

# Public Agenda Briefing Forum

Minutes for 14 November 2017

## UNCONFIRMED



**city of  
kalamunda**

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## MINUTES

### 1.0 OFFICIAL OPENING

- 1.1 The Presiding Member opened the meeting at 6.30pm and welcomed Councillors, Staff and Members of the Public Gallery.

### 2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

#### 2.1 Attendance

##### Councillors

John Giardina	(Mayor) (Presiding Member)	South East Ward
Michael Fernie		South East Ward
Geoff Stallard		South East Ward
David Almond		North West Ward
Sara Lohmeyer		North West Ward
Dylan O'Connor		North West Ward
Cameron Blair		North Ward
Tracy Destree		North Ward
Margaret Thomas		North Ward
Brooke O'Donnell		South West Ward
Noreen Townsend		South West Ward

##### Members of Staff

Rhonda Hardy		Chief Executive Officer
Natalie Martin Goode		Director Development Services
Dennis Blair		Director Asset Services
Gary Ticehurst		Director Corporate & Community Services
Andrew Fowler-Tutt		Manager Approval Services
Darren Jones		Manager Community Development
Nicole O'Neill		Manager Public Relations
Simon Terry		Manager Economic, Land & Property Services
Peter Varelis		Manager Strategic Planning
Mandy Skeates		Coordinator Economic & Tourism Development
Donna McPherson		Executive Research Officer

**Members of the Public** 47

**Members of the Press** 2

#### 2.2 Apologies

##### Councillors

Allan Morton		South West Ward
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##### Staff

Simon Di Rosso	General Counsel & Executive Advisor, Governance & Legal	
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- 2.3 Leave of Absence Previously Approved** Nil.
- 3.0 DECLARATIONS OF INTERESTS**
- 3.1 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*.)
- 3.1.1 Cr Cameron Blair declared a direct financial interest in relation to Item 8.2.3 Draft Planning Policy P-DEV-54 Duel Density Design Guidelines family owed house and land within affected area of Kalamunda.
- 3.1.2 Cr Tracy Destree declared an Indirect Financial Interest in relation to Item 8.2.3 Draft Planning Policy Policy P-DEV-54 Duel Density Design Guidelines an immediate family member own property that lies within the area affected by the Dual Density amendments.
- 3.1.3 Cr Tracy Destree declared a proximity interest in relation to Item 8.2.10 Cambridge Reserve Community Enhancement Project as family members own property in Cambridge Road, Forrestfield, adjacent to Cambridge Reserve.
- 3.1.4 Cr Dylan O'Connor declared a direct financial interest in relation to Item 8.2.3 Draft Planning Policy P-DEV-54 Duel Density Design Guidelines as he has a financial interest in a property covered by the zoning.
- 3.2 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.
- 3.2.1 Cr Tracy Destree declared an interest affecting impartiality in relation to Item 8.1.3 Stirk Park Master Plan – Public Comment as she is a member of the RSL, which has an interest in the Stirk Park redevelopment.
- 3.2.2 Cr Brooke O'Donnell declared an interest affecting impartiality in relation to Item 8.2.8 Proposed Use Not Listed (Creative Workshop) – Lot 32 (64) Broadway Road, Bickley as the applicant is an acquaintance.
- 4.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**
- 4.1 Nil.
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## **5.0 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 Council. For the purposes of Minuting, these questions and answers are summarised.

### 5.1 Mike Perry, 17 Temby Avenue, Kalamunda (Item 8.1.6 Strategic Sport and Recreation Community Committee)

Q. Can due consideration be given to retaining the Kalamunda Sporting Precinct Committee in some form.

A. Comments noted.

### 5.2 Frank Lindsey, 95 Aldersyde Road, Piesse Brook ( Item 8.2.4 City of Kalamunda Design Advisory Committee)

Q. Will Kalamunda Town Centre Design Guidelines be presented to Council as previously indicated?

A. The City is preparing an Activity Centre Plan for Kalamunda and within the Activity Centre Plan will be design guidelines for the Kalamunda Town Centre.

Q. Will the Design Guidelines be incorporated into the Local Planning Scheme and have legal standing?

A. If Design Guidelines are adopted under a Local Planning Scheme (as a policy) they have legal status as part of the Town Planning Scheme.

