



Public Agenda Briefing Forum

Tuesday 8 October 2024

Our Vision



Connected Communities, Valuing Nature and Creating our Future Together

Core Values

Service: We demonstrate a 'can do' attitude, we listen, we understand, and we go above and beyond when we serve others.

Professionalism: We look, speak, act & do what it takes to show others we are reliable, respectful and competent.

Quality: We think clearly, plan mindfully, act decisively, measure carefully and review regularly everything we do.

Aspirational Values

Courage: We make brave decisions and take calculated risks to lead us to a bold and bright future. We show courage in our pursuit for the protection of the environment, for the well being of our people and to support the economy.

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

Innovation: We believe in a workplace where you're safe to try new things—where we can push the boundaries of the norm and learn from things that don't always go according to plan. We strive for a just and blameless culture that respects people as individuals and paves the way to genuine learning and improvement.

Our simple guiding principle will be to ensure everything we do will make the City of Kalamunda socially, environmentally and economically sustainable.

kalamunda.wa.gov.au



INFORMATION FOR THE PUBLIC ATTENDING PUBLIC AGENDA BRIEFING

Agenda Briefing Forums will involve Elected Members, employees as determined by the Chief Executive Officer and external advisors (where appropriate) and will be open to the public. **The Briefing Session will be held at the City of Kalamunda commencing at 6.30pm.**

Agenda Briefing Forums will provide the opportunity for Elected Members to be informed and seek additional information on matters prior to the presentation of such matters to the next Ordinary Council Meeting for formal consideration and decision.

Acknowledgement of Traditional Owners

We wish to acknowledge the traditional custodians of the land we are meeting on, the Whadjuk Noongar people. We wish to acknowledge their Elders' past, present and future and respect their continuing culture and the contribution they make to the life of this City and this Region.

Emergency Procedures

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

In case of an emergency follow the instructions given by City Staff.

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

Webcasting Notice

Please note that tonight's meeting other than the confidential sessions are being recorded and will be placed on Council's website.

All in attendance and those addressing Council should refrain from making offensive/defamatory statements as there may be legal implications.

Council takes all care when maintaining privacy, however members of the public gallery and those addressing Council should be aware that you may be recorded.

PROCEDURES FOR PUBLIC AGENDA BRIEFING FORUMS

The following procedures will apply to all Public Agenda Briefing Forums conducted by the City of Kalamunda:

- a. Public Agenda Briefing Forums will be open to the public matters of a confidential nature will not be presented. The guide in determining those matters of a confidential nature shall be in accordance with the *Local Government Act 1995* (WA).
- b. Dates and times for Public Agenda Briefing Forums will be set more than one (1) week in advance where practicable, and appropriate notice given to the public.
- c. The Chief Executive Officer will ensure timely written notice and an agenda for each Public Agenda Briefing Forum will be provided to all Elected Members, members of the public and external advisors (where appropriate).
- d. Ordinarily, the Mayor is to be the Presiding Member at Public Agenda Briefing Forums. However, should Elected Members wish to rotate the role of Presiding Member for a particular meeting, those Elected Members present may select, by consensus, a Presiding Member for the relevant Public Agenda Briefing Forum from amongst themselves to preside at that Public Agenda Briefing Forum.
- e. Relevant employees of the City of Kalamunda will be available to make presentation or respond to questions on matters listed on the agenda for the Public Agenda Briefing Forum.
- f. All Elected Members will be given a fair and equal opportunity to participate in the Public Agenda Briefing Forum.
- g. The Presiding Member will ensure time is made available to allow for all matters of relevance to be covered.
- h. Elected Members, employees and relevant consultants shall disclose their interests on any matters listed for the Public Agenda Briefing Forum. When disclosing an interest, the following is required:
 - i. Interests are to be disclosed in accordance with the provisions of the *Local Government Act 1995*, the *Local Government (Rules of Conduct) Regulations 2007* and the *City's Code of Conduct*.
 - ii. Elected Members disclosing a financial interest will not participate in that part of the forum relating to the matter to which their interest applies and shall depart the room.
 - iii. Employees with a financial interest in a matter may also consider it appropriate to depart the room when the matter is being considered, however there is no legislative requirement to do so.
- i. Minutes shall be kept of all Public Agenda Briefing Forums. As no decisions are made at a Public Agenda Briefing Forum, the minutes need only be a general record of the items covered but shall record any disclosure of interests as declared by individuals. A copy of the minutes is to be attached to the following Ordinary Council Meeting for Council of the preceding forum.
- j. At any Public Agenda Briefing Forum, Elected Members may foreshadow a request to the Chief Executive Officer for the Chief Executive Officer to prepare a report on a matter they feel is appropriate to be raised and which is to be presented at a future Public Agenda Briefing Forum.
- k. Requests of this nature may not be accepted by the Chief Executive Officer at forums, but instead, Elected Members wishing to formalise such a foreshadowed request, shall submit a Notice of Motion to that effect to the Chief Executive Officer in accordance with the *City's Standing Orders Local Law 2015 (City's Standing Orders)*.

PROCEDURES FOR PUBLIC QUESTION TIME

Questions Asked Verbally

Members of the public are invited to ask questions at Public Agenda Briefing Forums.

- a. Questions asked at a Public Agenda Briefing Forum must relate to a matter contained on the agenda.
- b. A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- c. Public question time will be limited to two (2) minutes per member of the public, with a limit of two (2) verbal questions per member of the public.
- d. Statements are not to precede the asking of a question during public question time. Statements should be made during public submissions.
- e. Members of the public are encouraged to keep their questions brief to enable others who desire to ask a question to have the opportunity.
- f. Public question time will be allocated a minimum of 30 minutes. Public question time is declared closed following the expiration of the allocated 30 minute time period, or earlier if there are no further questions.
- g. The Presiding Member may extend public question time in intervals of 10 minutes, but the total time allocated for public question time is not to exceed 50 minutes in total.
- h. Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or to be defamatory to any particular Elected Member or City of Kalamunda employee.
- i. The Presiding Member shall decide whether to:
 - i. accept or reject any question and his/her decision shall be final;
 - ii. nominate a City of Kalamunda employee to respond to the question (who make take such question on notice in which case, provision of a response shall be in accordance with the City's Standing Orders); or
 - iii. take a question on notice (in which case, a written response will be provided as soon as possible and included in the agenda of the next Ordinary Council Meeting).
- j. Where an Elected Member is of the opinion that a member of the public is:
 - i. asking a question at a Public Agenda Briefing Forum that is not relevant to a matter listed on the agenda; or
 - ii. making a statement during public question time,they may bring it to the attention of the Presiding Member who will make a ruling.
- k. Questions and any responses will be summarised and included in the minutes of the meeting.
- l. It is not intended that question time should be used as a means to obtain information that would not otherwise be made available if the information was sought from the City's records under Section 5.94 of the *Local Government Act 1995 (WA) (LG Act)* or the *Freedom of Information Act 1992 (FOI Act)*.
- m. Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer will determine that it is an unreasonable impost upon the City of Kalamunda and may refuse to provide it. The Chief Executive Officer will advise the member of the public that the information may be sought in accordance with the FOI Act.

