

Development & Infrastructure Services Committee Meeting

Agenda for 10 August 2015



**shire of
kalamunda**

NOTICE OF MEETING DEVELOPMENT & INFRASTRUCTURE SERVICES COMMITTEE

Dear Councillors

Notice is hereby given that the next meeting of the Development & Infrastructure Services Committee will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on Monday 10 August 2015 at 6.30pm.

Dinner will be served prior to the meeting at 5.30pm.



Rhonda Hardy
Chief Executive Officer
5 August 2015

Our Vision and Our Values

Our Vision

The Shire will have a diversity of lifestyle and people. It will take pride in caring for the natural, social, cultural and built environments and provide opportunities for people of all ages.

Our Core Values

Service – We deliver excellent service by actively engaging and listening to each other.

Respect – We trust and respect each other by valuing our difference, communicating openly and showing integrity in all we do.

Diversity – We challenge ourselves by keeping our minds open and looking for all possibilities and opportunities.

Ethics – We provide honest, open, equitable and responsive leadership by demonstrating high standards of ethical behavior.

Our Aspirational Values

Prosperity – We will ensure our Shire has a robust economy through a mixture of industrial and commercial development.

Harmony – We will retain our natural assets in balance with our built environment.

Courage – We take risks that are calculated to lead us to a bold new future.

Creativity – We create and innovate to improve all we do.

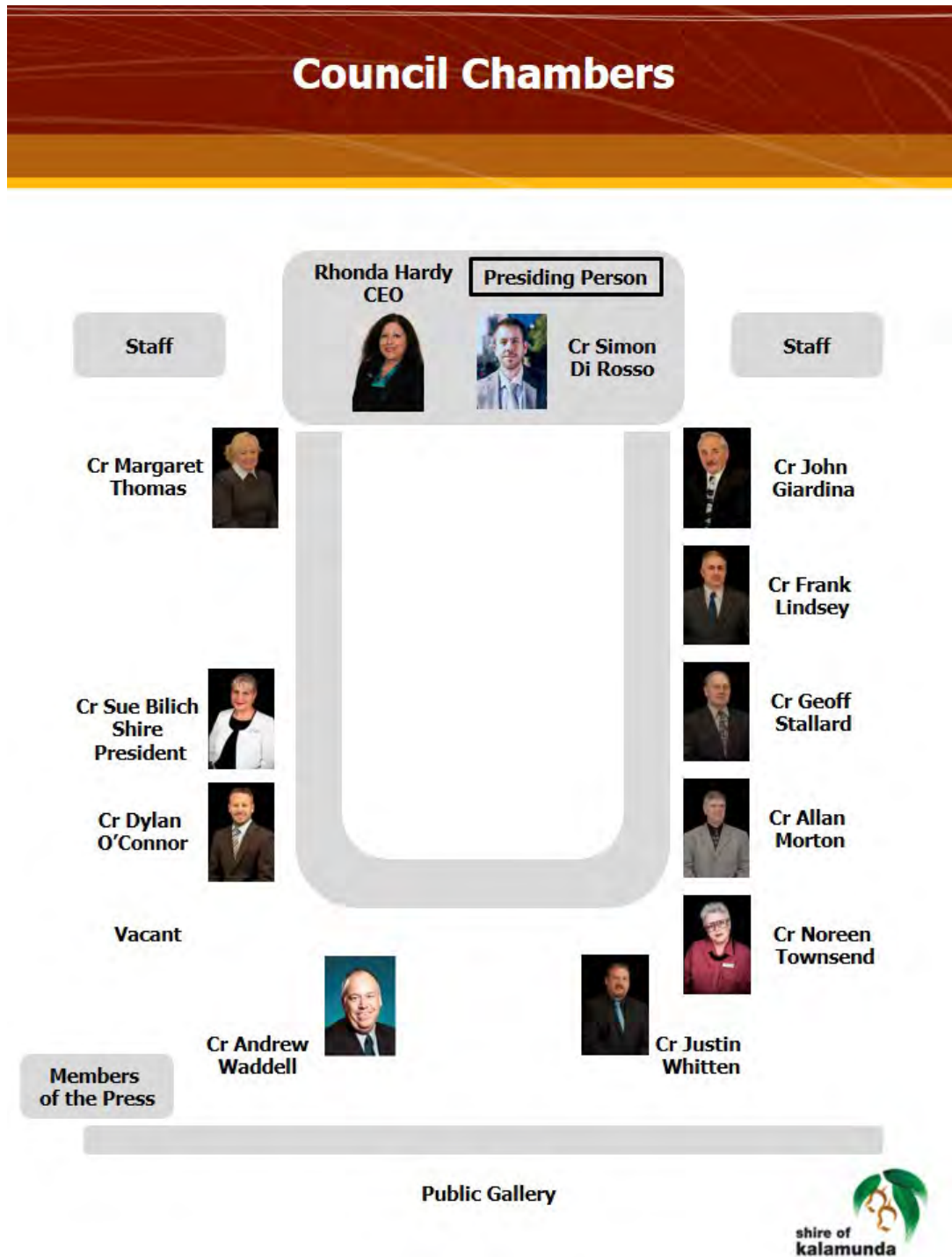


INFORMATION FOR THE PUBLIC ATTENDING COMMITTEE OR COUNCIL MEETINGS

Welcome to this evening's meeting. The following information is provided on the meeting and matters which may affect members of the public.

If you have any queries related to procedural matters, please contact a member of staff.

Council Chambers – Seating Layout



Standing Committee Meetings – Procedures

1. Standing Committees are open to the public, except for Confidential Items listed on the Agenda.
2. Shire of Kalamunda Standing Committees have a membership of all 12 Councillors.
3. Unless otherwise advised a Standing Committee makes recommendations only to the next scheduled Ordinary Council Meeting.
4. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a Shire Staff Member.
5. Members of the public are able to ask questions at a Standing Committee Meeting during Public Question Time. The questions should be related to the purposes of the Standing Committee.
6. Members of the public wishing to make a comment on any Agenda item may request to do so by advising staff prior to commencement of the Standing Committee Meeting.
7. Comment from members of the public on any item of the Agenda is usually limited to three minutes and should address the Recommendations at the conclusion of the report.
8. To facilitate the smooth running of the meeting, silence is to be observed in the public gallery at all times except for Public Question Time.
9. All other arrangements are in general accordance with Council's Standing Orders, the Policies and decision of person chairing the Committee Meeting.

Emergency Procedures

Please view the position of the Exits, Fire Extinguishers and Outdoor Assembly Area as displayed on the wall of Council Chambers.

In case of an emergency follow the instructions given by Council Personnel.

We ask that you do not move your vehicle as this could potentially block access for emergency services vehicles.

Please remain at the assembly point until advised it is safe to leave.

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AGENDA

1.0 OFFICIAL OPENING

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this Committee. For the purposes of Minuting, these questions and answers will be summarised.

4.0 PETITIONS/DEPUTATIONS

5.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Voting Requirements: Simple Majority

- 5.1 That the Minutes of the Development & Infrastructure Services Committee Meeting held on 13 July 2015, as published and circulated, are confirmed as a true and accurate record of the proceedings.

Moved:

Seconded:

Vote:

Statement by Presiding Member

"On the basis of the above Motion, I now sign the minutes as a true and accurate record of the meeting of 13 July 2015".

6.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

7.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

8.0 DISCLOSURE OF INTERESTS

8.1 Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Section 5.70 of the *Local Government Act 1995*.)

8.2 Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

9.0 REPORTS TO COUNCIL

Please Note: declaration of financial/conflict of interests to be recorded prior to dealing with each item.

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

33. Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Previous Items	N/A
Responsible Officer	Director Development Services
Service Area	Development Services
File Reference	KL-02/189
Applicant	Kathryn Gray
Owner	Simon and Kathryn Gray
Attachment 1	Site Plan
Attachment 2	Floor Plan and Elevations
Attachment 3	Perspective Illustration of Proposed Building
Attachment 4	Transport Impact Statement
Attachment 5	Applicant's Management Statement
Attachment 6	Advertisement of Proposal to Surrounding Landowners
Attachment 7	Submission Table

PURPOSE

- To consider a planning application for a proposed single storey addition and child care premises at Lot 43 (189) Kalamunda Road, Kalamunda (Attachments 1 to 3).

BACKGROUND

- Land Details:**

Land Area:	4,775m ²
Local Planning Scheme Zone:	Residential R5
Metropolitan Regional Scheme Zone:	Urban

LOCALITY PLAN

-



4. The subject site is a 'battle axe' shape with a 21m wide frontage, and its main vehicular access to Kalamunda Road. The site contains a single house and associated outbuildings. A pedestrian access way (PAW) adjoins the east side of the site which connects Kalamunda Road and Jones Street.
5. Surrounding properties contain single houses and associated outbuilding on lots of approximate land areas of 2000m².
6. The verge in front of the property contains a Transperth bus stop and bus embayment.

DETAILS

7. Details of the application are as follows:
 - The demolition of an existing steel framed outbuilding on the south-west side of the site and in its place, a new 60m² single storey timber framed building (Attachments 1, 2 and 3). The new building is proposed to accommodate the child care premises.
 - A total of five (5) car parking bays are proposed to be available for the proposed child care premises at the front of the property adjacent to the Kalamunda Road entrance. Existing car spaces are also available adjacent to the main dwelling.
 - There will be a maximum of 20 children and three (3) staff (including the owner) on site at any one time.
 - The hours and days of operation proposed are Monday to Friday, 9:30am to 2:30pm for 40 weeks of the year during standard school terms only.
 - Of the five (5) hours children are proposed to stay at the property, approximately 1.5 – 2 hours will be spent in a fenced outdoor play area adjacent to the new building.
8. The applicant has provided a Transport Impact Statement (TIS) and additional justification for the proposed child care premises (Attachments 4 and 5).
9. The application does not propose any modifications to the main dwelling on the site; this will continue to be used as a dwelling by the applicant/owner.

STATUTORY AND LEGAL CONSIDERATIONS

10. Local Planning Scheme No. 3

Clause 4.2.1 (Objectives of the Zones – Residential) of Local Planning Scheme No. 3 (Scheme) stipulates that the objectives for the Residential zone are as follows:

- To provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing types within the Shire.
- To give consideration to grouped dwelling developments if the site is near amenities and can be integrated into the single residential environment.
- To facilitate a range of accommodation styles and densities to cater for all community groups inclusive of the elderly young people in transition and the handicapped. Such accommodation is supported where it is appropriately situated in proximity to other services and facilities.

- To encourage the retention of remnant vegetation.

11. Under the Zoning Table (Table 1) of the Scheme the use 'Child Care Premises' is an 'A' use in the Residential zone, meaning that prior to determining the proposal it is required to be advertised in accordance with Clause 9.4 of the Scheme.

12. The Scheme car parking requirements for the proposal are as follows:

	Required	Proposed
Child Care Premises	1 bay per staff member, plus 1 bay for every 10 children 20 children = 2 car bays 3 staff = 3 car bays Total = 5 bays	5 car bays
Existing Single House	2 car bays	2 car bays
Total:	7 car bays	7 car bays

13. In considering an application for planning approval, Clause 10.2 of the Scheme (Matters to be Considered by Local Government) requires Council to have due regard to number of matters, including:

- The compatibility of the use or development within its setting;
- The preservation of the amenity of the locality;
- The capacity of the road system and the locality and the probable effect on traffic flow and safety;
- Any State Planning Policy; and
- Any relevant submissions received on the application.

14. If Council refuses the development, or imposes conditions that are not acceptable to the applicant, there is a Right of Review (appeal) to the State Administrative Tribunal.

POLICY CONSIDERATIONS

15. Nil.

COMMUNITY ENGAGEMENT REQUIREMENTS

16. The proposal was advertised for 14 days to nearby property owners for comment in accordance with Clause 9.4.1 and 9.4.3 of the Scheme. During advertising the Shire received 17 submissions comprising eight (8) objections and nine (9) letters of support. The Shire also received a petition containing 16 signatures objecting to the proposal. Refer to the Submission Table (Attachment 6).

17. The concerns raised during the advertising period included the following:
- Concern regarding an increase of traffic and traffic safety given the location of the crossover on Kalamunda Road, adjacent bus stop and the close proximity of the Watsonia Road intersection.
 - A lack of parking available to parents/carers dropping off and collecting children.
 - Concern regarding the location of the proposed addition and the visual impact of the proposed development.
 - An increase in noise levels as a result of the child care premises and additional vehicles.
 - Concern that additional vehicles on the unsealed driveway will create additional dust, noise and fumes.
 - Concern that the proposed use is inconsistent with the Residential zoning of the land.
 - The impact of the proposal on the quiet residential amenity of the locality.
 - Concern regarding the impacts of the proposal on the privacy of adjoining property owners.
 - Concern that the parents/carers will use the Jones Street cul-de-sac and the PAW to drop off and collect children from the child care premises.
 - An impact on property values within the vicinity.

These matters are addressed in further detail in (Attachment 6).

18. It is also noted that comments were provided in support of the proposal, which are summarised as follows:
- The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre.
 - There is a need for 'school readiness programs' for 3 and 4 year old children in the community.
 - The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences.
 - The proposal will provide employment opportunities.
 - The site would be an ideal location for a nurturing learning environment.
 - The proposal would allow greater flexibility to families.

FINANCIAL CONSIDERATIONS

19. Nil.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

20. *Kalamunda Advancing: Strategic Community Plan to 2023*
OBJECTIVE 4.3 - To ensure the Shire's development is in accord with the Shire's statutory and legislative obligations and accepted urban design planning standards.

Strategy 4.3.1 Provide efficient building and development approval services to the community.

SUSTAINABILITY

Social Implications

21. Activities conducted on site would be required to comply with the *Environmental Protection (Noise) Regulations 1997*.
22. The proposal would facilitate a child care services to parents and carers in the community.

Economic Implications

23. Approval of the child care centre will provide more local employment opportunities.

Environmental Implications

24. The proposal does not involve the excessive or unnecessary removal of vegetation.

RISK MANAGEMENT CONSIDERATIONS

Risk	Likelihood	Consequence	Rating	Action/Strategy
Council may resolve to not support the proposal	Possible	Insignificant	Low	Ensure Council is aware that the proposal is considered to be consistent with the Scheme and relevant policies.

OFFICER COMMENT

26. The proposal is compliant with the Scheme and other relevant standards and requirements in regard to site requirements (setbacks, open space, building height etc.) and parking.
27. A child care premises is an 'A' use in the Residential zone of the Scheme, which allows for the use to be considered following advertising of the proposal.
28. In regard to the appropriateness of the use, consideration should be given to the general objectives of the Residential zone and 'Matters to be Considered by Local Government' under Clause 10.2 of the Scheme. In this respect, it is noted that the child care premises use should be sympathetic to the residential amenity of the locality, particularly of adjoining properties.
29. The site and the surrounding area is zoned Residential R5. Given the location and shape of the subject site, it is noted that there are six (6) residential properties adjoining the site which may be affected by the proposal.

-
30. During the advertising period concerns were raised regarding the appropriateness of having a child care centre in this location and the potential impacts on surrounding property owners, namely in respect to:
 1. Potential noise impacts that might be generated by the proposed child care premises;
 2. The impacts of traffic generated by the proposal;
 3. A lack of parking available; and
 4. Privacy.

 31. In regard to item 1 above, it is noted that impacts of noise from within the proposed building could be appropriately contained within the proposed building. However the applicant submits that outdoor play will occur for approximately 1.5 – 2 hours per day in a specified location in front of the proposed building. Given the relatively short period of outdoor play time proposed and distance from nearby residences (approximately 30m) it is considered that this aspect alone will not unreasonably affect the amenity of adjoining properties.

 32. In respect to item 2, each day of operation the proposal is expected to generate 42 vehicle movements (22 vehicles entering and 20 exiting the property) over a 30 minute period prior to 9:30am, and 42 vehicle movements (20 vehicles entering and 22 exiting the property) over a 30 minute period following 2:30pm in the afternoon. It is noted that this figure could be reduced with carpooling and the use of alternative transport modes, however this figure is indicative of the maximum expected trips to and from the site.

 33. Whilst the number of trips expected to the site is considered to markedly exceed the number of daily trips ordinarily expected for a residential property, the number of vehicles attending the property is not considered unreasonable on planning grounds as it is unlikely to unduly affect the amenity of adjoining properties.

 34. To address issues of noise and dust associated with the increase in vehicle trips within the site, a condition of the officer's recommendation requires that the vehicle parking, manoeuvring and circulation areas are to be constructed and sealed to the Shire's satisfaction.

 35. In regard to item 3, the proposal incorporates five (5) parking bays available for child care premises use which complies with the Scheme requirements. There is also sufficient space available for additional informal on-site parking if required.

 36. In regard to item 4, there are no specific privacy requirements for child care premises under the Scheme. Notwithstanding, the proposal is not considered to unduly affect the privacy of adjoining properties.

 37. A primary consideration of the application is the suitability of the proposed location of the child care premises from a traffic engineering and safety perspective. The Shire raised initial concerns that the existing crossover is not considered a safe or suitable entry point for a child care premises by virtue of traffic volume and speed on Kalamunda Road, the location of the bus stop and embayment in front of the site, and the close proximity of the Watsonia Road intersection to the driveway.
-

38. One of the Shire's concerns relates to the operating hours of the facility being 9:30am to 2:30pm, given that the peak traffic volumes along Kalamunda Road occur between 8 and 9am and the potential for parents/carers to drop-off children to the site prior to or around 9am. As a way of addressing this concern the applicant has indicated a willingness to change the operating hours to 9:45am to 2:45pm and restrict drop-off times to after 9:30am. This change is considered appropriate and accordingly, the modified operating hours has been included as a condition of the officer recommendation.
39. In regard to the other traffic safety concerns the TIS prepared in support of the proposal makes the following conclusions (in part):
- "It is concluded from a review of the data that there are no current safety concerns with the immediate site access and immediate section of Kalamunda Road onto which the development fronts, however there have been accidents at the nearby signalised intersection." (Watsonia Road).*
- "... should a bus be stopped in the bus bay then a vehicle exiting the development will need to wait until the bus has moved on in order to see whether or not it is safe to exit. As there is only one bus per hour at the Perth bound bus stop during preschool start and finish, bus movements should have negligible impact on the operation of the development."*
- "The crossover has acceptable sight lines along Kalamunda Road and these exceed the minimum required Stopping Sight Distance."*
- "The proposal has no significant adverse impact on the capacity or safety of the surrounding road network. We therefore fully support the development application in terms of its traffic and road safety impact and recommend its approval."*
40. The recommendations provided in the TIS is considered to satisfactorily address the impacts of the proposal in regard to traffic safety.
41. In conclusion, no objection is raised on planning grounds in regard to the proposed building and internal management of the child care premises. Accordingly, it is recommended that the proposal be approved subject to the conditions outlined in the officer recommendation.

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION (D&I 33/2015)

That Council:

1. Approves the application dated 23 March 2015 for a proposed single storey addition and child care premises at Lot 43 (189) Kalamunda Road, Kalamunda, subject to the following conditions:
 - a. Vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, kerbed, line marked and drained to the specification and satisfaction of the Shire of Kalamunda, prior to the commencement of the child care premises use.