### 5.3 Melissa Smith, 10 Kenneth Road, High Wycombe

Q. Is a resident who owns a business able to access the Walliston Transfer station for personal uses?

A. This is correct.

## **6.0 PUBLIC SUBMISSIONS**

6.1 Nil.

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## **7.0 DEPUTATIONS**

### **7.1 Carolyn Babbage, Kalamunda Chamber of Commerce**

Ms Babbage presented a deputation of behalf of the Kalamunda Chamber of Commerce in relation to Item 8.1.4 Draft Economic Development Strategy – Public Comment.

The Chamber of Commerce indicated it is supportive of additional emphasis being placed on the Bickley Valley being highlighted as a boutique tourism destination.

### **7.2 Kevin Bennett, 782 Welshpool Road East, Wattle Grove.**

Mr Bennett presented a deputation in relation to Item 8.2.1 Proposed Initiation of Scheme Amendment 95 to Local Planning Scheme No 3. Additional Use, Reception Centre Lot 60 (782) Welshpool Road East, Wattle Grove.

Mr Bennett is the applicant and provided additional information in relation to the proposal.

### **7.3 Ben Laycock, Senior Town Planner, Altus Planning, 68 Canning Highway South Perth**

Mr Laycock presented a deputation in relation to Item 8.2.1 Proposed Initiation of Scheme Amendment 95 to Local Planning Scheme No 3. Additional Use, Reception Centre Lot 60 (782) Welshpool Road East, Wattle Grove.

Mr Laycock represented the applicant and provided additional information in relation to the proposal.

### **7.4 Ben Doyle, Planning Solutions Unit 1, 251 St George's Terrace, Perth**

Mr Doyle presented a deputation in relation to Item 8.2.6 Proposed Telecommunications Monopole and Infrastructure – Lot 22 (120) Wittenoom Road High Wycombe.

Mr Doyle represented the applicant and provided additional information in relation to the proposal.

### **7.5 Ashley Macknay, 56 Broadway Road, Bickley**

Mr Macknay presented a deputation in relation to Item 8.2.6 Proposed "Use not List (Creative Workshop)' - Lot 32 (64) Broadway Road Bickley

Mr Macknay spoke against the permitting of the use as per the application. Mr Macknay provided additional information in relation to the proposal.

7.6 Euan Brown, 56 Broadway Road, Bickley

Mr Brown, representing James and Marie Dickson of 49 Broadway Road, Bickley, presented a deputation in relation to Item 8.2.6 Proposed "Use not List (Creative Workshop)' - Lot 32 (64) Broadway Road Bickley

Mr Brown spoke against the permitting of the use as per the application.

7.7 Adele Standeven

Ms Standeven presented a deputation in relation to Item 8.2.6 Proposed "Use not List (Creative Workshop)' - Lot 32 (64) Broadway Road Bickley

Ms Standeven is the applicant and provided additional information in relation to the proposal.

**8.0 REPORTS TO COUNCIL**

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

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## 8.1 CORPORATE & COMMUNITY SERVICES

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

### 8.1.1 Quarterly Progress Report Against KPIs – July-September 2017

Previous Items	N/A
Responsible Officer	Director Corporate & Community Services
Service Area	Corporate Services
File Reference	OR-CMA-009
Applicant	N/A
Owner	N/A
Attachment 1	Quarterly Progress Report Against KPIs – July-September 2017
Attachment 2	KPI Scorecard July-September 2017

<b>Voting Requirements: Simple Majority</b>
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### OFFICER RECOMMENDATION

That Council:

1. Receives the Quarterly Progress Report Against KPIs for July–September 2017.

Moved:

Seconded:

Vote:

*Cr Destree sought clarification on information contained in Attachment 1.*



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

**8.1.2 Kalamunda History Village Locomotive**

Previous Items	OCM 57/2017
Responsible Officer	Director Corporate & Community Services
Service Area	Economic, Land & Property Services
File Reference	RL-01/056
Applicant	N/A
Owner	City of Kalamunda

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Approves the full remediation of the G118 locomotive, platform and tracks at the Kalamunda History Village.
2. Approves the City proceeding with the Expressions of Interest from suitably qualified contractors to undertake the remediation of the locomotive, platform and tracks at the Kalamunda History Village.