PROCEDURES FOR PUBLIC STATEMENT TIME

- a. Members of the public are invited to make statements at Briefing Forums.
- b. Statements made at a Briefing Forum must relate to a matter contained in the agenda.
- c. A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- d. Public Statement Time will be limited to two (2) minutes per member of the public.
- e. Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- f. Public Statement Time will be allocated a maximum time of ten (10) minutes. Public Statement Time is declared closed following the ten (10) minute allocated time period, or earlier if there are no further statements.
- g. Statements are to be directed to the Presiding member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City of Kalamunda employee.
- h. Where an Elected Member is of the opinion that a member of the public is make a statement at a Briefing Forum that is not relevant to a matter listed on the agenda, they may bring it to the attention of the Presiding Member who will make a ruling.
- i. A member of the public attending a Briefing Forum may present a written statement rather than make the statement verbally if he or she so wishes.
- j. Statements will be summarising and included in the notes of the Briefing Forum.

Questions in Writing

- a. Questions must relate to a matter contained in the Agenda Briefing Forum agenda.
- b. The City will accept a maximum of five written questions per member of the public. To ensure equality and consistency, each part of a multi-part question will be treated as a question in its own right.
- c. Questions lodged by the close of business on the working day immediately prior to the scheduled Agenda Briefing Forum will be responded to, where possible, at the Agenda Briefing Forum. These questions, and their responses, will be distributed to Elected Members and made available to the public in written form at the meeting.
- d. The Presiding Member shall decide to accept or reject any written question and his/her decision shall be final. Where there is any concern about a question being offensive, defamatory or the like, the Presiding Member will make a determination in relation to the question. Questions determined as offensive, defamatory or the like will not be published. Where the Presiding Member rules questions to be out of order, an announcement to this effect will be made at the meeting, including the reason(s) for the decision.
- e. The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted and responded to.
- f. Written questions unable to be responded to at the Public Agenda Briefing Forum will be taken on notice. In this case, a written response will be provided as soon as possible and included on the agenda of the next Ordinary Council Meeting.
- g. A person who submits written questions may also ask questions at a Public Agenda Briefing Forum and questions asked verbally may be different to those submitted in writing.
- h. Questions and any response will be summarised and included in the minutes of the meeting.
- i. It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of LG Act or the FOI Act.

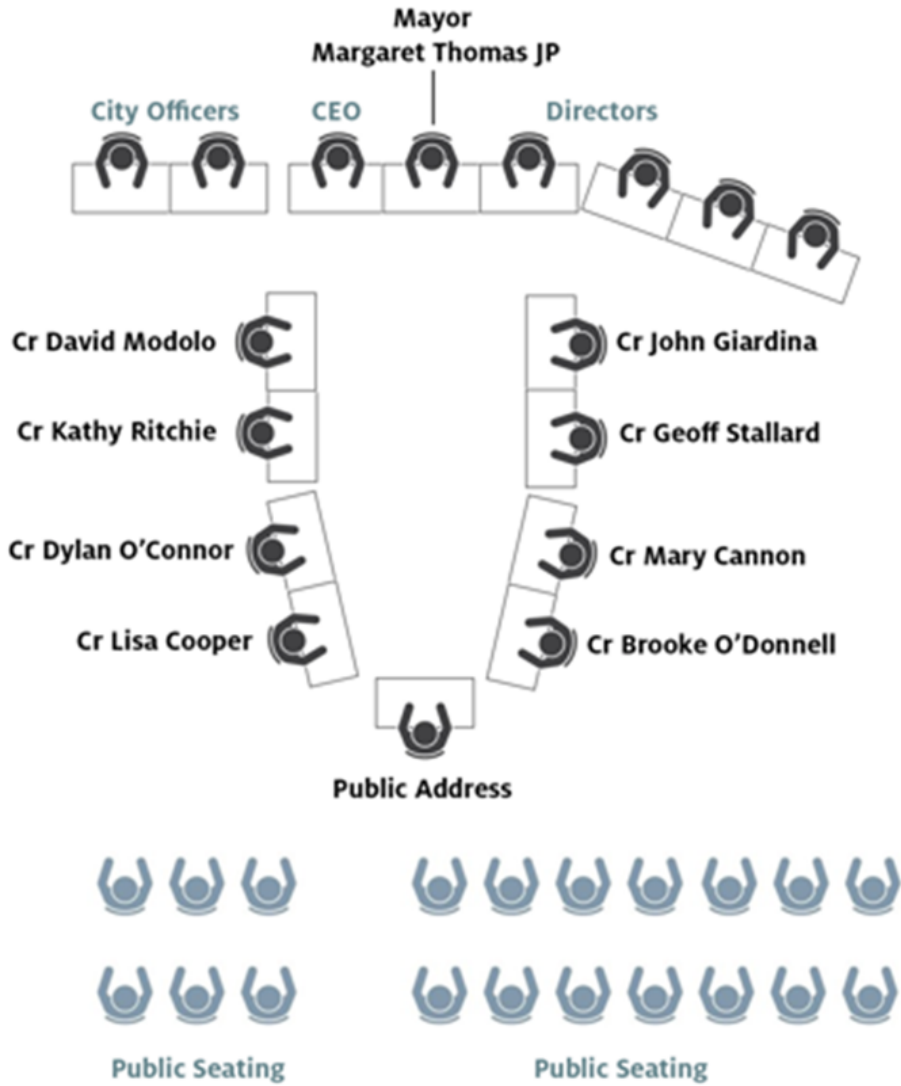
- j. Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer will determine that it is an unreasonable impost upon the City and may refuse to provide it. The Chief Executive Officer will advise the member of the public that the information may be sought in accordance with the FOI Act.

Questions of Clarification

Members of the public may ask questions of clarification at Public Agenda Briefing Forums.

- a. Questions of clarification asked at a Public Agenda Briefing Forum must relate to a matter contained on the agenda.
- b. Questions of clarification will be limited to two (2) minutes per member of the public, with a limit of two (2) verbal questions per member of the public.
- c. The period at which members of the public may ask questions of clarification must follow the presentation of reports.
- d. Statements are not to precede the asking of a question of clarification. Statements should be made during public submissions.
- e. The period for questions of clarification will be allocated a minimum of 15 minutes. This time is declared closed following the expiration of the allocated 15 minute time period, or earlier if there are no further questions. The Presiding Member may extend public question time in intervals of 5 minutes, but the total time allocated for public question time is not to exceed 30 minutes in total.
- f. Questions of clarification will otherwise be governed by the same requirements and procedures as set out above from 5.1(i) to 5.1(n).