- b. The hours of operation of the child care premises shall be limited to 9:45am to 2:45pm Monday to Friday, during the Department of Education's standard school terms only (as amended).
- c. Morning drop off times shall be limited to after 9:30am.
- d. A maximum of 20 children are permitted to attend the child care premises at any given time.
- e. Any noise generated by the child care premises is not to exceed the levels as set out under the *Environmental Protection (Noise) Regulations 1997*.
- f. The childcare building must be connected to a suitable on-site effluent disposal system to the satisfaction of the Shire of Kalamunda

Moved:

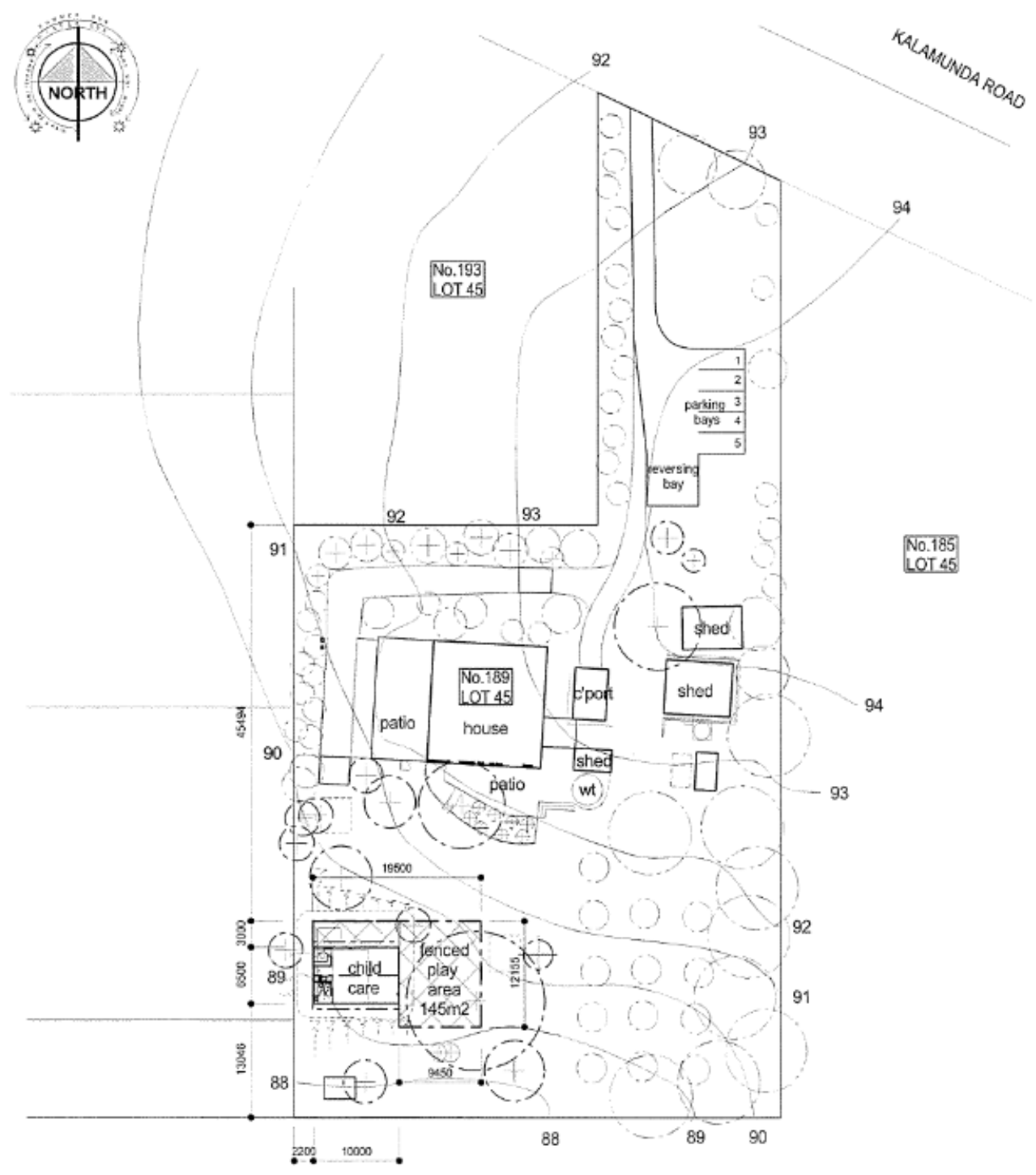
Seconded:

Vote:

Attachment 1

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Site Plan



Attachment 3

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Perspective Illustration of Proposed Building



Attachment 4

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Transport Impact Statement



June 2015

Draft

Child Care Centre,
189 Kalamunda Road, Kalamunda

Prepared For:
Early Bird Learning

Transport Impact Statement
Report



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Project: Child Care Centre, 189 Kalamunda Road, Kalamunda



DOCUMENT ISSUE AUTHORISATION

Issue	Rev	Date	Description	Prepared by	Checked by	Approved by
0	0	08/06/2015	Draft	AGP	DNV	DNV

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Donald Veal Consultants Pty Ltd



Client: Early Bird Learning
Project: Child Care Centre, 189 Kalamunda Road, Kalamunda

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Client: Early Bird Learning
Project: Child Care Centre, 189 Kalamunda Road, Kalamunda

1. INTRODUCTION

1.1 Background

Early Bird Learning has commissioned Donald Veal Consultants (DVC) to prepare this report to support the planning application relating to the development of 189 Kalamunda Road, Kalamunda. The development is planned to comprise a preschool facility constructed in the garden of the existing residential dwelling.

The Shire of Kalamunda requires a Transport Impact Statement (TIS) to demonstrate the capability of the site and surrounding road network to accommodate the planned use, in particular considering road safety issues associated with access.

1.2 Scope of this Report

The TIS has been prepared with reference to the Western Australia Planning Commission (WAPC) guidelines and includes the following items:

- Description of the development;
- Consideration of existing traffic conditions;
- Forecasting of traffic generated by the planned development;
- Consideration of expected operation of the road network at the design year, focussing on road safety; and
- Consideration of parking and facilities for pedestrians, cyclists and public transport users.

1.3 Structure of this Report

Following this section, Section 2 contains details of the existing conditions, Section 3 reports on the details of the proposed development, the traffic assessment aspects and other relevant issues and Section 4 contains the summary and conclusion.

Client: Early Bird Learning
Project: Child Care Centre, 189 Kalamunda Road, Kalamunda

2. EXISTING CONDITIONS

2.1 Site Location and Local Road Network

The development site is located in Kalamunda, approximately 3.5km to the north-west of Kalamunda and approximately 1.0km by south-east of Maida Vale. The site location is shown in **Figure 2.1**, highlighting the location of the site with relation to Kalamunda and Maida Vale.



Figure 2.1: Site Location
Source: Google Maps

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Project: Child Care Centre, 189 Kalamunda Road, Kalamunda

The local road network in the vicinity of the site is shown in **Figure 2.2**, highlighting Kalamunda Road and Watsonia Road. The site has an area of 4,775.19m² and is bordered to the north by Kalamunda Road and to east, west and south by existing residential. In addition, immediately to the east of the site is a public footpath connecting between Kalamunda Road and Jones Street to the south.



Figure 2.2: Local Road Network
Source: Google Maps

Kalamunda Road is classified as a Distributor A and comprises one lane per direction together with a total width of approximately 11.0m. The gradient of Kalamunda Road has been assessed and it is noted that the gradient to the east of the site access is approximately 8% while the gradient to the west of the site access is approximately 6%. There is a footpath provided along the north side of the road.

Kalamunda Road is shown looking north-west (downhill) in **Photo 1**, with the existing bus bay immediately south-east of the existing crossover being shown. Kalamunda Road is shown looking south-east (uphill) at the existing crossover in **Photo 2**, with the existing bus bay again being shown.

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Photo 1: Kalamunda Road – looking north-west



Photo 2: Kalamunda Road – looking south-east

The Main Roads Western Australia (MRWA) Road Hierarchy Classification is shown in **Figure 2.3**, highlighting Kalamunda Road as a Distributor A and Watsonia Road as a Local Distributor.



Figure 2.3: Road Hierarchy
Source: MRWA

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Kalamunda Road has a speed limit of 70 kilometres per hour (km/h) and Watsonia Road has a speed limit of 50 km/h based on the available MRWA information. The published speed limit data available from MRWA on the wider road network is shown in **Figure 2.4**.



Figure 2.4: Road Speed Limit
Source: MRWA

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2.2 Existing Traffic Volumes and Operation

We have reviewed the existing traffic data on the roads in the vicinity of the development site. The data available from MRWA is shown in **Figure 2.5**. The traffic flows in the vicinity of the development are concentrated on Kalamunda Road. Traffic volumes on the access roads in the immediate proximity of the development are not available but are known to be generally low and of appropriate level for the road classification.



Figure 2.5: Existing Traffic Flows (veh/day)
Source: MRWA

The road network currently operates with an acceptable level of service during peak periods, with no excessive delay or congestion.



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2.3 Crash History

The crash history along Kalamunda Road in proximity to the site access has been investigated. The assessment has covered the years 2010 to 2014 inclusive, and it is noted there have been no accidents at the existing crossover or on the immediate section of Kalamunda Road fronting the development. However, there have been 7 accidents which have occurred at the Kalamunda Road / Watsonia Road intersection. The accidents have primarily been rear end accidents where vehicles have driven into the rear of vehicles waiting to turn right from Kalamunda Road to Watsonia Road. None of these crashes involved any casualties or injuries requiring medical attention.

It is concluded from review of the data that there are no current safety concerns with the immediate site access and immediate section of Kalamunda Road onto which the development fronts, however there have been accidents at the nearby unsignalised intersection.

2.4 Planned Modifications to the Road Network

We are not aware of any future planned modifications to the study area road network.



Client: Early Bird Learning
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3. PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The development is planned to comprise 60 m² gross floor area (GFA) and will be constructed to the rear of the existing residential dwelling, in the south-west corner of the lot. The development will comprise a preschool facility and will cater for up to 20 children.

The facility will generally operate between 0930 hours and 1430 hours, with drop-off / pick-up activities avoiding the main AM and PM peaks on Kalamunda Road.

The layout of the proposed development is shown in **Appendix A**.

3.2 Traffic Generation, Distribution and Assignment

The trip rates which have been adopted for this project are shown in **Table 3.1**. The trip rates reflect the expected worst case number of peak period vehicle trips which will occur at the development, with trips related to children and staff, with a lower trip rate occurring subject to trip sharing, public transport usage and child attendance numbers. During the AM peak hour, it is estimated there would be 1.1 passenger car equivalents (PCEs) per child arriving at the development and 1.0 PCE departing.

Table 3.1: Trip Rates

Item	AM peak hour (PCE/child)		PM peak hour (PCE/child)	
	In	Out	In	Out
Trip Rate	1.1	1.0	1.0	1.1

The forecast generated traffic based on the number children which the development is planned to accommodate is shown in **Table 3.2**. It is seen that during the AM peak hour there are forecast to be 22 PCE per hour (PCE/h) arriving at the development and 20 PCE/h departing.

Table 3.2: Generated Traffic

Item	AM Peak (PCE/h)		PM Peak (PCE/h)	
	In	Out	In	Out
Generated Traffic	22	20	20	22

It is forecast that approximately 50% of vehicles arriving at the development will approach from the south-east on Kalamunda Road and 50% of vehicles of vehicles will approach the development from the north-west on Kalamunda Road.

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Project: Child Care Centre, 189 Kalamunda Road, Kalamunda

The forecast AM peak generated traffic would comprise approximately 11 vehicles turning left-in, 11 vehicles turning right-in, 10 vehicles turning left-out and 10 vehicles turning right-out. The generated traffic is estimated to occur over a 30 minute period.

It is concluded that the forecast traffic volumes are not significant and will be satisfactorily catered for on the current road network. There is not forecast to be significant additional delay or congestion occurring as a result of the forecast generated traffic.

3.3 Driveway Access

The development is proposed to be accessed via the existing driveway access located on Kalamunda Road. The access is sealed two-way, two lane, between Kalamunda Road and the property boundary, being approximately 7.0m wide at the point where it meets Kalamunda Road. Within the property boundary the access is two-way, with one lane and provision for passing.

The existing site access is shown in **Photo 3**, with the existing bus stop immediately to the south-east of the site access shown in **Photo 4**.



Photo 3: Existing Site Access



Photo 4: Existing Bus Stop

The visibility looking to the right for vehicles departing from the site is shown in **Photo 5**, with visibility looking to the left shown in **Photo 6**.

Client: Early Bird Learning

Project: Child Care Centre, 189 Kalamunda Road, Kalamunda



Photo 5: Kalamunda Road – visibility to the south-east

Photo 6: Kalamunda Road – visibility to the north-west

It is noted on site that while visibility looking to the left from the site access is extensive, there is less visibility looking to the right. We have shown the visibility looking to the right from the site access in **Figure 3.1**.



Figure 3.1: Access Driveway Visibility

Source: Nearmap

The visibility has been assessed on-site based on the planned access location and comprises approximately 300m to the left and 132m to right, from the site access. Clearly, should a bus be stopped in the bus bay then a vehicle exiting the development will need to wait until the bus has moved on in order to see whether or not



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it is safe to exit. As there is only one bus per hour at the Perth bound bus stop during preschool start and finish, bus movements should have negligible impact on the operation of the development.

We have undertaken an assessment of sight distance requirements and provisions at the location of the access driveway with reference to Austroads Guide to Road Design Part 3. It is understood that this is the requirement associated with crossovers and there is no requirement to adhere to "intersection" visibility requirements as this is a driveway and not a road intersection. The assessment has been undertaken based on a design speed of 80 km/h on Kalamunda Road and a reaction time of 2 seconds.

We have assessed the Stopping Sight Distance (SSD) for vehicles travelling in the north-west direction along Kalamunda Road, downhill, at the site access. The purpose of the assessment is to assess if there is sufficient visibility for those vehicles to avoid any hazard on the road at the site access. The assessment has factored in the additional requirements associated with the 8% downhill gradient.

It is concluded that the desirable minimum SSD at this location is 134m (114m plus an additional 20m reflecting the gradient), while the absolute minimum SSD is 119m (99m plus an additional 20m reflecting the gradient). It is seen that the provided 132m essentially satisfies the desirable minimum SSD and is in excess of the absolute minimum SSD.

We conclude that the SSD at the site access location is satisfactory and that traffic movements at this location will be safe.

3.4 Car Parking Provision

The proposed development will have 5 parking bays to cater for drop-off / pick-up by parents and also staff parking. The parking provision is understood to be in accordance with the requirements of Shire of Kalamunda.

The plans of the site reproduced in **Appendix A** show 5 parking bays on site. The bay sizes are satisfactory and the provided layout adequately caters for vehicle manoeuvring requirements.

3.5 Waste Collection

We understand there will be no significant waste requirements associated with this development and that waste collection will be undertaken during the standard roadside collection. There will be no requirement for waste vehicles to access the site.

3.6 Pedestrians and Cyclists

There is a footpath along the north side of Kalamunda Road in the vicinity of the development. There are no dedicated facilities for cyclist on Kalamunda Road, however it is noted that the road is wide and therefore provides for on-street cycling if desired.

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3.7 Public Transport

There is one pair of bus stops on Kalamunda Road in the locality of the development, as shown in **Figure 3.1**.



Figure 3.1: Bus Stops in Proximity to Development

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It can be seen from **Figure 3.2** that there are 2 existing bus services operating along Kalamunda Road in the vicinity of the development, providing convenient access between Kalamunda Bus Station and Kalamunda Road to the west of the Roe Highway.



Figure 3.2: Bus Services in Proximity to Development
Source: Public Transport Authority

The bus services result in 1 to 2 buses per hour per direction potentially stopping at bus stops in proximity to the development. In particular, at the Perth bound bus stop, at the times of the preschool start and finish there is only 1 scheduled bus per hour during each time period.

The public transport provision in the vicinity of the development is considered to be good and may encourage public transport to be used rather than private vehicles.



Client: Early Bird Learning
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4. SUMMARY AND CONCLUSION

4.1 Summary

Early Bird Learning has commissioned Donald Veal Consultants (DVC) to prepare this report to support the planning application relating to a preschool facility constructed in the existing garden of the residential dwelling. This Transport Impact Statement (TIS) has been prepared with reference to the Western Australia Planning Commission (WAPC) guidelines and includes the following items:

- Description of the development;
- Consideration of existing traffic conditions;
- Forecasting of traffic generated by the planned development;
- Consideration of expected operation of the road network at the design year, focussing on road safety; and
- Consideration of parking and facilities for pedestrians, cyclists and public transport users.

The site is located at 189 Kalamunda Road, Kalamunda. The road network in the vicinity of the development has been assessed and currently operates within capacity with no significant queueing or delay. The proposed development will generate only some 42 vehicle trips in the peak hour comprising about 50% inbound and 50% outbound movements. This level of traffic demand will not have any noticeable impact on the capacity of Kalamunda Road.

The access arrangements comprise one crossover located on Kalamunda Road. The crossover has acceptable sight lines along Kalamunda Road and these exceed the minimum required Stopping Sight Distance (SSD). The parking provision associated with the development has been reviewed and complies with the relevant standards.

There is a pedestrian footpath located on Kalamunda Road providing an acceptable level of provision for pedestrians.

Public transport services operate along Kalamunda Road and there are existing bus stops located in the immediate vicinity of the planned development.

There will be no special waste collection arrangements for this development and standard roadside collection will suffice.

4.2 Conclusion

We conclude that the development proposal has no significant adverse impact on the capacity or safety of the surrounding road network. We therefore fully support the development application in terms of its traffic and road safety impact and recommend its approval.

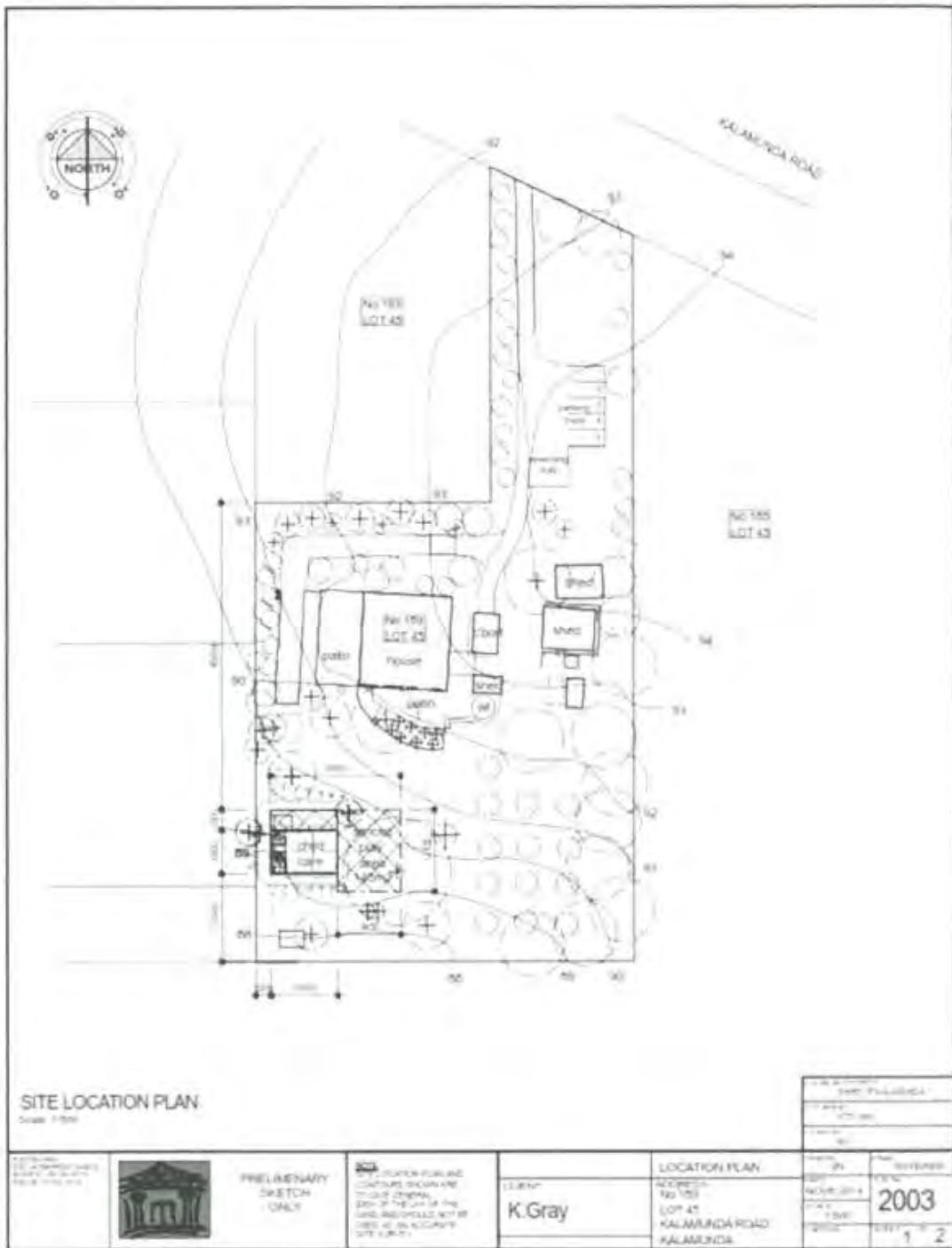
Client: Early Bird Learning
Project: Child Care Centre, 189 Kalamunda Road, Kalamunda



APPENDIX A: SITE LAYOUT PLAN



Client: Early Bird Learning
 Project: Child Care Centre, 189 Kalamunda Road, Kalamunda



Attachment 5

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Applicant's Management Statement

Management Statement

Early Bird Learning

Early Bird Learning is licensed by the Department of Communities as a 'Long day care' Service, however we operate as a preschool service only and are licensed to care for preschool aged children from 36 months of age. We are currently licensed to care for 26 children at our current premises.

We run a school readiness program for children between the ages of 3 and 4 years. As our aim is to fully prepare children for formal schooling, our day is structured in a very similar way to that of a formal kindergarten. Our program is structured and controlled and follows a similar routine each day. A large portion of our day is spent inside the classroom where children explore structured learning and play experiences.

The children spend on average 1.5 – 2 hours a day in our outdoor area. The time this outdoor play occurs can differ from day to day and is dependent on weather conditions. On very hot days, our outside play time may be earlier in the day to ensure our sun safety policies are adhered to. Again this outdoor time is controlled well by staff and noise is kept to a minimum.

We currently have 2 staff members including myself and care for a maximum of 20 children per day to maintain a 1:10 staff to child ratio as per Regulation 123 (c).

Currently, children do arrive and leave the center at the same time each day. Our starting time is 9.30am and departure time is 2.30pm. We only operate during school terms, which equates to 40 weeks of the year. We do not operate on public holidays.

I have been operating for approximately 18 months now. I have children travelling from many different suburbs to attend my program. During the past 18 months I have had children coming from Darlington, Parkerville, Mundaring, Orange Grove, Helena Valley, Guildford, Swan View, Jane Brook, Forrestfield, Maida Vale, High Wycombe, Kalamunda, Lesmurdie, Gooseberry Hill, and South Perth. The type of service that I provide is much needed and wanted by members of our community and the wider community and I currently have a waiting list for children wanting a place at my preschool which I am not able to provide under my current circumstances. There is a real lack of services like mine in this area and I would like to open up the opportunity for more children to attend my program through the development of my proposed plan.