Moved:

Seconded:

Vote:

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

**8.1.3. Stirk Park Master Plan – Public Comment**

Previous Items	OCM 75/2017
Responsible Officer	Director Corporate & Community Services
Service Area	Community Development
File Reference	PR-PLN-005
Applicant	City of Kalamunda
Owner	City of Kalamunda
Attachment 1	Public Comment Submission Table
Attachment 2	Stirk Park Master Plan

**Voting Requirements: Simple Majority**

**OFFICER RECOMMENDATION**

That Council:

1. Adopts the final Stirk Park Master Plan to be used as a conceptual, strategic tool guiding future developments with more detailed scoping, consultation and design to be applied to the implementation of the prioritised component parts.
2. Supports the commencement of more detailed scoping, consultation and detailed design for the following 1-3 year priorities:
  - Playground Upgrade
  - Youth and Sport Precinct
  - Path network upgrade
3. Notes that the remaining stage two and three development proposals will be subject to sourcing external funding, annual budget deliberations and the competing priorities in the Long Term Financial Plan.

Moved:

Seconded:

Vote:

*Cr Margaret Thomas sought clarification in relation to the skate park being located to the park and information on the mini basketball court. The Manager Community Services provided clarification.*

*Cr Tracy Destee sought clarification as to the affect the upgrade would have on the RSL's plans to install a remembrance wall. The Manager Community Services advised this was considered during the master plan planning.*

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

**8.1.4 Draft Economic Development Strategy – Public Comment**

Previous Items	OCM 128/2017
Responsible Officer	Director Corporate & Community Services
Service Area	Economic, Land & Property Services
File Reference	
Applicant	City of Kalamunda
Owner	City of Kalamunda
Attachment 1	Draft Economic Development Strategy
Attachment 2	Public Comment Table

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Adopts the Economic Development Strategy – City of Kalamunda July 2017.
2. Supports the commencement of prioritised, resourced actions aligned to the program of activities within the Economic Development Strategy – City of Kalamunda July 2017.

Moved:

Seconded:

Vote:

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

**8.1.5 CONFIDENTIAL ITEM – Acquisition of Portion of Lot 7 (No. 257)  
Lesmurdie Road, Lesmurdie**

Reason for Confidentiality *Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."*

Previous Items	Nil
Responsible Officer	Director Corporate & Community Services
Service Area	Economic, Land & Property Services
File Reference	LS-03/257
Applicant	Keith Outram
Owner	Keith Outram

Confidential Attachment 1 <u>Reason for Confidentiality</u> <i>Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Letter from Owner of Lot 7 dated 24 March 2017
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Confidential Attachment 2 <u>Reason for Confidentiality</u> <i>Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Plan 4209-01-02/A
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Confidential Attachment 3 <u>Reason for Confidentiality</u> <i>Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Burgess Rawson Valuation Report for Portion of Lot 7 dated 19 September 2017
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Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

**8.1.6. Strategic Sport and Recreation Community Committee – Public Comment**

Previous Items	OCM 163/2017
Responsible Officer	Director Corporate & Community Services
Service Area	Community Development
File Reference	
Applicant	
Owner	
Attachment 1	Amended Terms of Reference
Attachment 2	Public Comment Summary
Attachment 3	Nomination Package

**Voting Requirements: Absolute Majority**

**OFFICER RECOMMENDATION**

That Council:

1. Receive the public comment.
2. Endorse the removal of the word "community" from the title of the new committee and amend the Terms of Reference accordingly.
3. In accordance with Section 5.8 of the Local Government Act 1995, establishes the Strategic Sport and Recreation Community Committee.
4. Adopt the Amended Draft Terms of Reference for the Strategic Sports and Recreation Community Committee.
5. Abolish the existing Sport and Recreation Advisory Committees effective from 28th November 2017.

Moved:

Seconded:

Vote:

## 8.2 DEVELOPMENT SERVICES

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

### 8.2.1 Proposed Initiation of Scheme Amendment 95 to Local Planning Scheme No.3 – Additional Use, Reception Centre, Lot 601 (782) Welshpool Road East, Wattle Grove

Previous Items	Nil
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	PG-LPS-003/097
Applicant	Altus Planning and Appeals
Owner	Rothway Homestays, K E Bennett
Attachment 1	Scheme Amendment Form 2A
Attachment 2	Applicant's Amendment Report
Attachment 3	Traffic Impact Statement Report
Attachment 4	Bushfire Management Plan Report
Attachment 5	Department of Fire and Emergency Services (DFES) Referral Notice.
Attachment 6	Site Photos