Council Chambers Seating Plan



INDEX

1. Official Opening.....	11
2. Attendance, Apologies and Leave of Absence	11
3. Declarations of Interest	11
4. Announcements by the Member Presiding Without Discussion	11
5. Public Question Time	11
6. Public Statement Time	11
7. Public Submissions Received in Writing	11
8. Petitions Received.....	11
9. Confidential Items Announced But Not Discussed	11
10. Reports to Council.....	12
10.1. Development Services Reports	12
10.1.1. Structure Plan Amendment - PG-DEV-062 - Lot 12 (No. 256) Sultana Road East, Forrestfield	12
10.2. Asset Services Reports	27
10.3. Corporate Services Reports	27
10.4. Community Engagement Reports.....	27
10.4.1. Mosquito Management Plan	27
10.4.2. Kalamunda Governor Stirling Archers (Archery Club) Renewal Works.....	34
10.5. Office of the CEO Reports	40
11. Closure.....	40

1. Official Opening

2. Attendance, Apologies and Leave of Absence

3. Declarations of Interest

3.1. Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matter to be discussed at the meeting. (Section 5.56 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*.)

3.2. 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.

4. Announcements by the Member Presiding Without Discussion

5. Public Question Time

Public questions will be allowed and received following the presentation of the report.

6. Public Statement Time

Public statements will be allowed and received following the presentation of the report.

7. Public Submissions Received in Writing

8. Petitions Received

9. Confidential Items Announced But Not Discussed

10. Reports to Council

10.1. Development Services Reports

**10.1.1. Structure Plan Amendment - PG-DEV-062 - Lot 12 (No. 256)
Sultana Road East, Forrestfield**

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

Previous Items	Nil.
Directorate	Development Services
Business Unit	Approval Services
File Reference	PG-DEV-062
Applicant	Taylor Burrell Barnett
Owner	Acott Equities Pty Ltd

Attachments	<ol style="list-style-type: none"> 1. Outline Development Plan Amendment (ODP) [10.1.1.1 - 3 pages] 2. Engineering Service Report [10.1.1.2 - 18 pages] 3. Transport Impact Assessment [10.1.1.3 - 26 pages] 4. Urban Water Management Plan (UWMP) [10.1.1.4 - 49 pages] 5. Submissions and Applicants Response to Submissions [10.1.1.5 - 8 pages] 6. Bushfire Management Plan (BMP) [10.1.1.6 - 32 pages]
-------------	---

TYPE OF REPORT

Advocacy	When Council is advocating on behalf of the community to another level of government/body/agency
Executive	When Council is undertaking its substantive role of direction setting and oversight (eg accepting tenders, adopting plans and budgets)
Information	For Council to note
✓ Legislative	Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

Strategy 3.1.1 - Plan for diverse and sustainable activity centres, housing, community facilities and industrial development to meet future growth, changing social, economic and environmental needs.

Priority 3: Kalamunda Develops

Objective 3.1 – To plan for sustainable population growth.

Strategy 3.1.1 – Plan for diverse and sustainable activity centres, housing, community facilities and industrial development to meet future growth, changing social, economic and environmental needs.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider an amendment to the Outline Development Plan (ODP) for Agreement Areas 2,3 and 4 (Forrestfield U7) (the Structure Plan) as shown in Attachment 1. The applicant proposes to change the structure plan in the following ways:
 - a) Increasing the density of Lot 12 (256) Sultana Road East, Forrestfield from R12.5 to R25 at the front of the site for lots fronting Sultana Road East and from R20 to R30 and R40 at the rear of the site;
 - b) Removal of the open space from the subject site and apply a cash-in-lieu contribution requirement for the ultimate subdivision of the subject site to provide the City with funds to further improve existing open space or acquire more strategic parcels of land for future open space within the immediate area.
 - c) Outline the road network modifications across the structure plan amendment area to connect with the existing gazetted road network.
2. Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, Outline Development Plans (or similar) are now defined as a 'Structure Plan.'
3. During the consultation period, a total of 14 submissions were received by the City, in which 10 of these were objections, 2 were in support, and 2 were comments only.

4. It is recommended Council forward the Forrestfield U7 Structure Plan Amendment to the Western Australian Planning Commission (WAPC) with a recommendation for approval without modifications.

BACKGROUND

5. **Land Details:**

Land Area	10,0001.00m ² 1.00ha
Local Planning Scheme No.3 Zone:	Urban Development
Structure Plan Zone:	Residential R12.5 – R20
Metropolitan Region Scheme Zone:	Urban

6. **Locality Plan**



7. **Zoning Map**



8. On 10 October 1997 the Minister for Planning granted approval for Amendment No 166 to the City of Kalamunda Local Planning Scheme rezoning the land bounded by Hawtin Road, Sultana Road East, Roe Highway and Berkshire Road (known as 'Planning Unit 7' or 'U7') to Urban Development. Following consultation with local landowners and detailed technical reporting, an Outline Development Plan was prepared in May 1998, and subsequently adopted by Council on 15 June 1998.

9. The subject site for the purpose of the amendment is Lot 12 (No. 256) Sultana Road East, Forrestfield, which is currently a 1ha lot consisting of a single dwelling and associated outbuildings which fronts Sultana Road East.

DETAILS AND ANALYSIS

10. The subject site is currently identified as 'Residential' under the Structure Plan, with a designated residential density code of R12.5 along the front portion abutting Sultana Road East, and R20 for the remainder of the site.

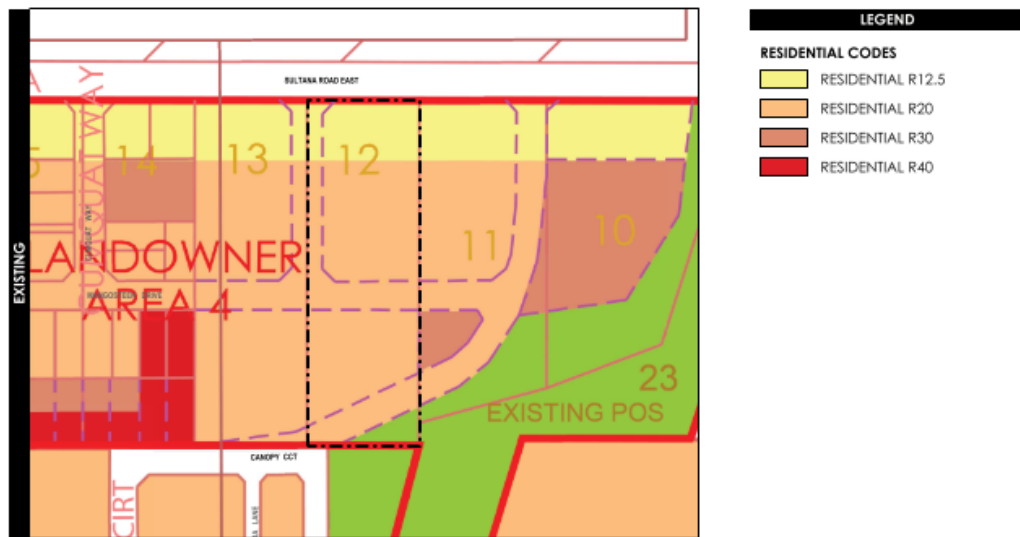
11. The northern portion of the subject site is currently identified as Residential R12.5 and provides an interface to the larger Rural-Residential land parcels to the north of Sultana Road East.