My proposed development will not look like your typical "child Care Centre". Our building will be a subtle timber framed 10 x 6m cottage style building. It will have an enclosed outdoor play area and verandah. There will be no big play equipment. It will be a nature based playground consisting of grass, trees, sandpit, vegie garden etc. It will be as low impact as possible and will be pleasing to the eye. Our block contains a fruit orchard and is very natural and we aim to continue this theme in our development, giving children an opportunity to learn in a natural, calming environment.

Attachment 6

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Advertisement of Proposal to Surrounding Landowners



Key
● = Notified households

Attachment 7

Proposed Single Storey Addition and Child Care Premises - Lot 43 (189) Kalamunda Road, Kalamunda

Submission Table

1.	Details	Comment	Staff Comment
	<p>J Burnett 17 West Terrace MAIDA VALE WA 6057</p>	<p>Objection</p> <p>a) Concern regarding an increase of traffic and traffic safety. b) A lack of parking available to parents/carers dropping off and collecting children. c) Concern that the parents/carers will use the Jones Street cul-de-sac and the PAW to drop off and collect children from the child care premises. d) An increase in noise levels as a result of the child care premises and additional vehicles. e) Concern that the proposed use is inconsistent with the Residential zoning of the land. f) The impact of the proposal on the quiet residential amenity of the locality. g) An impact on property values within the vicinity.</p>	<p>a) Refer to the Officer Comment section of the report. b) The proposal incorporates five (5) parking bays available for child care premises use which complies with the Scheme requirements c) There is no indication that this will occur as it does not form part of the proposal. d) Refer to the Officer Comment section of the report. e) A child care premises is an 'A' use in the Residential zone of the Scheme, which allows for the use to be considered following advertising of the proposal. f) Refer to the Officer Comment section of the report. g) This is not a relevant land use planning consideration.</p>
	<p>L Reed 13 Jones Street KALAMUNDA WA 6076</p>	<p>Objection</p> <p>a) The impact of the proposal on the quiet residential amenity of the locality. b) An increase in noise levels as a result of the child care premises and additional vehicles. c) Concern that the parents/carers will use the Jones Street cul-de-sac and the PAW to drop off and collect children from the child care premises.</p>	<p>a) Refer to the Officer Comment section of the report. b) Refer to the Officer Comment section of the report. c) See above.</p>

3.	M & C Cassin 193 Kalamunda Road KALAMUNDA WA 6076	<p>Objection</p> <p>a) Concern that additional vehicles on the unsealed driveway will create additional dust, noise and fumes.</p> <p>b) Concern regarding an increase of traffic and traffic safety.</p> <p>c) Concern regarding privacy adjacent to driveway and parking area.</p> <p>d) Concern regarding the adequacy of the onsite effluent disposal system.</p>	<p>a) Refer to the Officer Comment section of the report.</p> <p>b) Refer to the Officer Comment section of the report.</p> <p>c) There are no specific privacy requirements for child care premises under the Scheme. Notwithstanding, the proposal is not considered to unduly affect the privacy of adjoining properties.</p> <p>d) The existing or any new effluent disposal system must comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974</i>.</p>
4.	A & T Knights 15 West Terrace MAIDA VALE WA 6057	<p>Objection</p> <p>a) Concern regarding the location of the proposed addition and the visual impact of the proposed development.</p> <p>b) Concern that the proposed use is inconsistent with the Residential zoning of the land.</p> <p>c) The impact of the proposal on the quiet residential amenity of the locality.</p> <p>d) An impact on property values within the vicinity.</p> <p>e) An increase in noise levels as a result of the child care premises and additional vehicles.</p> <p>f) Concern regarding the adequacy of the onsite effluent disposal system.</p> <p>g) Concern regarding an increase of traffic and traffic safety.</p>	<p>a) The proposed building complies with the relevant requirements of the Scheme and is not considered to unduly affect adjoining property owners.</p> <p>b) Refer to the Officer Comment section of the report.</p> <p>c) Refer to the Officer Comment section of the report.</p> <p>d) This is not a relevant land use planning consideration.</p> <p>e) Refer to the Officer Comment section of the report.</p> <p>f) The existing or any new effluent disposal system must comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974</i>.</p> <p>g) Refer to the Officer Comment section of the report.</p>
5.	R & K Peacock 185 Kalamunda Road KALAMUNDA WA 6076	<p>Objection</p> <p>a) Concern that the proposed use is inconsistent with the Residential zoning of the land.</p> <p>b) The impact of the proposal on the quiet residential amenity of the locality.</p> <p>c) An increase in noise levels as a result of the child care premises and additional vehicles.</p> <p>d) Concern regarding an increase of traffic and traffic safety.</p>	<p>a) Refer to the Officer Comment section of the report.</p> <p>b) Refer to the Officer Comment section of the report.</p> <p>c) Refer to the Officer Comment section of the report.</p> <p>d) Refer to the Officer Comment section of the report.</p>

6.	Details withheld	<p>Objection</p> <p>a) Concern that the proposed use is inconsistent with the Residential zoning of the land.</p> <p>b) The impact of the proposal on the quiet residential amenity of the locality.</p> <p>c) An impact on property values within the vicinity.</p> <p>d) An increase in noise levels as a result of the child care premises and additional vehicles.</p> <p>e) Concern regarding an increase of traffic and traffic safety.</p>	<p>a) Refer to the Officer Comment section of the report.</p> <p>b) Refer to the Officer Comment section of the report.</p> <p>c) This is not a relevant land use planning consideration.</p> <p>d) Refer to the Officer Comment section of the report.</p> <p>e) Refer to the Officer Comment section of the report.</p>
7.	J Catalano 15 Jones Street KALAMUNDA WA 6076	<p>Objection</p> <p>a) Concern regarding the location of the proposed addition and the visual impact of the proposed development.</p> <p>b) Concern regarding the adequacy of the onsite effluent disposal system.</p> <p>c) An increase in noise levels as a result of the child care premises and additional vehicles.</p> <p>d) Concern regarding an increase of traffic and traffic safety.</p>	<p>a) The proposed building complies with the relevant requirements of the Scheme and is not considered to unduly affect adjoining property owners.</p> <p>b) The existing or any new effluent disposal system must comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974</i>.</p> <p>c) Refer to the Officer Comment section of the report.</p> <p>d) Refer to the Officer Comment section of the report.</p>
8.	B Meagher 2 Watsonia Road GOOSEBERRY HILL WA 6076	<p>Objection</p> <p>a) Concern regarding an increase of traffic and traffic safety.</p> <p>b) Concern that the proposed use is inconsistent with the Residential zoning of the land.</p>	<p>a) Refer to the Officer Comment section of the report.</p> <p>b) Refer to the Officer Comment section of the report.</p>
9.	J Appleby 10443 Stoneville Road GIDGEGANNUP WA 6083	<p>Non-objection/Comment</p> <p>a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre.</p> <p>b) There is a need for 'school readiness programs' for 3 and 4 year old children in the community.</p> <p>c) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences.</p>	<p>a) Noted.</p> <p>b) Noted.</p> <p>c) Noted.</p>

10.	A Reaveley Address withheld	Non-objection/Comment a) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences. b) The proposal will provide employment opportunities.	a) Noted. b) Noted.
11.	J Hodgson 21 Pauline Avenue KALAMUNDA WA 6076	Non-objection/Comment a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre. b) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences. c) The site would be an ideal location for a nurturing learning environment.	a) Noted. b) Noted. c) Noted.
12.	D & L Gannaway 15 Bourke View JANE BROOK WA 6056	Non-objection/Comment a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre. b) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences. c) The proposal would allow greater flexibility to families.	a) Noted. b) Noted. c) Noted.
13.	K Marris Address withheld	Non-objection/Comment a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre. b) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences.	a) Noted. b) Noted.
14.	P & T Tupling 1 Woodview Retreat LESMURDIE WA 6076	Non-objection/Comment a) There is a need for 'school readiness programs' for 3 and 4 year old children in the community.	a) Noted.

		b) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences.	b) Noted.
15.	J Crabb 13 Worralda Street MAIDA VALE WA 6057	Non-objection/Comment a) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences. b) There is a need for 'school readiness programs' for 3 and 4 year old children in the community.	a) Noted. b) Noted.
16.	P Auth 58 Watsonia Road GOOSEBERRY HILL WA 6076	Non-objection/Comment a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre. b) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences. c) There is a need for 'school readiness programs' for 3 and 4 year old children in the community. d) The site would be an ideal location for a nurturing learning environment.	a) Noted. b) Noted. c) Noted. d) Noted.
17.	A Reid 211 Lesmurdie Road LESMURDIE WA 6076	Non-objection/Comment a) The applicant currently operates a high quality early learning program at the Gooseberry Hill Community Centre. b) There is a need for 'school readiness programs' for 3 and 4 year old children in the community. c) The proposed program will make a valuable contribution to the community by providing children with valuable early learning, skills and experiences.	a) Noted. b) Noted. c) Noted.

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

34. Amendment No. 70 to Local Planning Scheme No. 3 – Additional Use (Consulting Rooms) - Lot 108 (18) Collins Road, Kalamunda

Previous Items	OCM 116/2014
Responsible Officer	Director Development Services
Service Area	Development Services
File Reference	PG-LPS-003/070
Applicant	N Law-Davis
Owner	As above

Attachment 1	Advertisement of proposal to surrounding landowners
Attachment 2	Submission table

PURPOSE

1. To consider whether to finally adopt Amendment No. 70 to Local Planning Scheme No. 3 (the Scheme) to include the additional use 'Consulting Rooms' on Lot 108 (18) Collins Road, Kalamunda.

BACKGROUND

2. **Land Details:**

Land Area:	1014m ²
Local Planning Scheme Zone:	Residential R10
Metropolitan Regional Scheme Zone:	Urban

Locality Plan

- 3.



4. The subject site and surrounding properties contain single dwellings and associated outbuildings. A Regional Reserve (Parks and Recreation) adjoins the rear boundary.
5. At its Ordinary meeting of August 2014, Council Resolved to initiate Amendment No.70 to the Scheme.

DETAILS

6. It is proposed the use 'Consulting Rooms' to be included under Schedule 2 (Additional Uses) of the Scheme
7. In support of the proposed amendment, the applicant has advised the following:
 - A portion of the existing dwelling is proposed to be used as a chiropractic office.
 - There will be one practitioner on site, there are no plans to employ more staff.
 - A maximum of 3 clients per hour would be scheduled.
 - The proposed hours of operation will be the following:

Mondays:	8.00am-12.00pm and 2.00pm-6.00pm
Tuesdays:	8.00am-1.00pm
Wednesdays:	Closed
Thursdays:	8.00am-12.00pm and 2.00pm-6.00pm
Fridays:	8.00am-1.00pm
8. If the amendment is adopted by Council, and ultimately approved by the Minister of Planning, a planning application will be required to be submitted to, and approved by, the Shire prior to the use commencing.

STATUTORY AND LEGAL CONSIDERATIONS

9. The *Town Planning Regulations 1967* and *Planning and Development Act 2005* establish procedures relating to amendments to local planning schemes. If Council resolves to adopt the proposed amendment, then ultimately the amendment will be determined by the Minister for Planning.
10. Clause 4.2.1 (Objectives of the Zones - Residential) of the Scheme stipulates that an objective of the Residential zone is to provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing types within the Shire.
11. Clause 4.5 (Additional Uses) of the Scheme stipulates that "*despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.*"

POLICY CONSIDERATIONS

12. Nil.

COMMUNITY ENGAGEMENT REQUIREMENTS

13. The proposal was advertised in accordance with the provisions of the *Town Planning Regulations 1967*, which involved a local public notice in a paper circulating the District, a sign being erected at the front of the property, and letters being sent to nearby landowners (Attachment 1).
14. During the advertising period two non-objections and two conditional non-objections and one objection were received. Refer to the submission table (Attachment 2). The main issues raised during the consultation period were:
 - Ensuring that cars were able to be parked on site;
 - The proposal setting an undesirable precedent in a residential area;
 - The inappropriateness of a commercial use being located in a residential area;
 - Clarification on the criteria for accepting or rejecting the proposal.

FINANCIAL CONSIDERATIONS

15. Costs involved in the processing of the Amendment will be recouped from the applicant in accordance with the adopted budget.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

16. *Kalamunda Advancing: Strategic Community Plan to 2023*

OBJECTIVE 4.3 - To ensure the Shires development is in accord with the Shires statutory and legislative obligations and accepted urban design planning standards.

Strategy 4.3.1 Provide efficient building and development approval services to the community.

SUSTAINABILITY

Social Implications

17. If developed, the activity will provide for additional health services for Shire residents.

Economic Implications

18. Nil.

Environmental Implications

19. Nil.

RISK MANAGEMENT CONSIDERATIONS

20.

Risk	Likelihood	Consequence	Rating	Action/Strategy
Council may resolve to not adopt the amendment.	Possible	Insignificant	Low	Ensure council is aware of that such a use would have minimal impact on the amenity of the surrounding area if appropriate conditions were imposed at the Development Application stage.

OFFICER COMMENT

21. Under Schedule 1 of the Scheme Consulting Rooms are defined as follows:

Means premises used by not more than two health consultants for the investigation or treatment of human injuries or ailments and for general care.

22. It should be noted that if the amendment is finalised, there is no guarantee that it would be only utilised in the way proposed by the applicant. If approved as Consulting Rooms, development could occur based on the above definition which would allow for consideration of a range of health practitioners. Typically however such activities are undertaken in converted residential dwellings.

23. The concern raised regarding the appropriateness of having the proposed land use activity in a residential area is noted. It is important therefore that the proposal does not detract from the amenity and character of the residential area. In this regard, the applicant is seeking only to use a portion of the dwelling for use as a consulting room, with the balance of the dwelling used as the residence. Importantly, the design, scale and appearance of the property will remain unchanged reflecting the residential character of the area.

24. Further to the appropriateness of the use, it is noted that under a number of local government planning schemes, consulting rooms can be considered in residential areas given the low impact of consulting rooms and general compatibility of the use in a residential area. Council could give consideration to amending the Scheme to allow for the use in residential areas. In support of the amendment, a local planning policy could be prepared to provide guidelines for the establishment of consulting rooms in residential areas.

25. Matters relating to potential impacts the use may have on the amenity of the area, such as traffic matters, number of staff and hours of operation permitted will be dealt with at the development application stages if the amendment is approved.

26. Council will need to consider from an amenity perspective the cumulative impacts of non-residential development such as consulting rooms in a residential area and does not compromise the commercial intent of the Kalamunda Town Centre. In this regard the proposal is considered to be a discreet development with little or no impact on the surrounding residential area.

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION (D&I 34/2015)

That Council:

1. Notes the submission received in response to Amendment No. 70 to Local Planning Scheme No. 3.
2. Adopts the amendment to Local Planning Scheme No. 3 without modification, in accordance with the following:

PLANNING AND DEVELOPMENT ACT 2005			
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME			
SHIRE OF KALAMUNDA			
LOCAL PLANNING SCHEME NO. 3			
AMENDMENT NO. 70			
Resolved that the council in pursuance of part 5 of the <i>Planning and Development Act 2005</i> amend the above Local Planning Scheme by:			
1. Amending Schedule 2 (Additional Uses) by including the following provision:			
NO.	Description of Land	Additional Use	Conditions
51	Lot 108 (18) Collins Road, Kalamunda	Consulting Rooms	The uses are not permitted unless approval is granted by the Local Government. ("A")

3. Duly executes the Amendment documents and forwards them to the Minister for Planning requesting final approval be granted.

Moved:

Seconded:

Vote:

Attachment 1

Proposed Consulting Rooms – Lot 108 (18) Collins Road, Kalamunda
Advertisement of Proposal to Surrounding Landowners



Key
● = Notified households

Attachment 2

Proposed Consulting Rooms – Lot 108 (18) Collins Road, Kalamunda

Submission Table

	Details	Comment	Staff Comment
1.	Jane Radley 19 Collins Road, Kalamunda WA 6076	No Objection. Comments Provided a) Requests that any parking associated with the activity is to be provided on site.	a) Car parking provisions will be addressed at the development application stage, however it will be necessary for all parking to be contained on site.
2.	G. Chessen 23 Collins Road, Kalamunda WA 6076	No Objection. Comments Provided a) Requests that any parking associated with the activity is to be provided on site.	a) Car parking provisions will be addressed at the development application stage, however it will be necessary for all parking to be contained on site.
3.	Thomas Norman Woolfrey 14 Collins Road, Kalamunda WA 6076	Objection a) Impact on the amenity of the area. b) Concern regarding the appropriate nature of the use. c) This will set an undesirable precedent for similar proposals	a) The impact to the amenity of the area will be considered at the Development Application stage. Notwithstanding the proposed use represents as low impact use that is compatible with the surrounding residential areas. b) The application allows council to consider whether the proposed land use is appropriate. c) Any similar applications for amendments would be taken on merit.
4.	Shelley Hicks 1 Logie Vale Lesmurdie WA 6076	No objection.	Noted.
5.	Graeme Young 12 Lyndhurst Road Kalamunda WA 6076	No Objection	Noted.

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

35. Local Planning Scheme No. 3 Amendment - Lot 59 (40) Wilkins Road, Kalamunda – Rezone from Regional Reserve – Parks and Recreation to Special Use (Residential Aged Care)

Previous Items	OCM 184/2012 OCM 03/2013
Responsible Officer	Director Development Services
Service Area	Development Services
File Reference	PG-LPS-003/055 WL-11/40
Applicant	Nil
Owner	Government of Western Australia
Attachment 1	Existing and Proposed Local Planning Scheme No. 3 Map
Attachment 2	Concept Development Plan
Attachment 3	Submission Table

PURPOSE

- To consider whether to finally adopt Amendment No. 55 to Local Planning Scheme No. 3 (the Scheme) to rezone the subject site from Regional Reserve – Parks and Recreation to Special Use (Residential Aged Care) (Attachment 1).

BACKGROUND

2. Land Details:

Land Area:	10.74 hectares (107,442sqm)
Local Planning Scheme Zone:	Nil.
Metropolitan Regional Scheme Zone:	Regional Reserve – Parks and Recreation

3. Locality Plan



-
4. At its Ordinary Meeting held 17 December 2012, Council resolved as follows:
- “That Council:*
1. *Requests the Western Australian Planning Commission initiate an amendment to the Metropolitan Region Scheme, rezoning lot 59 (40) Wilkins Road in Kalamunda from a ‘Parks and Recreation’ reserve to “Urban” zone.*
 2. *Requests the Department of Regional Development and Lands transfer the land to the Shire, in order to progress an Aged Accommodation development on the site.*
 3. *Advises the Minister for Planning of these requests, seeking support for the development.”*
5. Following the above Council resolution, the Department of Planning wrote to the Shire acknowledging the request to amend the Metropolitan Region Scheme (MRS) with the advice that it would be appropriate to initiate an amendment to the Scheme to ‘Special Use (Aged Persons Accommodation)’ with a view of progressing both the MRS and Local Planning Scheme amendment processes in parallel.
6. At its Ordinary Meeting held 25 February 2013, Council resolved to initiate Amendment 55, which proposes to rezone the subject site from ‘Regional Reserve – Parks and Recreation’ to ‘Special Use (Aged Persons Accommodation)’.
7. The site has an area of approximately 10.74 hectares and is bounded by Wilkins Road to the west, Lesmurdie Road East to the south and a Crown reserve to the east.
8. In 1996, the site was transferred to the Parks and Recreation reservation.
9. The site is approximately 1.4 km south-east of the Kalamunda town site and within 400m of the Kalamunda Glades Shopping Centre.
10. The property is currently vacant of development and contains mature vegetation in good condition throughout. The site is relatively flat with good road access and able to be connected to sewer in the vicinity. Noting it will be able to be extended from Lewis Road.

DETAILS

11. The amendment is proposed to rezone the property to facilitate a residential aged care development on the site. Refer to the concept development plan (Attachment 2).
12. The Western Australian Planning Commission (WAPC) is currently considering a Metropolitan Region Scheme (MRS) amendment to transfer the land from Regional Reserve – Parks and Recreation to the Urban zone. The WAPC has agreed to the Shire progressing the Scheme amendment to include ‘Special Use (Aged Residential Care)’ parallel to the MRS amendment.

13. Given that the MRS amendment is considered a 'major' amendment by the WAPC, the process involved for the amendment to take effect will involve extensive community consultation, the approval of the Minister for Planning, the Governor and consideration by both Houses of Parliament.
14. Future development of the site will be required to comply with all relevant bushfire policy provisions.

STATUTORY AND LEGAL CONSIDERATIONS

15. The *Planning and Development Act 2005* establishes the procedures for amending a Local Planning Scheme. Irrespective of Council's resolution, the amendment will be forwarded to the Minister for Planning for determination.
16. An MRS amendment that relates to the subject site, which proposes to transfer the land from 'Regional Reserve – Parks and Recreation' to the 'Urban' zone has not been completed, the Scheme amendment will not take effect until the MRS amendment has been finalised.
17. Under the Scheme a Special Use zoning may be considered 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.
18. In considering a Special Use zoning, the Council shall only make special provision by creating the Special Use zone where it considers it:
 - i) Will satisfy a specific need(s) in the locality where the subject land is situated;
 - ii) Would enhance the amenity and the interest of the orderly and proper planning of the locality; and
 - iii) Would be specifically appropriate or desirable.