<b>Voting Requirements: Simple Majority</b>
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### OFFICER RECOMMENDATION

That Council:

1. Pursuant to Regulation 35 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare Amendment No. 95 to Local Planning Scheme No. 3 (Attachment 1).
2. Considers Amendment 95 to Local Planning Scheme No.3 as a standard amendment under Regulation 35 (2) of the *Planning and development (Local Planning Schemes) Regulations 2015*, for the following reasons:
  - a. The amendment is consistent with the objectives in the Scheme for the Rural Composite zone.
  - b. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
  - c. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
  - d. The amendment is not considered a complex or basic amendment.
3. Pursuant to section 81 of the *Planning and Development Act 2005*, refers the proposed amendment 95 to Local Planning Scheme No.3 to the Environmental Protection Authority.
4. Subject to Sections 81 and 82 of the *Planning and Development Act 2005* advertises Amendment 95 to Local Planning Scheme No.3 in accordance with Regulation 47 of the *Planning and Development (Local Planning Schemes)*

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*Regulations 2015* and Local Planning Policy P-DEV 45-Public Notifications of Planning Proposals.

Moved:

Seconded:

Vote:

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

**8.2.2 Draft Planning Policy P-DEV 56 – Family Day Care and Child Care Premises**

Previous Items	OCM 125/2017
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	OR-CMA-16
Attachment 1	Draft Local Planning Policy P-DEV 56 – Family Day Care and Child Care Premises
Attachment 2	Planning Bulletin 72/2009 – Child Care Centres

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Pursuant to Clause 3 (1) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, adopt the following Local Planning Policy as detailed in Attachment 1:
  - P-DEV 56 – Family Day Care and Child Care Premises.

Moved:

Seconded:

Vote:



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

**8.2.3 Draft Planning Policy P-DEV 54 – Dual Density Design Guidelines**

Previous Items	OCM 99/2017
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	OR-CMA-016
Attachment 1	Scheme Amendment 82, Schedule of Modifications
Attachment 2	Community Information -Frequently Asked Questions.
Attachment 3	Dual Density Design Guidelines Survey
Attachment 4	Community Engagement Survey Feedback
Attachment 5	Community Engagement & Submitters Table
Attachment 6	Draft Local Planning Policy P-DEV 54 – Dual Density Design Guidelines, Policy Document
Attachment 7	Draft Local Planning Policy P-DEV 54 – Dual Density Design Guidelines, Explanatory Information
Attachment 8	Draft Local Planning Policy P-DEV 54 – Dual Density Design Guidelines, Assessment Matrix
Attachment 9	Appendix 5 Recommended Plant List

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Pursuant to Clause 4 (3) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, adopt the following policy with minor modification:  
P-DEV 54 – Dual Density Design Guidelines
2. Refers the adopted policy to the Western Australian Planning Commission for endorsement.

Moved:

Seconded:

Vote:

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

**8.2.4 Nominations for the City of Kalamunda Design Advisory Committee**

Previous Items	OCM 60/2017 OCM 46/2017
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	OR-CMA-16
Attachment 1	Local Planning Policy P-DEV 60 – Design Advisory Committee's

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Notes that the following nominees are appointed to the City of Kalamunda Design Advisory Committee:

Sitting Members:

- Chris Melsom
- Carmel Van Ruth
- David Barr
- Jurg Hunziker
- Ross Montgomery

Alternate Members:

- Patrick Beale
- Ian Molyneux

2. Adopts the sitting fee of \$200 plus GST per hour for DAC members.

Moved:

Seconded:

Vote:

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

**8.2.5 Proposed Home Business (Vibrosauna) – Lot 773 (71) Pavetta Crescent, Forrestfield**

Previous Items	Nil
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	PV-01/071
Applicant	Susan Dawn Thomas
Owner	Susan Dawn Thomas
Attachment 1	Initial Applicant Submission
Attachment 2	Site Plan
Attachment 3	Floor Plan
Attachment 4	Submitters Table
Attachment 5	Confidential Submitters Map
	<u>Reason for Confidentiality: Local Government Act 1995 S5.23 (2) (b) – "the Personal Affairs of any person."</u>

**Voting Requirements: Simple Majority**

**OFFICER RECOMMENDATION**

That Council:

1. Approves the application for a Home Business (Vibrosauna) at Lot 773 (71) Pavetta Crescent, Forrestfield subject to the following conditions:
  - a) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
  - b) The activity is to comply with the Council's definition of a Home Business as set out under Local Planning Scheme No.3.
  - c) Patrons are to attend the site by appointment only.
  - d) Approved hours of operation are to be Monday to Friday between 10am and 6pm, and between 9am and 1pm on Saturday.
  - e) A maximum of six (6) persons per day on weekdays and four (4) persons per day on Saturday shall attend the site.
  - f) All parking is to be contained to the existing driveway on the property.

Moved:

Seconded:

Vote:

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

**8.2.6 Proposed Telecommunications Monopole and Infrastructure – Lot 22 (120) Wittenoom Road, High Wycombe**

Previous Items	Nil
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	WT-05/120
Applicant	Servicestream
Owner	High Wycombe Land Pty Ltd
Attachment 1	Site Plan
Attachment 2	Elevation Plan
Attachment 3	Site Photos
Attachment 4	Summary of Drop in Session
Attachment 5	Submitters Table
Attachment 6	Coverage Gap Map
Attachment 7	Alternative Locations Considered
Attachment 8	Confidential Submitters Map

*Reason for Confidentiality:*  
*Local Government Act*  
*1995 S5.23 (2) (b) – "the*  
*personal affairs of any*  
*person."*

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Approves the development application for a Telecommunications Monopole and associated Infrastructure at Lot 22 (120) Wittenoom Road, High Wycombe, subject to the following conditions:
  - a. The development shall be carried out only in accordance with the terms of this approval, and any approved plan.
  - b. The building materials shall be of a colour that matches with the surrounding and existing light poles.
  - c. No building materials, rubbish or any other matter shall remain on the site after construction of the development is completed to the satisfaction of the City of Kalamunda.

Moved:

Seconded:

Vote:

*Cr O'Connor sought clarification on the radius of the neighbourhood community consultation. This was taken on notice.*

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

### 8.2.7 Proposed Restaurant – Lot 44 (101) Union Road, Carmel

Previous Items	Nil.
Responsible Officer	Director Development Services
Service Area	Approval Services
File Reference	UN-01/101 & DA16/0060
Applicant	Anthony Sclanders
Owner	Rodney Sclanders, Maxinne Sclanders and Anthony Sclanders
Attachment 1	Development Plans
Attachment 2	Site Photographs
Attachment 3	Applicant's Water Management Plan
Attachment 4	Applicant's Bushfire Management and Evacuation Plan
Attachment 5	Submission Table
Attachment 6	Confidential Attachment – Submitters Map
	<i>Reason for confidentiality:</i> <i>Local Government Act 1995 S5.23 (2) (b) – "the personal affairs of any person;"</i>

<b>Voting Requirements: Simple Majority</b>
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#### OFFICER RECOMMENDATION

That Council:

1. Approves the application for a proposed restaurant at Lot 44 (101) Union Road, Carmel, subject to the following planning conditions:
  - a) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
  - b) Permitted hours of operation are limited to 9:00am to 5:00pm, Friday to Sunday (including public holidays).
  - c) A maximum of 50 customers are permitted to attend the site in association with the restaurant at any given time.
  - d) Prior to the commencement of the restaurant use, all parking and vehicle circulation areas, shall be designed, constructed, line marked and drained to the specifications and satisfaction of the City of Kalamunda, and Australian Standards AS 2890.
  - e) Prior to the commencement of any site works, a Transport Impact Assessment is required in accordance with the WAPC Transport Impact Assessment Guidelines, and the recommendations of the assessment are to be incorporated into the design, to the satisfaction of the City of Kalamunda.