12. The subject site is otherwise surrounded by medium density residential development to the south and west.

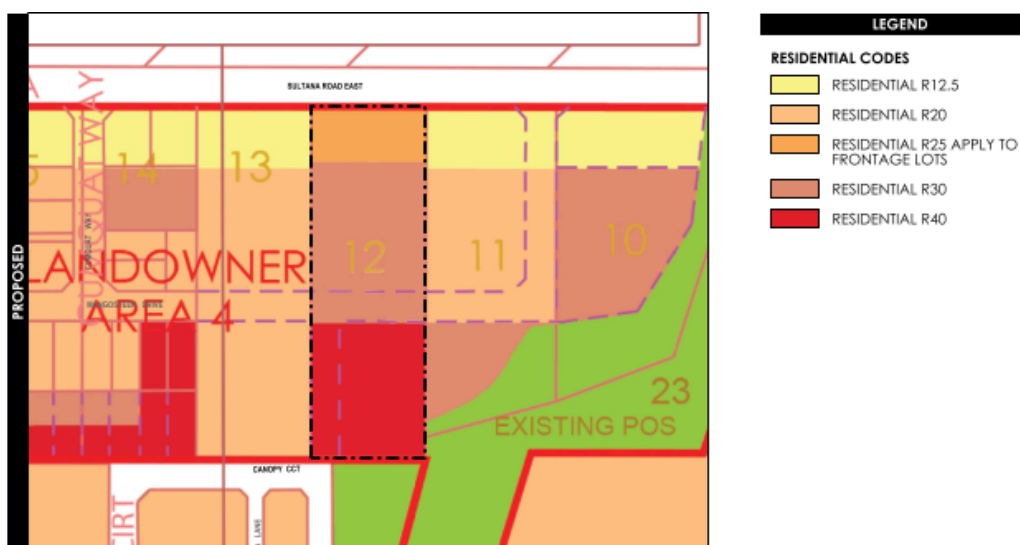
13. The current Structure Plan shows a future public road running through the site running south connecting from Sultana Road East, before running east through the middle of the site. There is also a future public road shown

running from the east to the south-western corner of the site as shown in the excerpt of the structure plan map below.

14. The Structure Plan Amendment proposes residential densities of R25 to the front of the lot abutting Sultana Road East, R30 in the middle portion and R40 to the rear portion of the site. The indicative subdivision provided with the proposal shows the density to yield approximately 15 to 30 lots.
15. The amendment proposes the following changes to the road networks as shown below and in attachment 1:
 - a) Deleting the northern portion of the future public road that connects to Sultana Road East.
 - b) Relocating the southern portion of the future road to run south to connect to the existing gazetted road (Canopy Circuit)



Existing density coding and road network as shown on the structure plan



Proposed density coding and road network

16. To support the proposal, the applicant has provided the following technical documentation:

1. Bushfire Management Plan
2. Engineering Service Report
3. Transport Impact Assessment
4. Urban Water Management Plan

APPLICABLE LAW

Metropolitan Region Scheme

17. Under the provisions of the Metropolitan Region Scheme (MRS), the subject site is zoned Urban. The proposed amendment to the structure plan is consistent with the provisions of the MRS.

Planning and Development (Local Planning Schemes) Regulations 2015

18. Schedule 2, Clause 29(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) states that:

"A structure plan may be amended by the Commission at the request of the local government or a person who owns the land in the area covered by the plan."

19. Consistent with Clause 29 (1) of the Regulations, the Forrestfield U7 Structure Plan Amendment has been submitted by the applicant to amend the density coding within the site.

Local Planning Scheme No. 3

20. The site subject to the proposed amendment is currently zoned Urban Development under the provisions of Local Planning Scheme No.3 (the Scheme). Clause 4.2.1 of the Scheme outlines the objectives of the Urban Development zone as follows:

- a) To provide orderly and proper planning through the preparation and adoption of Structure Plan setting the overall design for the area
- b) To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development.

21. In accordance with the objectives of the Urban Development zone, the preparation of a Structure Plan is required to facilitate future development and subdivision. The Forrestfield U7 Structure Plan has been in effect since 1998 and is consistent with the objectives of the Urban Development zone.

22. Clause 6.2.7.2 of the Scheme states that:

If a structure plan imposes a classification on the land included in it by reference to reserves, zones or Residential Design Codes then:

- a) The provisions of the Structure Plan apply to the land as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and
- b) Provisions in the Scheme applicable to land in those classifications under the Scheme apply to the Development Area.

23. However, clause 6.2.7.2 of the Scheme no longer has effect and is superseded by Schedule 2 clause 27 (1) of the Regulations which states:

A decision maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.

24. All future development on the subject site will have due regard to the Forrestfield U7 Structure Plan as amended.

APPLICABLE POLICY

Perth and Peel @ 3.5million – North-East Sub-Regional Planning Framework

25. The Perth and Peel @3.5million strategy was adopted by the WAPC in March 2018 to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth.

26. The North-East Sub-Regional Planning Framework (Sub-Regional Framework) is the strategic planning document that encompasses the area of Forrestfield and is intended to guide the delivery of the objectives under Directions 2031.

27. The Sub-Regional Framework identifies Forrestfield within the City of Kalamunda as an area for urban expansion and expected population increase. The framework suggests urban zoned land to accommodate increased residential infill development and densities in undeveloped areas.

28. The subject site is identified as 'Urban' under the framework and is therefore identified as suitable location for accommodating increased urban development.

29. The proposed increase in residential density (R12.5 to R25 and R20 to R30 and R40) is consistent with the Sub-Regional Framework aim of *“delivering a more consolidated urban form and achieving a more efficient and cost-effective urban structure that minimises environmental impacts”*.