In respect to the specific considerations required to be taken into account when considering a Special Use amendment, the following comments are made:

Satisfying a specific need in the locality.

It is considered that the term "locality" should be interpreted as the district of the Shire of Kalamunda and not specifically the areas of Kalamunda/Walliston. It is well demonstrated that the Shire of Kalamunda requires aged persons' accommodation, particularly high end care, to serve the current and future needs of the community.

Enhance the amenity and the interest of the orderly and proper planning of the locality.

The amenity of the area would be enhanced by the prospect of developing such a facility.

Would be specifically appropriate or desirable.

The Local Planning Strategy adopted by the Shire and Western Australian Planning Commission, amongst other matters, identified sites considered to present the best opportunity to deliver aged accommodation. The subject site was identified as having an opportunity to be considered for this purpose. As such, given this strategic basis, the amendment is considered appropriate and desirable. This vision is supported by the decision of the WAPC to progress an MRS amendment over the site.

POLICY CONSIDERATIONS

Local Planning Strategy

19. The shortage of aged person's accommodation has been highlighted as a key strategic issue in the Shire. The site has been identified in the Shire's Local Planning Strategy as being ideally suited for seniors housing and aged residential care development.

Draft North-East Sub-Regional Planning Framework

20. The Draft North-East Sub-Regional Planning Framework (North-East Framework) identifies the site as 'Urban Expansion', which means that the land is considered a logical expansion of the existing urban areas and is considered to have potential for urban development in the future.
21. The North-East Framework establishes a long-term and integrated planning framework for land use, providing guidance for the preparation of Local Planning Schemes and land use plans.

Aged Accommodation Strategy

22. The Shire's Aged Accommodation Strategy notes the significant shortfall of residential care in the community.

Planning for Bushfire Protection Guidelines (Western Australian Planning Commission)

23. The Planning for Bushfire Protection Guidelines (Guidelines) address a number of important fire risk management and planning matters, including:
- The statutory process as it relates to fire protection;
 - Bush fire hazard assessment;
 - The definition of bush fire prone areas;
 - Fire protection requirements for subdivision and development; and
 - Strategies available to limit the vulnerability to fire or mitigate the risk of bush fire.
24. A Bush Fire Hazard Assessment has been prepared for the amendment area in accordance with the requirements of the Planning for Bushfire Risk Management Guidelines and is supported by the Department of Fire and Emergency Services.

Draft State Planning Policy 3.7 – Planning for Bushfire Risk Management

25. The objective of the Draft State Planning Policy 3.7 – Planning for Bushfire Risk Management (Draft SPP3.7) is to ensure that development and land use proposals take into account bushfire protection requirements and include specified fire protection measures, especially over land that has or will have a moderate or extreme bushfire hazard level.

Proposed Planning and Development (Bushfire Risk Management) Regulations

26. The Regulations complement SPP3.7 and the guidelines. These instruments apply to different stages of the planning process, but work together to achieve the principal objective of reducing the impact of bushfire damage on lives and properties.

COMMUNITY ENGAGEMENT REQUIREMENTS

27. The proposal was advertised in accordance with the provisions of the *Town Planning Regulations 1967*, which involved a local public notice in a paper circulating the District, signs being erected at the frontages of the property, and letters being sent to service providers and nearby landowners.
28. At the end of the consultation period, 98 public submissions had been received comprising 53 objections, 35 non-objections and 10 submissions that provided comment on the proposal. Five (5) Submissions have been received from government agencies. The Shire also received a petition containing 41 signatures and 20 online comments objecting to the proposal. Refer to the submission table (Attachment 3).
29. The main issues raised during the consultation period were:
- Concerns regarding the removal of vegetation if the development occurs.
 - Concerns regarding the impact of the Scheme amendment on animal habitats present on the site.
 - Concerns that the site should remain as a publicly accessible park for recreation purposes.
 - Concerns regarding traffic impacts of a development at the site.
 - Alternative existing cleared land within the Shire of Kalamunda should be used for an aged accommodation facility.
 - The impact of the proposal on property values.

These matters are addressed in further detail in (Attachment 3).

FINANCIAL CONSIDERATIONS

30. Nil.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

31. *Kalamunda Advancing: Strategic Community Plan to 2023*

OBJECTIVE 4.3 – To ensure the Shires development is in accord with the Shires statutory and legislative obligations and accepted urban design planning standards.

Strategy 4.3.1 Provide efficient building and development approval services to the community.

SUSTAINABILITY

Social Implications

32. If the Scheme is amended, it will ultimately allow consideration of the development of an integrated residential aged care facility on the subject site.

Economic Implications

33. Nil.

Environmental Implications

34. A development incorporating residential aged care and accommodation on the site will inherently involve the clearing of native vegetation, particularly given the bush fire policy requirements. It is however considered that wherever possible, significant vegetation should be incorporated into open spaces, road reserves and other areas of retained vegetation during detailed design of a development on the site.
35. The Shire has undertaken the required statutory processes to mitigate environmental impacts and receive the necessary State and Federal approvals. It is however noted that these matters will be considered again as part of the MRS amendment and development application stage.
36. A District Water Management Strategy (DWMS) was prepared as part of the MRS amendment process. This has been considered by the Department of Water (DoW), who has indicated support for the MRS amendment to proceed. DoW will need to give final approval to the DWMS prior to the final approval of the MRS amendment.

RISK MANAGEMENT CONSIDERATIONS

37.

Risk	Likelihood	Consequence	Rating	Action/Strategy
Council may resolve to not adopt the amendment.	Possible	Insignificant	Low	Ensure that Council is aware that: <ul style="list-style-type: none"> • The proposed amendment is consistent with the objectives of the Local Planning Strategy and Aged Accommodation Strategy. • The impacts of the proposed amendment on the environment have been addressed in accordance with State and Federal legislation. • The specific details regarding the bush fire implications of the proposed development and the impact of the proposal on the amenity of the locality will be addressed at the development application stage.
Loss of vegetation associated with bushfire management risk.	Likely	Major	High	Removal of vegetation will have to satisfy policy requirements to achieve biodiversity objectives.

OFFICER COMMENT

38. The proposed Scheme amendment will have the effect of allowing development proposals for aged persons accommodation and aged residential care to be considered by the Shire under Scheme.
39. The proposed Scheme amendment is considered to be in accordance with the objectives and intent of the Shire's Local Planning Strategy, Local Housing Strategy and Aged Accommodation Strategy. The proposed urban land use also accords with the WAPC Draft Sub-Regional Strategy for the north east region.
40. The Aged Accommodation Strategy (AAS) notes that by 2031, 1 in 3 people will be over 55 years of age. And more than half of those over 70 years of age. The AAS indicates a need for aged residential care and accommodation in the hills region, given the significant shortage of appropriate care options. If approved, the Scheme amendment would facilitate aged residential care and accommodation in the hills region, which would satisfy the objectives of the AAS.
41. It is noted that the site is currently used for recreational purposes by the community. Whilst this is acknowledged as an important community asset, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.
42. The Environmental Protection Authority (EPA) advised that the Scheme amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, the EPA has provided recommendations that subject to the requirements for bushfire protection, clearing of vegetation should be minimised where possible. This is a matter that can be considered at the detailed development application stage.
43. The Shire engaged environmental consultants to undertake flora, vegetation and fauna survey and facilitate the environmental approval process with the Federal Department of the Environment (DoE) under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).
44. Environmental investigations have identified several environmental values on the property and have concluded as follows:
- Vegetation is part of the Dwellingup vegetation complex in Medium to High Rainfall and is primarily a Jarrah-Marri forest;
 - The condition of the vegetation was assessed as being in excellent to very good condition, with limited areas of poorer condition vegetation along the site boundaries and along tracks;
 - No Threatened, Declared Rare or Priority Flora were found during the field work; and
 - Three (3) black cockatoo species are known to potentially occur within the land.

45. Given the site contains existing cockatoo nesting sites which could potentially be impacted, the lot has been identified as a matter of national environmental significance under the EPBC Act. The DoE has deemed that there is sufficient information to proceed with assessment under the EPBC Act. The Shire has received advice that the Scheme amendment process is not contingent upon final approval by the DoE under the EPBC Act.
46. The Shire's submission to the DoE specifies that environmental offsets are proposed to be investigated through revegetation of two (2) local reserves; Jorgenson Park and Hill Street Reserve. Investigations have found that the revegetation of these reserves will appropriately mitigate the potential impacts of the amendment on black cockatoo populations.
47. In respect to environmental considerations of the proposed amendment, the Shire has undertaken the required statutory processes to mitigate environmental impacts and receive the necessary State and Federal approvals. It is however noted that these matters will be considered again as part of the MRS amendment and development application stage.
48. The question that this amendment asks, is "what is the most appropriate zone for the land if the MRS amendment is approved?" The environmental issues are addressed in detail in the MRS amendment and Council must consider what the appropriate zone for the land under the Local Planning Scheme is if the land is zoned 'urban' under the MRS.

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION (D&I 35/2015)

That Council:

1. Notes the submissions received in response to Amendment No. 55 to Local Planning Scheme No. 3;
2. Adopts the amendment to Local Planning Scheme No. 3 without modification, in accordance with the following:

PLANNING AND DEVELOPMENT ACT 2005 RESOLUTION DECIDING TO
AMEND A LOCAL PLANNING SCHEME SHIRE OF KALAMUNDA LOCAL
PLANNING SCHEME NO. 3
AMENDMENT NO. 55

Resolved that the Council in pursuance of Part 5 of the *Planning and Development Act 2005* amend the above Local Planning Scheme by:

1. Rezoning Lot 59 (40) Wilkins Road, Kalamunda from "Regional Reserve – Parks and Recreation" to 'Special Use (Aged Residential Care)' zone;
and

2. Including the 'Special Use' site in Schedule 4, 'Special Use Zones' as follows:

No.	Description of Land	Special Use	Conditions
	Lot 59 (40) Wilkins Road, Kalamunda	<p>Aged Residential Care</p> <p>a) Within this zone, the following uses are permitted (P):</p> <ul style="list-style-type: none"> • Aged Residential Care; • Caretaker's Dwelling; • Consulting Rooms; • Grouped Dwelling; and • Single House. <p>b) Council may approve other ancillary or incidental uses on this site, provided that they form part of the operational business of the facility and which uses might complement or enhance the usual living standards and requirements if residents living in and staff serving a facility of this nature.</p> <p>c) All other uses not mentioned under Sub Clauses (b) and (c) of this Clause are not permitted (X).</p>	<p>At least one occupant of any dwelling within this facility must generally have reached the age of 55 years.</p> <p>Development must be connected to a reticulated sewer system.</p>

3. Amends the Scheme Zoning Map accordingly.
4. Duly executes the Amendment documents and forwards them to the Minister for Planning requesting final approval be granted.

Moved:

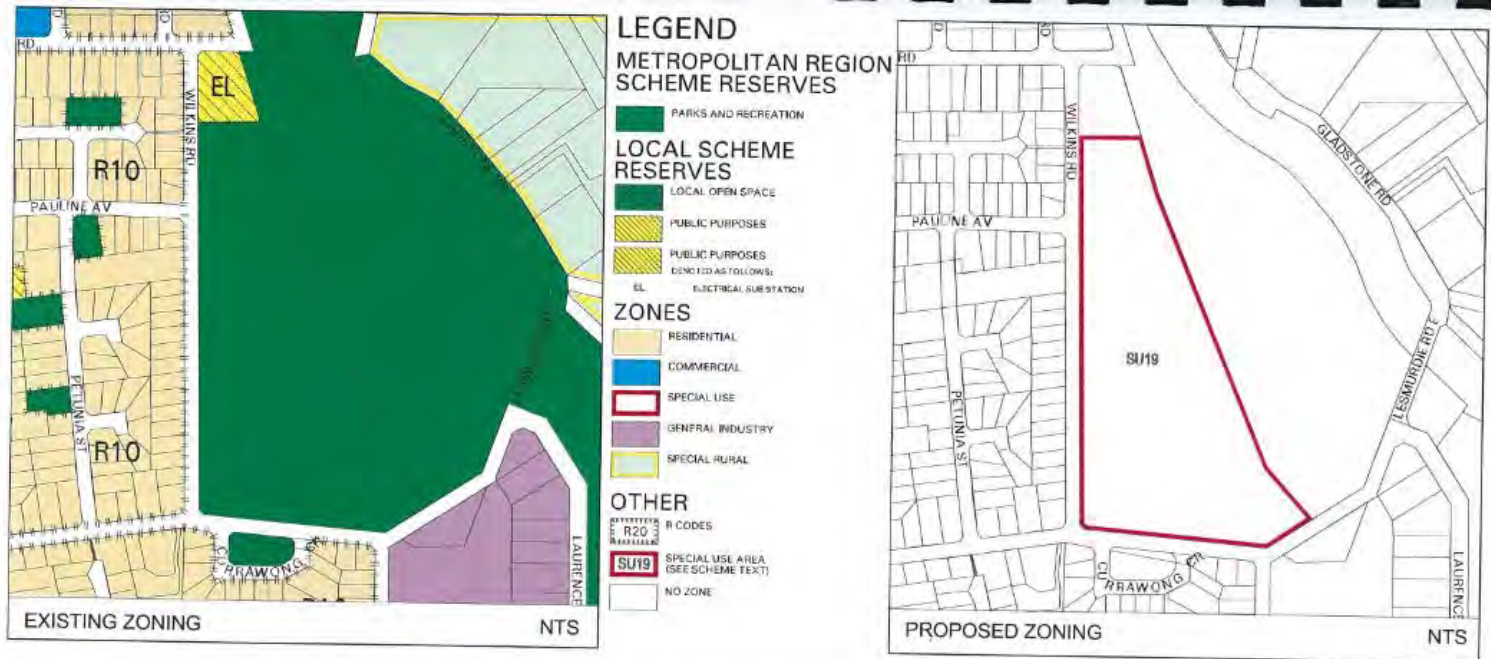
Seconded:

Vote:

Attachment 1

Local Planning Scheme No. 3 Amendment - Lot 59 (40) Wilkins Road, Kalamunda – Rezone from Regional Reserve – Parks and Recreation to Special Use (Residential Aged Care)

Existing and Proposed Local Planning Scheme No. 3 Map

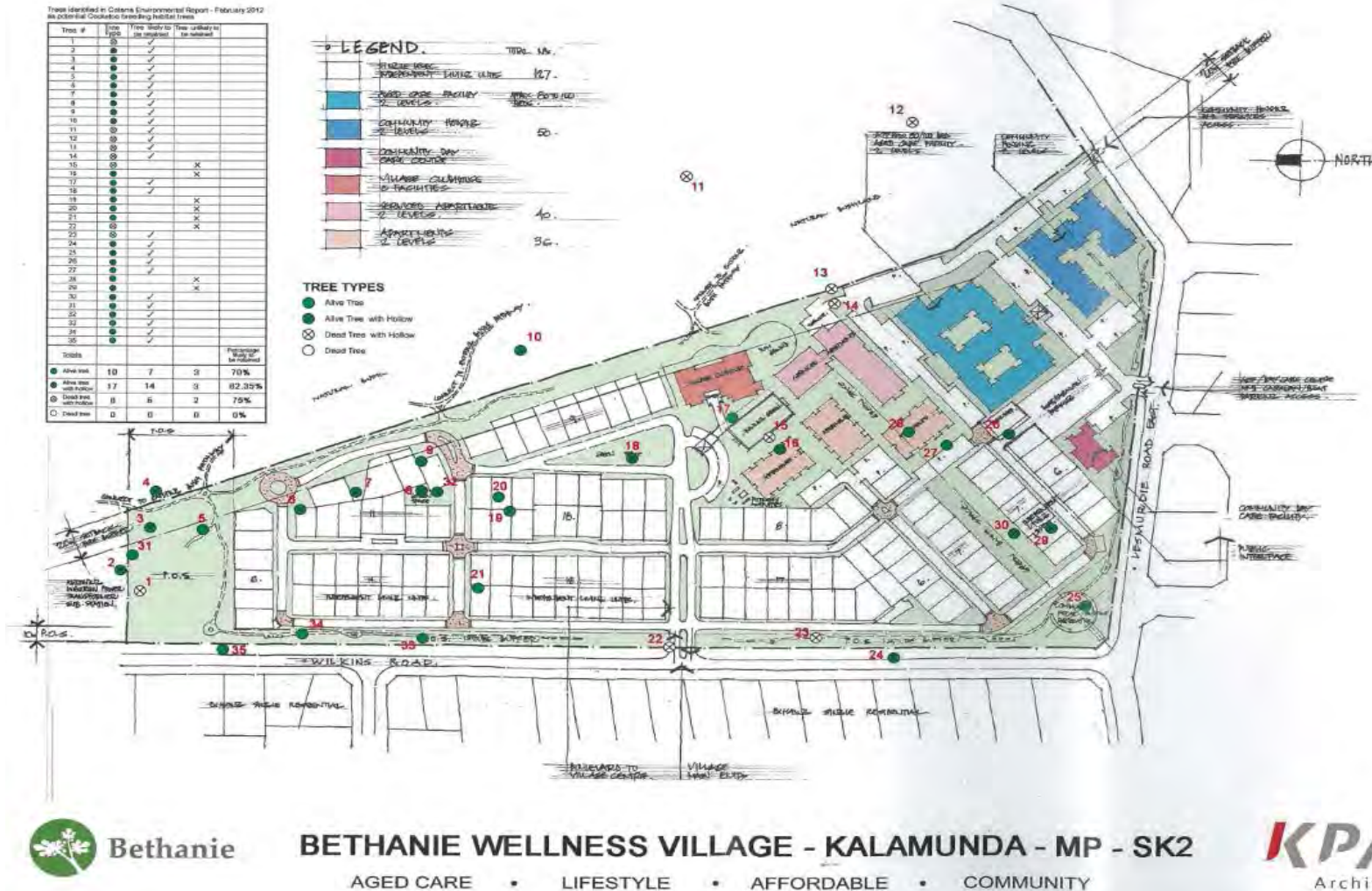


<p>ADOPTION</p> <p>ADOPTED BY RESOLUTION OF THE SHIRE OF MORAWA AT THE ORDINARY MEETING OF THE COUNCIL HELD ON THE _____ DAY OF _____ 201__</p> <p>CHIEF EXECUTIVE OFFICER _____</p> <p>SHIRE PRESIDENT _____</p>	<p>FINAL APPROVAL</p> <p>1. ADOPTED FOR FINAL APPROVAL OF THE SHIRE OF KALAMUNDA AT THE ORDINARY MEETING OF COUNCIL HELD ON THE _____ DAY OF _____ 201__</p> <p>THE COMMON SEAL OF THE SHIRE OF KALAMUNDA WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF</p> <p>CHIEF EXECUTIVE OFFICER _____ SHIRE PRESIDENT _____</p> <p>2. RECOMMENDED/ SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>DELEGATED UNDER S.19 OF THE P&D 2005 _____ DATE _____</p> <p>3. FINAL APPROVAL GRANTED</p> <p>MINISTER FOR PLANNING _____ DATE _____</p> <p style="text-align: right;">SEAL</p>	<p>PLANNING AND DEVELOPMENT ACT 2005</p> <p>SHIRE OF KALAMUNDA</p> <p>LOCAL PLANNING SCHEME NO.3</p> <p>AMENDMENT NO. 55</p>
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Attachment 2

Amendment No. 55 to Local Planning Scheme No. 3 – Rezoning from Regional Reserve – Parks and Recreation to Special Use (Aged Residential Care) – Lot 59 (40) Wilkins Road, Kalamunda

Concept Development Plan



Attachment 3

Amendment No. 55 to Local Planning Scheme No. 3 – Rezoning from Regional Reserve – Parks and Recreation to Special Use (Aged Residential Care) – Lot 59 (40) Wilkins Road, Kalamunda

Submission Table

1.	Details	Comment	Officer Comment
	<p>Catherine Brgdemeyer 47 Waterloo Cres, Lesmurdie WA 6076</p>	<p>Objection.</p> <p>a) I would like the council to find already cleared land to build the nursing home on. How about the land near Roe Hwy and Kalamunda. There must be a parcel of land that has already been cleared within the Shire that can be used or purchased.</p> <p>b) I oppose the development because it's an area of orchids and old trees where birds and other native animals can shelter and nest.</p> <p>c) The area is used recreationally for walking.</p> <p>d) The erosion of native bush areas within residential areas is offensive, as no provision is made for protecting old trees or the undergrowth.</p> <p>e) Please can more care go into development that protects ecological diversity and animal habitats?</p>	<p>a) The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about preferred alternative sites is noted.</p> <p>b) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>d) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>e) Refer to the officer comments section of the report regarding environmental considerations.</p>