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- f) Prior to the commencement of the restaurant use, crossover(s) shall be designed and constructed to the specifications and satisfaction of the City of Kalamunda.
  - g) Prior to the commencement of the restaurant use, access way(s) shall be designed, constructed, sealed, and drained to the specifications and satisfaction of the City of Kalamunda.
  - h) Vehicle parking associated with the restaurant use shall be contained wholly within the subject site.
  - i) Prior to the commencement of the restaurant use, redundant vehicle crossover(s) and associated infrastructure is to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the specifications and satisfaction of the City of Kalamunda.
  - j) Prior to the commencement of the restaurant use, an Aerobic Treatment Unit or Nutrient Retentive effluent disposal system that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974* must be installed to the City's satisfaction.
  - k) Prior to the commencement of the restaurant use, information is to be provided to the City of Kalamunda to demonstrate that the measures contained in the bushfire management plan (Prepared by Bushfire Prone Planning, Version v1.0, dated 12 July 2017) that address the Bushfire Protection Criteria under the Western Australian Planning Commission's Guidelines for Planning in Bushfire Prone Areas (Version 1.2), have been implemented during development works, to the satisfaction of the City of Kalamunda.
  - l) Prior to the commencement of the restaurant use, an emergency access shall be constructed to enable a vehicular and pedestrian access/egress point that is within 200m of the intersection of Union Road and Carmel Road East, , to the satisfaction of the City of Kalamunda. The emergency access way shall be constructed in accordance with the Western Australian Planning Commission's Guidelines for Planning in Bushfire Prone Areas (Version 1.2).
  - m) Outdoor music or other amplified devices shall not be used in association with the restaurant use.

Moved:

Seconded:

Vote:

**8.2.8 Proposed 'Use Not Listed (Creative Workshops)' - Lot 32 (64)  
Broadway Road, Bickley**

Previous Items	N/A
Responsible Officer	Director Approval Services
Service Area	Approval Services
File Reference	DA17/0313 & BR-34/064
Applicant	Adele Standeven
Owner	John and Nicola Walters

Attachment 1	Elevation Plans
Attachment 2	Floor Plan
Attachment 3	Site Plan
Attachment 4	Parking Plan
Attachment 5	Submitters Table
Attachment 6	Confidential Attachment – Submitters Map

*Reason for confidentiality:  
Local Government Act 1995 S5.23 (2) (b) – "the personal affairs of any person;"*

**Voting Requirements: Simple Majority**

**OFFICER RECOMMENDATION**

That Council:

1. Approve the application for a proposed 'Use Not Listed (Creative Workshops)' at Lot 32 (64) Broadway Road, Bickley, subject to the following planning conditions:
  - a) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
  - b) The approval relating to the use not listed (creative workshop) shall not be transferred to any other person who is not the owner or applicant of this application herein approved.
  - c) The provision and maintenance of a minimum 12 car bays for parking shall be contained onsite in accordance with the approved parking plan as approved herein and any approved plan.
  - d) Vehicle parking, maneuvering and circulation areas to be suitably designed and constructed to the specification and satisfaction of the City.
  - e) Crossover and driveway shall be designed and constructed to the specification and satisfaction of the City of Kalamunda.
  - f) Opening hours in which the workshops are available shall be limited to; Tuesday – Saturday 9am-5pm and shall not operate on public holidays.
  - g) A maximum of two (2) staff members, is permitted in accordance with the application approved herein.

- h) The total number of attendees, not including staff, shall not exceed a maximum of six (6) persons per workshop with no more than two (2) workshops occurring on any one day.
- i) All workshop activity shall be contained within a maximum 45m<sup>2</sup> area within the existing outbuilding, partitioned by panels in accordance with the plan approved herein and any approved plan.
- j) The use of power tools shall not be used in association with the use not listed (creative workshops).
- k) Any proposed signage shall be no greater than 0.2m<sup>2</sup> in area and located within the subject lot boundaries.
- l) Stormwater drainage from new paved areas being disposed of to the specification and satisfaction of the City of Kalamunda.
- m) Prior to the commencement of the use not listed (creative workshop), information is to be provided to, and approved by, the City of Kalamunda that address the bushfire protection criteria under the Western Australian Planning Commission's Guidelines for Planning in Bushfire Prone Areas. The owner/applicant is required to implement the bushfire protection criteria recommendations to the satisfaction of the City of Kalamunda.

Moved:

Seconded:

Vote:



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

**8.2.9 Draft Public Open Space Strategy – Adopt for the Purposes of Public Advertising**

Previous Items	Nil
Responsible Officer	Director Development Services
Service Area	Strategic Planning
File Reference	PG-STU-037
Applicant	City of Kalamunda
Owner	N/A
Attachment 1	Draft Public Open Space Strategy Report

<b>Voting Requirements: Simple Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Adopt the draft Public Open Space Strategy for the purposes of public advertising for a period of not less than 42 days.