Liveable Neighbourhoods

30. Liveable Neighbourhoods is a state policy which guides neighbourhood scale development. The proposed amendment has been prepared in accordance with the Liveable Neighbourhoods target of 26 dwellings per site hectare.
31. The proposed amendment would increase the potential density of the subject site from approximately 12 dwellings under the current U7SP, to approximately 25 - 30 dwellings per site hectare.
32. The Structure Plan Amendment is consistent with the principals, objectives and requirements of each of the relevant Liveable Neighbourhoods design elements.

Local Planning Strategy

33. The City of Kalamunda Local Planning Strategy was endorsed on 5 February 2013. The strategy provides planning and development guidance in conjunction with the City of Kalamunda Local Planning Scheme No.3.
34. The proposed amendment is consistent with the key objectives of the strategy for the following reasons:
- a) The amendment will generate employment growth in proximity to Perth Airport by driving demand for housing in Forrestfield.
 - b) The amendment will support an increase in population and dwelling target by increasing the residential densities.
 - c) The provision of new dwellings in Forrestfield is identified as a priority in the strategy.

Local Housing Strategy

35. The Local Housing Strategy has been prepared for the City of Kalamunda to identify and facilitate housing needs within the City.
36. The proposed amendment seeks to modify the coding applicable to the subject site, which under the existing ODP is allocated as R12.5 and R20, to a density coding of R25, R30 and R40, providing for a larger number of dwellings to be created and a more contemporary residential

development pattern. Therefore, the proposed amendment to the Forrestfield U7 Structure Plan is consistent with the objectives of the strategy.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

37. The intent of State Planning Policy 3.7 (SPP 3.7) aims to ensure that all planning proposals consider bushfire protection requirements through implementing effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.
38. The subject site is identified as being 'Bush Fire Prone' under the Map of Bush Fire Prone Areas.
39. A Bushfire Management Plan (BMP) has been prepared which identifies that the proposal is in an area where the bushfire hazard level can be appropriately managed.
40. The BMP identifies that:
 - a) The proposed lots can achieve a Bushfire Attack Level of BAL-29 or lower.
 - b) The lots fronting Sultana Road East are likely to be BAL-29 with the 4m setback provision of an R25 lot from the primary (front) lot boundary.
 - c) The design of the subdivision can ensure that radiant heat does not exceed BAL-29.

State Planning Policy No. 7.3 – Residential Design Codes (Volume 1)

41. State Planning Policy 7.3 - Residential Design Codes (R-Codes) applies to residential development in Western Australia. Clause 4.2.2 of LPS3 requires the development of land for residential purposes to conform to the provisions of the R-Codes.
42. This amendment seeks to modify the existing residential density codes applicable to the subject site from R12.5 and R20 to R25, R30 and R40 respectively.
43. Future subdivision and residential development across the subject site will be required to comply with the provisions of the R-Codes.

STAKEHOLDER ENGAGEMENT

- 44. The application was advertised for a period of 28 days from 26 July 2024 to 23 August 2024 in accordance with the City of Kalamunda’s Local Planning Policy 11 – Public Notification of Planning Proposals and Schedule 2, Clause 18 of the Regulations.
- 45. The advertising period involved the following:
 - a) Letters to landowners/occupiers within 200m of the subject site
 - b) Notice on the City’s website
 - c) Sign on site
- 46. During the consultation period, a total of 14 submissions were received by the City, in which 10 of these were objections, 2 were in support, and 2 were comments only.
- 47. The table below provides the City’s responses to the key themes outlined in the submissions:

Summary of Objections	City’s Response
There are too many lots fronting Sultana Road East, which will have impacts on traffic, parking and the nature in the area.	<p>The lower density of R25 is proposed at the front of the site, addressing Sultana Road East, with the higher density of R30 and R40 at the middle and rear of the site, respectively.</p> <p>The R25 density at the front of the site will still allow for a consistent design streetscape, whilst addressing an increase in density to cater for additional dwellings on the site.</p>
Concerns with the removal of vegetation from the site.	<p>The subject site does not contain any significant trees on the site or any other environmental features such as creeks or waterways.</p> <p>There are existing large trees along the peripheries, however, these trees are within the boundaries of the adjoining lots.</p> <p>This amendment does not propose the removal of any mature vegetation within the verge of the subject site.</p>
Concerns with increase in traffic on Mangosteen Drive	The Transport Impact Statement concludes that there will be a minimal

<p>and Canopy Circuit and resultant impacts on safety for local residents, including young children in the locality.</p>	<p>increase in traffic volumes and there will be no significant impact on the surrounding road network.</p> <p>The design allows for new roads to connect with the existing and proposed roads to ensure there is legibility in the road network.</p>
<p>Design of the subdivision amendment is not sustainable for the area.</p>	<p>The proposed amendments to the densities on the lot will provide for a mix of dwelling typologies.</p> <p>The increased density will provide greater diversity in housing stock, support the local economy with an increase in population and cater to the demand for increased housing provision.</p>
<p>Increased density is not aligned with the character and housing needs to the Local Housing Strategy, which aims to provide diverse housing which might not be achieved through higher density.</p>	<p>The Local Housing Strategy recommends the need for higher dwelling targets by promoting increased residential densities which is achieved through this amendment.</p>
<p>Removal of public open space which will lead to less green spaces, which are important for the community and the environment.</p>	<p>The removal of the public open space to cash in lieu will enable an upgrade to existing open space areas.</p>
<p>Concerns with privacy as a result in increased density.</p>	<p>This application does not impact on privacy through the increase in the density.</p> <p>However, visual privacy and amenity will be assessed by the City through the future Development Applications against the provisions of the Residential Desing Codes.</p>

48. Attachment 5 is a full summary of the submissions, including the applicant's response to the submissions.

External Referrals

49. The application was referred to the Water Corporation who have no immediate concerns with the amendment proposed.

Water Corporation advised that a local water management strategy / UWMP should be required prior to the subdivision stage to demonstrate that runoff from the subject land will be retained on site to predevelopment levels and to make adequate provision for 1% ARI storm events within the subject land.

This advice has been taken on considered and engineering drawings will be required at subdivision stage to demonstrate that there is adequate provision of 1% ARI storm events within the subject site.

FINANCIAL CONSIDERATIONS

50. Should the proposed amendment for increased density be supported, there would be an increase in the number of dwellings and population in the locality. The increased population could positively impact the local economy with an increased number of dwellings.

SUSTAINABILITY

51. Social Implications: Supporting the increased density at the subject site will ultimately lead to greater diversity in housing stock and greater housing affordability.
52. Economic Implications: Should the proposed amendment for increased density be supported, there would be an increase in the number of dwellings and therefore an increase in the population. The increased population in the locality can positively impact the local economy.
53. Environmental Implications: There are minimal environmental implications on the existing lot from the increase in the density. The existing lot contains remnant vegetation of a managed rural lot, with lawn areas, gardens, shrubs and trees scattered along the boundaries of the site. There is no significant vegetation or environmental features within the site.