<p>2.</p>	<p>Howard & Joan Wilkinson 49 Wilkins Road, Kalamunda WA 6076</p>	<p>Objection.</p> <p>a) If this development goes ahead, the local and state governments need to be required to publicise the profits made from the sale to developers of the desecration of this virgin bushland, flora and fauna.</p> <p>b) The government would rather make money from selling virgin bushland at the expense of future generations and the natural environment.</p> <p>c) The government would rather do this than pay for land that has already been cleared. The payment for the land would then be passed onto the developers, thus meaning the government is not at all out of pocket. Better still, have the developers pay for the already developed land to start with.</p> <p>d) The land we speak of could be local orchards for example. These could be part of, or an entire orchard. Several could be bought, since the residential units do not need to be on the same parcel of land as the nursing home. All local orchardists and other land owners need to be approached with a view to selling. There must be some amongst them who would like to retire or downsize, and whose children do not wish to take over.</p> <p>e) To all the councillors, you are supposed to represent us, and we feel totally betrayed. We did send you all personal emails about our objections some time ago, and we have been totally ignored.</p>	<p>a) This is not a consideration in the context of the Scheme amendment.</p> <p>b) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) Noted.</p> <p>d) Noted. The current focus is to facilitate the development of aged residential care on sites which can be serviced and meet certain locational characteristics.</p> <p>e) Noted. The Scheme amendment has followed due process and all submissions received are considered.</p>
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		f) What is the point of having land “zoned” if you are going to “re-zone.”	f) The site is currently reserved under the Metropolitan Region Scheme for ‘Parks and Recreation’. The Shire is following the required statutory process to have the amendment to the Local Planning Scheme considered.
3.	Stephen Malcolm Gates 6 Karri Court, Gooseberry Hill WA 6076	<p>Objection.</p> <p>a) As any re-zoning will take numerous years, more focus should be put on what areas are available without needing rezoning, therefore it would be beneficial to follow Belmont’s example of placing them in redeveloping sites or existing facilities such as Kalamunda Hospital, possibly schools, Convent on Kalamunda Road and other areas where residential densities have been increased such as between Heath Rd and Traylen Rd, etc.</p> <p>b) Learn from Belmont more about how they selected sites, commercial considerations and funding.</p>	<p>a) Noted. The amendment considers what is the appropriate zone on the site if it is zoned ‘Urban’ under the MRS. The comments about preferred alternative sites is noted.</p> <p>b) Noted.</p>
4.	Brendan Kennedy 10 Currawong Cres, Walliston WA 6076	Objection.	Noted.
5.	Magdalena Matuszczyk 10 Currawong Cres, Walliston WA 6076	Objection.	Noted.
6.	Ross & Marion Hogg 14 Jillara Way, Lesmurdie WA 6076	<p>Objection.</p> <p>a) Residents of the Shire of Kalamunda desperately want an aged care facility, however lot 59 Wilkins Road, Kalamunda is not appropriate for the following reasons:</p> <p>i) Bushfire Hazardous area.</p>	<p>a) Noted.</p> <p>i) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an</p>

		<p>ii) It is uncleared and building on the site will require the destruction and disturbance of flora and fauna (habitat of black cockatoos).</p> <p>b) Land currently occupied by Lovegroves near the junction of Welshpool road and Tonkin Hwy is for sale. The area is largely cleared, with sewage nearby and also on a public transport route, we urge council to consider this option.</p>	<p>independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p> <p>ii) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted.</p>
7.	Clare Fitzgerald 9 Regency Ramble, Wattle Grove WA	<p>Objection.</p> <p>a) Too much of our parks and wildlife being taken over and not enough thought given to the future of the hills environment.</p> <p>b) "What about our motto Home Amongst the Trees"</p>	<p>a) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted.</p>
8.	Name and address withheld	<p>Objection.</p> <p>a) Wilkins Road Reserve contains rich and significant biodiversity with many endangered species facing extinction in the near future largely due to habitat clearing. Its significance has been noted in the past.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p>

		<ul style="list-style-type: none"> b) Green wildlife corridors need to be retained for the movement of everything, from micro-organisms to large animals. c) Humans depend on the environment for survival, both mentally and physically. We are interconnected and every little bit of clearing negatively affects future generations. d) Negative impacts can't be fixed with environmental offsets or replanting. It's not how it works. e) It is classed as an extreme bushfire risk area with strong prevailing easterlies. f) Run-off and erosion problems would occur with land being cleared. This would most likely affect the adjacent Railway Reserve and Water Catchment area. g) There has been a large amount of over 55s accommodation built already in this Shire. 	<ul style="list-style-type: none"> b) Refer to the officer comments section of the report regarding environmental considerations. c) Refer to the officer comments section of the report regarding environmental considerations. d) Refer to the officer comments section of the report regarding environmental considerations. e) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered. f) Refer to the officer comments section of the report regarding environmental considerations. g) The shortage of aged residential accommodation has been recognised as a key strategic issue facing the Shire into the future.
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		<p>h) Lots of bushland has already been cleared for new housing developments. We know better now that in previous times about environmental impacts. We are custodians of the natural environment.</p> <p>i) Other aged care measures should be expanded not just building facilities. Expand home care facilities.</p> <p>j) The site is on ridge cap rock and putting sewerage in will be costly to residents and can also damage homes in the process. Water pressure is also low on the street and more demand may exacerbate the problem.</p> <p>k) The reserve is a well-used one for recreational purposes.</p>	<p>h) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>i) Noted.</p> <p>j) The Shire has undertaken a servicing report for the site which confirms that the site will be able to connect to sewer. There is no indication at this stage that sewer works will result in damage to dwellings in the area. The comment presupposes that the Shire will be the developer of the site, but this may not be the case. As with any development, development constraints will have to be addressed by the proponent.</p> <p>k) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p>
<p>9.</p>	<p>Mary Syme 16 Phillip Grove, Kalamunda WA 6076</p>	<p>Objection. a) This is Darling Range National Park.</p>	<p>a) The Shire has received advice from the former Department of Environment and Conservation that the site is not part of the current Darling Range Regional Park.</p>

		<p>b) Connecting block is a highly protected water catchment.</p> <p>c) Die back is evident.</p> <p>d) New Bushfire regulations mean that most of the block will have to be cleared.</p> <p>e) Rare & Endangered Cockatoos.</p> <p>f) Many Wildflowers – some rare.</p> <p>g) Sewerage line.</p> <p>h) Building/Blasting/Dust > At least 2 years of major blasting needed.</p>	<p>b) A District Water Management Strategy has been prepared to address this matter.</p> <p>c) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>d) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p> <p>e) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>f) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>g) The Shire has undertaken a servicing report for the site which confirms that the site will be able to connect to sewer.</p> <p>h) Unable to confirm what is being referred to in this comment.</p>
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		i) This is a beloved park for recreation for 100's of people.	i) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.
10.	Name and address withheld	Objection.	Noted.
11.	Amanda Pires 20 Lewis Road, Kalamunda WA 6076	Objection. a) The site serves a large section of the community in diverse activities e.g. walking/cycling/dog walking. b) Concern regarding the impact of the amendment on flora and Fauna. c) Concern regarding the removal of vegetation and clearing bushland.	a) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes. b) Refer to the officer comments section of the report regarding environmental considerations. c) Refer to the officer comments section of the report regarding environmental considerations.
12.	Ophelia Leadbeater 972 Brookton Hwy Karragullen WA 6111	Objection.	Noted.
13.	Angelina Collura 18 Pauline Ave Kalamunda WA 6076	Non-objection. a) Concern regarding the water pressure, as currently the water pressure is very poor and	a) This is a query that will need to be addressed by the relevant service agency, Water Corporation.

		with this construction would it be worse or could we get it fixed?	
14.	Stanley Frederick Aylime 7 Petunia St Kalamunda WA 6076	Non-objection. a) A nursing home included would be beneficial.	a) Noted.
15.	Kaye Lynette Smith Unit 271 Walridge Village Forrestfield WA 6058	Non-objection. a) We need several aged care facilities in the area.	a) Noted.
16.	Colin and Heidi Pember 25 Bauhinia Rd Forrestfield WA 6058	Non-objection. a) We like the Kalamunda area and the foothills and are amazed that hardly any facilities exist at the present time.	a) Noted.
17.	Margaret Anne Pember 6 McNess Road, Kalamunda WA 6076	Non-objection. a) This is a wonderful initiative for the Shire of Kalamunda, well overdue!	a) Noted.
18.	Neil Clifford Pember 6 McNess Road, Kalamunda WA 6076	Non-objection. a) Kalamunda desperately needs an aged care facility to house its aging population. b) The location is excellent for older people – level ground, close to shopping and public transport passes its door.	a) Noted. b) Noted.
19.	Joe and Trixie Wilson 28 Bauhinia Road Forrestfield WA 6058	Non-objection. a) The Kalamunda area needs more age care facilities, these are badly needed.	a) Noted.
20.	Megan Brereton 29 Gladstone Road, Kalamunda WA 6076	Objection. a) The loss of the reserve – residents of the shire pride themselves on their home in the forest, which is actively promoted by the shire. It is the reason residents live in the shire. The reserve is part of the green corridor between Gooseberry Hill National Park and the National Park in	a) Refer to the officer comments section of the report regarding environmental considerations.

		<p>Pickering Brook. The risk to biodiversity loss due to urban development.</p> <p>b) The reserve is home to black cockatoos and other native animals as well as having an amazing array of wild flowers.</p> <p>c) The suitability of the area for Aged Residential Care – Is the land that is adjacent to a high fire risk area suitable for the aged?</p> <p>d) If a 100m buffer zone is to be put in place this would equate to an area of 100 metres by 500 metres which is 50,000sqm. How much land is really needed and how much of the various reserves could be potentially lost?</p> <p>e) Including independent living villas and apartments for people of 55 years does not seem to be taking care of the aged but just building homes for mature people who do not necessarily need to be in aged residential care. Council needs to be mindful of providing appropriate land for the development of appropriate residential care for the genuinely aged.</p>	<p>b) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p> <p>d) The retention of vegetation on site will be considered in the context of bushfire risk management for the site. SPP 3.7 requires biodiversity values to be considered as part of this process.</p> <p>e) It is anticipated that the site would ultimately incorporate a mixture of high care and independent living arrangements.</p>
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		f) Urge the council to not rezone the reserve as once it is lost it will never be regained to implement a comprehensive plan for residential care for the genuinely aged within the shire and in particular to look at land that is already degraded rather than just taking the easy option of rezoning our reserves.	f) Noted. The current focus is to facilitate the development of aged residential care on sites which can be serviced and meet certain locational characteristics. The Shire has considered numerous sites for aged care in the local authority and there are very few opportunities that would allow for integrated aged care. An ideal site in an urban area, adjacent to a town centre on a large cleared block difficult to find.
21.	Terri Moroni 5 Lalor Place, Kalamunda WA 6076	Non-objection.	Noted.
22.	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	Objection. a) As the subject land is predominantly in very good condition, is identified as part of a green link and potentially serves as habitat for a variety of threatened native fauna, the department of continues to support the reservation of this area in the context of the earlier k13 proposal.	a) Refer to the officer comments section of the report regarding environmental considerations.
23.	Leone D Conti 21 Petunia St Kalamunda WA 6076	Non-objection.	Noted.
24.	Graziano and Luciana Busellato 185 Canning Rd Kalamunda WA 6076	Non-objection.	Noted.
25.	Timothy G Clifford 2 Jillara Way, Lesmurdie WA 6076	Non-objection.	Noted.
26.	Tilai EB Clifford 2 Jillara Way, Lesmurdie WA 6076	Objection. a) Wilkins Road reserve was gazetted as part of the Darling Range Regional Park in 1996. It is part of	a) The Shire has received advice from the former Department of Environment and

		<p>the Bush Forever plan and was done so it would remain Bush Forever.</p> <p>b) Habitat destruction is a major reason for animal extinction.</p> <p>c) The Carnaby Black Cockatoo is critically endangered and this piece of bushland is a key feeding and roosting ground.</p> <p>d) There are other locations and already cleared land that can be used.</p>	<p>Conservation that the site is not part of the current Darling Range Regional Park. The site is not classified as a Bush Forever site.</p> <p>b) Noted.</p> <p>c) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>d) Noted. The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about preferred alternative sites is noted.</p>
27.	<p>Chunbing Liu and Ying Wang 29 Wilkins Road, Kalamunda WA 6076</p>	<p>Non-objection.</p>	<p>Noted.</p>
28.	<p>Stevenson RTT TL 9 Carpena Place Kalamunda WA 6076</p>	<p>Non-objection.</p> <p>a) The majority of aged care residential areas are aesthetically pleasing.</p> <p>b) I wouldn't walk my dog in the bush now for safety sake.</p> <p>c) The bush is unsightly and I haven't seen children there for years, and rare plants can easily be left as a pleasant walk through area for residents to enjoy this pastime.</p> <p>d) There are not enough aged care units now, with future plans to downsize we would like to remain in the area.</p>	<p>a) Noted.</p> <p>b) Noted.</p> <p>c) Noted.</p> <p>d) Noted.</p>

		e) Kalamunda needs to be brought up to date with a lot of things, if you don't want to lose a lot of good and caring residents you must accommodate them fairly.	e) Noted.
29.	Jaqueline Gail Trafalski 15 Pauline Ave Kalamunda WA 6076	<p>Objection.</p> <p>a) Concern regarding the loss of the habitat for the flora and fauna in the area.</p> <p>b) There are present buildings that could be utilised, such as the vacant old Wattle Grove Primary School.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted. The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about preferred alternative sites is noted.</p>
30.	Antoinette Valenti 10 Pauline Ave Kalamunda WA 6076	<p>Objection.</p> <p>a) We enjoy the quietness and are worried it's going to bring a lot of traffic to our quiet suburban area that is one of the reasons why we chose to live here.</p>	a) Noted. It is accepted that if development occurred there would be an increase in traffic, although it is considered that noise would unlikely be an issue beyond the construction phase.
31.	Department of Aboriginal Affairs	<p>Comment on the Proposal.</p> <p>a) There are currently no known aboriginal sites registered with the Department of Aboriginal Affairs within lot 59 (40) Wilkins Road, Kalamunda. There is therefore no known information to suggest approval under the <i>Aboriginal Heritage Act (1972)</i> is required.</p> <p>b) DAA has released Cultural Heritage Due Diligence Guidelines (the guidelines) to assist developers and land users with planning and considering aboriginal heritage during proposed works. It is recommended that relevant developers/land users be made aware of the guidelines.</p>	<p>a) Noted.</p> <p>b) Noted.</p>

32.	Gaynor White 19 Pauline Avenue, Kalamunda WA 6076	Objection.	Noted.
33.	Salvatore and Lucia Furfaro 169 Canning Rd Kalamunda WA 6076	Non-objection.	Noted.
34.	Western Power GPO Box L921 Perth WA 6842	Non-objection. a) Western Power has no objection to the proposed amendment subject to future local structure planning and subsequent subdivision and development complying with conditions imposed by Western Power to protect existing and proposed new infrastructure.	a) Noted.
35.	Peter John Gardiner 35 Lesmurdie Road Kalamunda WA 6076	Non-objection. a) Reduces the risk of fire.	a) Noted.
36.	Silvia & Francesco Giuffre 9 Lawnbrook Rd West Walliston WA 6076	Non-objection. a) We need more aged accommodation in the Kalamunda area.	a) Noted.
37.	Duncan John McInnes 45 Wilkins Road Kalamunda WA 6076	Comment on the Proposal. a) That there is adequate frontage from the road and pavement going the length of Wilkins Road on the reserve side is installed (this is needed now). b) The entrance is situated so that it is considering residents on Wilkins Road, nobody wants the traffic opposite their house. Opposite Pauline Avenue would be idea.	a) Noted. b) The indicative development plan is not final. Any new access point proposed as part of a development application will be subject to a traffic impact assessment to ensure it meets the relevant engineering and safety standards.

38.	Michael Ferrito 405 Canning Road Walliston WA 6076	Non-objection.	Noted.
39.	Eileen Winniefred Bresland 10 Petunia Street Kalamunda WA 6076	Non-objection. a) This is certainly needed desperately in Kalamunda.	a) Noted.
40.	Pauline Lathwell 11 Lalor Place Kalamunda WA 6076	Non-objection and comment on the proposal. a) I strongly support Amendment No. 55 to Local Planning Scheme No.3 – This is an opportunity to secure land in Kalamunda for Aged Residential Care is very important and must not be wasted. b) Provide a Right of Way (ROW) between the Western Power electricity substation and the proposed Age Care Facility. c) I suggest that the most northerly portion of the land be kept as Regional Reserve as it seems the bushland in this area is in good condition. IE the area from the southern boundary of the Substation approximately 100-150 metres south along Wilkins Road to Pauline Avenue.	a) Noted. b) Noted. The details of development and access have will be established during the detailed development design stage. c) Noted.
41.	John Steve Brajkovich 165 Canning Road Kalamunda WA 6076	Non-objection.	Noted.
42.	Stephen McGregor 9 Petunia Street Kalamunda WA 6076	Non-objection.	Noted.
43.	Richard and Elizabeth Marshal 8 Pauline Ave Kalamunda WA 6076	Non-objection. a) If you were really interested in our opinion you would have sent us two submissions. My husband and I are allowed to have our own opinions. By not sending a questionnaire to everybody proves that you are not interested in our opinion.	a) Noted.

		b) In this particular case we both have no objection to the proposal.	b) Noted.
44.	Stephen John Lewis 7 Wilkins Road Kalamunda WA 6076	Objection.	Noted.
45.	Monica Mary Hall 5 Gregona Place Kalamunda WA 6076	Non-objection.	Noted.
46.	Antonio and Maria Zurzolo 9 Philip grove Kalamunda WA 6076	Non-objection. a) Very good idea, really needed.	a) Noted.
47.	A.Bloor 43 Wilkins Road Kalamunda WA 6076	Objection. a) Apart from the destruction of the habit of many animals and birds, plus many types of plants. Would the developers guarantee that all the work would be completed within one year, or will it continue over many years like other developments such as Yanchep? b) Can the developer or the Shire guarantee it will not reduce the value of my property? c) The cap rock which covers the area will make it difficult for draining etc. Plus the noise that will go on for the length of the time during construction. The number of trucks delivering sand etc.	a) There is currently no proposal for a development on the site. Depending on the scale of the development, it is possible that construction activities will take in excess of one (1) year to complete. b) This is not a valid land use planning consideration. c) Issues regarding drainage of the development will be addressed as part of a planning application/building permit application process. It is accepted that if development occurred there would be an increase in noise during construction, although it is considered that noise would unlikely be an issue beyond the construction phase.

		d) If this is approved would my house be connected to sewerage for free?	d) The Water Corporation is the appropriate authority to contact in this regard.
48.	Johnson and Georgina Reid PO BOX 813 Kalamunda WA 6926	Non-objection.	Noted.
49.	Vilma Moro 8 Elwood Cres Lesmurdie WA 6076	Non-objection.	Noted.
50.	Samantha Anne Jeniaway 15 Wilkins Road Kalamunda WA 6076	<p>Objection.</p> <p>a) Many years ago the Shire fought to keep this area a bush reserve.</p> <p>b) This regional reserve is a home to many native animals, I have seen kangaroos, possums, black cockatoos, and goannas etc. the amount of fauna is so varied. Large number of blackboys and native plants.</p> <p>c) It is a popular site for recreational purposes.</p> <p>d) There are many other sites which would be just as good a site than this Regional Reserve.</p>	<p>a) Noted.</p> <p>b) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>d) Noted. The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about preferred alternative sites is noted.</p>

		e) The Shire of Kalamunda should not have allowed Southern Cross homes to close its aged care/nursing home beds.	e) Noted. As Southern Cross Homes is a private organisation, the Shire does not have any control over these decisions.
51.	Telstra Corporation Limited	Non-objection. a) A network extension will be required for any development within the area concerned. The owner developer will have to submit an application before construction is due to start to NBN Co.(for greater than 100 lots or living units in a 3 year period) or Telstra (less than 100 lots or living units). Developers are now responsible for telecommunications infrastructure, i.e. conduits and pits. NBN and/or Telstra will provide the cable.	a) Noted.
52.	Victoria Furfaro 37 Cagney Way Lesmurdie WA 6076	Non-objection.	Noted.
53.	Duncan Murdoch McInnes 41 Wilkins Road Kalamunda WA 6076	Objection. a) Twenty five years ago the residents of Lesmurdie Road and Wilkins Road rejected the council's proposal to sell the Wilkins Road to developers. Due to the residents revolt the Council at the last minute bowed to the wishes of residents. Now 25 years later those same residents are still opposed to the selling of the reserve. There are retirement homes going begging in the Shire because the majority of older residents cannot afford them.	a) Noted.
54.	Michelle Godden 163 Ridge Hill Road, Gooseberry Hill WA 6076	Non-objection.	Noted.