Moved:

Seconded:

Vote:

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

**8.2.10 CONFIDENTIAL REPORT: Cambridge Reserve Community Enhancement Project**

*Reason for Confidentiality: Local Government Act 1995 Clause 5.23(2)(h): Such other matters as may be prescribed. Information contained in this report may impact the outcome of future community engagement.*

Previous Items	Nil
Responsible Officer	Director Development Services
Service Area	Strategic Planning
File Reference	CM-01/012(RESERVE)
Applicant	N/A
Owner	State of Western Australia
Attachment 1	Cambridge Reserve – Previous Studies and Reports
Attachment 2	Cambridge Reserve – Revised Vision and Principles Document
Attachment 3	Cambridge Reserve – Draft Revised Concept Designs

**Provided Under Separate Cover**

### 8.3 ASSET SERVICES

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

#### 8.3.1 Consideration of Tenders for the Provision of Cast In-situ Concrete Footpaths, Dual-use Paths, Crossovers and Miscellaneous Works (RFT 1716)

Previous Items	OCM 95/2012
Responsible Officer	Director Asset Services
Service Area	Asset Services
File Reference	AD-TEN-004
Applicant	N/A
Owner	N/A

Confidential Attachment 1 <u>Reason for Confidentiality</u> <i>Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Tender Evaluation Report
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Confidential Attachment 2 <u>Reason for Confidentiality</u> <i>Local Government Act 1995 S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Price Schedule
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<b>Voting Requirements: Simple Majority</b>
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#### OFFICER RECOMMENDATION

That Council:

1. Approves the appointment of Dowsing Group Pty Ltd for the Provision of Cast In-situ Concrete Footpaths, Dual-use Paths, Crossovers and Miscellaneous works (RFT 1716) for a period of two (2) years with an option, at the sole discretion of the City, to extend the Contract by a further two (2) x 12 month period in accordance with the Price Schedule in Confidential Attachment 2.

Moved:

Seconded:

Vote:

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

**8.3.2 Consideration of Tenders for the Construction of Grass Hockey Fields – Hartfield Park, Forrestfield (RFT 1717)**

Previous Items	OCM15/2017- OCM97/2017
Responsible Officer	Director Asset Services
Service Area	Asset Services
File Reference	AD-TEN-00
Applicant	N/A
Owner	N/A

Confidential Attachment 1 <u>Reason for Confidentiality</u> <i>Local Government Act 1995</i> <i>S5.23 (2) (c) – "a contract entered into, or which may be entered into, by the local government which relates to a matter to be discussed at the meeting."</i>	Tender Evaluation Report
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<b>Voting Requirements: Absolute Majority</b>
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**OFFICER RECOMMENDATION**

That Council:

1. Approves the appointment of Le Grove Landscaping for the Construction of Grass Hockey Fields – Hartfield Park, Forrestfield (RFT1717) for a total lump sum Tender Price of \$941,564.89 (Excluding GST).

Moved:

Seconded:

Vote:

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## 8.4 OFFICE OF THE CEO

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

### 8.4.1 Adoption of Customer Service Strategy 2017 – 2021

Previous Items	N/A
Responsible Officer	Chief Executive Officer
Service Area	Customer & Public Relations
File Reference	
Applicant	N/A
Owner	City of Kalamunda
Attachment 1	Public Consultation Feedback
Attachment 2	Customer Service Strategy 2017 – 2021
Attachment 3	Customer Charter

<b>Voting Requirements: Simple Majority</b>
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### OFFICER RECOMMENDATION

That Council:

1. Adopt the Draft Customer Service Strategy 2017 to 2021. (Attachment 2)
2. Note the Community feedback as provided in Attachment 1.
3. Note the Customer Charter as provided in Attachment 3.

Moved:

Seconded:

Vote:

**9.0 PUBLIC QUESTS OF CLARIFICATION**

9.1 Mr Peter Forrest, 95 Panoramic Terrace, Kalamunda

Mr Forrest made some suggests to the City in relation to several issues.

9.2 Mr Dick Lovegrove

Mr Lovegrove made some suggests to the City in relation to several issues.

**10.0 CLOSURE**

10.1 There being no further business, the Presiding Member declared the meeting closed at 9.58pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Council.

Signed: \_\_\_\_\_  
Presiding Member

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2017