RISK MANAGEMENT

54.

Risk: Adopting the amended plan could result in an increase in traffic and amenity impacts through the locality.		
Consequence	Likelihood	Rating
Unlikely	Moderate	Low
Action/Strategy		
<p>The transport impact assessment submitted by the applicant in support of the proposal is acceptable by the City. The TIA concludes that the proposed subdivision and increase in density will not have a significant impact on traffic on the surrounding road network.</p> <p>The modification to the road network and the changes to the density results in a minimal increase to traffic generation and will not impact the broader surrounding road network.</p>		

55.

Risk: Adopting the amended plan could result in an inconsistent interphase between the subject site and the rural residential lots along the northern boundary of Sultana Road East.		
Consequence	Likelihood	Rating
Unlikely	Moderate	Low
Action/Strategy		
<p>The introduction of R25 lots along Sultana Road East is supported by the City as the overall built form and lot frontages will create an appropriate interface with the rural residential lots adjacent to the subject site.</p> <p>The R25 density along Sultana Road East will provide for a 4-meter setback to the road, allowing a consistent streetscape with the existing residential lots to the south of Sultana Road East, whilst maintaining and acceptable street setback from the rural-residential lots to the north.</p> <p>The incorporation of a local development plan as a condition of subdivision approval can be applied to ensure that residential design appropriately responds to the public realm and built form outcomes for the area.</p>		

CONCLUSION

56. The proposed Structure Plan amendment has been initiated with the overall intent of facilitating subdivision of the lot for residential purposes. The amendment proposes to change the Structure Plan in the following ways:
- a) Increasing the density of Lot 12 (256) Sultana Road East, Forrestfield from R12.5 to R25 at the front of the site for lots fronting Sultana Road East and from R20 to R30 and R40 at the rear of the site;
 - b) Removal of the open space from the subject site and apply a cash-in-lieu contribution requirement for the ultimate subdivision of the subject site to provide the City with funds to further improve existing open space or acquire more strategic parcels of land for future open space within the immediate area.
 - c) Outline the road network modifications across the structure plan amendment area to connect with the existing gazetted road network.

57. **a) Increase in density**

The proposed increase to the density is consistent with strategic planning framework and will allow for the efficient infill of an existing urban area. It is expected the differing densities being applied will allow for a range of dwelling and household types. The structure plan proposes an R25 density along Sultana Road East which provides an appropriate interface with the rural-residential lots to the north; R30 in the middle, before increasing to R40 at the rear (south) of the site which provides an appropriate transition to the R60 lots located along Canopy Circuit and Dara Lane.

Furthermore, a local development plan (LDP) could be implemented over the lots to help address built form, vehicular access, bin pad locations, and design to ensure the residential design appropriately responds to both the prevailing and desired outcomes of the locality.

58. **b) Removal of public open space**

The amendment to the structure plan would result in the removal of a portion of public open space in the southern section of the subject site. This portion of public open space was relatively small and would not provide meaningful benefit to the existing and future community. On this basis, a more appropriate outcome would be to apply a cash-in-lieu contribution for the subdivision of the subject site. This will allow the City to use these funds to upgrade existing public open space within the locality as opposed to creating unusable parcels of public open space for the community.

59. **c) Changes to the road network**

The proposed changes to the road network as indicated on the structure plan allows for a more appropriate and uniform road network that connects in with the existing road network. These changes will improve connectivity within the area.

60. For these reasons, the City recommends that Council forward this report, attachments and recommendations to the Western Australian Planning Commission (WAPC) for approval, without modifications.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council Pursuant to Clause 20(1) and (2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, in respect to the proposed Amendment to the Forrestfield U7 Structure Plan – Lot 12 (No. 256) Sultana Road East, Forrestfield, referred to as Attachment 1, FORWARD this report, attachments and recommendations to the Western Australian Planning Commission for approval without modifications.

10.2. Asset Services Reports

No reports presented.

10.3. Corporate Services Reports

No reports presented.

10.4. Community Engagement Reports

10.4.1. Mosquito Management Plan

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

Previous Items	
Directorate	Community Services
Business Unit	Community Health & Safety (Environmental Health)
File Reference	
Applicant	N/A
Owner	N/A
Attachments	1. Mosquito- Management- Plan 2024-2027 [10.4.1.1 - 14 pages]

TYPE OF REPORT

Advocacy	When Council is advocating on behalf of the community to another level of government/body/agency
✓ Executive	When Council is undertaking its substantive role of direction setting and oversight (eg accepting tenders, adopting plans and budgets)
Information	For Council to note
Legislative	Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 1: Kalamunda Cares and Interacts

Objective 1.2 - To provide a safe and healthy environment for community to enjoy.

Strategy - 1.2.1 Facilitate a safe community environment.

Strategy - 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.

Priority 2: Kalamunda Clean and Green

Objective 2.2 - To achieve environmental sustainability through effective natural resource management.

Strategy 2.2.1 - Manage the forecast impacts of a changed climate upon the environment.

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

EXECUTIVE SUMMARY

1. The purpose of this report is to seek Council's endorsement of the City of Kalamunda's (City) Mosquito Management Plan 2024-2027 (MMP).

This is the City's first MMP and will provide a framework for the effective management of mosquitos to minimise the public health risk and impact on amenity associated with mosquitoes.

2. The MMP will also assist the City in securing financial support from the Department of Health, utilising the Contiguous Local Authorities Group (CLAG) Mosquito Management Program.
3. The CLAG Program is a mechanism to assist Local Governments with management, funding and advice on the technical aspects of health-driven mosquito control measures, to reduce the risk of mosquito-borne diseases throughout Western Australia.
4. It is recommended that Council endorse the City of Kalamunda's Mosquito Management Plan 2024-2027.

BACKGROUND

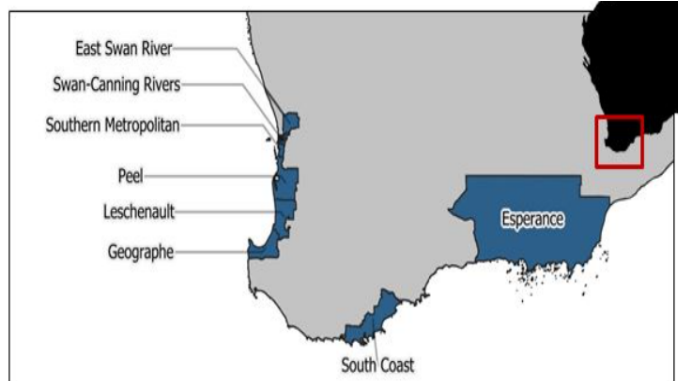
5. There are over 100 species of mosquitoes in Western Australia (WA), several of which are serious pests and/or disease vectors.