55.	John Felber 2 Warren Road, Bulls Brook WA 6084	Non-objection.	Noted.
56.	Water Corporation PO Box 100 Leederville WA 6902	Comment on the Proposal.	Noted.
57.	Patricia Mary Bennet 40 Abingdon Road Swan View 6056	Objection. a) I am a member of Birds Australia and have participated in observing their nesting habits and numbers. It would be a tragedy if as a result of careless and unnecessary thoughtlessness development their numbers threatened.	a) Refer to the officer comments section of the report regarding environmental considerations.
58.	Edward Duckett 131 Stanhope Road Bickley WA 6076	Comment on the proposal. a) The proposed site contains 12 trees with hollows – perhaps home or potential home for endangered Black Cockatoo's. Is it likely that even these trees will be shunned because of the close proximity to human kind?	a) Refer to the officer comments section of the report regarding environmental considerations.
59.	Nigel Dickinson 12 Long Fellow Road, Gooseberry Hill WA 6076	Non-objection. a) I support Amendment 55. As a community, we need to make decisions about land use. The decision in this case should favour the needs of vulnerable older people in our community over marginal environmental loss. Change the zoning in this particular case. b) I would welcome notification when this matter comes before council.	a) Noted. b) Noted.
60.	Mrs Raelene Mountford 39 Anne Avenue Walliston WA 6076	Comment on the proposal. a) No objection provided traffic management is part of the process. Currently the existing traffic travel in excess of the speed limit on a daily basis. Kalamunda Shire Depot Employees are amongst	a) Traffic management will be considered as part of a development application process.

		<p>the offenders. Increased traffic increased risk of incident under existing road conditions.</p> <p>b) Would like to see current residents respected in that a landscaped buffer between them and the facility.</p> <p>c) Otherwise this is the most logical location for such a facility.</p>	<p>b) Any new development will likely incorporate streetscape beautification through the use of landscaping between development and the street.</p> <p>c) Noted.</p>
61.	<p>Nature Reserves Preservation Group, Inc. PO Box 656 Kalamunda WA 6926</p>	<p>Objection.</p> <p>a) The NRPG objects on the grounds that there is:</p> <p>i. Conflict with the existing Shire Schemes and Strategies</p> <p>ii. Conflict with status of Lot 59 as part of Darling Range Regional Park since 1996.</p> <p>iii. A need for the environmental values of Lot 49 to be acknowledged and preserved.</p> <p>iv. A need for acknowledgement and consideration of its importance as a green link. A failure, by Councillors and Staff, to understand the history of Lot 59.</p>	<p>a)</p> <p>i. It is accepted that the proposal may conflict with some Shire policies and strategies, however this must be viewed in the context that the proposal also adheres to and is in accordance with other Shire policies and strategies.</p> <p>ii. The Shire has received advice from the former Department of Environment and Conservation that the site is not part of the current Darling Range Regional Park.</p> <p>iii. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>iv. Refer to the officer comments section of the report regarding environmental considerations.</p>

		<p>v. Strong evidence that development in this designated Fire Prone Area, should not take place.</p> <p>vi. No guarantee that proposed MRS and Local Planning Scheme rezoning will ensure Aged Residential Care will be established.</p>	<p>v. As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p> <p>vi. The proposed Special Use zoning is intended to ensure that, if and when the site is developed, the development will incorporate a residential aged care component.</p>
62.	Name and address withheld.	<p>Objection.</p> <p>a) As a resident of Kalamunda, born and raised in Perth Hills, I do not support this amendment. We have already lost so much. The Black Cockatoos use this area daily and we regularly walk/run through for exercise or with our dogs. It's these small pockets of bushland that keep us here.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p>
63.	Name and address withheld.	<p>Objection.</p> <p>a) Utterly opposed to the proposed amendment. Aged care is very important but why take away something that is health giving to a section of the community to service the needs of another</p>	<p>a) The Shire's Local Planning Strategy identifies the site as being suitable for aged residential care. It is acknowledged that there are environmental constraints,</p>

		<p>group? Makes no sense. Develop Kalamunda Hospital as dedicated aged care centre instead.</p> <p>b) Children from the Shire Schools bus to Mundaring Hills Centre or Canning Rive Eco Ed. Centre to experience values of forest and meet curriculum needs. Upgrade reserve to provide environmental experiences for the children of the Shire by making it Kings Park in the Hills and a tourist attraction.</p>	<p>however there are no known constrain free sites in the area.</p> <p>b) Noted.</p>
64.	Name and address withheld.	<p>Objection.</p> <p>a) I am opposed to the amendment which seeks to rezone Wilkins Road in Kalamunda. I walk through Wilkins Road reserve daily and I feel that it would be a great loss to the community and flora and fauna in the area if it were to be used Aged Residential Care Site.</p> <p>b) I think the lot could be used as an educational assed where children, visitors and community members could be taught and shown about the bush land ecosystem.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted.</p>
65.	Name and address withheld.	<p>Objection.</p> <p>a) As owner/occupiers aged 67 years and living adjacent to the proposed rezoning for 40+ years we are very aware for the need for residential aged care however we oppose the rezoning. The land is a habitat for many native flora and fauna observed over the years, including rare orchids and red and black Cockatoos.</p> <p>b) Our concerns are the rezoning of reserves, also if the aged care facility doesn't go ahead will the land be rezoned back to a reserve or.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) The intent of the amendment is to allow for aged residential care and accommodation. Following the rezoning of the property,</p>

		<p>c) Kangaroos, kookaburras, Cockatoos etc. reside there and residents enjoy the walking trails. Also the land behind the aged care facility will be a bush fire hazard will that be next?</p>	<p>there is no current plan to again reserve the land.</p> <p>c) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p>
66.	Name and address withheld.	<p>Comment on the proposal.</p> <p>a) There is so little bushland remaining in the metro area, it's all precious. Once it's gone, you can't replace it. Surely there is some cleared land available, which can be utilised for this necessary facility? We need to care for and keep the bushland we still have, and preserve it for the future.</p>	<p>a) The Shire's Local Planning Strategy identifies the site as being suitable for aged residential care. It is acknowledged that there are environmental constraints, however there are no known constrain free sites in the area.</p>
67.	Paul Dusenberg 39 Wilkins Road, Kalamunda Wa 6076	<p>Objection.</p> <p>a) As a resident of Wilkins Road, it would be a terrible shame to lose this bush across the road. We have two young children that enjoy being taken for walks through this very bushland to take in the flora and fauna – just last Friday night I saw an average size Kangaroo that I've heard calls this area home.</p>	<p>a) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p>

68.	Name and address withheld.	<p>Objection.</p> <p>a) It is destroying precious flora, fauna and bird habitat that is so unique to Kalamunda. The heritage trail passes right through it and provides a peaceful walking amenity on the doorstep of urban Kalamunda.</p> <p>b) As Kalamunda evolves into a high density living space, these unique bushland reserves become even more precious. Please don't destroy this natural resource.</p>	<p>a) Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p>
69.	Name and address withheld.	<p>Objection.</p> <p>a) Wilkins Road bushland provides a buffer to residents from radar, radio and microwaves; is accessible to all; we have a responsibility to preserve our natural environment for wellbeing and future generations. Decentralise; irrigate like the Romans – stop choking infill where everyone must have air conditioning.</p> <p>b) We live on the edge of a desert yet we continue to destroy the fragile native bushland. We are creating arid and polluted suburbs. We must better manage the burgeoning population and look to decentralise.</p>	<p>a) Noted. The Shire's Local Planning Strategy identifies the site as being suitable for aged residential care.</p> <p>b) Noted.</p>
70.	Name and address withheld.	<p>Comment on the proposal.</p> <p>a) As sad as I am to lose our beautiful bush land I also realise that we need the aged care facility. I am hoping that consideration will be given to try and retain as much of the natural vegetation as possible i.e. keeping a buffer of trees around the perimeter and leaving as many trees as possible.</p>	<p>a) Noted. Wherever possible, significant vegetation should be incorporated into open spaces, road reserved and other areas of retained vegetation during detailed design of a development on the site.</p>

71.	Name and address withheld.	<p>Comment on the proposal.</p> <p>a) The proposal is to destroy a piece of bushland and all its environmental and bushland amenity value to solve a planning problem relating to aged care. It is an example of the failure of the Shire to properly manage planning over many years and raises the obvious question of which reserve will be bulldozed next to solve another planning mistake. At what point does the Shire intend to stop destroying bushland?</p>	<p>a) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p>
72.	Christopher Gobby Unit B/12 Lewis Road Kalamunda WA 6076	<p>Objection.</p> <p>a) The 10.73 hectares that is the Wilkins reserve is a small but important part of a greater ecosystem that still exists in the hills of Perth.</p> <p>b) Often used for recreational purposes.</p> <p>c) Often marvel at the beauty of the reserve, especially during the amazing burst of wild flowers that paint the floor of the reserve once a year.</p> <ul style="list-style-type: none"> • It is a popular location for children to discover the natural environment. • I understand the need for aged care facilities in the hills but the destruction of an area as important as Wilkins reserve that is used by the community and zoned as Parks and reserves is not a viable option. 	<p>a) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>c) Noted.</p>

73.	Joanne Foreman Unit B/12 Lewis road, Kalamunda WA 6076	<p>Objection.</p> <p>a) The reserve is zoned as Parks and Reserve, this is what the land is used for by the community, many people in the area use this land for their relaxation, enjoyment and fitness.</p> <p>b) Wilkins reserve is the permanent home for many native plants and animals, it is also the non-permanent home for many migratory birds.</p> <p>c) The wild flowers that are in the area need to be protected as there are not many places in the hills that have such a varied amount of species in such a small area.</p> <p>d) As there are empty places at a number of aged care facilities in the Kalamunda area at the moment I do not believe this is a case of need it seems to be more of a case of want. We must save this land for the use of future generations and not be so short sighted.</p>	<p>a) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>b) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) Noted.</p> <p>d) The shortage of aged residential accommodation has been recognised as a key strategic issue facing the Shire into the future.</p>
74.	Name and address withheld.	<p>Objection.</p> <p>a) I emphatically would like to state that I do not agree with the rezoning of Wilkins Road. This is a reserve and should remain so for the purpose of leisure and wildlife.</p>	<p>a) Noted.</p>
75.	Dr Allan L Hill 50 Girrawheen Drive Gooseberry Hill WA 6076	<p>Objection.</p> <p>a) Please reject this poorly considered and undermining proposal and instead expand and finalise the long held plans for Kalamunda's</p>	<p>a) Noted.</p>

		corridor linkage of class A reserves in the Darling Ranges National Parks.	
76.	Tim Colegate 39 Lesmurdie Rd East Walliston WA 6076	<p>Objection.</p> <p>a) This rezoning goes against the previously recognised conservation values of Reserve 303134, lot 59, Wilkins Road Kalamunda. These values were formalised by the inclusion of this reserve in the Darling Range Regional Park MRS Amendment 978/33, and with increasing urbanisation, these values are more important than ever.</p> <p>b) The broader importance of the network reserves to the community should also be considered. In areas such as Kalamunda, easily accessible bushland reserves down to the Railway Heritage Trail are required for community health for young and old, especially with increasing population density.</p> <p>c) In regards to the proposed integrated aged care facility, the risk of injury or loss of life from bushfire should be sufficient reason for this rezoning not to proceed. Even if the bushfire risk can be reduced somewhat, there is a high probability that the additional costs of construction will not make an integrated aged care facility viable. If lot 59 is rezoned, it is likely that it will not be used for aged care.</p>	<p>a) Noted. The Shire has received advice from the former Department of Environment and Conservation that the site is not part of the current Darling Range Regional Park. The environmental values are being considered as part of the Local Planning Scheme and Metropolitan Region Scheme amendment processes, with consideration at both the State and Federal levels.</p> <p>b) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>c) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is supported by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p>

		<p>d) Given the weight of arguments against rezoning, the current zoning of the "Regional Reserve – Parks and Recreation" should be maintained, and this amendment No. 55 should be withdrawn.</p> <p>e) Attached was also a petition containing 41 written signatures and additional 20 online petitioners and comments.</p>	<p>d) Noted.</p> <p>e) Noted.</p>
77.	J & Y Allbon 172 Stanhope Road Walliston WA 6076	<p>Non-objection.</p> <p>a) We wholeheartedly support this proposal and look forward to having this facility in the Shire of Kalamunda especially at this location.</p>	a) Noted.
78.	Paul and Margaret Wilson 460 Walker St Mundaring WA 6073	<p>Objection.</p> <p>a) The proposal is unsuitable for aged care.</p> <p>b) There are suitable alternatives.</p> <p>c) Wilkins reserve is an important part of Darling Range Regional Park and there are risks to biodiversity.</p> <p>d) Wildlife corridor must be retained.</p>	<p>a) The Shire's Local Planning Strategy identifies the site as being suitable for aged residential care.</p> <p>b) The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about alternative sites is noted.</p> <p>c) The Shire has received advice from the former Department of Environment and Conservation that the site is not part of the current Darling Range Regional Park.</p> <p>d) Noted.</p>
79.	Beth Colegate 17 Urch Road Kalamunda WA 6076	<p>Objection.</p> <p>a) Why we should keep this bushland intact:</p> <p>i. It is gazetted as a part of the Darling Range Regional Park.</p>	<p>a)</p> <p>i. The Shire has received advice from the former Department of Environment and Conservation that</p>

		<ul style="list-style-type: none"> ii. Hosts an amazing array of wildflowers in spring. iii. Provides habitat for black cockatoos and other wildlife. iv. Shire officers and environmental reports have recommended the area be conserved. 	<p>the site is not part of the current Darling Range Regional Park.</p> <ul style="list-style-type: none"> ii. Noted. iii. Refer to the officer comments section of the report regarding environmental considerations. iv. Noted. It is not clear which officers or reports are being referred to.
80.	Jane Brook Catchment Group 460 Walker St Mundaring WA 6073	<p>Objection.</p> <ul style="list-style-type: none"> a) We strongly oppose this proposal by Kalamunda Shire to amend its LPS 3 in order to transfer 10.73 hectares of parks and recreation land to a 'Special Use – Aged Residential' zoning, to build aged care homes. The site is inappropriate for homes for the aged. The Shire's publicizing of this proposal for 'aged care' accommodation has been confusing/misleading. The stipulation is that only one person in each dwelling needs to be 55 and over. b) The Shire needs to consider providing quality assistance (not outsourced) for people to remain in their own homes. Otherwise better alternatives for building are possible elsewhere in the Shire on already cleared land. High rise should be part of it. 	<ul style="list-style-type: none"> a) Noted. The site is identified as being suitable for aged residential care. b) Noted. The amendment considers what is the appropriate zone on the site if it is zoned 'Urban' under the MRS. The comments about alternative sites is noted.
81.	Jennifer Leanne Gross 4 Lalor Place Kalamunda WA 6076	<p>Non-objection.</p> <ul style="list-style-type: none"> a) More aged care facilities are desperately needed – especially high care. 	<ul style="list-style-type: none"> a) Noted. b) Noted.

		<p>b) Just hurry up and build the facility, I plan to grow old in Kalamunda and I would not like to move away because of a lack of facilities.</p> <p>c) This is a perfect location for an aged care facility.</p>	<p>c) Noted.</p>
82.	<p>Brenton Aird 18 Lewis Road Kalamunda WA 6076</p>	<p>Objection.</p> <p>a) The existing zoning is the most appropriate use of the land, as it is a compliment to the Railway reserve and Bibbulmun Track.</p> <p>b) Whilst there are multiple public open space areas within the immediate locality the lifestyle goals of most Kalamunda Residents is different from the 'standard metropolitan' requirements with a desire for significant open space and low density development in close proximity.</p> <p>c) Furthermore there has been no information/discussion of this rezoning in a broader sense of its effect on amenity to the location. For the rezoning of the property to be integrated into the broader area, the following prints would need to be addressed.</p> <p>i) Access to and from Canning Road given its increasing volumes in traffic.</p> <p>ii) Control of traffic between the site (once developed) and Canning Road. Lewis Road is already becoming a 'drag strip'. The Woolworth exit is to close (i.e. Dangerous) to</p>	<p>a) Noted. The site is also identified as being appropriate for aged residential care.</p> <p>b) Noted.</p> <p>c)</p> <p>i) The site is well serviced by road access. Detailed traffic impact considerations will be undertaken at the development application stage.</p> <p>ii) Detailed traffic impact considerations will be undertaken at the development application stage.</p>

		<p>Canning Road with the existing traffic volumes.</p> <p>iii) The cost of construction of sewerage (who pays) (who is expected to connect) implication of passing sewerage on existing zoning (density codes).</p> <p>iv) These are a few of the points that must be addressed prior to the rezoning even being discussed. Any rezoning must be integrated into the broader area.</p>	<p>iii) The cost of extending the sewer will likely be borne by the proponent of a development.</p> <p>iv) Noted.</p>
83.	<p>Emily Rebecca Everett 67 Lesmurdie Road East Walliston WA 6076</p>	<p>Comment on the proposal.</p> <p>a) We encourage the discussion and would not be opposed to the idea of having an aged care facility on Wilkins Road, provided the appropriate, correct and inclusive planning with the community was conducted. Below are the things we would want considered and should be included as a clause in any rezoning of the land.</p> <p>i) Traffic management devices installed to assist with flow and speed of traffic: There should be consideration for increase traffic along Lesmurdie Road East and other significant roads. Currently there are large amounts of traffic between 6am – 9am and 4pm – 6pm of large trucks, buses, council vehicles and other machinery often travel at speeds much greater than 50km/hr speed limit. The volume and speed of traffic would pose a safety hazard with an aged care facility located on lot 59. It would be suggested that traffic management devices e.g. a roundabout be located at the entrance</p>	<p>a) Noted.</p> <p>i) Detailed traffic impact considerations will be undertaken at the development application stage.</p>

		<p>of the facility or on Lesmurdie Rd East to direct traffic and assist with speed management.</p> <p>ii) Consideration to native flora and fauna of lot 59, a certain percentage of native flora must be retained and any large established trees should be kept. There is significant wildlife in the area. This bush would be home to many of animals, therefore appropriate environmental consideration should be taken into account.</p> <p>iii) Adherence to the Shires Cultural plan. When building and designing the aged care facility a sustainable architecture and design should be considered. As well as an appropriate buffer zone between the road and facility to ensure minimal visual and noise impact for surround residents.</p>	<p>ii) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>iii) Noted. Detailed design elements will be considered at the development application stage.</p>
84.	Justin Mountford 67 Lesmurdie Road East, Walliston WA 6076	<p>Comment on the proposal.</p> <p>a) We encourage the discussion and would not be opposed to the idea of having an aged care facility on Wilkins Road, provided the appropriate, correct and inclusive planning with the community was conducted. Below are the things we would want considered and should be included as a clause in any rezoning of the land.</p> <p>i) Traffic management devices installed to assist with flow and speed of traffic: There should be consideration for increase traffic along Lesmurdie Road East and other significant roads. Currently there are large amounts of traffic between 6am – 9am and 4pm – 6pm of large trucks, buses, council vehicles and other</p>	<p>a) Noted.</p> <p>i) Detailed traffic impact considerations will be undertaken at the development application stage.</p>

		<p>machinery often travel at speeds much greater than 50km/hr speed limit. The volume and speed of traffic would pose a safety hazard with an aged care facility located on lot 59. It would be suggested that traffic management devices e.g. a roundabout be located at the entrance of the facility or on Lesmurdie Rd East to direct traffic and assist with speed management.</p> <p>ii) Consideration to native flora and fauna of lot 59, a certain percentage of native flora must be retained and any large established trees should be kept. There is significant wildlife in the area. This bush would be home to many of animals, therefore appropriate environmental consideration should be taken into account.</p> <p>iii) Adherence to the Shires Cultural plan. When building and designing the aged care facility a sustainable architecture and design should be considered. As well as an appropriate buffer zone between the road and facility to ensure minimal visual and noise impact for surround residents.</p>	<p>ii) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>iii) Noted. Detailed design elements will be considered at the development application stage.</p>
85.	<p>Bill & Celly Thornton-Smith PO Box 837 Kalamunda WA 6926</p>	<p>Non-objection.</p> <p>a) With constantly expanding population more land needs to be set aside for residential purposes.</p> <p>b) The area appears to be sparsely inhabited forest wise, mostly scrub. Hence, when the block is cleared for the aged residential accommodation, we suggest you plant deciduous trees the full length of both north – south boundaries.</p>	<p>a) Noted.</p> <p>b) Noted.</p>

		c) Hopefully when the block is cleared, all those dryandras surrounding the western power poles will be removed. Clearing that block will be the greatest advantage for the residents of Wilkins Road in regard to possible bushfires.	c) Noted.
86.	Georgia Brown 3 Carpene Place, Kalamunda WA 6076	<p>Objection.</p> <p>a) I object to public open space being taken away. Once this land is rezoned and built on, it is no longer available for use by the public. I object to the fact that beautiful bush will be decimated. The bush can never be replaced.</p> <p>b) It will cause an increase in traffic. I object to the fact there will be ugly designed buildings.</p> <p>c) As the reserve backs on to bushland – what about fire hazards!</p>	<p>a) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>b) Noted. It is accepted that if development occurred there would be an increase in traffic. The design of buildings is a matter which will be addressed at the development application stage.</p> <p>c) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p>
87.	Paul & Janine Stevenuiter 2 Lalor Place	Non-objection.	Noted.

