access via Collins Road.

Numerous car parking bays are also available within the adjoining public land reserve. These car parking bays are largely underutilised, particularly during off season of the Kalamunda Water Park.

4.0 Proposed Changes

There are no proposed changes made to the external or internal transport network. Given the nature of the proposed amendment, no additional vehicular crossovers will be required. Any changes in this regard are to be evaluated and determined and at a future development stage.

5.0 Integration with Surrounding Area

The subject site has an existing gymnasium/health studio which has a peak period during the AM and PM time ranging between 7am – 9am and 4pm – 6pm during weekday. Traffic generation for this land use is considered to be between 15-25 vehicles per hour during peak hours. It is anticipated that patrons will likely stay between 1 – 1.5 hour during each gym session.

The additional proposal for 'Recreation – Private' is likely to incur a peak period during Saturday and Sunday in the daylight hours between 9am -11am and 2pm - 3pm. This is likely to change during school holiday period whereby anticipated use will be during

weekdays as well. Anticipated traffic movement will likely to be between 10 – 15 vehicles per hour but will only incur traffic movement sporadically, as it is anticipated patron will spend longer period of time on site between 2 – 3 hours.

'Consulting Rooms' will likely to have less of a fluctuation in peak hours but will mostly be consistent with general standard business hours between 9am – 5pm. This will be a consistent movement of 2-4 vehicles per hour for a standard consultation. Patrons will be likely to spend 1 – 1.5 hours depending on types of consultation.

Proposed 'Restaurant/ Café' use is anticipated to have a peak period during weekday mornings between 7am – 10am. Weekend mornings might see slightly extended peak period between 7am – 12pm. Traffic movement will likely to be between 10 – 15 vehicles. However, it is submitted that patrons are likely to coincide with other uses. New trip generation is likely to be only between 5 – 10 vehicular movements.

Having considered the above, there could potentially be an increase in traffic movement, however, even at a hypothetical maximum scale, the future development proposals will be minor in nature.

The subject site has considerable access to public transport network, pedestrian path and existing parking spaces. In addition, any incurrence of additional parking requirements can likely be addressed with reciprocal parking arrangements, if required.

6.0 Conclusion

For all of the reasons outlined within this TIS, it is our view that the subject site is, and will continue to be, easily and safely accessible to staff and patrons via private cars and other non-private vehicular modes such as public transport and cycling.

Furthermore, due to the nature, scale and capacity of future development that may result from the proposed amendment with the inclusion of 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café', it is considered that the subject site is capable of accommodating such uses and that they will not have any significant impact on the traffic volumes or traffic management of Canning Road and Collins Road.

It is also considered that the taking up of parking for numerous complimentary uses will become more efficient and furthermore, improvements can be made to the existing 30 bays currently on site.

Altus Planning