6. A changing climate, consecutive years of La Nina weather patterns, and more recently, the requirement for increased mosquito surveillance and response preparedness activities to mitigate the growing risk of Japanese encephalitis virus (JVE) has heightened the importance of the requirement for local governments to have an effective mosquito management program.
7. The City's Environmental Health Officers currently undertake mosquito management throughout the City. Effective management can help to minimise the public health risk and impact on amenity associated with mosquitoes.
8. The development of a MMP is essential to ensure an integrated, management approach, combining various strategies, continuity and consistency to reduce pest or vector mosquitoes to a level that is acceptable.
9. The Department of Health is responsible for coordinating the management of public health significance across WA. A key component of this includes support for local government mosquito management programs through the CLAG Program. The CLAG is a mechanism to assist local governments with management, funding and advice to reduce mosquito-borne diseases in WA.
10. CLAGs are comprised of one or more (contiguous) local governments that share a common mosquito problem, usually in the form of natural or man-made habitat that breed mosquitoes which subsequently impact on surrounding communities. The Department of Health funded CLAG Program was endorsed by Cabinet in 1990. Since that time, the Program has provided funding to 20 CLAGs across the state, comprising a total of 40 local governments.

Northern CLAGs



Perth Metropolitan and Southwest CLAG



DETAILS AND ANALYSIS

11. An effective mosquito management program encapsulates all activities related to the management of mosquitoes. The need to establish a program of this nature is often driven by public complaints or notified cases of mosquito-borne disease acquired within the jurisdiction.
12. In the 2023/24 financial year the City received 18 complaints relating to mosquitoes, which were investigated by the health team.
13. Over the past 12-18 months, the City's Senior Project Officer (EH) has been analysing previous surveys, complaints, breeding site maps, establishing landowners etc. to establish baseline adult and larval mosquito data, which confirms the need to develop a mosquito management plan which will identify appropriate mosquito management strategies, resources required, relevant permits required etc. The program will be reviewed annually to ensure ongoing efficacy of the program.
14. The development of a MMP is a mandatory requirement for those local governments wishing to form a CLAG, to access financial assistance from the Department of Health towards mosquito management.

APPLICABLE LAW

15. *Public Health Act 2016*
City of Kalamunda Health Local Laws 2001.

APPLICABLE POLICY

16. There are no known policy implications for this item.

STAKEHOLDER ENGAGEMENT

- 17. The Department of Health
- 18. Neighbouring LGA's

FINANCIAL CONSIDERATIONS

- 19. The plan is delivered within the City's approved annual health budget. Endorsement of the MMP will reduce the cost of the current program by 50%.

SUSTAINABILITY

- 20. Endorsement by Council will ensure longevity of the program and accountability to the Department of Health with ongoing reporting and assessment criteria through continuity of service and standard of delivery based on the service outcomes contained within the plan.
- 21. Having a robust MMP in place is critical in planning for a warming climate. Whilst climate change will result in differential changes in weather, some areas will get drier, some will get wetter, the temperatures will generally get warmer. With warmer temperatures the mosquito life cycle (and that of the diseases they carry) will increase.

RISK MANAGEMENT

22.	<p>Risk: Use of chemicals to manage mosquitoes/larvae may cause environmental harm or injury/illness if exposed.</p>		
	Consequence	Likelihood	Rating
	Moderate	Possible	Low
	Action/Strategy		
	<ul style="list-style-type: none"> • All chemicals purchased and used are to be endorsed and recommended by the Department of Health only. • Treatment will only be done by trained/competent personnel. • All chemicals to be used in accordance with the product safety data sheet. • Risk assessments to be completed by mosquito officer/s prior to treatment where environmental impact is noted (waterways and alike). • All efforts will be made to ensure management strategies minimise negative impacts on the environment (built and natural). 		

**The chemicals used are species targeted and safe for aquatic life (frogs/fish etc.) and have no secondary poisoning effects.*

23.

Risk: Mosquito Management Plan not endorsed resulting in City not able to obtain funding.		
Consequence	Likelihood	Rating
Moderate	Possible	Low
Action/Strategy		
<ul style="list-style-type: none"> • Ensure MMP is robust • Seek input from DoH before presenting to Council • Continue with current management practices 		

24.

Risk: City does not carry out mosquito management treatments.		
Consequence	Likelihood	Rating
Significant	Possible	High
Action/Strategy		
<ul style="list-style-type: none"> • Increase in customer complaints • Impact on amenity • Increase in vector-borne disease 		

CONCLUSION

25. The development of a Mosquito Management Plan is essential to ensure an integrated, structured and effective approach to reduce vector-borne diseases and amenity impacts associated with mosquitos.

26. This is the City’s first Mosquito Management Plan. The plan will be reviewed annually to ensure control strategies are effective and will assist the City in securing financial support from the Department of Health, utilising the Contiguous Local Authorities Group (CLAG) Mosquito Management Program.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council ENDORSE the City of Kalamunda Mosquito Management Plan 2024-2027

10.4.2. Kalamunda Governor Stirling Archers (Archery Club) Renewal Works

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

Previous Items	
Directorate	Community Engagement
Business Unit	Community Services
File Reference	
Applicant	
Owner	
Attachments	1. Attachment 1 Summary of Issues with Building [10.4.2.1 - 3 pages]

TYPE OF REPORT

Advocacy	When Council is advocating on behalf of the community to another level of government/body/agency
✓ Executive	When Council is undertaking its substantive role of direction setting and oversight (eg accepting tenders, adopting plans and budgets)
Information	For Council to note
Legislative	Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 1: Kalamunda Cares and Interacts

Objective 1.1 - To be a community that advocates, facilities and provides quality lifestyles choices.

Strategy 1.1.1 -- Ensure the entire community has access to information, facilities and services.

Priority 1: Kalamunda Cares and Interacts

Objective 1.2 - To provide a safe and healthy environment for community to enjoy.

Strategy - 1.2.1 Facilitate a safe community environment.

Strategy - 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.

Priority 1: Kalamunda Cares and Interacts

Objective 1.3 - To support the active participation of local communities.

Strategy 1.3.1 - Support local communities to connect, grow and shape the future of Kalamunda.

EXECUTIVE SUMMARY

1. The purpose of this report is to seek Council approval to undertake urgent renewal works to the Kalamunda Archery Club (Club), located at Maida Vale Reserve as part of the 2024/25 budget year.
2. The work is required to address structural and safety issues with respect to the ablution block and clubrooms utilised by the Club at an estimated cost of \$98,000.
3. Funds for the work are available from operating expenditure currently allocated as Archery Building Investigation (\$50,000) and the Land and Property Enhancement and Maintenance Reserve (\$48,000).
4. It is recommended that Council approve the proposed works for the Club and the consequential amendment to the 2024/2025 Budget.