	Kalamunda WA 6076		
88.	Department of Health PO Box 8172 Perth Business Centre WA 6849	<p>Comment on the Proposal.</p> <p>a) Water Supply and Wastewater Disposal: The proposed Aged Care Development is to be connected to scheme water and reticulated sewerage in order to comply with the provisions of the Government Sewerage Policy – Perth Metropolitan Region.</p> <p>b) Disaster Preparedness and Emergency Management: The proponents should be required to develop a Disaster Management and Emergency Response Plan (DMERP). The DMERP should address the potential public health impacts and recovery management strategies as applicable to the vulnerable population (Aged residents).</p>	<p>a) Noted.</p> <p>b) Noted.</p>
89.	Graeme Young 12 Lyndhurst Road Kalamunda WA 6076	<p>Objection.</p> <p>a) Lot 59 Wilkins Road comprises land which is included as an asset of the Western Australian Conservation Estate, and is overlaid with environmental limitations which are best preserved and managed by a Crown Agency – Department of Parks and Wildlife (DPAW).</p> <p>b) The site comprises the substantial accumulated “green linkage” land extending between Gooseberry Hill to Pickering Brook, and beyond.</p> <p>c) The premature proposal being explored and promoted by the Shire Council does not accord with the current administrative legislation proclaimed under the <i>Planning and Development Act 2005</i>, or the Western Australian Planning Act.</p>	<p>a) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>b) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>c) The amendment is being processed in accordance with the relevant statutory requirements.</p>

		<p>d) The substantive majority of residents of Kalamunda accept this land as preserve bushland, and seek to retain the right to enjoy the site for the retained flora and fauna attributes they currently enjoy.</p> <p>e) Has the potential to place vulnerable persons as residents of a “development” into harms way. This land includes a classification as Extreme Fire Risk, and will be fully impacted by proposed Statement of Planning Policy.</p>	<p>d) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>e) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management Plan if and when a development proposal is considered.</p>
90.	Mamelke Colegate 19 Cagney Way Lesmurdie WA 6076	Objection.	Noted.
91.	Brian Thomas Colegate 19 Cagney Way Lesmurdie WA 6076	Objection.	Noted.
92.	Grant Van De Helder 9 Currawong Crescent Walliston WA 6076	<p>Objection.</p> <p>a) We have already lost a lot of bushland so why are we clearing more and not using already clear land.</p>	<p>a) The current focus is to facilitate the development of aged residential care on sites which can be serviced and meet certain locational characteristics. The amendment considers what is the appropriate zone on the site if it is zoned ‘Urban’ under the MRS. The comments about preferred alternative sites is noted.</p>

		<p>b) Lesmurdie Road east is already a very busy road with uncontrolled speeders.</p> <p>c) We enjoy Kangaroos in our front yard, where will they go?</p> <p>d) How will the fire breaks be implements, I believe it is a high risk area and you plan on putting people in the area who will have poor mobility.</p>	<p>b) Noted. Traffic management considerations will be undertaken at the development application stage.</p> <p>c) However, the site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.</p> <p>d) If the site is rezoned, firebreaks will need to be installed and maintained in accordance with the <i>Bush Fires Act 1954</i>.</p>
93.	Josephine Anne Cullen 112 Union Road Carmel WA 6076	<p>Objection.</p> <p>a) Is it an appropriate location?</p> <p>b) We need to keep all our bushland reserves.</p>	<p>a) The site is also identified as being appropriate for aged residential care.</p> <p>b) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p>
94.	Kathryn Ellen Wooldridge 39 Lesmurdie Rd East Walliston WA 6076	<p>Objection.</p> <p>a) A deciding factor in the purchasing of my home was that Wilkins Road Reserve was zoned a reserve.</p> <p>b) I do not believe it to be a safe location for residential aged care due to a high fire risk.</p>	<p>a) Noted.</p> <p>b) As part of the MRS amendment process, a Bushfire Hazard Assessment has been undertaken by an independent consultant in accordance with the requirements of the Draft Planning for Bushfire Risk Management Guidelines and is support by the Department of Fire and Emergency Services. This will be again reviewed with the submission of a Bush Fire Management</p>

		c) I am concerned that if the reserve is developed, it will significantly affect the Darling Range green corridor.	Plan if and when a development proposal is considered. c) Noted. Refer to the officer comments section of the report regarding environmental considerations.
95.	Rowan Bancroft 37 Hinkler Road Kalamunda WA 6076	Objection.	Noted.
96.	Michael O'Donnel 112 Union Road Carmel WA 6076	Objection. a) I think it's important to the bushland that we have there.	a) Noted. Refer to the officer comments section of the report regarding environmental considerations.
97.	Barry Harold Goldspink 18 Phillip Grove Kalamunda WA 6076	Objection. a) While the proposal may fall within the boundaries of the Shire, there is no guarantees that many residents from the shire will be able to get beds in the facility. b) The bushland at Wilkins Rd contains over 200 species, of which 18 were described as uncommon, and three as rare by Darling Range branch of the Wildflower Society of WA and is described by the author as the Kings Park of Kalamunda, with at least 22 species of orchids being known to grow on the site. c) There is one group of three calytrix species on the site that cannot be found in any other bushland area that the author has surveyed, and as such this site must be protected. d) There are many tracks through the Wilkins Road site that are used on a daily basis by walkers enjoying the flora and fauna of the area. There	a) Noted. b) Noted. Refer to the officer comments section of the report regarding environmental considerations. c) Noted. Refer to the officer comments section of the report regarding environmental considerations. d) It is conceded that the site is currently used for active and passive recreation. However, the site forms a relatively small part of the

		are no other areas of bushland so close to the town centre that have as many species of plants as does the Wilkins Road site. It must be protected at all costs.	broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable recreation opportunities if the site is rezoned for other purposes.
98.	Peter Harold Forrest 36 Panoramic Terrace Kalamunda WA 6076	<p>Objection.</p> <p>a) Unnecessary damage to Perth Region biodiversity that has social and economic value – close to the centre of a rapidly expanding city.</p> <p>b) The proposal appears to deny and contradict the fundamental principles and detail inherent in Kalamunda Shire’s own Biodiversity Strategy – Said to have been produced with “considerable public input” that gives the following undertaking on the front cover of that document – “The Shire of Kalamunda will protect, manage and promote the social economic and environmental values of biodiversity to ensure a lasting legacy for future generations.” This proposal does the reverse.</p> <p>c) Unsuitable site location for elderly person’s residential development.</p> <p>d) The evolution of this proposal apparently unpublicised over an extensive period of time to have somehow been deliberately constructed to deny open community input at an appropriate stage.</p> <p>e) The council cannot reasonably deny that it was previously aware of public sensitivities and general opinion on the destruction of natural bushland issue, yet they apparently proceeded on the understanding that would be certain to occur</p>	<p>a) Noted.</p> <p>b) It is accepted that the proposal may conflict with some Shire policies and strategies, however this must be viewed in the context that the proposal also adheres to and is in accordance with other Shire policies and strategies.</p> <p>c) The site is identified as being appropriate for aged residential care.</p> <p>d) The proposal was advertised in accordance with statutory requirements.</p> <p>e) Noted. The Shire is processing the Local Planning Scheme amendment and considering environmental implications in accordance with the relevant statutory requirements.</p>

		<p>and apparently sought to minimise visibility of it by adopting a report (the Metropolitan Region Scheme zoning application) that subtly contrives to minimise the effect of damage to the thriving ecosystem through the wording and emphases within its presentation.</p> <p>f) The overall Perth regional community has become progressively more aware and concerned about environmental issues.</p> <p>g) Damage to biodiversity – is of both local and general concern in future planning.</p> <p>h) Characteristics of the Wilkins Road natural bushland – has unique biodiversity.</p> <p>i) Future economic value of natural biodiversity in this sector of the Darling Range.</p>	<p>f) Noted.</p> <p>g) Noted.</p> <p>h) Noted. Refer to the officer comments section of the report regarding environmental considerations.</p> <p>i) The site forms a relatively small part of the broader parks and recreation reserve to the east. In this respect, it is considered that there will still be considerable areas of the Darling Range which will provide future economic value to the area.</p>
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Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

36. Cell 9 Wattle Grove Urban Area- Review of Developer Contribution

Previous Items	N/A
Responsible Officer	Director Development Services
Service Area	Development Services
File Reference	PG-DEV-013
Applicant	N/A
Owner	Various
Attachment 1	Adopted Local Structure Plan
Attachment 2	Cell Infrastructure Contributions Calculations
Attachment 3	Summary of Lots to be Created and Contributions Received
Attachment 4	Projected Expenditure
Attachment 5	Land for Future Purchase

PURPOSE

1. To consider the adoption of the new Cell 9 Developer Contribution Rate (DCR) to apply from 25 August 2015.

BACKGROUND

2. **Land Details:**

Land Area:	Various properties within the Cell 9 Local Structure Plan area
Local Planning Scheme Zone:	Urban Development
Metropolitan Regional Scheme Zone:	Urban

3. The Wattle Grove Urban Area commonly referred to as Cell 9 operates as a modified Guided Development Scheme (Development Scheme) with administrative provisions incorporated in Schedule 11 of Local Planning Scheme No 3 (the Scheme). Refer (Attachment 1) Adopted Local Structure Plan.
4. The administrative provisions identified under the Schedule 11 of the Scheme were first established under the Scheme Amendment 155 to District Planning Scheme No 2. The amendment was approved by council in May 1997 and subsequently approved by the Minister for Planning in October 1997.
5. In September 2000, Council resolved to adopt the Structure Plan for the Development Scheme with an applicable DCR of \$6,700 per dwelling or lot created. The Structure Plan was subsequently adopted by the Western Australian Planning Commission in March 2001 as a basis for subdivision and development.

6. The previous reviews of the DCR for the Development Scheme are listed below:

Date amended	New rate
01.11.2001.	\$7,100
01.11.2002.	\$8,100
01.11.2003.	\$10,000
01.11.2004.	\$12,550
19.07.2005.	\$13,550
01.03.2006.	\$15,500
01.09.2006.	\$19,050
01.03.2007.	\$22,050
01.03.2008.	\$24,650
01.11.2008.	\$25,500
01.11.2009.	\$25,500
01.06.2011.	\$26,450
01.01.2013.	\$27,335
25.03.2014.	\$27,315

DETAILS

7. Council is requested to consider adopting a new DCR of \$27,816 per dwelling/lot.
8. To date a total of 1,717 lots have been created in the Development Scheme resulting in a total contribution income of \$32,913,077 including interest. The Development Scheme estimates there are a total of 420 lots to be created.
9. Actual Development Scheme expenditure to date is as follows:

Land purchased for Road Reserves	\$451,119
Land purchased for Public Open Space	\$13,961,048
Cell Infrastructure Works	\$4,590,121
Scheme Administration	\$861,366
Total Expenditure	\$19,863,654

10. The purchase of the Wattle Grove Primary school site was prefunded by the Education Department for the amount of \$3,909,090. This amount is still owing to the Education Department.
11. The review of the DCR includes the following:
- A review of the projected lot yield;
 - An updated residential land market valuation;
 - A review of the projected expenditure for the remaining cell infrastructure works. This includes drainage works associated with the realignment of the Woodlupine Creek, road works associated with the extension of Arthur Road, upgrading of Hale Road, other infrastructure works such as undergrounding the power along Hale Road and the provision of dual use paths throughout the Cell 9 Public Open Space area.

The details of the income and expenditure calculations are listed in the (Attachment 2).

12. Details of the review are provided as follows:

Number of dwelling units

The current estimate for the total yield for Development Scheme is 2137 dwelling units of which 1717 have been created with the balance of 420 dwellings/lots projected to be created by 2018. The actual and projected lot/dwelling yield are shown on Attachment 3.

Land valuation

In October 2014 Opteon Valuation Consultants undertook a revaluation of land required to be purchased by the Development Scheme, the investigations including a review of the residential land market within the Development Scheme area as well as the broader Perth metropolitan market. The valuation concluded that the total value of land and buildings required for Scheme purposes would be in the order of \$7,881,200 (Attachment 5.)

Cell Infrastructure works

A review has been conducted of the cost estimates for all the infrastructure works comprising the drainage, road works, electrical and street lighting works, works on shared paths and pedestrian bridges and associated contingencies. The total project expenditure for infrastructure is \$12,710,900. Refer (Attachment 4.)

Scheme Administration

The project management costs, including legal fees, review of the cell infrastructure costs and structure plan reviews over the next five years are estimated at \$511,000 (Attachment 4.)

Cell Infrastructure Contributions

A summary of the outstanding cell infrastructure costs and other liabilities to the Development Scheme are detailed as follows:

Land required for Public Open Space	\$7,602,300
Land required for Scheme Roads	\$278,900
Cell Infrastructure Works	\$12,710,900
Scheme Management Costs	\$511,000
Loan repayment to the Education Department	\$3,909,090
Total Outstanding Cost	\$25,012,190
Less Projected Interest Income	-\$280,000
Less Cash on Hand	-\$13,049,423
Net Outstanding Cost	\$11,682,800

13. **Projected Infrastructure Expenses**

There is a number of significant infrastructure works scheduled to be undertaken in the next two years namely:

Woodlupine Creek Upgrade	\$1,557,000
Arthur Road extension, roundabout and bridge construction	\$868,000
Hale Road upgrades	\$2,195,000
Undergrounding Power Hale Road	\$5,151,000

A summary of the projected expenditure for infrastructure works are detailed in Attachment 4.

The Scheme has a cash balance of \$13,049,423. The total outstanding costs will be met by the current cash balance plus projected contributions from the remaining lots yet to be created. As a result, the DCR is calculated to be \$27,816 per dwelling/lot, a small increase of \$501 per dwelling/lot from the current rate previously adopted.

STATUTORY AND LEGAL CONSIDERATIONS

14. Under Clause 7.8 of Schedule 11 of the scheme, land valuation estimates for the new DCR are to be prepared annually.
15. Cell 9 Infrastructure contributions are administrated and determined in accordance with schedule 11 of Local Planning Scheme no 3.

POLICY CONSIDERATIONS

16. Nil.

COMMUNITY ENGAGEMENT REQUIREMENTS

17. Landowners will be advised in writing of any changes to the DCR.

FINANCIAL CONSIDERATIONS

18. Nil.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

19. *Kalamunda Advancing: Strategic Community Plan to 2023*

Strategic Priority 4: Kalamunda Develops

Objective 4.7 – To ensure the selection, maintenance, inspection, renewal and disposal of all categories of assets within the Shire is managed efficiently.

Strategy 4.7.1 – Maintain, refurbish or upgrade existing infrastructure, including public buildings, parks, reserves, local roads, footpaths, cycle ways, verges and drainage networks to encourage increased utilisation and extension of asset life.

SUSTAINABILITY

Social Implications

20. The provision of pedestrian footpaths/bridges and the planned drainage upgrades to the Woodlupine Brook, through the Development Scheme, will assist the Shire in delivering amenity improvements to the passive and active areas of the Public Open Space in accordance with the objectives of the Woodlupine Living Street Project.
21. The construction of the extension of Arthur Road will achieve the much needed connection of the area south of Hale Road to the local school and the shopping centre.

Economic Implications

22. The Contributions Scheme provides an equitable cost sharing for common infrastructure in Cell 9.

Environmental Implications

23. Nil.

RISK MANAGEMENT CONSIDERATIONS

24.

Risk	Likelihood	Consequence	Rating	Action/Strategy
Council may resolve not to adopt the revised Cell 9 Infrastructure Contributions Rate	Unlikely	Major	Medium	Ensure Council is aware that a Scheme review is required to ensure the new rate is reflective of projected costs to deliver infrastructure works and land purchases.

OFFICER COMMENT

25. In the past 15 months, since the last rate review, a total of 100 new lots were created in the Development Scheme area. The demand for the properties in the area is consistently strong and it is envisaged that the area will be fully developed, with the exception of a small number of lots, within the next 3-4 years.

-
26. The Development scheme has a positive cash flow at present, with a cash balance of \$13,049,423. There are a number of infrastructure projects planned over the next two years with the Arthur Road extension and roundabout and realignment of Woodlupine Creek the immediate priority. The Scheme has estimated total infrastructure works will cost \$12.7 million with 12% contingency included.
27. With regard to the outstanding payment of \$3.9 million for the Wattle Grove Primary School site, a meeting was held with the Education Department in 2014 where it was agreed that the Shire would enter into a legal agreement to repay the outstanding amount in three instalments over a three year period. At the meeting the issue of whether GST was applicable on the outstanding amount was also discussed. At the request of the Department, the Shire sought legal advice which revealed that no GST was applicable. This advice was forwarded to the Department. Despite seeking advice from the Department in order to move the process forward no response has been received to date. The Shire has written to the Department again seeking a response to the issue of the GST.

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION (D&I 36/2015)

That Council:

1. Adopt the revised Cell 9 Developer Contribution Rate of \$27,816 per lot or dwelling effective from 25 August 2015.
2. Advise landowners on the new rate.

Moved:

Seconded:

Vote:

Attachment 1

Cell 9 Wattle Grove Urban Area- Review of Cell Infrastructure Contribution

Adopted Local Structure Plan



Attachment 2

Cell 9 Wattle Grove Urban Area- Review of Cell Infrastructure Contribution Cell Infrastructure Contributions Calculations



INFRASTRUCTURE CONTRIBUTION CALCULATIONS



ACCOUNTING POSITION TO DATE:

INCOME

Interest	\$2,487,608
Other	\$173,029
Contributions Received	\$30,252,440
Total Income Received	\$32,913,077

EXPENSES

Land Costs Paid POS	\$13,961,048
Land Costs Paid Road Res	\$451,119
Infrastructure Expenses	\$4,590,121
Scheme Administration	\$861,366
Amount paid to Education Department	\$0
	\$19,863,654

Balance

\$9,140,333

Represented By:

Cash in Hand	\$13,049,423
Amount owed to Education Department	\$3,909,090

OUTSTANDING COSTS:

Land POS	\$7,602,300
Land Scheme Rd	\$278,900
Estimated Infrastructure Cost	\$12,710,900
Estimated Scheme Administration Cost	\$511,000
Repayment Education Department	\$3,909,090
	\$25,012,190
Less Projected Interest Income	-\$280,000
Less Cash in Hand	-\$13,049,423
NET Outstanding Costs (rounded to nearest \$100)	\$11,682,800

SCHEME INFORMATION:

Total Number of Lots	102
Total Dwelling Lots Yield	2,137
Dwelling Lots Created	1,717
Remaining Dwelling Lots	420
Current Contribution Rate (effective 25/03/2014)	\$27,315

Required Contribution Rate (\$11,682,800/420) **\$27,816** per dwelling/lot

Attachment 3

**Cell 9 Wattle Grove Urban Area- Review of Cell Infrastructure Contribution
 Summary of Lots to be Created and Contributions Received**



**Summary of Lots Created and
 Contribution Received**



<i>Lot</i>	<i>Street No</i>	<i>Zoning</i>	<i>Anticipated Yield</i>	<i>Lots Release</i>	<i>Remaining Lots</i>	<i>Contribution Received</i>	<i>Estimated Completion</i>
<u>Arthur Road</u>							
8	21	R20	14	9	5	\$229,500	30-Dec-12
9	29	R20	15	15	0	\$382,500	30-Jun-19
56	46	R20	43	43	0	\$582,650	27-Feb-06
61	71	R20	26	26	0	\$201,600	01-Jul-03
63	22	R20	33	33	0	\$841,500	21-Apr-11
63	55	R20	50	50	0	\$431,150	31-Mar-05
500	9	R20	20		20		30-Jun-13
<i>Arthur Road (7 Lots)</i>		Su	201	176	25	\$2,668,900	
<u>Bruce Road</u>							
42	12	R20	33		33		30-Jun-17
55	30	R20	39	39	0	\$528,450	11-Nov-05
60	7	R20	0		0		
62	49	R20	27	27	0	\$218,700	07-Apr-04
68	50	R20	23	23	0	\$186,300	07-Apr-04
70	40	R20	54	54	0	\$1,377,000	29-Mar-11
<i>Bruce Road (6 Lots)</i>		Su	176	143	33	\$2,310,450	
<u>Fennell Crescent</u>							
64	0	R20	26	26	0	\$495,330	10-Oct-06
<i>Fennell Crescent (1 Lot)</i>		Su	26	26	0	\$495,330	
<u>Hale Road</u>							
1	353	R20	14	14	0	\$140,000	08-Apr-04
2	345	R20	0		0		30-Jun-03
2P	268	R20	13		13		30-Jun-17
3	260	R20	20	20	0	\$441,000	10-Aug-07
4	299	R20	19		19		30-Jun-16
5	313	R20	17		17		30-Jun-15