BACKGROUND

5. The Kalamunda Governor Stirling Archers have been operating from Maida Vale Reserve since 1984. The Club has over 100 members and currently leases the building from the City of Kalamunda (City), under a Community Lease, which expires on 30 September 2024. The Club have notified the City that they wish to renew the lease for a further five years as per the City's Community Lease terms. Accordingly, the City proposes that Kalamunda Governor Stirling Archers will remain in occupancy of the premises on monthly holding over, as per Clause 19 of the current lease agreement.

Clause 19 Holding Over

If the Lessee remains in possession of the Premises after the expiry of the Term with the consent of the Lessor the Lessee will be a monthly tenant of the Lessor at a rent equivalent to one twelfth of the Rent for the period immediately preceding expiry of the Term and otherwise on the same terms and conditions of this Lease provided that all consents required under the Lease or at law have been obtained to the Lessee being in possession of the Premises as a monthly tenant.

6. In December 2018, Council adopted the Maida Vale Reserve Master Plan which supported the need to retain the Archery Club at the current site and to renew the existing facility to provide amenities that were modern, contemporary and compliant to current Building and Accessibility requirements. Since this time the Archery Club renewal project has been included in the City's advocacy package for Maida Vale Reserve. Unfortunately, advocacy funding for this project has not been forthcoming.
7. It should be noted that Maida Vale Reserve is a Bush Forever site and has known Declared Rare Fauna.
8. During 2019/2020, the City progressed concept designs for the replacement of the Archery Club including development of a design and investigations into Bush Fire Attack Level (BAL) requirements, clearing permits and other relevant approvals required, increasing project costs up to approx. \$750,000, well above the initial estimates. As no advocacy funding was attained to undertake this project, and municipal funding was not available, the project was placed on hold, until advocacy secured.
9. Since occupying the building, damage to the ceiling and walls from water egress has been reported, these issues were first reported in 2017, as well as other significant structural issues to the ablution block and clubroom which were subsequently confirmed in a structural assessment of the building carried out by a structural engineer in November 2023. As a result, to protect the safety of members, and the public, the City instructed the Club not to use the ablution block, which contains a mounted, secure caged storage unit for the club's specialised equipment, and the Clubroom as both were deemed structurally unsafe. A portable toilet has been on site since November 2023 at a cost of appx. \$5,000 every 3 months to meet sanitary requirements.
10. Attachment 1 includes a detailed summary of safety and/or structural issues associated with the building (2015 - 2024) and action taken by the City.
11. Several interim and long-term solutions to address the needs of the Club and ensure they can continue to operate have been explored, which included allocating funds in the 2023/24 and 2024/25 budget for a feasibility study (\$50,000 OPEX (N598)) to assess significant environmental constraints, approvals required and the Bushfire Attack Rating (BAL) essential for a new building. An internal request was submitted to recommend the funds appointed in the 2023/24 budget for the feasibility study be repurposed and used to carry out repairs, unfortunately this did not occur and subsequently works were not carried out.

DETAILS AND ANALYSIS

12. Due to location, Master Plan and style of sporting activities, there are no clear alternative sites to relocate this activity to due to environmental concerns and the need for the club to be onsite to operate.

Consequently, the club continues to use the space, with portable toilets, and is using the tin storage shed onsite, to store expensive, specialised equipment. This is not a sustainable option for the club, it is impacting membership and weekend activities which include open sessions for the public to participate.

13. Thus, urgent works are required to ensure the Club has an ongoing home for at least another five years until advocacy funding is attained for the new archery club facility. This will also reduce ongoing hire costs of temporary sanitary facilities.
14. Considering the above, a quote to carry out the required works was sought from the City's preferred building contractor. Estimated cost of works is \$98,000.

APPLICABLE LAW

15. *Local Government Act 1995*
Work Health and Safety Act 2020

APPLICABLE POLICY

16. Risk Management Policy
Community Group Leases

STAKEHOLDER ENGAGEMENT

17. The Kalamunda Governor Stirling Archers
Department of Planning, Lands and Heritage
Department of Water and Environmental Regulation
Relevant Business Units within the City

FINANCIAL CONSIDERATIONS

18. The total project cost is \$98,000 and will be funded through:
- Reallocating \$50,000 from OPEX code N598 – Archery Building Investigation
 - \$48,000 sourced from the Land and Property Enhancement and Maintenance Reserve.

SUSTAINABILITY

- 19. Social Implications
Investment in the building improves the City's asset, provides benefit to the local community, improves community safety and enhances the user experience for training and competitions.
- 20. Environmental Implications
All existing trees will be retained and protected (no clearing permits are required)

RISK MANAGEMENT

- 21.

Compliance/Contractual Risk: City is not meeting its contractual requirements as per the lease agreement.		
Consequence	Likelihood	Rating
Significant	Almost Certain	High
Action/Strategy: <ul style="list-style-type: none"> 1. Consider if the Lease should be renewed. If not renewed 2. Alternative sites investigated 3. Repair/renew building 		

- 22.

Health & Safety: Building Collapses resulting in fatality or permanent disability, injury or illness		
Consequence	Likelihood	Rating
Major	Possible	High
Action/Strategy: <ul style="list-style-type: none"> 1. Members have been advised that no access is permitted 2. Find alternate storage for specialised equipment 3. Repair/renew building 4. Inform LGIS 		

- 23.

Financial Risk: Building Collapses resulting in fatality or permanent disability, injury or illness		
Consequence	Likelihood	Rating
Major	Possible	High
Action/Strategy: <ul style="list-style-type: none"> 1. Members have been advised that no access is permitted 2. Find alternate storage for specialised equipment 3. Inform LGIS 		

CONCLUSION

24. The City has a legal and contractual responsibility to provide a safe and suitable building, which is maintained in good working order and condition, as per the requirements of the lease. Further, in this instance, the City is responsible for any structural maintenance, replacement or repairs (at the Lessors cost), which are urgently required, (outlined in the attachment to this report), to allow the Club to return to the building and continue to operate.

Voting Requirements: Absolute Majority

RECOMMENDATION

That Council:

1. APPROVE the urgent renewal works to the Kalamunda Archery Club, located at Maida Vale Reserve at a cost of \$98,000 as part of the 2024/25 budget.
2. Pursuant to section 6.8 (1) (b) AUTHORISE the following amendments to the 2024/2025 Budget:
 - a) the re-allocation of \$50,000 from OPEX Code N598 Archery Building Investigation; and
 - b) the transfer of \$48,000 from the Land and Property Enhancement and Maintenance Reserve.

10.5. Office of the CEO Reports

No reports presented.

11. Closure