**Summary of Lots Created and
 Contribution Received**



<i>Lot</i>	<i>Street No</i>	<i>Zoning</i>	<i>Anticipated Yield</i>	<i>Lots Release</i>	<i>Remaining Lots</i>	<i>Contribution Received</i>	<i>Estimated Completion</i>
5	280	R30	8		8		30-Jun-14
6	276	R30	14		14		30-Jun-15
6	287	R20	41		41		30-Jun-15
7	293	R20	38	19	19	\$484,500	30-Jun-14
27	286	R30	16		16		30-Jun-15
28	296	R20	10		10		30-Jun-14
29	302	R20	12		12		30-Jun-14
29P	302	R20	0		0		30-Jun-14
30P	310	Comme	0		0		30-Jun-17
30	310	Comme	12		12		30-Jun-17
31	318	Comme	13		13		30-Jun-17
32	326	Comme	13		13		30-Jun-17
33	332	Comme	13		13		30-Jun-14
34	338	Comme	10		10		30-Jun-15
35	348	R20	0		0		15-Mar-12
36	356	R20	13	13	0	\$286,650	19-Nov-07
37	362	R20	18	18	0	\$225,900	10-Nov-04
61	335	R30	46	46	0	\$1,184,400	01-Jul-11
62	331	R30	44	44	0	\$1,148,600	01-Jul-11
64	323	R20	25	25	0	\$661,250	27-Oct-11
180	361	R20	24	24	0	\$196,300	08-Apr-04
9100	386	R30	11	11	0	\$290,950	27-Oct-11
<i>Hale Road (28 Lots)</i>		Su	464	234	230	\$5,059,550	
<i>Hardey East Road</i>							
15P	85	R20	0		0		
16P	75	R20	0		0		
17P	65	R20	6	6	0	\$114,300	16-Jan-07
18P	55	R20	7	7	0	\$133,350	16-Jan-07
19P	47	R20	6	6	0	\$164,010	30-Jun-14



**Summary of Lots Created and
 Contribution Received**



<i>Lot</i>	<i>Street No</i>	<i>Zoning</i>	<i>Anticipated Yield</i>	<i>Lots Release</i>	<i>Remaining Lots</i>	<i>Contribution Received</i>	<i>Estimated Completion</i>
20P	37	R20	4		4		30-Jun-14
24	48	R20	42	42	0	\$1,148,070	28-Nov-13
25	58	R20	38	38	0	\$190,000	01-Aug-99
40	30	R20	17		17		30-Jun-14
41	26	R20	25		25		30-Jun-14
123	20	R30	25	25	0	\$637,500	15-Apr-11
163	40	R20	21	25	-4	\$682,875	31-Dec-15
164	36	R20	24		24		30-Jun-14
1231	20	R30	1	1	0	\$26,450	01-Jun-12
1233	20	R30	1	1	0	\$26,450	01-Jun-12
<i>Hardey East Road (15 Lots)</i>		Su	217	151	66	\$3,123,005	
<u>Regency Ramble</u>							
115	30	R20	0		0		
<i>Regency Ramble (1 Lot)</i>		Su	0	0	0		
<u>Sessils Court</u>							
9102	17	R20	23	23	0	\$608,350	30-Jun-12
<i>Sessils Court (1 Lot)</i>		Su	23	23	0	\$608,350	
<u>Sheffield Road</u>							
1	70	R20	20	20	0	\$441,000	07-Jan-08
1	70	R20	12	12	0	\$295,800	06-Feb-09
3	29	R20	17	17	0	\$263,500	25-Jul-06
4	21	R20	1	1	0	\$5,000	01-Nov-00
4P	25	R20	12	12	0	\$186,000	25-Jul-06
8	121	R20	22	22	0	\$570,075	01-Jul-13
26	119	R20	9	9	0	\$245,835	30-Jun-15
50	85	R20	26	26	0	\$495,330	03-Oct-06
101	21	R20	5	5	0	\$136,575	30-Jun-15



Summary of Lots Created and Contribution Received



Lot	Street No	Zoning	Anticipated Yield	Lots Release	Remaining Lots	Contribution Received	Estimated Completion
181	35	R20	23	23	0	\$211,000	08-Apr-04
386P	60	R20	38	38	0	\$269,800	29-Apr-02
800	1	R20	2	1	1	\$13,550	01-Jan-20
801	4	R20	19	19	0	\$410,450	07-Jan-08
Sheffield Road (13 Lots)		Su	206	205	1	\$3,543,915	
<u>St John Road</u>							
2	84	R20	24	24	0	\$655,560	30-Jun-15
9	98	R20	18	18	0	\$451,350	13-May-10
10	16	R20	105	105	0	\$850,500	21-Oct-03
25	32	R20	45	45	0	\$1,147,500	22-Jun-10
26	44	R20	32		32		30-Jun-14
51	91	R20	29	29	0	\$307,315	07-Sep-04
52	77	R20	40	40	0	\$400,000	07-Sep-04
53	65	R20	15	15	0	\$188,250	24-Mar-05
54	55	R20	15	15	0	\$285,750	03-Oct-06
55	45	R20	37	37	0	\$573,500	27-Jul-06
57	31	R20	47	47	0	\$728,500	27-Jul-06
59	29	R20	28	28	0	\$533,400	18-Dec-06
60	27	R20	10	10	0	\$190,500	08-Dec-06
61	92	R20	21	21	0	\$517,650	11-Aug-08
St John Road (14 Lots)		Su	466	434	32	\$6,829,775	
<u>Tomah Road</u>							
27P	25	R20	2	2	0	\$51,000	22-Sep-10
Tomah Road (1 Lot)		Su	2	2	0	\$51,000	
<u>Welshpool Road</u>							
4	556	R20	84	84	0	\$635,400	15-Sep-03
5P	614	R20	29	29	0	\$767,050	30-Mar-12



**Summary of Lots Created and
 Contribution Received**



<i>Lot</i>	<i>Street No</i>	<i>Zoning</i>	<i>Anticipated Yield</i>	<i>Lots Release</i>	<i>Remaining Lots</i>	<i>Contribution Received</i>	<i>Estimated Completion</i>
6P	620	R20	22	22	0	\$220,000	28-Nov-03
7	604	R20	0		0		
8	610	R20	0		0		
57P	596	R30	38	31	7	\$846,765	30-Jun-14
59	630	R20	34	34	0	\$241,400	01-Oct-02
<i>Welshpool Road (7 Lots)</i>		Su	207	200	7	\$2,710,615	
 <u>William Street</u>							
6	19	R20	10	10	0	\$273,350	30-Jun-13
7	15	R20	15	15	0	\$396,750	30-Jun-13
8	9	R20	11	11	0	\$280,500	10-Sep-10
9	3	R20	18	18	0	\$433,700	11-Aug-08
21	8	R20	37	37	0	\$704,850	29-Jan-07
22	20	R20	28	28	0	\$663,800	25-Jul-11
23	30	R20	27	4	23	\$98,600	01-Dec-12
33	27	R20	3		3		30-Jun-13
<i>William Street (8 Lots)</i>		Su	149	123	26	\$2,851,550	
Grand Total			2,137	1,717	420	\$30,252,440	

Attachment 4

**Cell 9 Wattle Grove Urban Area- Review of Cell Infrastructure Contribution
 Projected Expenditure**



**Projected Expenditure -
 Summary**



<i>Date</i>	<i>Lot No</i>	<i>Scheme Amount</i>
05 Income		
<u>Interest Income</u>		
Trust Account - Interest		-\$280,000.00
Sum Interest Income		-\$280,000.00
Total 05 Income		-\$280,000.00
07 Infrastructure Expenses		
<u>Cell Drainage Works</u>		
Compensating Basins		\$0.00
GPT		\$180,000.00
Stormwater Pipe Drainage		\$382,900.00
Woodlupine Upgrade		\$1,557,000.00
Sum Cell Drainage Works		\$2,119,900.00
<u>Cell Road Works</u>		
Arthur Rd		\$173,000.00
Arthur Rd - Bridge		\$380,000.00
Hale Rd		\$2,195,000.00
Intersection Modifications		\$0.00
Roundabouts		\$315,000.00
Sheffield Rd		\$79,000.00
Sum Cell Road Works		\$3,142,000.00
<u>Cell Works - Other Infrastructure</u>		
Electricals & Street lighting		\$5,150,000.00
Pedestrian Bridges Woodlupine EST Nov 13		\$126,000.00
Shared Paths		\$650,000.00
Sum Cell Works - Other Infr		\$5,926,000.00
<u>Contingency</u>		
Cell Drainage Works		\$190,000.00
Cell Land Purchase		\$200,000.00
Cell Road Works		\$289,000.00
Other Cell Infrastructure Works		\$844,000.00
Sum Contingency		\$1,523,000.00
Total 07 Infrastructure Expenses		\$12,710,900.00
08 Scheme Administration Expenses		
<u>Contingency</u>		
Scheme Windup		\$100,000.00
Sum Contingency		\$100,000.00



Projected Expenditure - Summary



<i>Date</i>	<i>Lot No</i>	<i>Scheme Amount</i>
<u>Legal Costs</u>		
Legal Advice		\$60,000.00
Sum Legal Costs		\$60,000.00
<u>Review of Cell Infrastructure Costs</u>		
Cost Estimates		\$45,000.00
Valuations		\$21,000.00
Sum Review of Cell Infrastruc		\$66,000.00
<u>Scheme Management Cost</u>		
Monthly Administration and Financial Reporting		\$190,000.00
Sum Scheme Management Co		\$190,000.00
<u>Structure Plan Review</u>		
Administration and Council approval		\$95,000.00
Sum Structure Plan Review		\$95,000.00
Total 08 Scheme Administration		\$511,000.00
09 Scheme Loans		
<u>Repayment of Prefunded Costs</u>		
Education Department		\$3,909,090.00
Sum Repayment of Prefunded		\$3,909,090.00
Total 09 Scheme Loans		\$3,909,090.00
Grand Total Expenses		\$17,130,990.00
Grand Total Net		\$16,850,990.00

Attachment 5

**Cell 9 Wattle Grove Urban Area- Review of Cell Infrastructure Contribution
 Land for Future Purchase**



Land for Future Purchase



<i>Lot Address</i>	<i>POS</i>		<i>Road Reserve</i>		<i>School</i>	
	<i>Area</i>	<i>Cost</i>	<i>Area</i>	<i>Cost</i>	<i>Area</i>	<i>Cost</i>
Lot 42 (12) Bruce Road	11,191	\$1,676,740	0	\$0	0	\$0
Lot 60 (7) Bruce Road	6,912	\$997,680	0	\$0	0	\$0
Lot 2 (268) Hale Road	3,000	\$420,000	50	\$7,000	0	\$0
Lot 5 (280) Hale Road	3,500	\$507,500	135	\$19,575	0	\$0
Lot 6 (276) Hale Road	3,400	\$493,000	135	\$19,575	0	\$0
Lot 27 (286) Hale Road	1,200	\$174,000	275	\$39,875	0	\$0
Lot 28 (296) Hale Road	1,800	\$252,000	200	\$28,000	0	\$0
Lot 29 (302) Hale Road	2,200	\$319,000	170	\$24,650	0	\$0
Lot 30 (310) Hale Road	1,800	\$225,000	127	\$18,415	0	\$0
Lot 31 (318) Hale Road	2,600	\$382,000	210	\$30,450	0	\$0
Lot 32 (326) Hale Road	2,700	\$391,500	210	\$30,450	0	\$0
Lot 33 (332) Hale Road	2,700	\$411,500	220	\$31,900	0	\$0
Lot 34 (338) Hale Road	2,600	\$377,000	200	\$29,000	0	\$0
Lot 26 (44) St John Road	5,100	\$714,000	0	\$0	0	\$0
Lot 57 (596) Welshpool Road	2,178	\$261,360	0	\$0	0	\$0
Totals (rounded)	52,881	\$7,602,300	1,932	\$278,900	0	\$0
Grand Total Area	54,813					
Grand Total Cost	\$7,881,200					

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

37. Adelaide Street, High Wycombe – Traffic Treatments

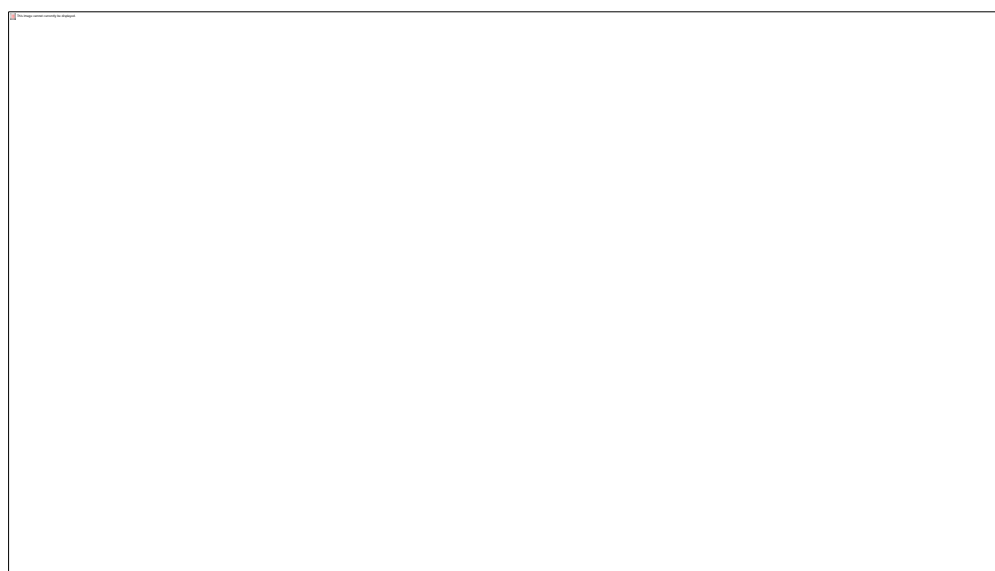
Previous Items	N/A
Responsible Officer	Director Infrastructure Services
Service Area	Infrastructure Services
File Reference	AD-01/GEN
Applicant	N/A
Owner	N/A

PURPOSE

1. To consider the implementation of traffic treatments along Adelaide Street to manage noise, dust and speeding issues.

BACKGROUND

2. Locality Plan (traffic classifiers to be located at Site A and B)



3. The front property boundary on the northern side of Adelaide Street is the Shire boundary with City of Swan. As a result, the Shire has no jurisdiction regarding the utilisation or management of the properties fronting the northern side of Adelaide Street.
4. The properties fronting the northern side of Adelaide Street (Swan) are zoned General Rural whilst the properties on the southern side (Kalamunda) are Residential.
5. The properties on the north side of Adelaide Street are currently being used for commercial and light industrial purposes such as materials storage and treatment. These uses generate commercial traffic on Adelaide Street.
6. Residents of Adelaide Street have requested the Shire take action regarding the speeding trucks and dust tracking along Adelaide Street from the commercial vehicles.

7. Previous investigations in May 2013 and January 2015 included the placement of a traffic classifier along Adelaide Street.

DETAILS

8. The traffic data for Adelaide Street is provided in the following table. The speed limit for this street is 50km/h.

Location, Adelaide Street	Date	Vehicles / day	85% speed	Percentage commercial vehicles	Number of commercial vehicles travelling over 50km/h
Between Stirling Cres– Foxtan Bld	January 2015	1548	59.8km/h	15.4%	362
Between Stirling Cres– Foxtan Bld	May 2013	1413	54.5km/h	8.4%	69
87m south east of Larwood Cres	May 2013	66	47.9km/h	37.6%	16

During a 5 year period January 2009 - January 2014 there has been no reported crashes along Adelaide Street.

9. The traffic data has shown a significant increase in speeding and the number of commercial vehicles that are exceeding the speed limit.
10. The most recent traffic count taken in January 2015 (adjacent property number 220 Adelaide Street) indicated that 85% of the total traffic travelling along Adelaide Street was travelling at 59.8km/h. This traffic data detailed that this section of Adelaide Street has 1,548 vehicles per day travelling along it, with 15.4% of these vehicles being commercial vehicles.
11. With the increase in speeding commercial vehicles, it is considered appropriate to investigate the options for engineering solutions along Adelaide Street. This could include options for chicanes, speed humps or thresholds, road dips or other traffic management infrastructure designed to encourage lower speeds.
12. It is acknowledged that past history has identified a mixed response to the installation of traffic treatments with a general desire to have them placed away from residential properties due to the potential noise generated by braking and accelerating.
13. The installation of traffic management devices along Adelaide Street will require the existing street lighting to be upgraded to comply with AS/NZS 1158 Lighting for Roads and Public Spaces.
14. The road layout in this area is unlikely to present opportunities for commercial vehicles to divert onto other roads. This is primarily because Adelaide Street is a direct and straight link to Stirling Crescent, whilst the alternative routes (Foxtan Boulevard, Bowden Drive and Larwood Crescent) are narrow roads with a number of roundabouts and are indirect links to Stirling Crescent and Kalamunda Road.

STATUTORY AND LEGAL CONSIDERATIONS

15. Nil.

POLICY CONSIDERATIONS

16. The Shire of Kalamunda is preparing a policy to evaluate warrants and appropriate treatments for Local area Traffic Management Treatments. Until that policy is approved, Shire staff will assess each site on a case by case basis following the review of traffic data.

COMMUNITY ENGAGEMENT REQUIREMENTS

17. It is proposed to undertake detailed consultation to ensure there is general consensus from residents regarding the specific locations that traffic treatments are placed.
18. The consultation will seek feedback regarding the appropriate types of treatments and the ongoing impact that these devices will have regarding access, noise and lighting.
19. The consultation and feedback will inform the development of appropriate concept plans for Adelaide Street, at which time further engagement will be undertaken to seek approval of a specific layout.

FINANCIAL CONSIDERATIONS

20. The costs related to the consultation and concept design for these treatments will be funded from 2015/2016 operating budgets.
21. Dependent on the timeframe for this process, a budget adjustment may be sought at the half year review seeking funds for the detailed design and estimating for the approved works, with the intent to include a construction budget item for consideration in the 2016/2017 budget process.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

22. *Kalamunda Advancing: Strategic Community Plan to 2023*
- OBJECTIVE 4.6 – To ensure the optimal management of assets delivers continuity of services to the community.
- | | |
|----------------|---|
| Strategy 4.6.1 | Ensure the Shire has long term asset plans for each of its asset categories and these plans are reviewed regularly. |
| Strategy 4.6.2 | Develop financially sustainable funding models to ensure the Shire can adequately fund its asset plans. |

SUSTAINABILITY

Social Implications

23. The installation of traffic management infrastructure will have impacts on residential properties with potential complaints regarding noise and light spill from adjacent properties. Historically this has resulted in the removal of devices to appease those property owners.
24. Detailed consultation will be required to ensure there is a general support from residents regarding the specific locations that traffic treatments are to be placed.

Economic Implications

25. The installation of these devices may have an impact on the business/s operating from the commercial property within the City of Swan. This may result in concerns about lost productivity resulting from a slowing of commercial vehicles, with the speed limit around these devices being 25km/h (down from 50km/h).

Environmental Implications

26. Each of the proposed concepts may require some removal or pruning of vegetation to make way for the traffic treatment and path. This information will only be available on completion of survey and detailed design stage.

RISK MANAGEMENT CONSIDERATIONS

27. Prior to Works

Risk	Likelihood	Consequence	Rating	Action/Strategy
Traffic/pedestrian crash	Possible	Major	High	Include projects in the Shire's Long Term Financial Plan.
Traffic congestion	Rare	Insignificant	Low	Include projects in the Shire's Long Term Financial Plan.
Speeding vehicles	Likely	Major	High	Forward traffic data to WA Police.

Post Works

Risk	Likelihood	Consequence	Rating	Action/Strategy
Traffic/pedestrian crash	Possible	Major	High	Include projects in the Shire's Long Term Financial Plan.
Traffic congestion	Rare	Insignificant	Low	Include projects in the Shire's Long Term Financial Plan.

Increased lighting spill from lighting upgrade	Likely	Insignificant	Medium	Ensure lighting is designed in accordance with AS1158.
Increased vehicle and pedestrian traffic	Possible	Insignificant	Low	Nil
Increased vehicle and traffic noise	Almost Certain	Minor	High	Nil
Speeding vehicles	Likely	Major	High	Forward traffic data to WA Police.
Additional request from residents on key network roads within the Shire's road hierarchy.	Likely	Major	High	Include projects in the Shire's Long Term Financial Plan. Or creation of Traffic Management treatment warrants.
Commercial Traffic diverts onto other nearby roads	Rare	Moderate	Medium	Include projects in the Shire's Long Term Financial Plan.

OFFICER COMMENT

28. The use of traffic treatments within residential areas will have some adverse effects, such as a noticeable increase to noise from vehicles braking and accelerating through each treatment, along with commercial vehicles with loose loads.
29. The installation of traffic treatments is proposed to reduce the speeding of larger vehicles, however these treatments are unlikely to impact driver behaviour for cars or motorcyclists. Each traffic treatment is required to be designed to suit service vehicles (rubbish truck, fire truck and bus) and as a result, the treatments are less effective for cars and motorcycles.
30. There is a risk of some commercial vehicles diverting onto other nearby local roads, however this is considered a moderate risk due to the layout of the adjacent roads which are not attractive alternatives to Adelaide Street. If issues are identified in the adjacent road network, further investigation and action will be undertaken.

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION (D&I 37/2015)

That Council:

1. Approves the commencement of a community engagement process for residents and property owners in Adelaide Street, High Wycombe to determine the type and location of appropriate traffic treatments in this street to reduce the speed of traffic, particularly commercial vehicles.
2. Notes that the costs of this community engagement process will be funded from the 2015/16 operating budget.
3. Notes that a further report will be provided to Council regarding the detailed design and cost estimates for traffic treatments in Adelaide Street following the outcomes of the community engagement process.

Moved:

Seconded:

Vote:

- 10.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

- 11.0 QUESTIONS BY MEMBERS WITHOUT NOTICE**

- 12.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

- 13.0 URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY
 DECISION**

- 14.0 MEETING CLOSED TO THE PUBLIC**

- 15.0 CLOSURE**